

INVESTMENT RETAIL PROPERTY FOR SALE

1009 E. DENVER STREET

Caldwell, ID 83605



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



OFFERING SUMMARY

Building Size:	1,134 SF
Sale Price:	\$225,000
Seller Financing:	Terms, TBD
Cap Rate:	6.40%
NOI:	\$14,400
Lease Exp.:	May 31, 2025
Lot Size:	0.1 Acres
Parcel ID:	R049210000
Tenants:	Slay Hair Studio LLC
Zoning:	C-2

PROPERTY OVERVIEW

Lee & Associates is pleased to present this leased investment with a new five year lease for sale. The tenant has an established brand and a long time successful small business in Canyon County. The property owner has just completed an extensive remodel of the property that includes full fixture replacements, window replacements, flooring rehabilitation, exterior landscaping, and parking lot installation. A solid leased investment in this price range is rare.

PROPERTY HIGHLIGHTS

- New 5 year lease with 3% annual rent increases in place
- Renovated for new tenant June, 2020
- Great Caldwell in-town location, off of main thoroughfare
- Traffic count on 10th St. is 18,072 VPD
- Easy curb-side parking and 4+ spaces behind building

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Shaun Wardle | Associate
shaunw@leeidaho.com
C 208.863.4160

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

INVESTMENT RETAIL PROPERTY FOR SALE
1009 E. DENVER STREET
Caldwell, ID 83605

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Shaun Wardle | Associate
shaunw@leeidaho.com
C 208.863.4160

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

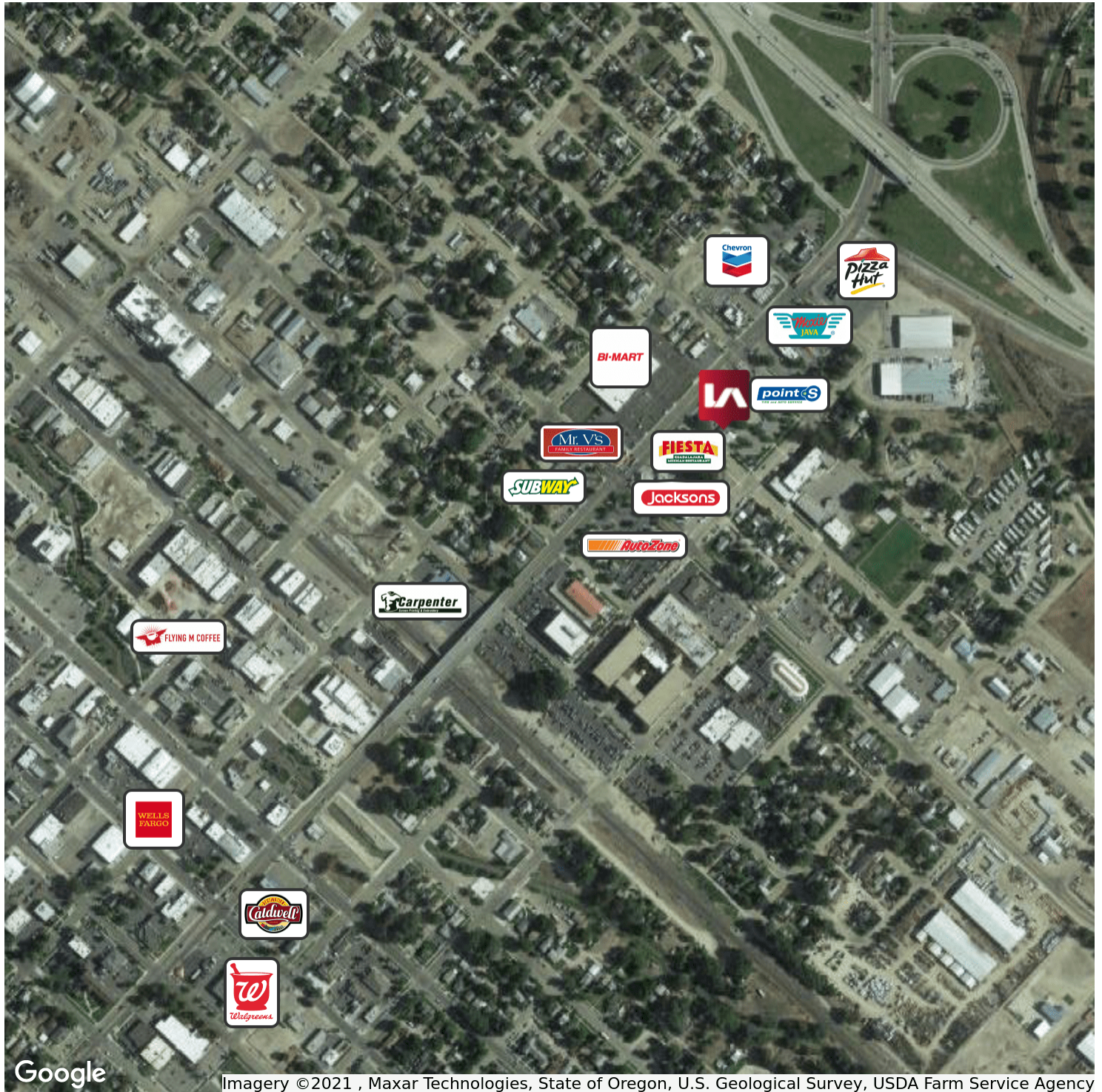
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

INVESTMENT RETAIL PROPERTY FOR SALE 1009 E. DENVER STREET

Caldwell, ID 83605



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



Imagery ©2021 , Maxar Technologies, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

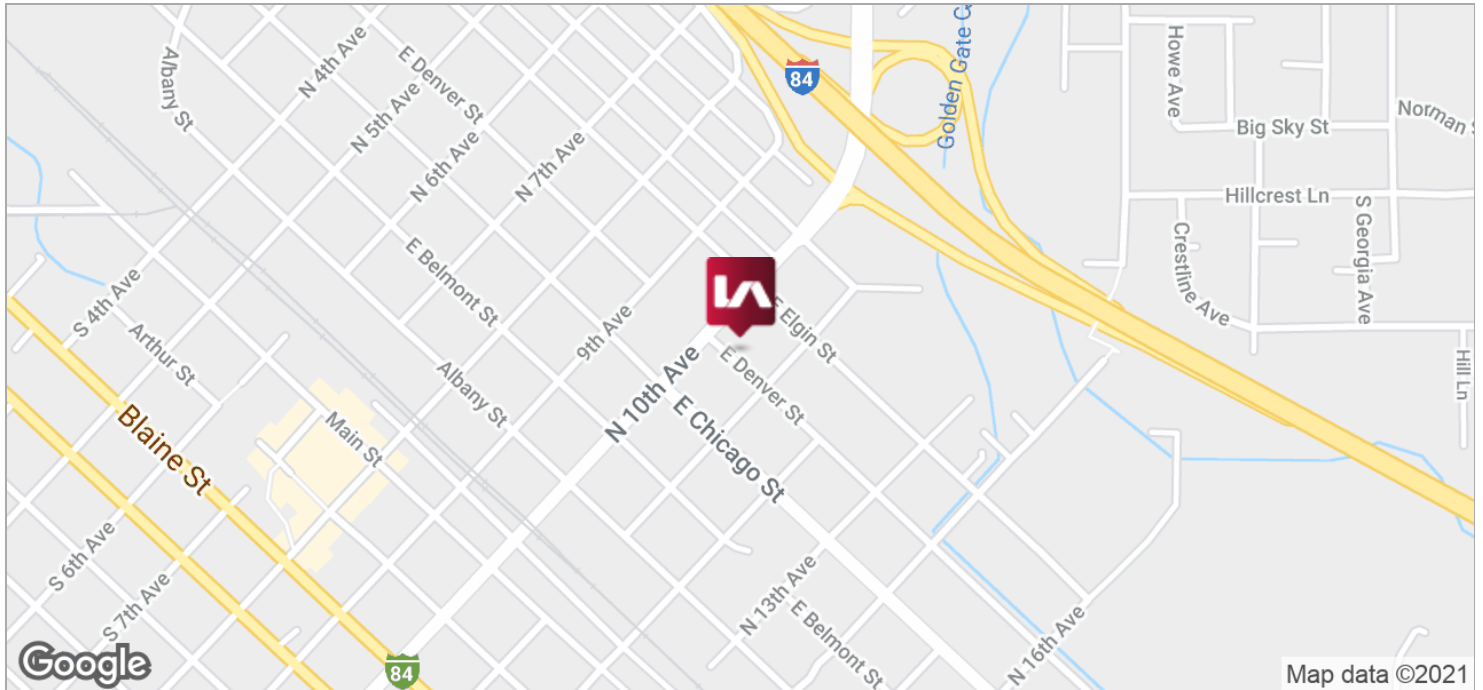
Shaun Wardle | Associate
shaunw@leeidaho.com
C 208.863.4160

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR SALE
1009 E. DENVER STREET
Caldwell, ID 83605

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Shaun Wardle | Associate
shaunw@leeidaho.com
C 208.863.4160

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

INVESTMENT RETAIL PROPERTY FOR SALE

1009 E. DENVER STREET

Caldwell, ID 83605



The City of Caldwell is located northwest of Nampa in the Treasure Valley and just 26 miles from Boise. Home to College of Idaho and Treasure Valley Community college Caldwell has a growing population of over 50k residents making it one of the larger cities in the state. With manufacturing and industrial businesses rapidly growing Caldwell has been expanding opportunities for locals and

visitors alike. The City recently completed the Indian Creek Plaza located downtown as part of the Business Improvement District.

The state of Idaho has made a huge investment in transportation infrastructure in the Caldwell community. Over 100 million dollars will be spent on expanding the interstate between Nampa and Caldwell over the next few years as part of a larger, ongoing, \$820 million I-84 corridor project that began in 2008 and spans from Boise to Caldwell.

Caldwell is focused on business and community. With discretionary incentives, exemptions, grants and tax credits, the has made it easier than ever for large or small businesses to move to the area.



MARKET HIGHLIGHTS | CALDWELL

- Located 2 miles from I-84, Highway 20/26, Highway 19, Union Pacific Railroad, The College of Idaho
- Caldwell events attract over 100,000 visitors annually
- In 2018, more than 200,000 square feet of industrial business moved to Sky Ranch, bringing hundreds of jobs to Caldwell.
- Caldwell has an established Foreign-Trade Zone 280
- 14% less expensive than the average US city
- Total crime is 20% lower than US average
- Caldwell housing is 39% lower than US average
- Surrounded by natural attractions including the Snake River and Hells Canyon



Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Shaun Wardle | Associate
shaunw@leeidaho.com
C 208.863.4160

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

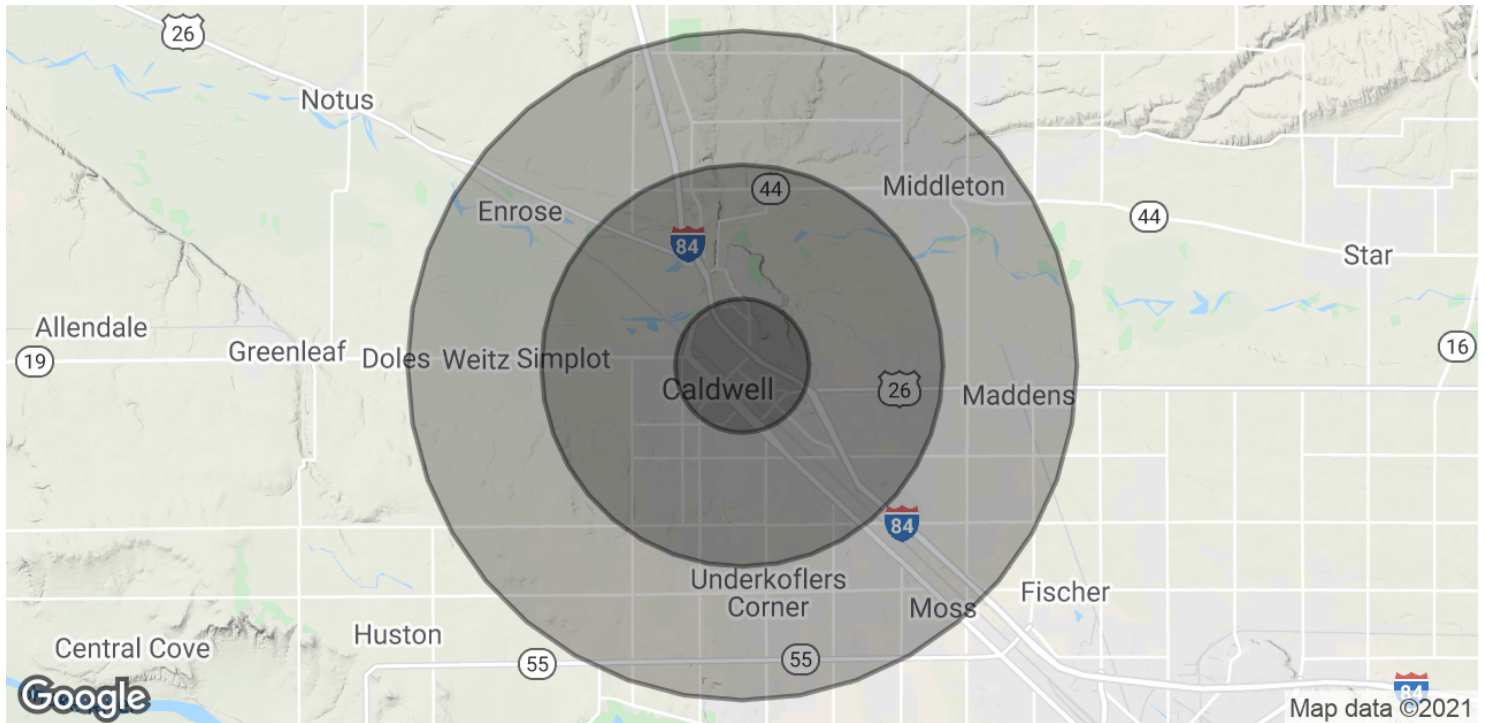
INVESTMENT RETAIL PROPERTY FOR SALE

1009 E. DENVER STREET

Caldwell, ID 83605



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,166	44,200	65,560
Average age	29.4	30.9	30.6
Average age (Male)	30.3	30.3	30.0
Average age (Female)	29.8	32.8	32.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,631	15,640	22,870
# of persons per HH	3.1	2.8	2.9
Average HH income	\$41,377	\$43,565	\$45,978
Average house value	\$135,123	\$149,579	\$161,772

* Demographic data derived from 2010 US Census

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Shaun Wardle | Associate
shaunw@leeidaho.com
C 208.863.4160

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.