



For Lease

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213 S. Kimball Avenue Caldwell, Idaho 83605

Highlights:

- Large outdoor patio area on South side of building adjacent to Indian Creek
- The premier new development project in downtown Caldwell
- Ideally located in the heart of the downtown core
- Offers high visibility and easy access to foot traffic
- High quality finishes inside and out
- Opportunities to design the space to fit your needs still exist
- Call to discuss Tenant Improvement options
- Newly completed construction

For Lease

Property Information

Property Type	Retail
Parking	Downtown
Lease Type	NNN
Lease Rate	\$30-34/SF
Access	Contact Agent

Demographics

	1 Mile	3 Miles	5 Miles
Population	9,118	44,408	98,069
Households	3,225	15,171	32,425
Avg. HH Income	\$70,254	\$82,471	\$101,154

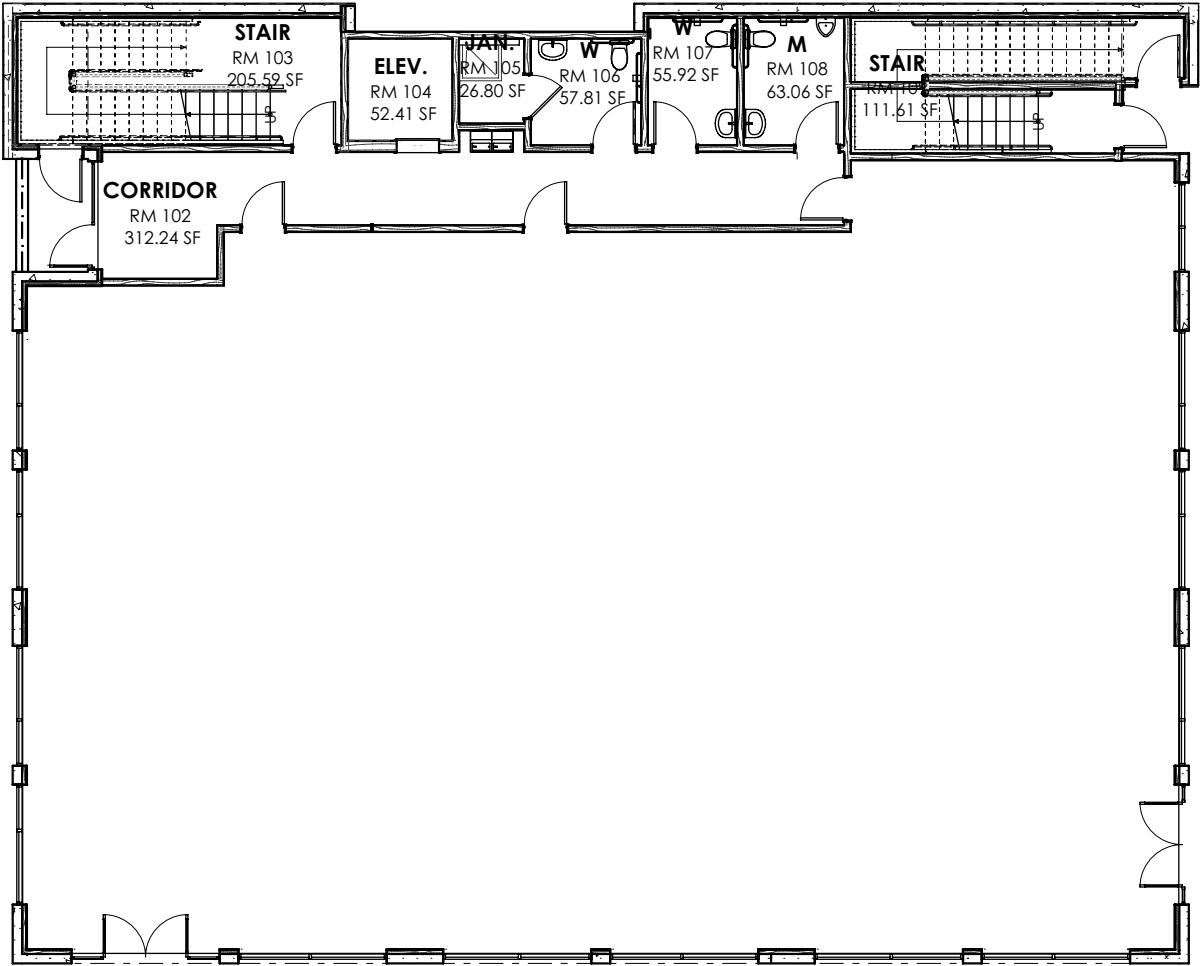


Floor Plan

Retail Space Available

Suite	Size	Rate
100 (single suite)	4,395	\$30/SF
100 (2 suites)	2,000	\$34/SF

1st Floor



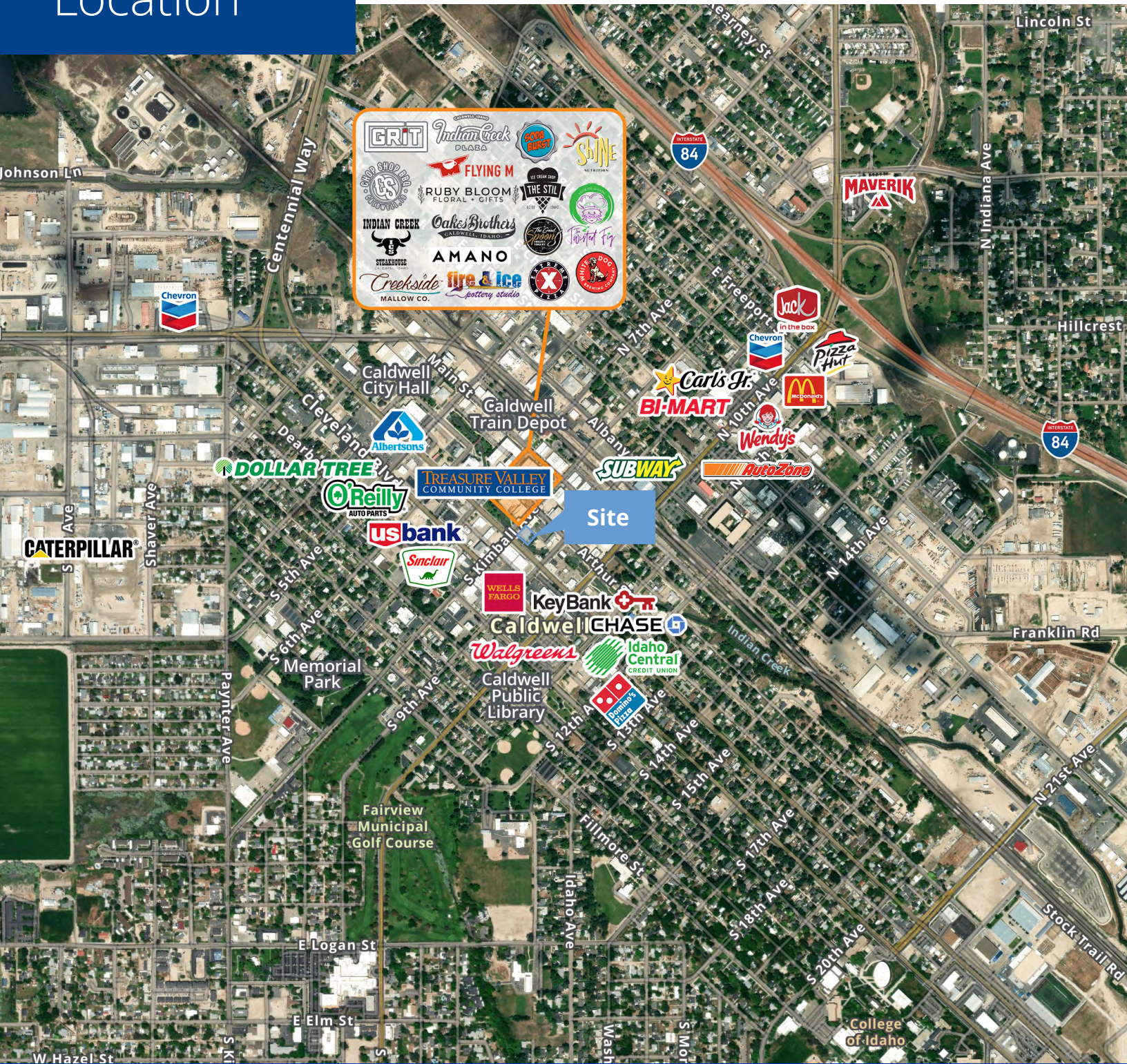
Location



Google Map



Street View



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