Colliers

For Lease

KD's Landing

4121 Lake Ave | Caldwell, ID

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Monument Signage Available

Property Information

HIGHLIGHTS

- Located near one of the busiest retail areas in Caldwell
- Prominent frontage on Ustick – a major east/west arterial road providing easy regional access with over 10,000 VPD
- Great owner/user opportunity with ability to lease a portion of the building
- Versatile layout for a variety of tenants
- Smaller suite options
- Occupy entire building
- Close proximity to Nampa/Caldwell

PROPERTY DETAILS

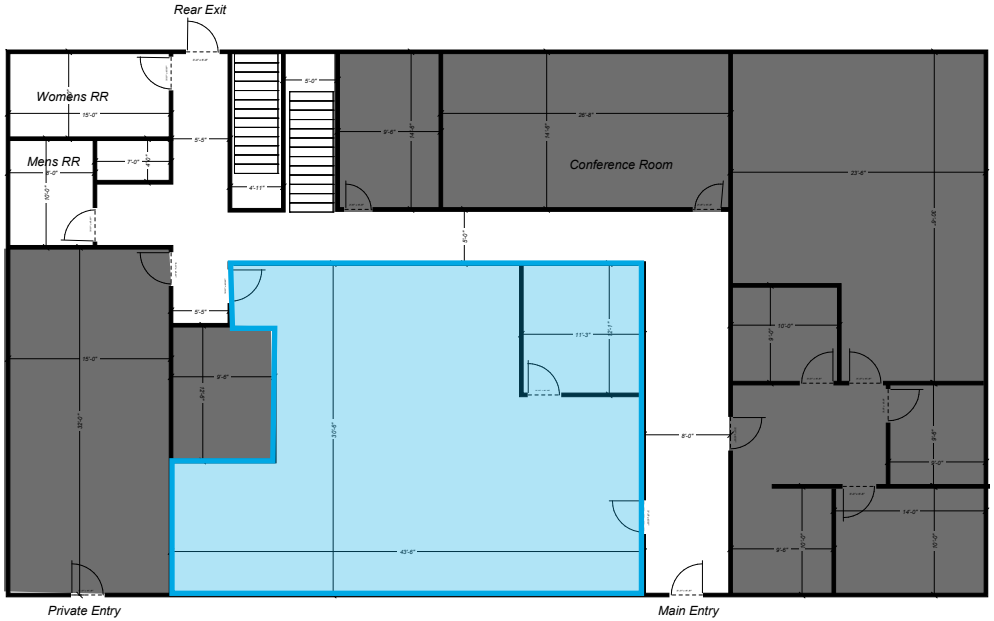
Property Type	Office
Building Size	12,020 SF
Land Size	2.24 Acres
Parking	4:1,000 with additional on-street
Year Built	2007

FLOOR PLANS

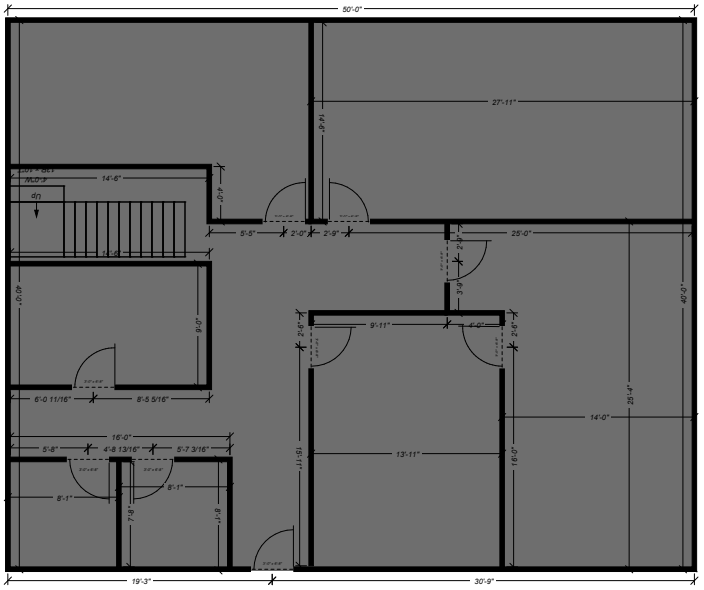
4121 Lake Ave

Space Available	Size	Lease Rate
First Floor	1,425 SF	$20.50/SF
Total Building Size	6,500 SF	

FIRST FLOOR | 4,500 SF



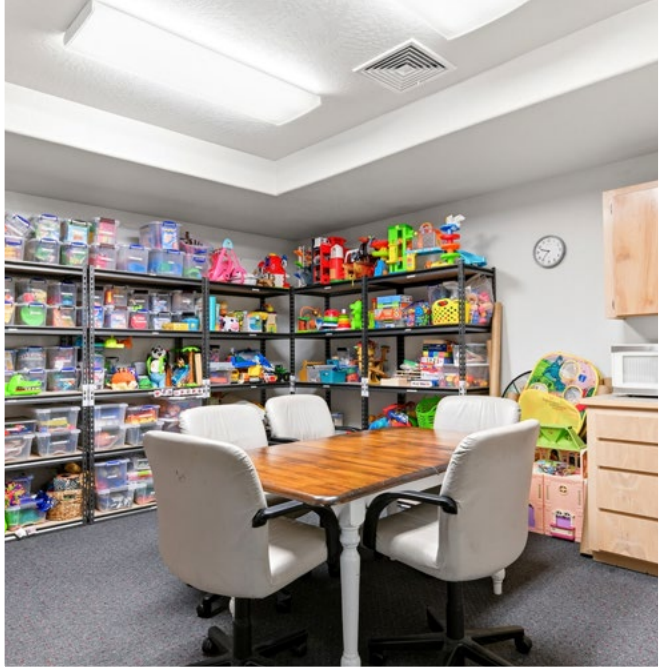
SECOND FLOOR | 2,000 SF



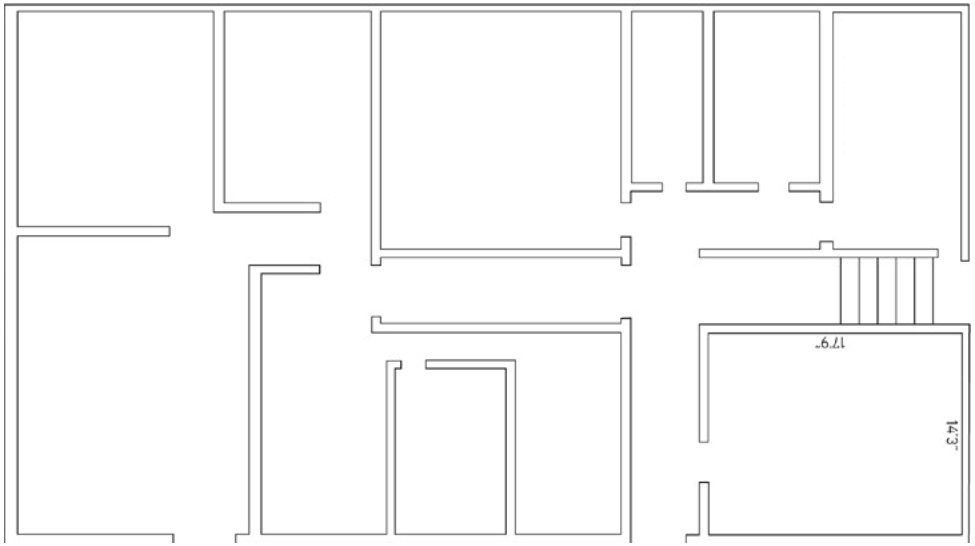
FLOOR PLANS

4110 Eaton Ave

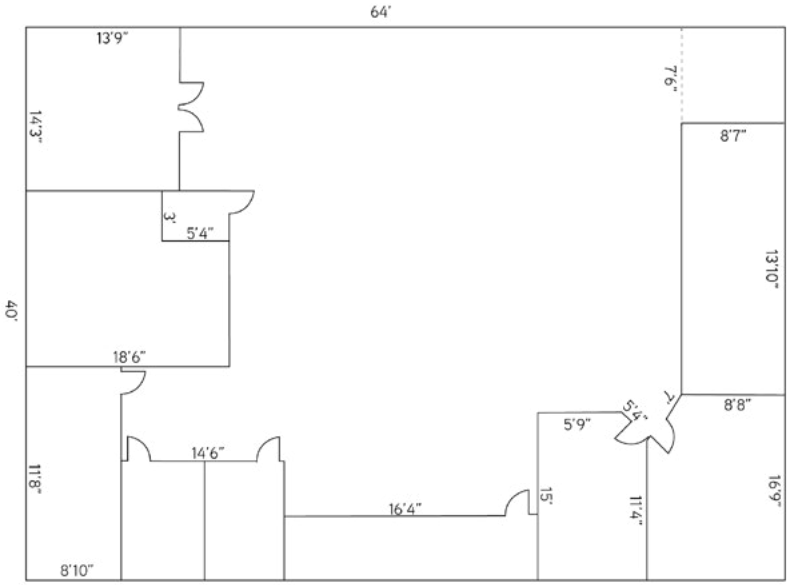
Space Available	Size	Lease Rate
First Floor	2,080 SF	$20.50/SF
Second Floor	2,560 SF	$20.50/SF
Total Building Size	4,640 SF	$20.50/SF



FIRST FLOOR | 2,080 SF



SECOND FLOOR | 2,560 SF



Local Overview | Caldwell, ID

The City of Caldwell is located on the western edge of the Treasure Valley. Located in close proximity to Idaho's largest metropolitan area, Boise; it provides its residents with all of the benefits of being a short drive from a big city with the quiet appeal of a smaller community.

Caldwell's rich agricultural history supports its modern tourist attractions such as the Sunnyslope Wine country, destination AgVenture trails and farm-to-fork dining experiences.

Caldwell has seen significant growth over the last few years, much of which is attributed to the low cost of doing business, the ease of establishing a business, our highly motivated workforce, and a pro-business city administration.

Resources:
cityofcaldwell.org/
destinationcaldwell.com/

#25
Fastest Growing Cities in the U.S. - Caldwell
2026 U.S.News

#2
Fastest Growing State - Idaho
2026 United States Census Bureau

#3
Best State Overall - Idaho
2026 U.S.News

"Preserve. Build. Thrive."
- Destination Caldwell

2025 population
77,610

Unemployment Rate
3.3%

2025 Average Household Income
$73,058

Average Commute Time
24.9

Major Employers

Simplot
West Valley Medical Group
The College of Idaho

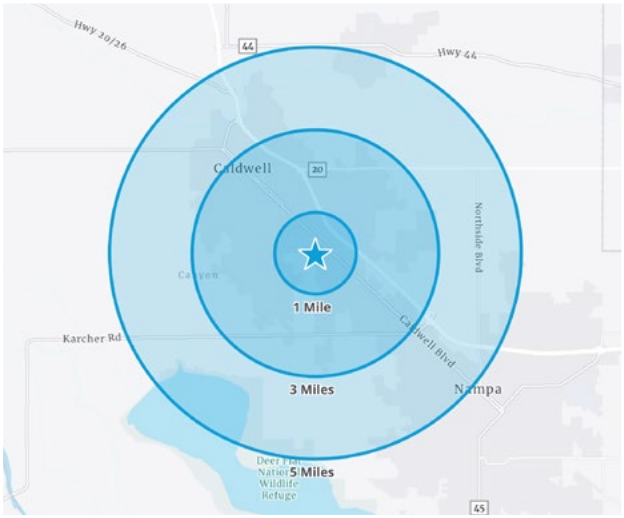
Academic Institutions Near Caldwell

The College of Idaho
Northwest Nazarene University
Boise State University

KD'S LANDING

Parcel Outline

DEMOGRAPHICS | 2026



	1 Mile	3 Miles	5 Miles
Population	8,844	74,596	115,544
Households	2,740	24,194	38,688
Med. Income	$62,716	$73,960	$72,661

Location

Google Map

Street View

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