



FOR GROUND LEASE
415 N 21st Avenue
Caldwell, Idaho

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Property Overview

Centrally located as a hub of rapid
population expansion in the State of Idaho

Property Details

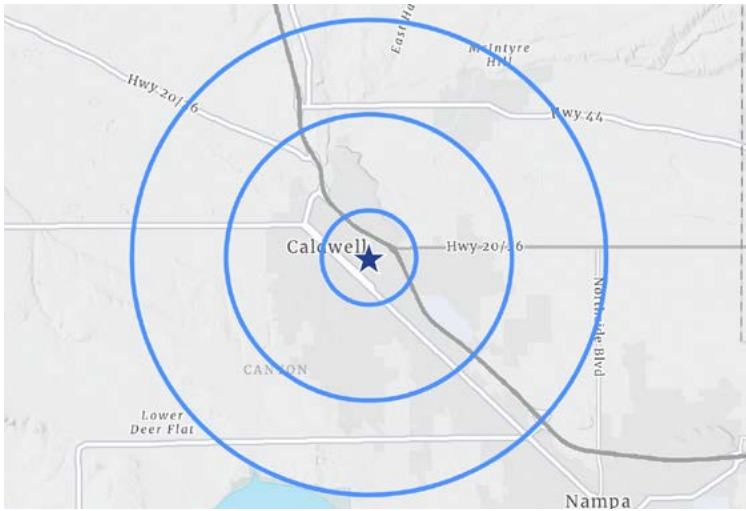
Address	415 N 21st Avenue Caldwell, ID
Property Type	Commercial
Land Size	5.32 Acres
Zoning	C-3 Service Commercial
Parcels	R3537301000

Highlights

- High Traffic on N. 21st Ave. with stoplight
- Close to freeway on an entrance to the city
- Close to College of Idaho and City/County activity Center
- Near new residential and employment development

Demographics

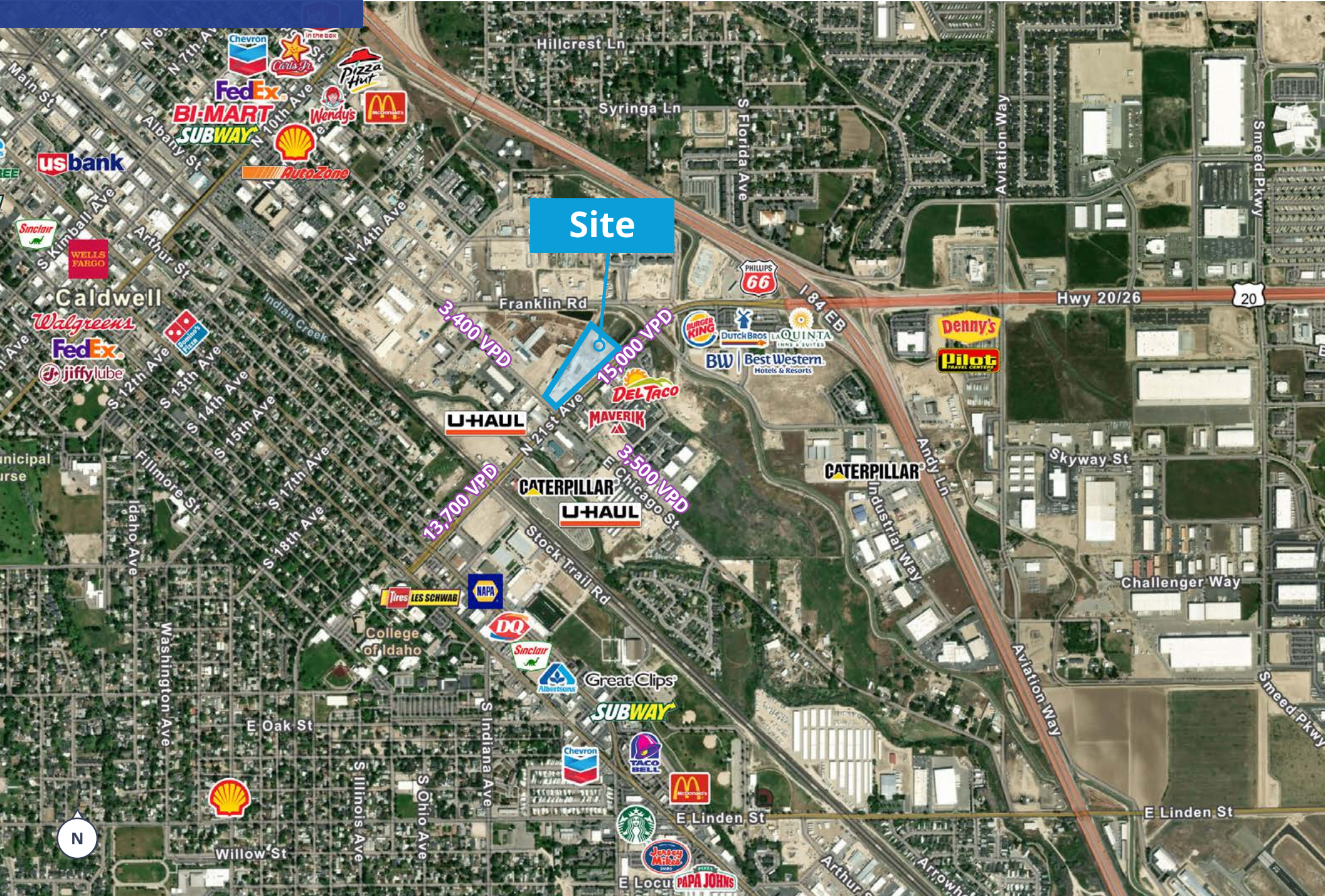
	1 MILE	3 MILES	5 MILES
Population	9,527	55,130	100,451
Households	3,252	18,329	33,097
Average Household Income	\$70,767	\$80,168	\$91,879
Median Household Income	\$60,434	\$65,446	\$73,625
Median Home Value	\$317,505	\$382,867	\$416,548



Photos



Location



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:

www.cityofcaldwell.org/

#2

Fastest Growing
State - Idaho

2025 

#25

Fastest Growing Cities
in the U.S. - Caldwell

2026 

Tier 1

Wage Growth -
Treasure Valley

2025 

Tier 1

Job Growth -
Treasure Valley

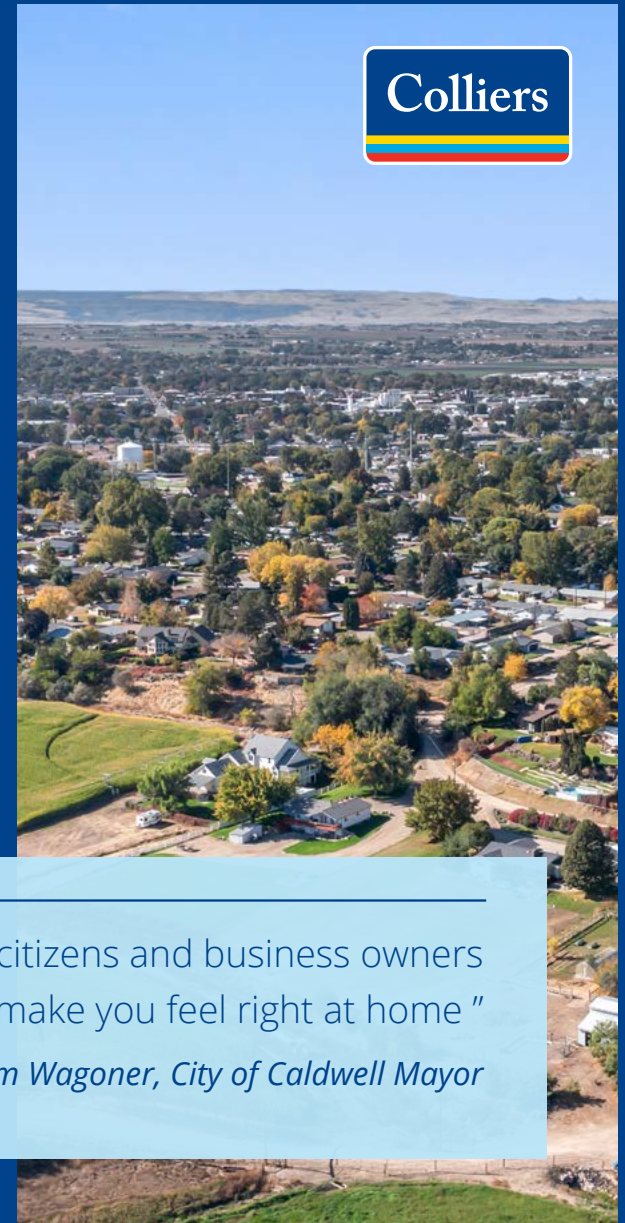
2025 

#3

Best State
Overall - Idaho

2026 

Colliers



"The best citizens and business owners
who make you feel right at home "
- Jarom Wagoner, City of Caldwell Mayor

Major Employers



Academic Institutions Near Caldwell





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