

# SPACE AVAILABLE



Caldwell, ID  
1818 S 10th Ave



## LOCATION

Caldwell Medical Arts Building  
1818 S 10th Ave, Caldwell, ID

## SPACE AVAILABLE

- Basement #130 – 450 SF  
Asking: \$9.00 + NNN  
NNN: estimated at \$5.25 PSF

## TERMS

- 3–5 year leases

## DEMOGRAPHICS

2022

### Population

1-mile radius	12,867
3-mile radius	47,552
5-mile radius	81,487

### Average Household Income

1-mile radius	\$50,116
3-mile radius	\$55,662
5-mile radius	\$61,136

## FEATURES

- Attractive medical arts facility
- Ideally located just a few steps from West Valley Medical Center
- On-site parking for 78 vehicles
- Convenient patient drop-off/pick-up area
- Oversized hospital-type elevator

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