

# SPACE AVAILABLE

Caldwell, ID  
1818 S 10th Ave



## LOCATION

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

## SPACE AVAILABLE

- B-100 – 700 SF (\$9/SF/Year)
- B-120 – 875 SF (\$9/SF/Year)
- B-130 – 450 SF (\$9/SF/Year)

## PRICE & TERMS

- 3–5 year leases
- \$9/SF/year NNN

## TRIPLE NET CHARGES

- Approx \$4.25/SF/year

## PROPERTY DESCRIPTION

- Attractive medical arts facility

## FEATURES

- 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

## DEMOGRAPHICS

2020

### Population

1-mile radius	12,537
3-mile radius	45,630
5-mile radius	74,966

### Average Household Income

1-mile radius	\$47,757
3-mile radius	\$56,282
5-mile radius	\$60,850

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