

College Marketplace

Retail Pad Available

504 21st Street Caldwell, Idaho



Property Details

- Last pad site available for ground lease or build-to-suit at the corner of 21st & Chicago.
- Located next to Primary Health, Del Taco, Maverik, Starbucks, and Clarity Credit Union.
- Direct freeway access off the Franklin Interchange.
- On the “rooftop” side of I-84.
- 21st Street recently expanded to 5 lanes.
- Just 0.5 miles from College of Idaho (enrollment 1,100 and rising).
- Zoned C-3

Description:

Rocky Mountain Companies is proud to develop the Treasure Valley’s newest freeway accessible shopping center at 21st & Chicago off of the Franklin Interchange.

Caldwell is home to the College of Idaho, the nation's #1 small liberal arts college. Proudly, Caldwell is also the foundation community of the J.R. Simplot Company. Today, the Simplot Company continues to be one of the world’s largest processors and producers of frozen food products . In addition, Caldwell serves as a shopping hub for nearby rural areas including Notus, Wilder, Greenleaf, Middleton, etc..

Long overlooked, Caldwell has been recently rediscovered by national retailers, including new store construction by Grocery Outlet, Dollar Tree, Popeyes, Maverik, ICCU, Freddy’s, Subway, Pita Pit, Human Bean, and more.

Demographics 2023

	2 Mile	5 miles	10 Miles
Population	33,060	89,643	224,482
Average HH Income	\$ 63,377	\$ 72,372	\$ 74,767
Daytime Population	11,228	18,611	49,839

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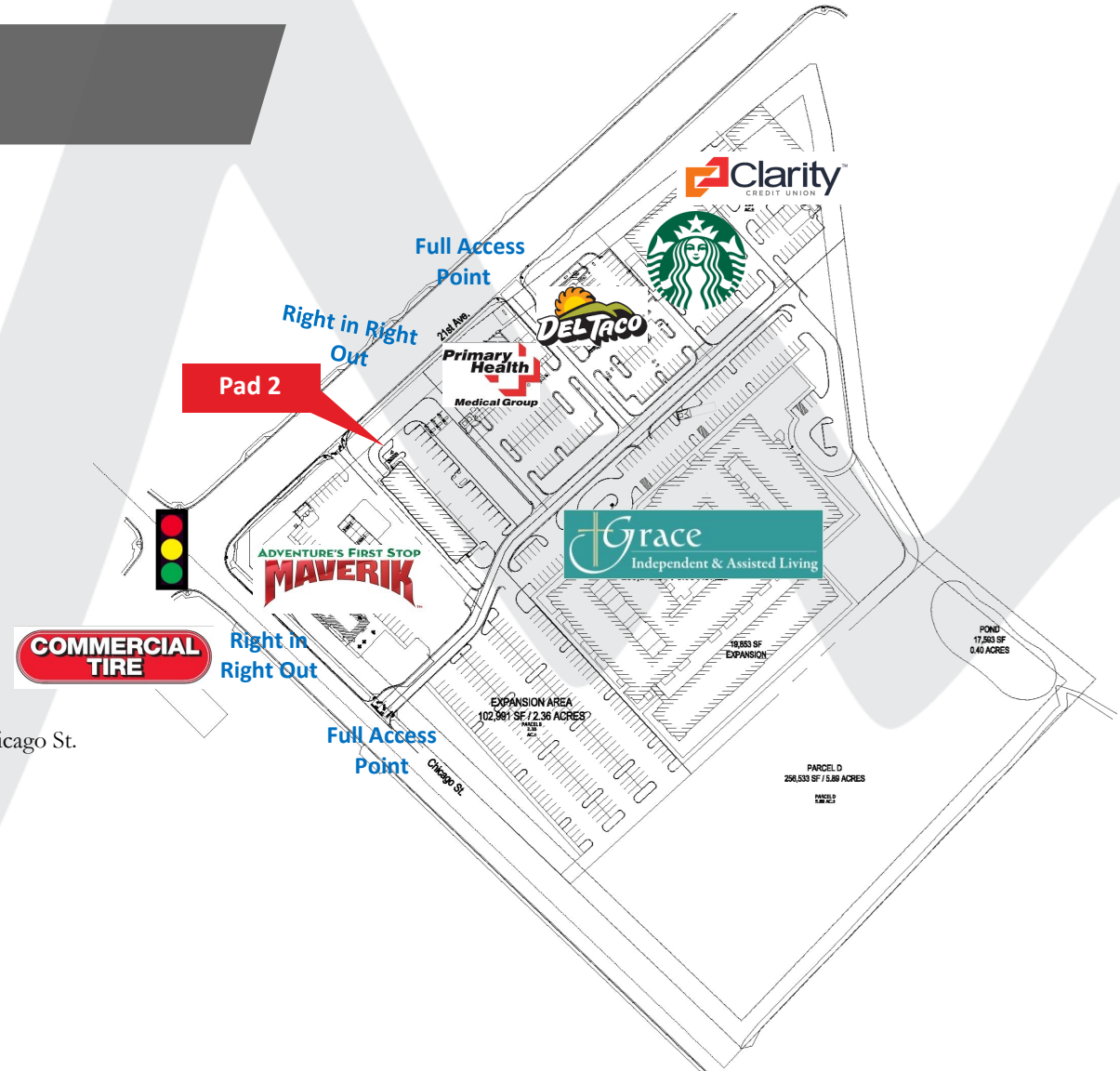
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Rocky Mountain
Real Estate Services, LLC
350 N. 9th Street, Ste 200, Boise ID 83702

Available Parcels

Parcel	Square Footage
Pad 1	Maverik
Pad 2	± 1.194 Acres
Pad 3	Primary Health
Pad 4	Del Taco
Pad 5	Starbucks
Pad 6	Clarity Credit Union
Pad 7	Grace Assisted Living



Pad Delivery Condition:

- Perimeter curb/gutter/sidewalk/landscaping along 21st Ave & Chicago St.
- Rough grade
- Utilities available at or near pad site
- Project drive aisles installed
- Full access & right in right out off 21st Street
- Full access off Chicago Street

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Conceptual Rendering



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Site Photos



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Locator Aerial



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Locator Aerial - Close Up



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