



425 N 10th Ave - Bi-Mart Absolute

Caldwell, Idaho 83605 (Canyon County) - Caldwell Submarket



Retail

Property Summary

GLA	35,250 SF
Built	1980
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	100 (3.25/1,000 SF)
Frontage	340' on 10th Ave



Property Details

Land Area	2.20 AC (95,832 SF)	Building FAR	0.37
Zoning	21 City com lot/ac	Parcel	0488000000 (+1 more)

Amenities

- Pylon Sign

Previous Sale

Sale Date	7/30/2019	Sale Price	\$4,350,000 (\$123.4/SF)
Comp ID	4846633	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.1%
Sale Conditions	Investment Triple Net		

Transportation

Parking Details	100 Surface Spaces; Ratio of 3.25/1,000 SF		
Traffic Volume	5,300 on North 10th Avenue (2022); 4,990 on N 9th Ave (2024); 4,972 on N 9th Ave (2025); 21,276 on E Denver St (2025); 456 on E Denver St (2025); 21,042 on E Freeport St (2024); 21,054 on E Freeport St (2025); 1,900 on E Freeport St (2019); 1,840 on E Freeport St (2025)		
Frontage	340' on 10th Ave		
Airport	Boise Air Trml/Gowen Field		48 min drive
Walk Score ®	Very Walkable (76)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bi-Mart	1	35,250	-	Apr 2018	Apr 2038

Showing 1 of 1 Tenants

Contact Details

Primary Leasing Company

Cushman & Wakefield

999 Main St, Suite 260
Boise, ID 83702 USA
(208) 287-9500
www.cushmanwakefield.com





Contact Details (Continued)

Recorded Owner

Sadakah Enterprise LLC
1727 13th Ave
Portland, OR 97212 USA

True Owner

Danny Sadakah 1727 13th Ave Portland, OR 97212 USA (503) 869-4539	Danny Sadakah Owner	(503) 869-4539
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