



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE



# FORMER SHOPKO

2100 CALDWELL BLVD • NAMPA • IDAHO • 83651




## FOR SALE/LEASE

### PROPERTY SPECS

- Up to 41,700 SF available
- 8.42 Acres
- Easy access to freeway
- Winco anchored center
- Located in the heart of Nampas retail trade area
- Call for pricing
- NNN Fee - \$1.95 PSF
- High ceiling height: ~23 foot clear
- 23,000 ADT on Caldwell Blvd

ANCHOR TENANTS INCLUDE:

**WinCo  
FOODS**

1 MILE 3 MILE 5 MILE	 <b>6,587</b> 2020 EST. POPULATION	 <b>2,654</b> 2020 EST. HOUSEHOLDS	 <b>\$42,428</b> 2020 EST. MEDIAN HH INCOME
	<b>56,047</b> 2020 EST. POPULATION	<b>19,386</b> 2020 EST. HOUSEHOLDS	<b>\$51,745</b> 2020 EST. MEDIAN HH INCOME
	<b>137,059</b> 2020 EST. POPULATION	<b>46,636</b> 2020 EST. HOUSEHOLDS	<b>\$51,491</b> 2020 EST. MEDIAN HH INCOME

### CONTACT:

**CHAD MOORE**

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**SCOTT BRADY**

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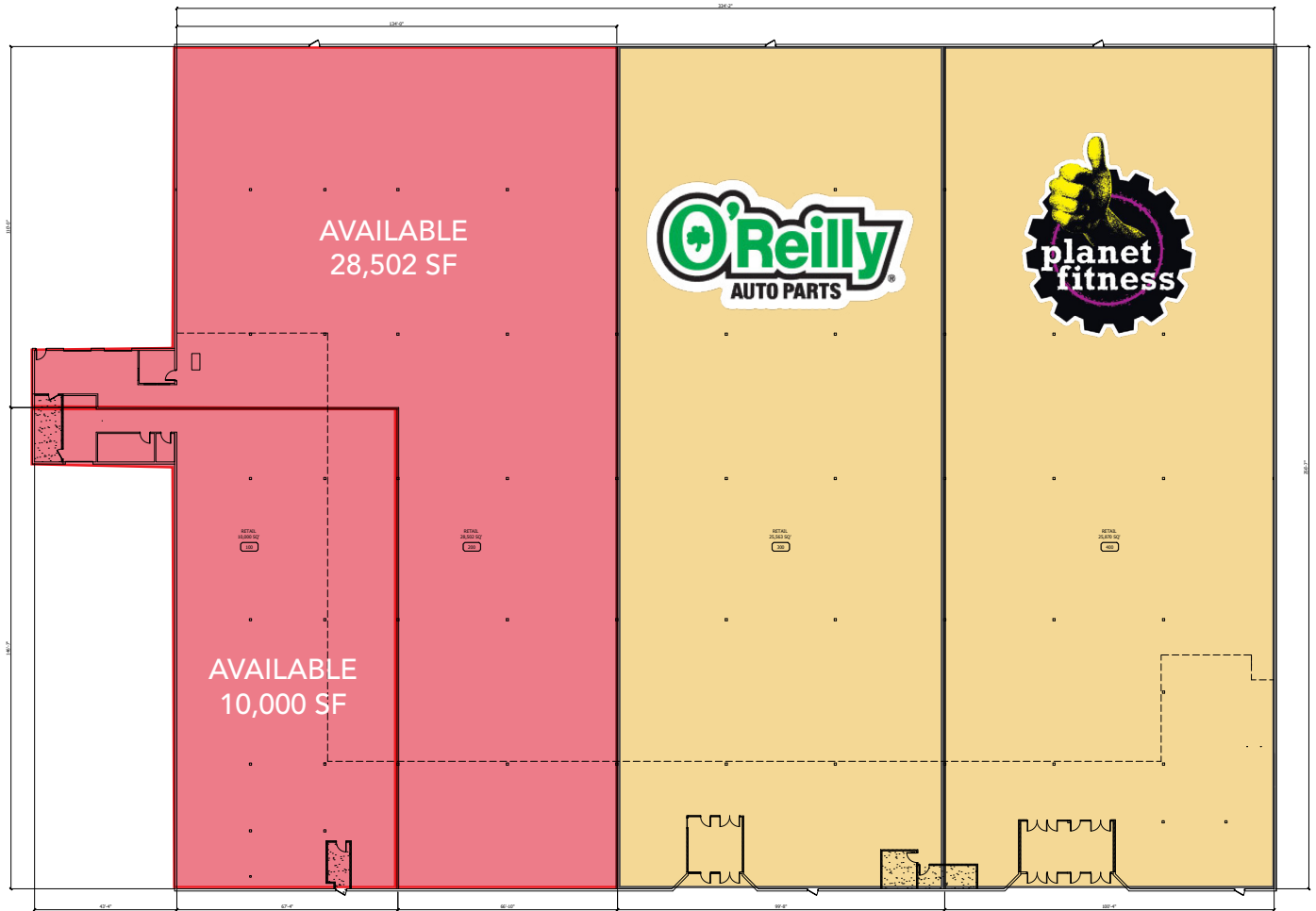
312 East South Temple | Salt Lake City, Utah 84111 | Office 801.456.8800 | [www.mtnwest.com](http://www.mtnwest.com)

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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