



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



FORMER SHOPKO

2100 CALDWELL BLVD • NAMPA • IDAHO • 83651

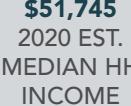
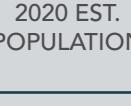
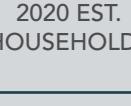
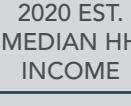
FOR SALE/LEASE

PROPERTY Specs

- Up to 41,700 SF available
- 8.42 Acres
- Easy access to freeway
- Winco anchored center
- Located in the heart of Nampa's 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 |
|---|--|--|
|  6,587 2020 EST. POPULATION |  2,654 2020 EST. HOUSEHOLDS |  \$42,428 2020 EST. MEDIAN HH INCOME |
|  56,047 2020 EST. POPULATION |  19,386 2020 EST. HOUSEHOLDS |  \$51,745 2020 EST. MEDIAN HH INCOME |
|  137,059 2020 EST. POPULATION |  46,636 2020 EST. HOUSEHOLDS |  \$51,491 2020 EST. MEDIAN HH INCOME |

CONTACT:

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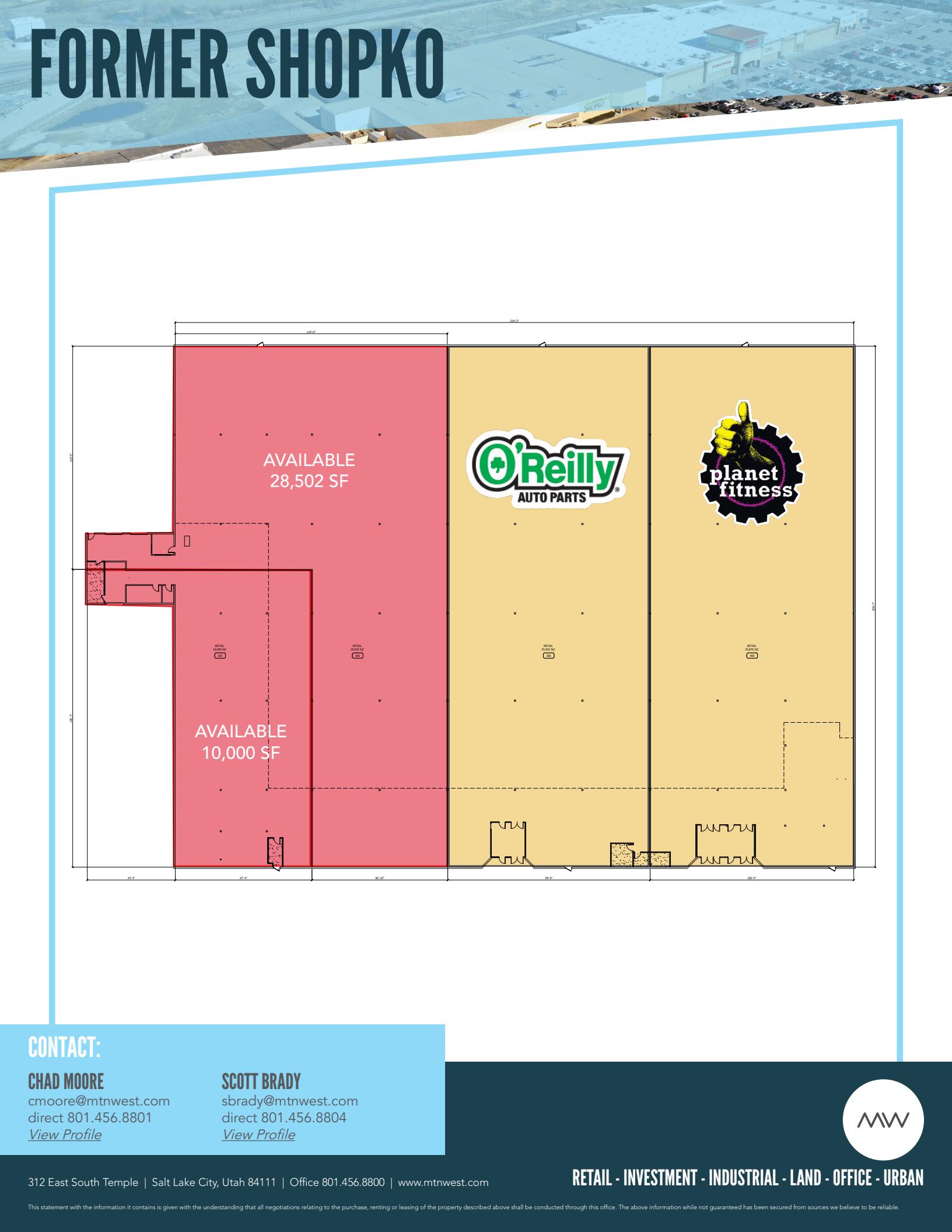
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AVAILABLE
28,502 SF

AVAILABLE
10,000 SF

O'Reilly
AUTO PARTS

planet fitness

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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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