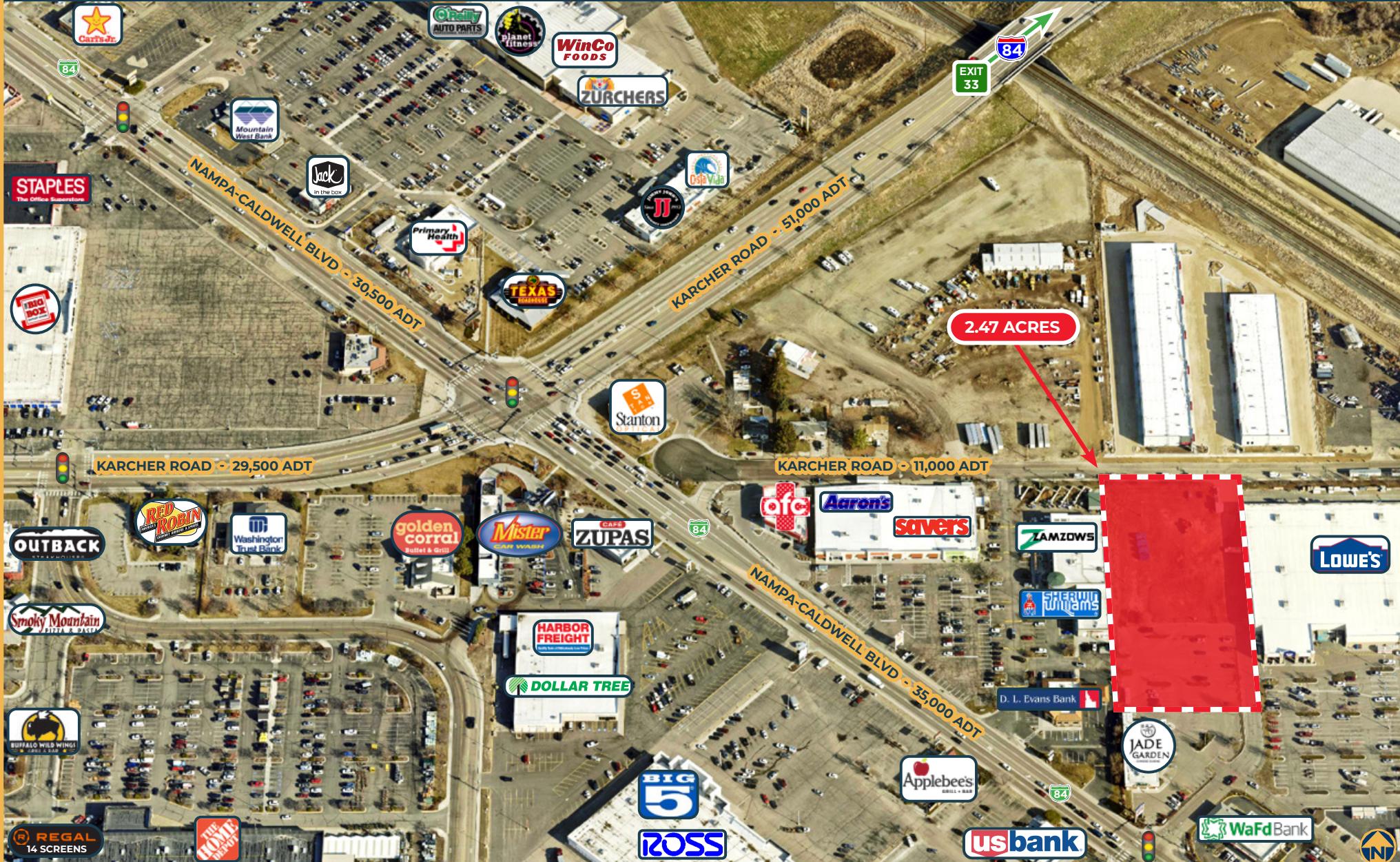


# DEVELOPMENT PAD FOR SALE - LEASE - BTS

Caldwell Blvd. & Karcher Rd., Nampa, Idaho 83651



LEANN HUME, CCIM, CLS, CRRP

Executive Director  
+1 208 890 1089

leann@summitcreg.com

ANDREA NILSON

Executive Director  
+1 208 890 4028  
andrea@summitcreg.com

JULIE KISSLER

Senior Associate  
+1 208 794 2746  
julie@summitcreg.com

1517 WEST HAYS STREET

Boise, Idaho 83702  
+1 208 975 4447  
summitcreg.com



## PROPERTY HIGHLIGHTS

<b>SALE PRICE:</b>	Negotiable, Contact Agents
<b>LEASE RATE:</b>	\$36.00/SF
<b>T.I. ALLOWANCE:</b>	Available for Custom Build-Outs
<b>PARCEL SIZE:</b>	2.48 Acres
<b>PROPOSED BTS:</b>	3,000 to 10,000 SF
<b>ZONING:</b>	BC - <a href="#">Click Here to View Allowed Uses</a>
<b>PARCEL NUMBER:</b>	R2733310100
<b>POTENTIAL USES:</b>	Multi-Tenant / Mid-Box Retail, Restaurant
<b>TRAFFIC COUNTS:</b>	Caldwell Blvd - 35,000 - Karcher - 51,000

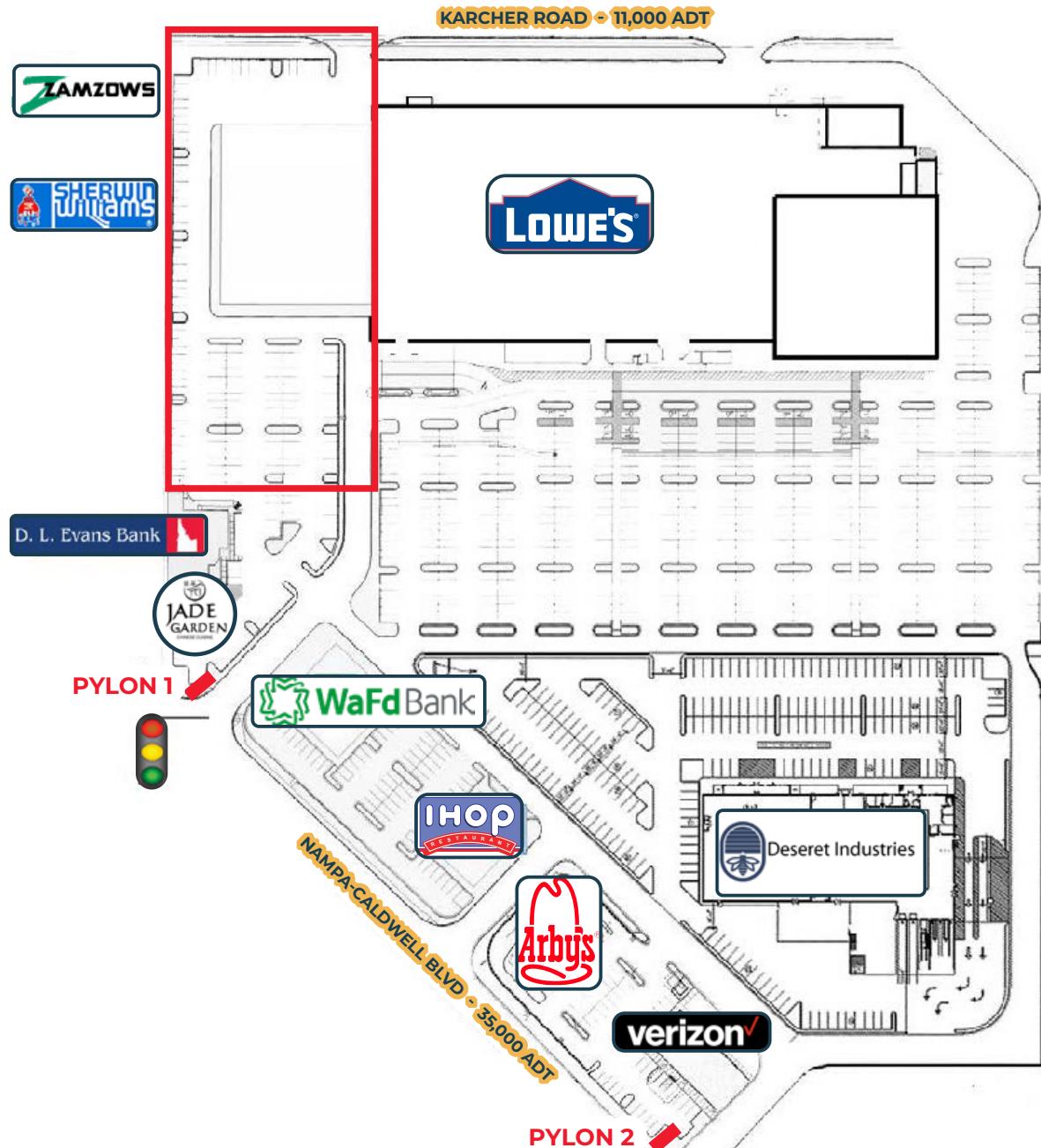
## LISTING DETAILS

- Proposed retail build-to-suit opportunity in the Karcher Crossing Retail Development located at one of the busiest intersections in the Treasure Valley - [Google Map View](#)
- Large on-site parking field in-place - space includes pylon signage
- Contact agents to discuss custom pricing, rates, build-out options and delivery timeline
- Excellent visibility and high traffic counts - 35,000 average daily traffic - easy access in & out of site, just off Interstate 84 at Exit 33
- Allowed uses under the current Community Business zoning include retail, restaurant, office, hospitality, medical, multi-family, mixed-use, live-work, daycare, school, & other professional service providers
- Surrounding traffic generators include Lowe's, WinCo Foods, Home Depot, Regal 14 Screen Movie Theater, Big 5 Sports, Mor Furniture, Costco, Kohl's, Petco, Target, and several other retailers, restaurants and service providers

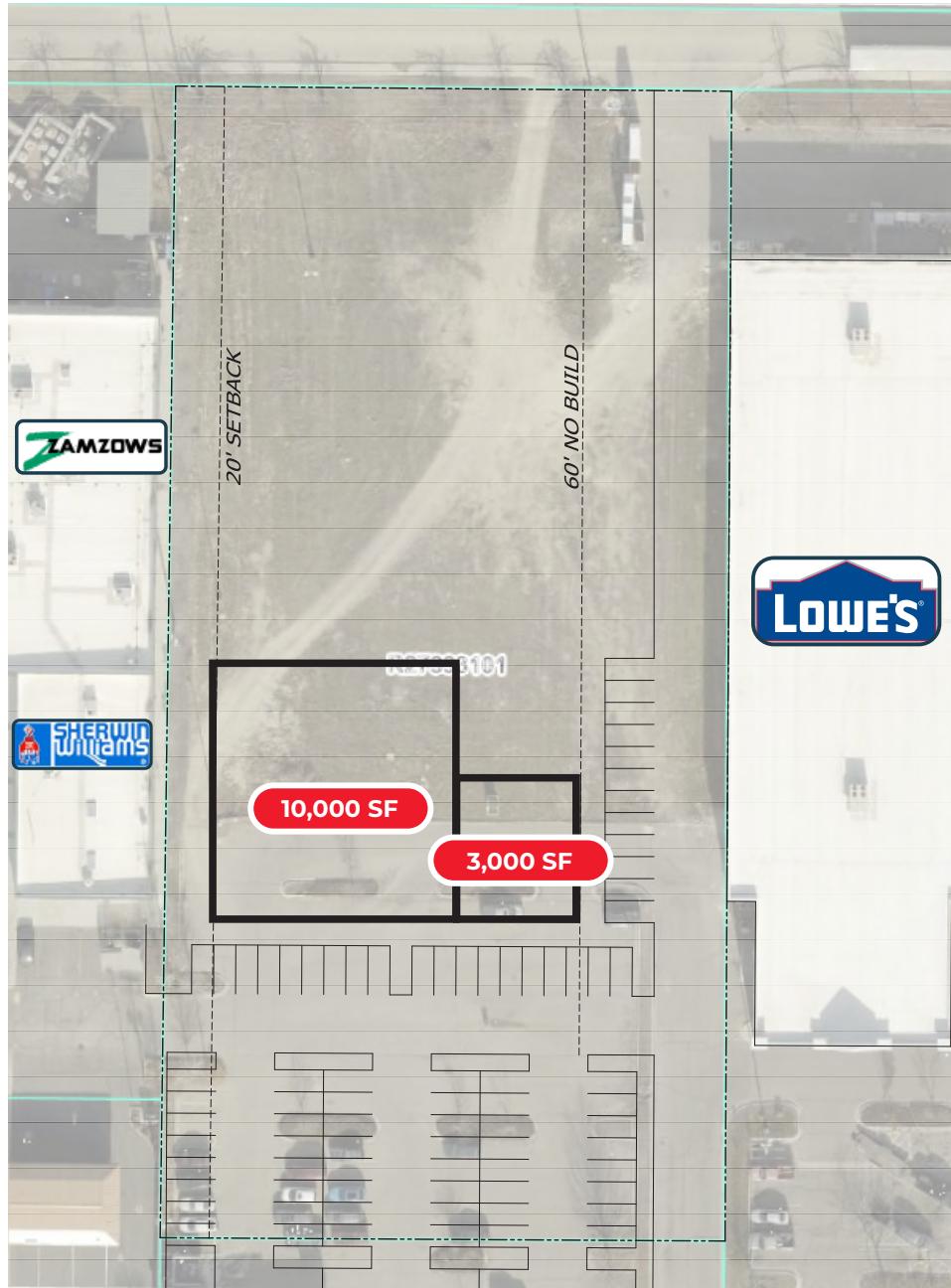
DEVELOPMENT PAD FOR SALE - LEASE - BTS  
CALDWELL BLVD. & KARCHER RD., NAMPA, IDAHO 83651



SHADOW ANCHORED BY LOWE'S  
2.48 ACRES - INCLUDES PYLON SIGNAGE PANELS



CONCEPTUAL BUILDING DESIGNS - 3,000 - 10,000 SF - CONTACT AGENTS FOR DESIGN DETAILS  
LEASE RATE: \$36.00/SF - TENANT IMPROVEMENT ALLOWANCE AVAILABLE FOR CUSTOM BUILD-OUTS



DEVELOPMENT PAD FOR SALE - LEASE - BTS  
CALDWELL BLVD. & KARCHER RD., NAMPA, IDAHO 83651



EXCELLENT VISIBILITY AND HIGH TRAFFIC COUNTS - JUST OFF INTERSTATE 84 AT EXIT 33

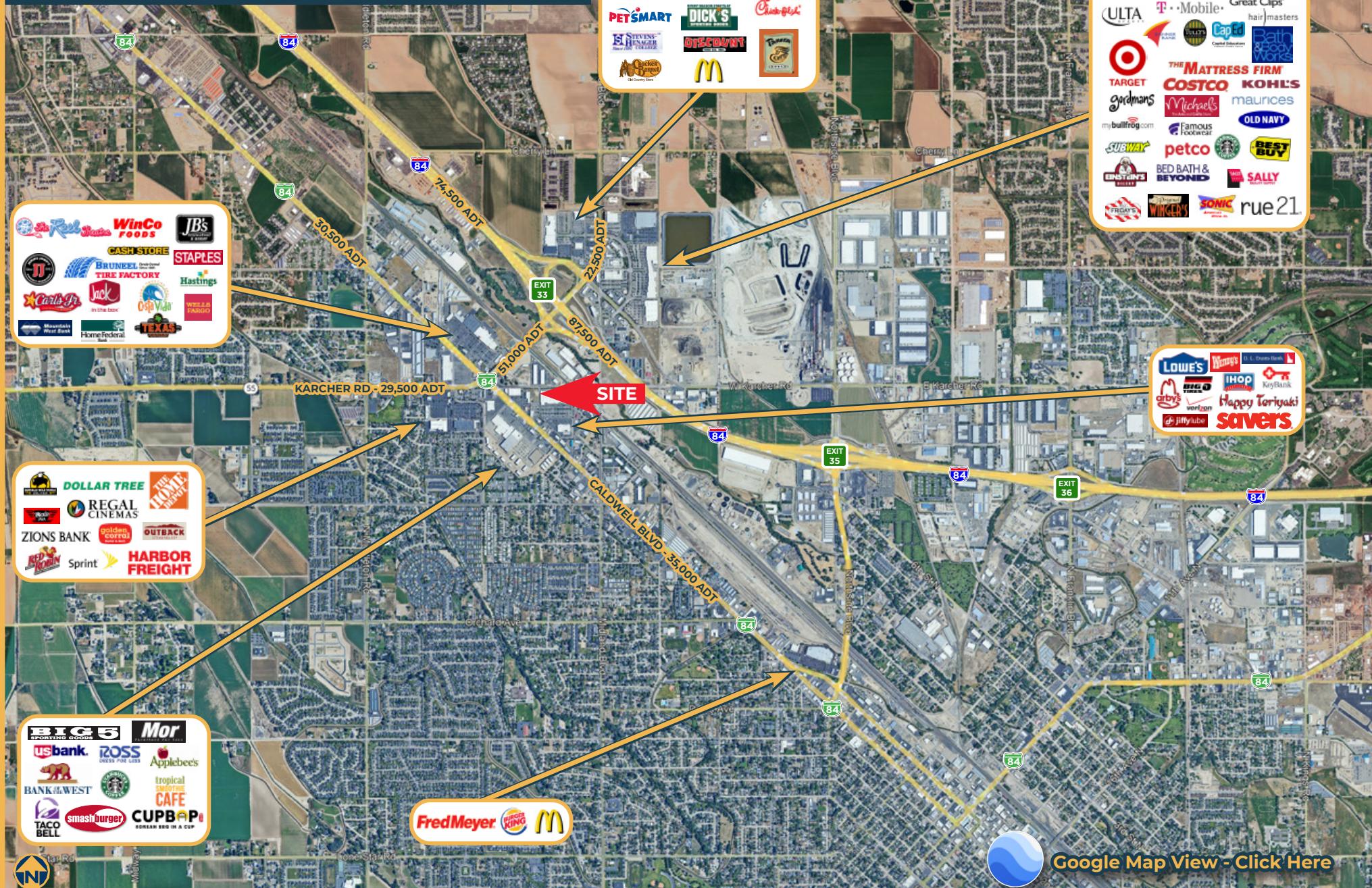


# DEVELOPMENT PAD FOR SALE - LEASE - BTS

## CALDWELL BLVD. & KARCHER RD., NAMPA, IDAHO 83651



LOCATED AT ONE OF THE BUSIEST SIGNALIZED INTERSECTIONS IN CANYON COUNTY



# DRIVE TIME DEMOGRAPHICS

## 10 MINUTE SNAPSHOT

93,164  
POPULATION

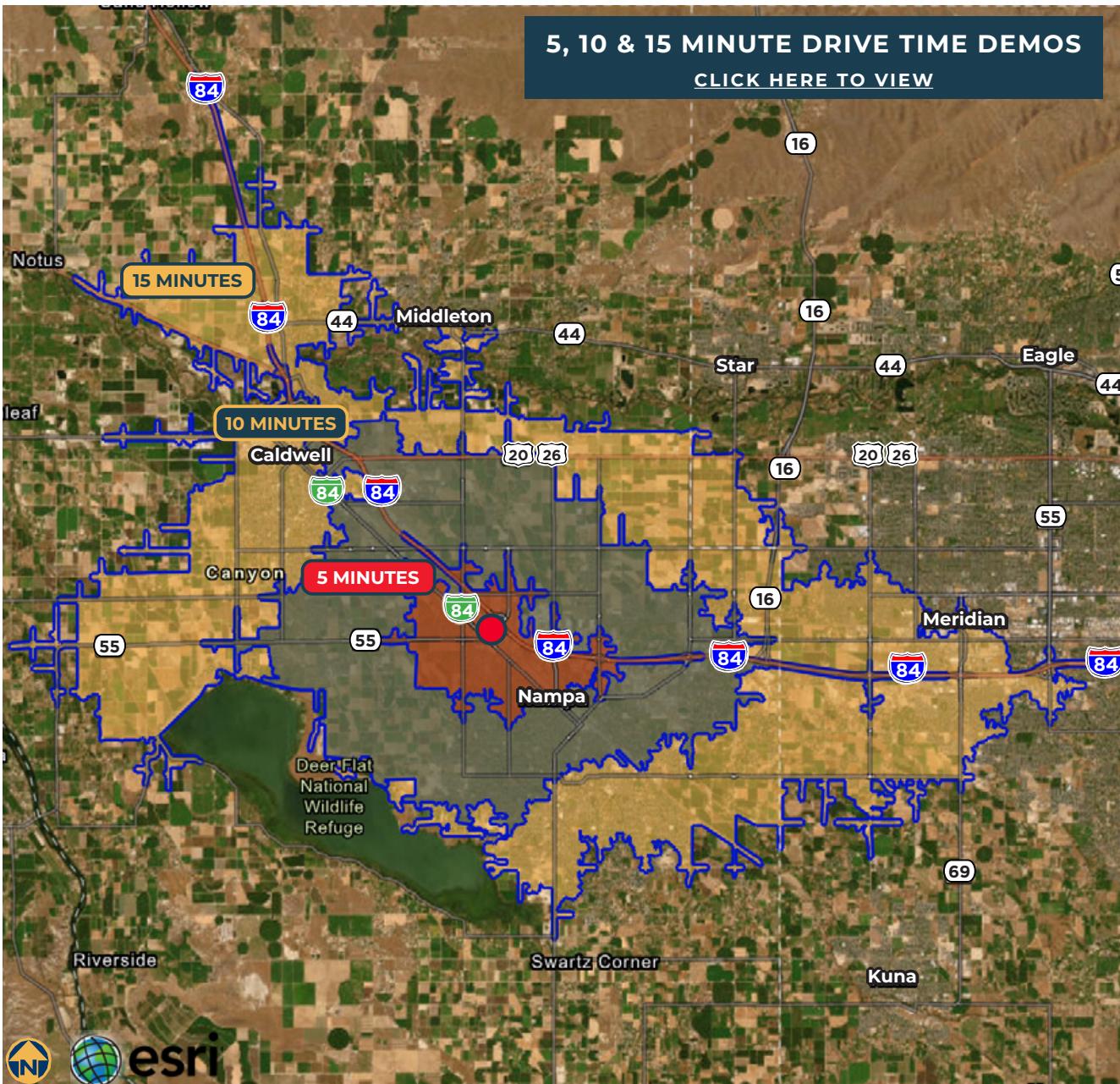
32,029  
HOUSEHOLDS

\$71,010  
MEDIAN HH INCOME

\$91,235  
AVERAGE HH INCOME

35,340  
DAYTIME POPULATION

5, 10 & 15 MINUTE DRIVE TIME DEMOS  
[CLICK HERE TO VIEW](#)



# 1, 3 & 5 MILE DEMOGRAPHICS

## 3 MILE SNAPSHOT

69,720  
POPULATION

24,356  
HOUSEHOLDS

\$72,619  
MEDIAN HH INCOME

\$93,092  
AVERAGE HH INCOME

24,119  
DAYTIME POPULATION

In the identified area, the current year population is 165,298. In 2020, the Census count in the area was 138,392. The rate of change since 2020 was 3.44% annually. The five-year projection for the population in the area is 183,082 representing a change of 2.06% annually from 2025 to 2030.

The household count in this area has changed from 46,661 in 2020 to 56,729 in the current year, a change of 3.79% annually. The five-year projection of households is 63,590, a change of 2.31% annually from the current year total. Average household size is currently 2.87, compared to 2.91 in the year 2020. The number of families in the current year is 40,727 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS  
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK  
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

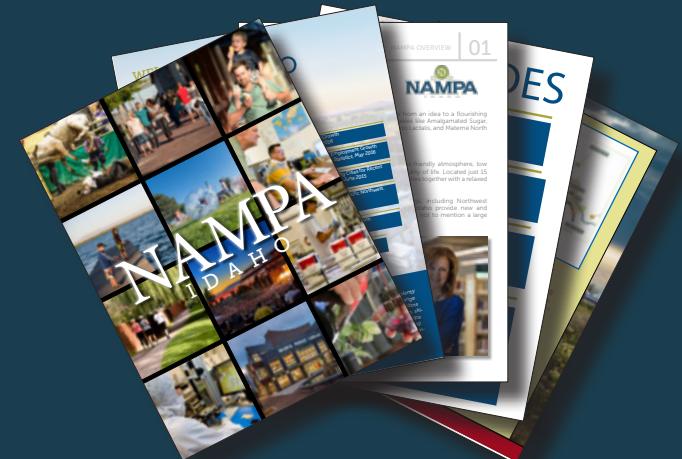
## **LOCATION...LOCATION...LOCATION**

Nampa is located about 20 miles west of Boise along Interstate 84. Nampa is a principal city of the Boise-Nampa Metro area (Idaho's largest metropolitan area), and is centrally and ideally located to reach all western U.S. markets.

Nampa is known for its successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants. The City of Nampa's targeted industries of food processing, agribusiness, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.

The city is located just 400 miles from the seaport terminal of Portland, OR, and 360 miles Northwest of Salt Lake City, UT. Nampa's central location allows a market reach to over 66 million consumers within a 750-mile radius. The Boise airport is located less than 20 minutes from Nampa and handles more than 3 million travelers each year.

In Nampa, you will do more than live and work, you will thrive in an environment rich in endless natural beauty, local history, culture and economic well-being.



*Click here to download the complete City of Nampa Overview:*

[www.cityofnampa.us/DocumentCenter](http://www.cityofnampa.us/DocumentCenter)

## **OPPORTUNITY, MEET AMBITION.**

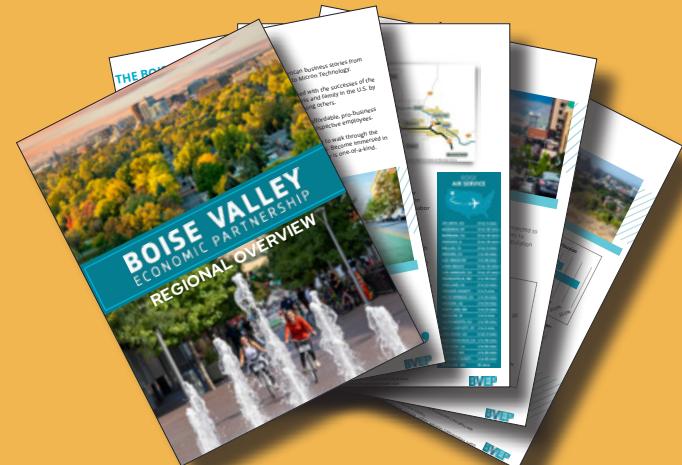
The Boise Valley is an ideal setting for companies looking for an affordable, pro-business environment and a superior quality of life for current and prospective employees.

What's more, the Boise Valley hasn't rested on its laurels, satisfied with the successes of the past. It consistently ranks among the top 10 locations for business and family in the U.S. by the Wall Street Journal, Kiplinger's and Forbes, among others.

It truly stands out from the other mid-sized metros. Take a minute to walk through the downtown and experience the big city feel and small town friendliness. Become immersed in the local adventure opportunities. It's obvious that the Boise Valley is one-of-a-kind.

Boise Metro consistently ranks among the top 10 metros for net migration, making it a prime destination for relocation. Whether you're a recent graduate, a young family, or anyone seeking a great place to live, Boise offers a good life for all.

Each community in the Boise Metro has a flavor and personality of its own, yet the connectivity of the region allows you to live in one and work and play in another without sacrificing family time for commute time.



*Click here to download the complete Boise Valley Regional Overview:*

<https://bverp.org/why-boise/>

# BOISE METRO INFORMATION

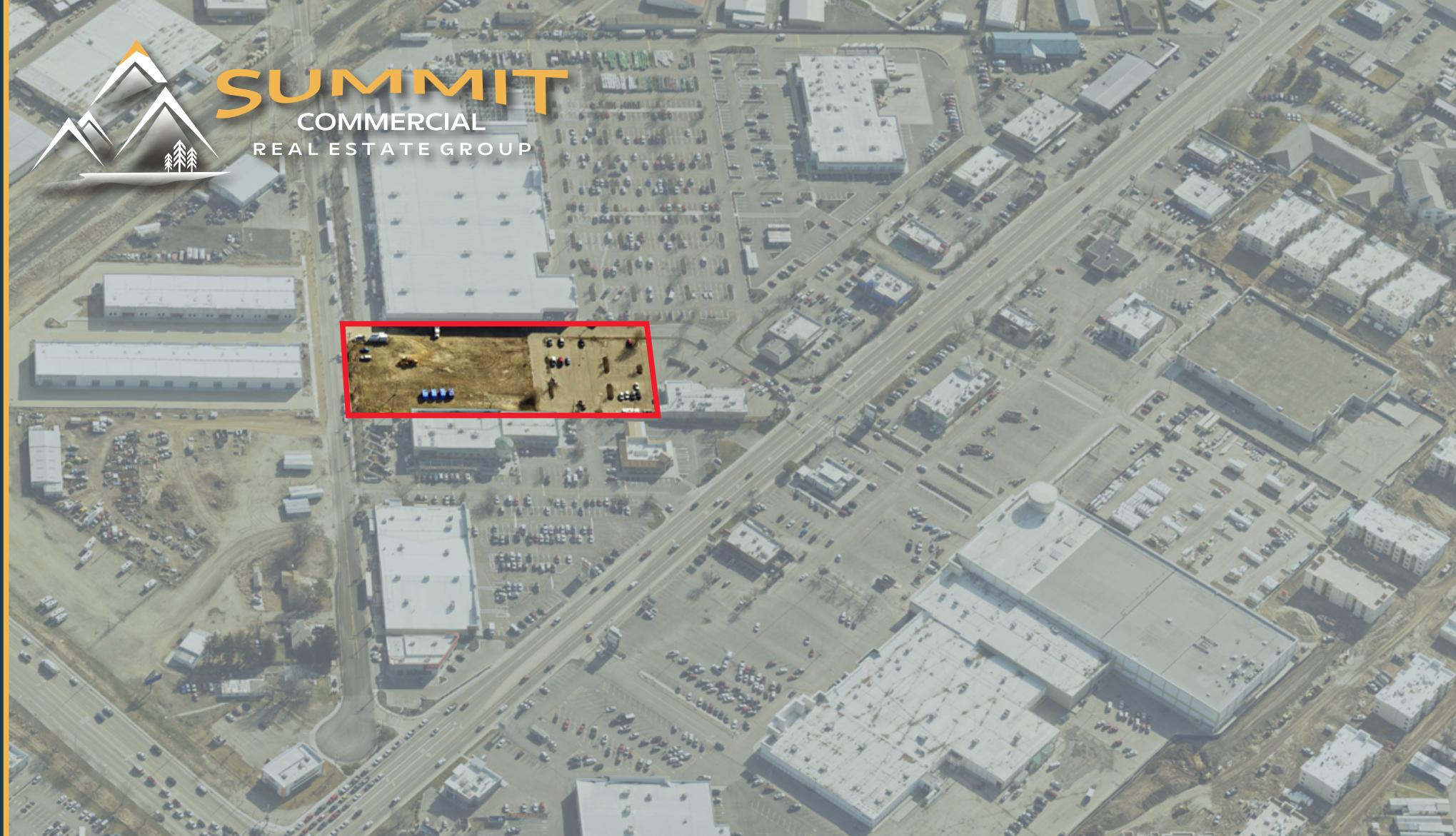
## NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. View All Accolades Here: <https://bvep.org/>

<p><b>#1 Nampa &amp; #7 Meridian Top Cities for Economic Growth under 250K</b></p> <hr/> <p>Coworking Cafe July 2024</p>	<p><b>#3 Meridian, #5 Boise, #16 Nampa Best Places To Live Out West</b></p> <hr/> <p>Livability July 2024</p>	<p><b>Top 15 Cities for Young Professionals</b></p> <hr/> <p>Pheabs May 2024</p>	<p><b>Tech Workers Ditching big city for Boise</b></p> <hr/> <p>Wired January 2024</p>	<p><b>#3 Best Performing Cities</b></p> <hr/> <p>Milken Institute 2024</p>	<p><b>Top 25 Metro for Economic Growth</b></p> <hr/> <p>Area Development Q4 2023</p>
<p><b>#4 Overall On Talent Attraction Card</b></p> <hr/> <p>Lightcast 2023</p>	<p><b>#7 Overall Cutting Edge Cities Boise</b></p> <hr/> <p>WSJ October 2023</p>	<p><b>Top 20 Best Mid Size City in US</b></p> <hr/> <p>HGTV September 2023</p>	<p><b>Top 20 Safest Cities</b></p> <hr/> <p>WalletHub October 2023</p>	<p><b>#5 Best Performing Cities</b></p> <hr/> <p>Milken Institute 2023</p>	<p><b>Blue Turf Biggest Attraction for Sports Fans</b></p> <hr/> <p>USA Today 2023</p>
<p><b>#6 Best Large Cities to Start a Business</b></p> <hr/> <p>WalletHub April 2023</p>	<p><b>Next Great Food City</b></p> <hr/> <p>Food &amp; Wine April 2022</p>	<p><b>#5 Top Emerging Industrial Markets</b></p> <hr/> <p>CommercialEdge February 2022</p>	<p><b>#1 Most Promising US City</b></p> <hr/> <p>RocketHomes December 2021</p>	<p><b>#2 Nampa, #3 Meridian Top Boomtowns in America</b></p> <hr/> <p>Smart Asset November 2021</p>	<p><b>#8 Best Places for Outdoor Enthusiasts to Live &amp; Work</b></p> <hr/> <p>Smart Asset October 2021</p>
<p><b>#10 Best City for Young Professionals</b></p> <hr/> <p>Smart Asset June 2021</p>	<p><b>Safest Cities in America</b></p> <hr/> <p>Smart Asset April 2021</p>	<p><b>#5 Best State</b></p> <hr/> <p>US News Report March 2021</p>	<p><b>Best-Performing Cities</b></p> <hr/> <p>Milken Institute February 2021</p>	<p><b>#4 Best Place to Find a Job</b></p> <hr/> <p>WalletHub February 2021</p>	<p><b>Top 5 Metros for First Time Homebuyers</b></p> <hr/> <p>Move.org January 2021</p>



**SUMMIT**  
COMMERCIAL  
REAL ESTATE GROUP



## CONTACT

### **LEANN HUME**, CCIM, CLS, CRRP

Executive Director

+1 208 890 1089

[leann@summitcreg.com](mailto:leann@summitcreg.com)

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[andrea@summitcreg.com](mailto:andrea@summitcreg.com)

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