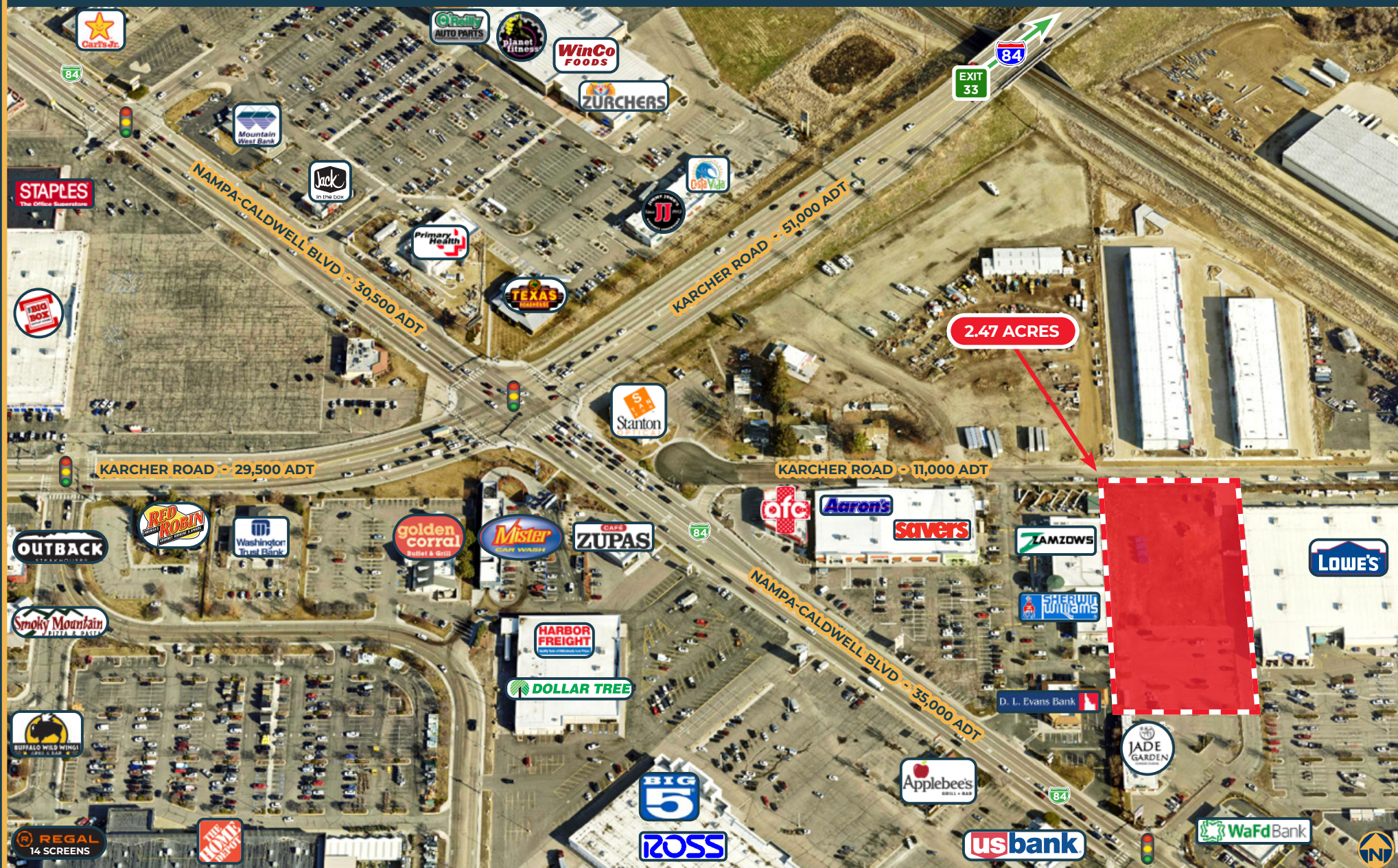


DEVELOPMENT PAD FOR SALE - LEASE - BTS

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



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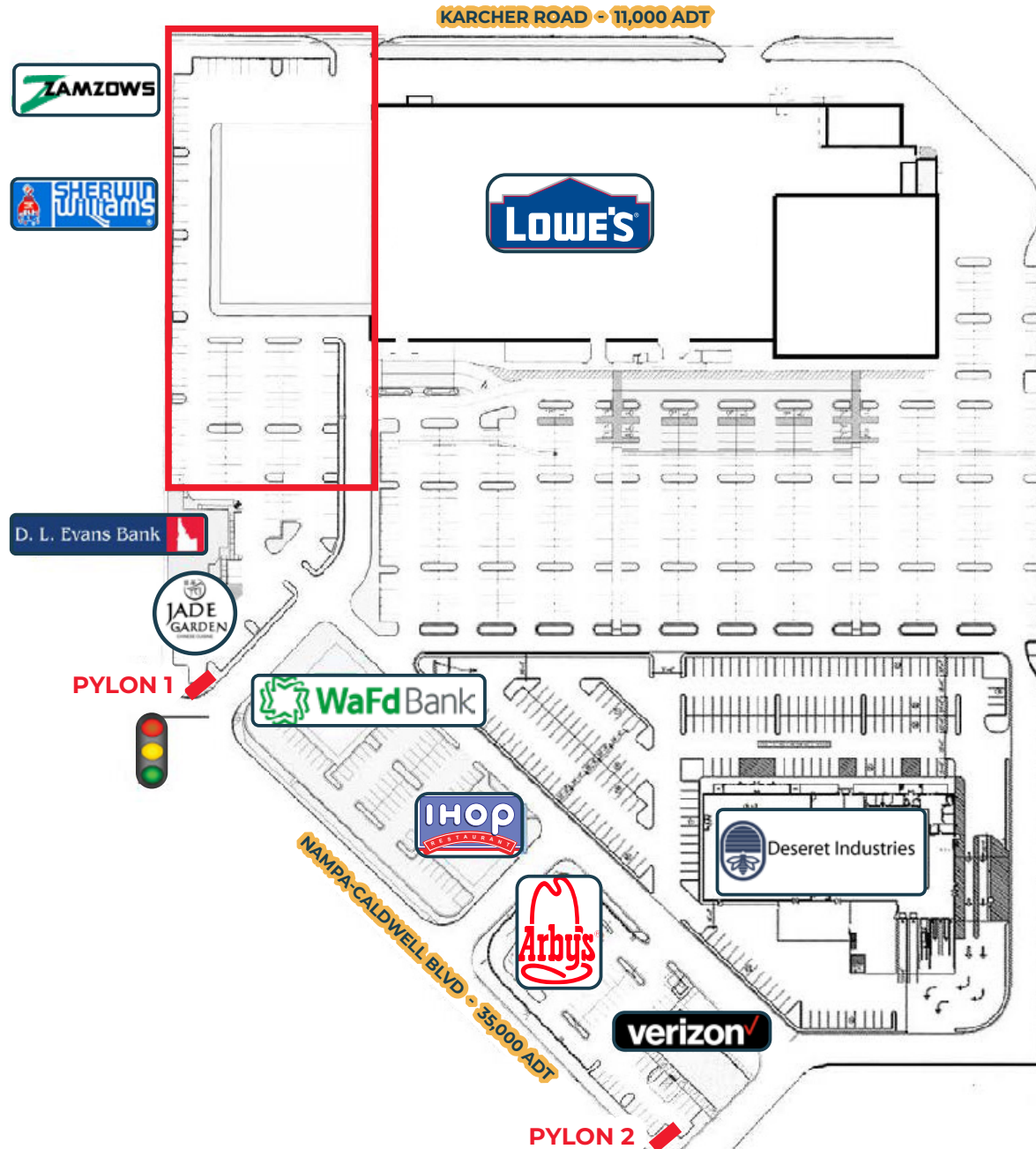
PROPERTY HIGHLIGHTS

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

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



CONCEPTUAL BUILDING DESIGNS - 3,000 - 10,00 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



[Google Map View - Click Here](#)

DRIVE TIME DEMOGRAPHICS

10 MINUTE SNAPSHOT

93,164
POPULATION

32,029
HOUSEHOLDS

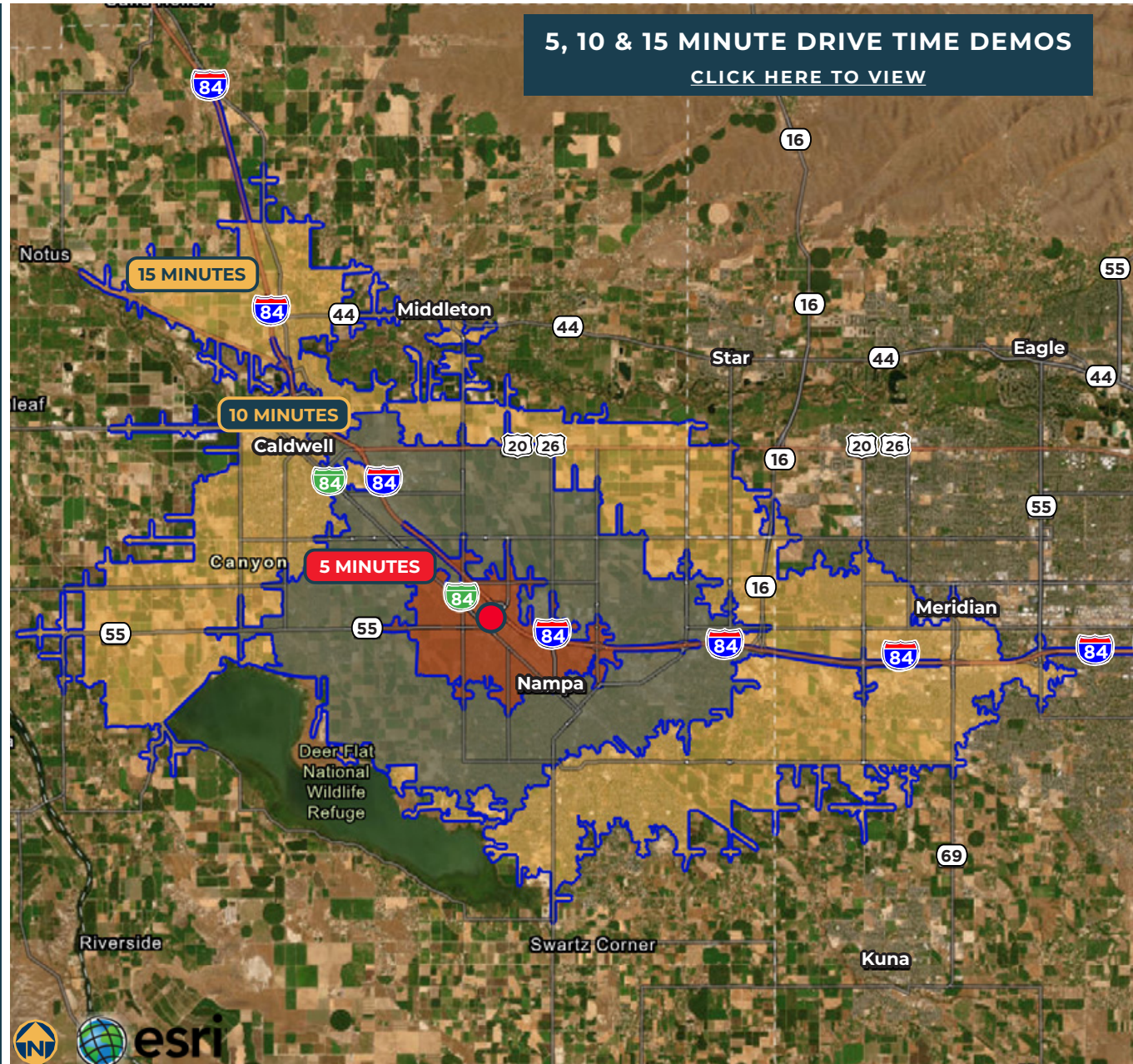
\$71,010
MEDIAN HH INCOME

\$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

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://bvep.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/>

**#1 Nampa &
#7 Meridian Top
Cities for Economic
Growth under 250K**

Coworking Cafe
July 2024

**#3 Meridian,
#5 Boise, #16 Nampa
Best Places To Live
Out West**

Livability
July 2024

**Top 15 Cities
for Young
Professionals**

Pheabs
May 2024

**Tech Workers
Ditching big city
for Boise**

Wired
January 2024

**#3 Best
Performing
Cities**

Milken Institute
2024

**Top 25 Metro for
Economic Growth**

Area Development
Q4 2023

**#4 Overall On
Talent Attraction
Card**

Lightcast
2023

**#7 Overall
Cutting Edge Cities
Boise**

WSJ
October 2023

**Top 20 Best
Mid Size City
in US**

HGTV
September 2023

**Top 20
Safest Cities**

WalletHub
October 2023

**#5 Best
Performing
Cities**

Milken Institute
2023

**Blue Turf
Biggest Attraction
for Sports Fans**

USA Today
2023

**#6 Best Large
Cities to Start a
Business**

WalletHub
April 2023

**Next Great
Food City**

Food & Wine
April 2022

**#5 Top
Emerging
Industrial Markets**

CommercialEdge
February 2022

**#1 Most
Promising
US City**

RocketHomes
December 2021

**#2 Nampa,
#3 Meridian Top
Boomtowns in
America**

Smart Asset
November 2021

**#8 Best Places
for Outdoor
Enthusiasts to
Live & Work**

Smart Asset
October 2021

**#10 Best City
for Young
Professionals**

Smart Asset
June 2021

**Safest Cities
in America**

Smart Asset
April 2021

#5 Best State

US News Report
March 2021

**Best-Performing
Cities**

Milken Institute
February 2021

**#4 Best Place
to Find a Job**

WalletHub
February 2021

**Top 5 Metros for
First Time
Homebuyers**

Move.org
January 2021



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