



COMMERCIAL

# NEON PLAZA

1228 CALDWELL BLVD | NAMPA, IDAHO



## CALDWELL BOULEVARD FRONTAGE RETAIL SPACE FOR LEASE!

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### HIGHLIGHTS

Excellent high traffic location with high visibility pylon signage on Caldwell Boulevard.

One signalized entrance and four unsignalized entrances into center.

Across from the newly remodeled and expanding District 208 (former Karcher Mall) including 288 unit residential development.

Prime end-cap space in Nampa's main retail corridor, surrounded by major national retailers including Lowe's, Costco, Target, Home Depot, Ross, Kohl's, Staples, WinCo, Zamzows, and Deseret Industries.

SPACE:	RSF:	RATE:	MONTHLY:
Ste 1228	1,488 SF	\$22.00/SF + NNN	\$3,210 SF/Mo.NNN

### DETAILS

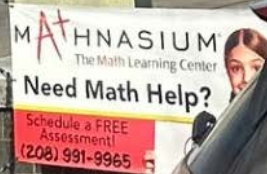
LEASE TYPE	NNN
EST NNN	\$7.53/SF
LEASE TERM	3-10 Years
BLDG. SIZE	9,150 SF
BLDG. TYPE	Multitenant Retail Center

CONTACT

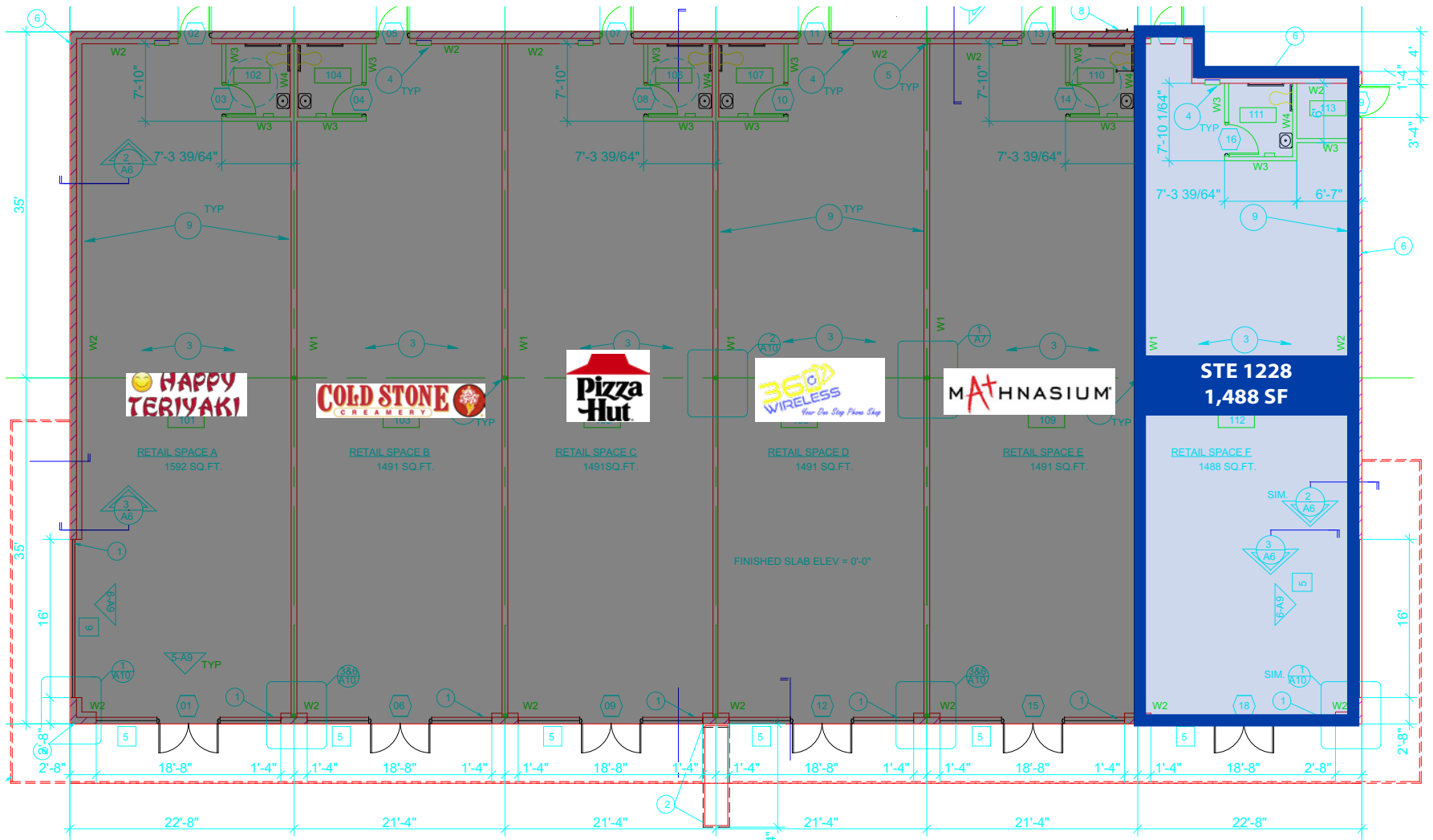


UPDATED: 01.18.2023

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# FLOOR PLAN





**NEON PLAZA**

**TREASURE VALLEY MARKETPLACE**

Staples

26,000 VPD

46,500 VPD Karcher Rd

26,093 VPD

27,000 VPD Caldwell Blvd

EXIT 33

**DISTRICT 208**

**SITE**