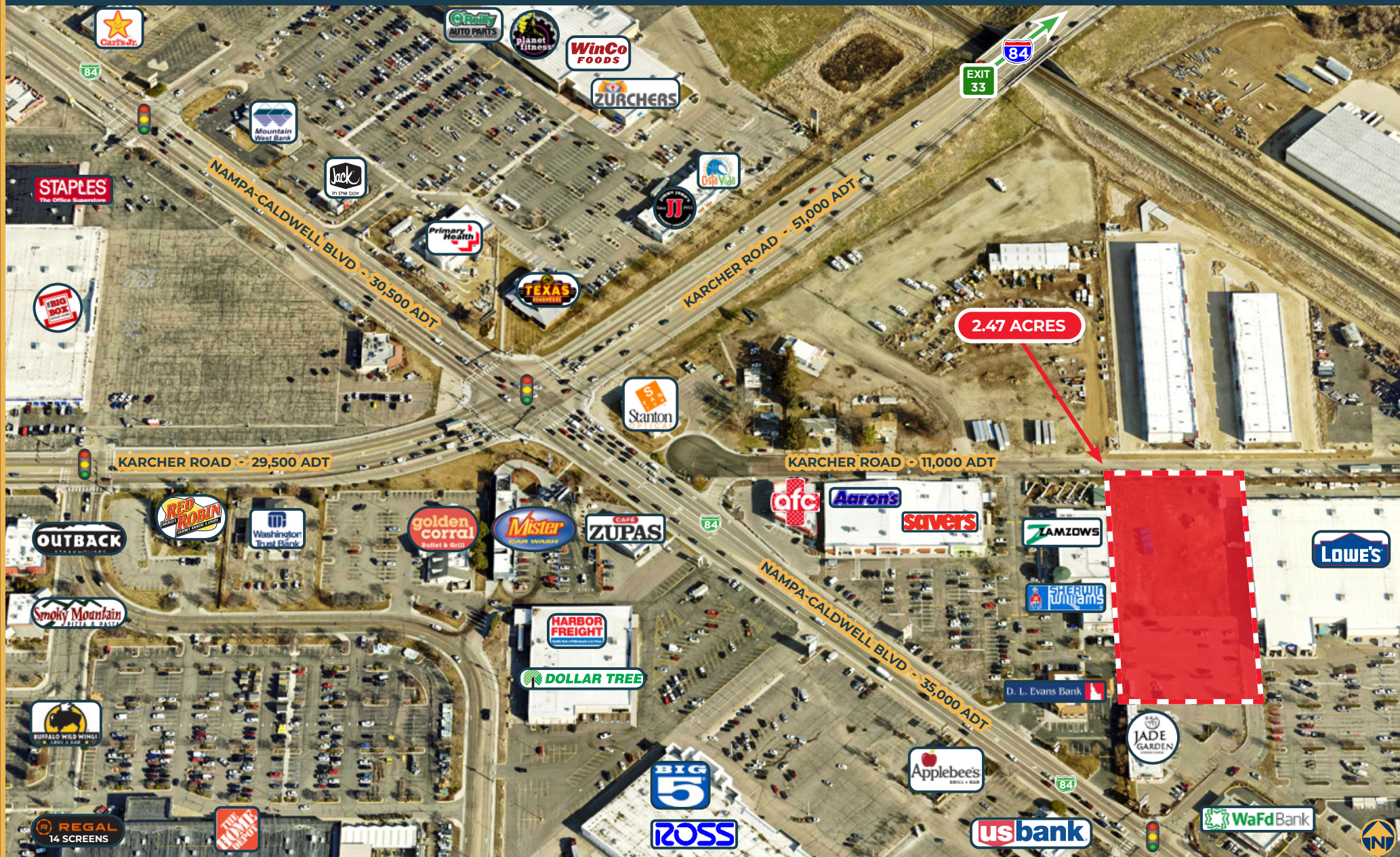


# DEVELOPMENT PAD FOR SALE - LEASE - BTS

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



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



## PROPERTY HIGHLIGHTS

|                        |  |
|------------------------|--|
| <b>SALE PRICE:</b>     | \$1,250,000  |
| <b>BUILD TO SUIT:</b>  | \$36.00/SF   |
| <b>GROUND LEASE:</b>   | \$80,000/YR NNN                                      |
| <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            |

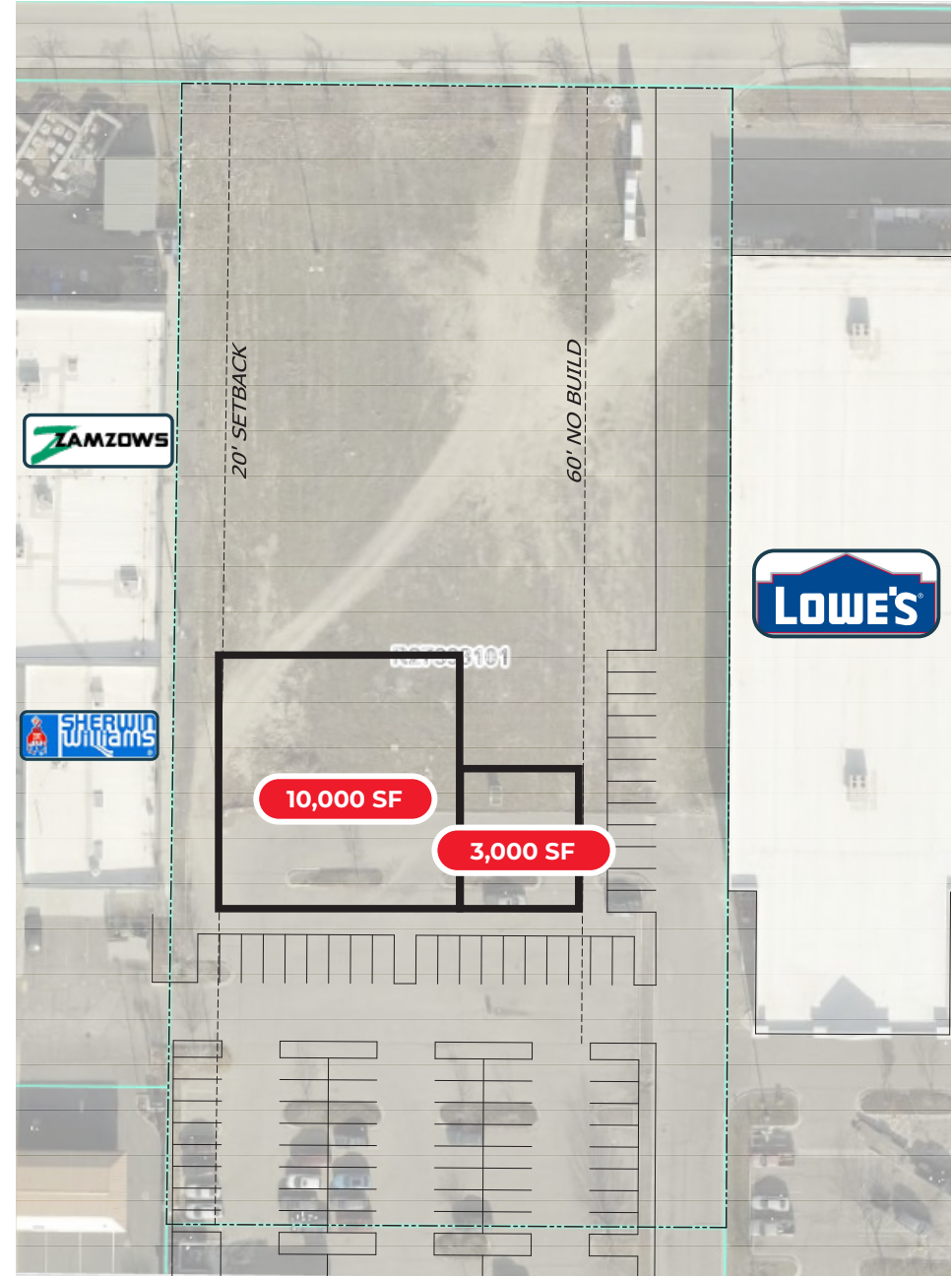
## LISTING DETAILS

- 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](#)
- Available for sale, ground lease, and customizable build to suit
- Large on-site parking field in-place - space includes pylon signage
- 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 - 10,000 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**





# DRIVE TIME DEMOGRAPHICS

## 10 MINUTE SNAPSHOT

93,164  
POPULATION

32,029  
HOUSEHOLDS

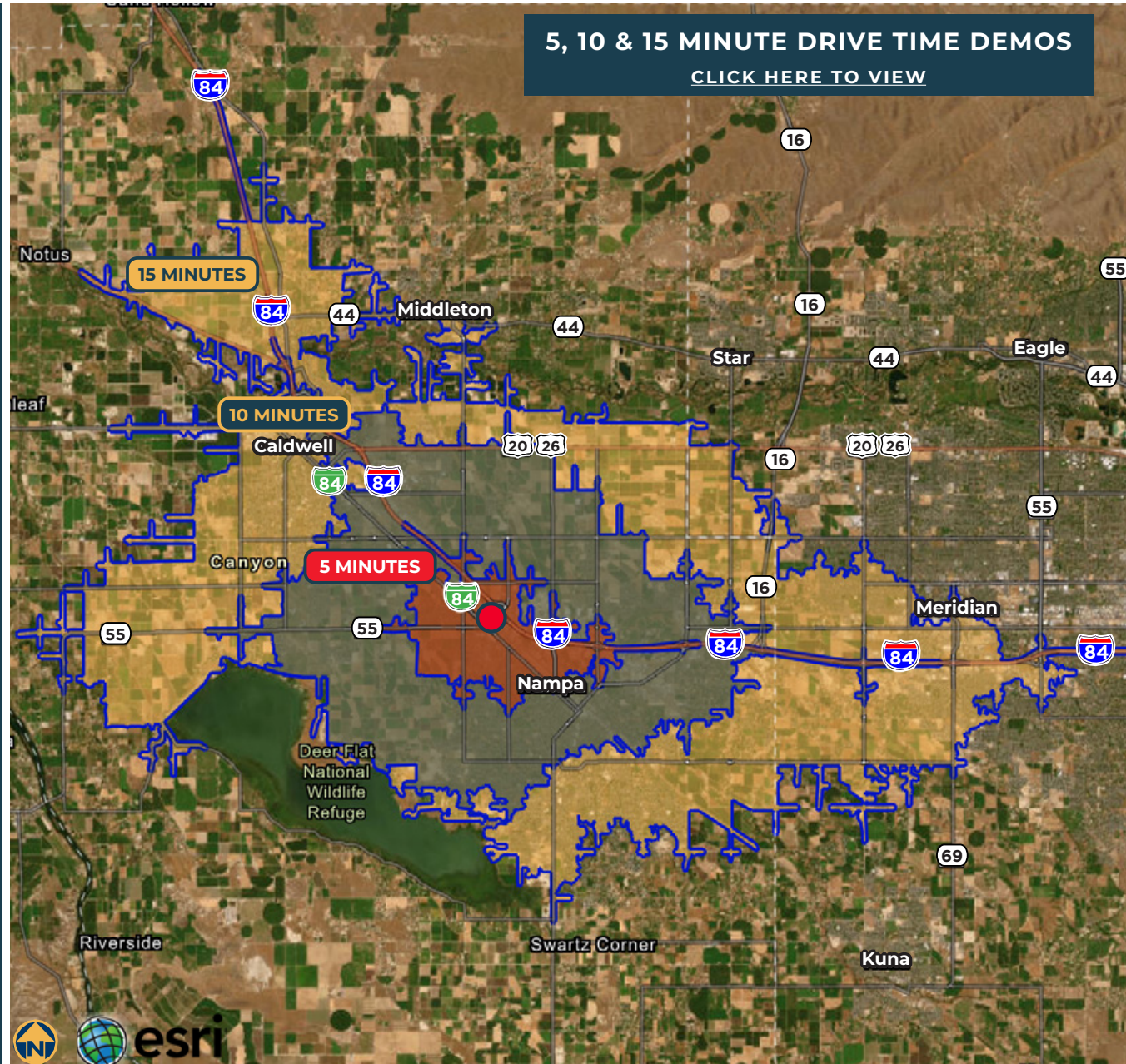
\$71,010  
MEDIAN HH INCOME

\$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

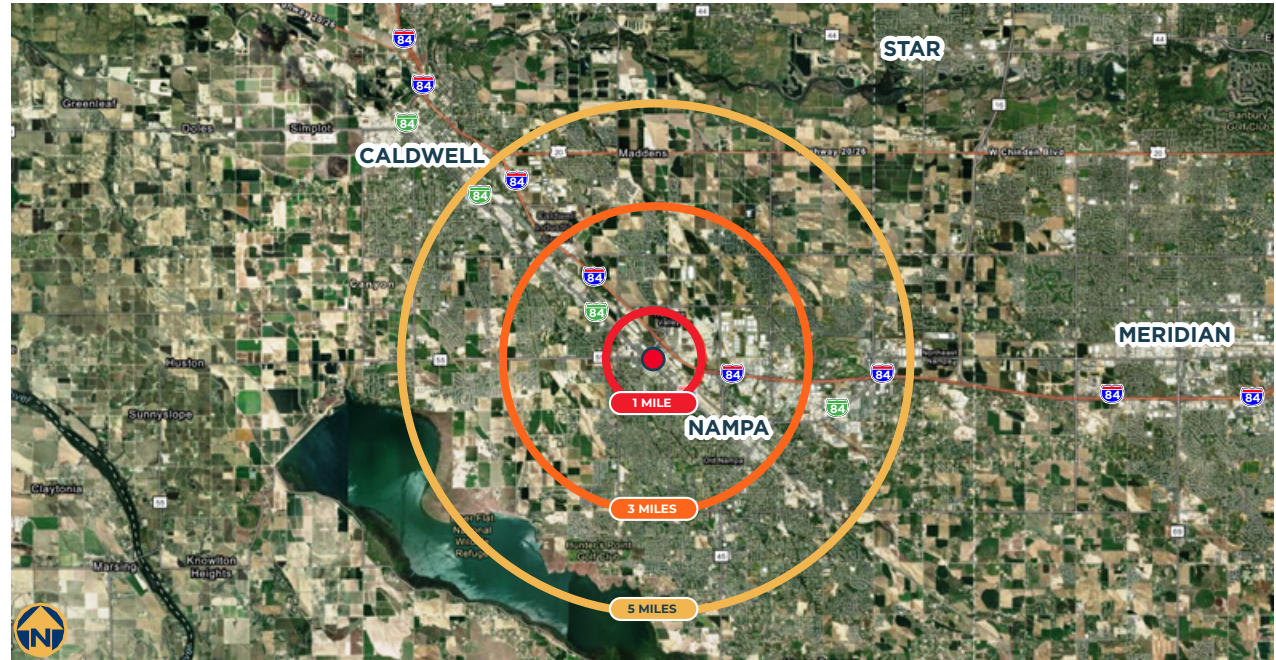
69,720  
POPULATION

24,356  
HOUSEHOLDS

\$72,619  
MEDIAN HH INCOME

\$93,092  
AVERAGE HH INCOME

24,119  
DAYTIME POPULATION



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://bvep.org/why-boise/>

# BOISE METRO INFORMATION

## NATIONAL ACCOLADES

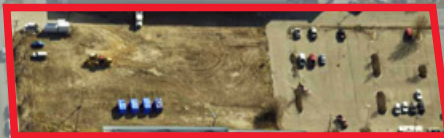
It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition.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

|  |   |  |  |  |   |
|--|---|--|--|--|---|
| <b>Top U.S Cities for Job Growth</b><br><hr/> <b>NewHomeSource</b><br>July, 2025                             | <b>#5 Best City for Work Life Balance</b><br><hr/> <b>Coworking Cafe</b><br>July 2025             | <b>Top 20 Mid-Sized Cities on the Rise</b><br><hr/> <b>LinkedIn News</b><br>July 2025      | <b>Idaho Ranked #2 in Top Job Growth</b><br><hr/> <b>U.S Bureau of Labor Statistics</b><br>July 2025 | <b>Nampa, ID Top 100 Best Places to Live in the U.S</b><br><hr/> <b>Livability</b><br>July 2025        | <b>Top 25 U-Haul Growth Metros</b><br><hr/> <b>U-HAUL</b><br>January 25   |
| <b>#1 Best City for Working Families</b><br><hr/> <b>ELEVATE</b><br>February 2025                            | <b>#23 Fastest Growing Place in the U.S. 2024-2025</b><br><hr/> <b>U.S. News</b><br>February 2025 | <b>#20 Most Dynamic Metropolitan City</b><br><hr/> <b>Heartland Foward</b><br>January 2025 | <b>Best U.S. Cities for a Weekend Trip</b><br><hr/> <b>Thrillist</b><br>November 2024                | <b>#2 Best Places to Live in the U.S. in 2024-2025</b><br><hr/> <b>US World &amp; News</b><br>May 2024 | <b>#1 Nampa &amp; #7 Meridian Top Cities for Economic Growth under 250K</b><br><hr/> <b>Coworking Cafe</b><br>July 2024 |
| <b>#3 Meridian, #5 Boise, #16 Nampa Best Places To Live Out West</b><br><hr/> <b>Livability</b><br>July 2024 | <b>Top 15 Cities for Young Professionals</b><br><hr/> <b>Pheabs</b><br>May 2024                   | <b>Tech Workers Ditching big city for Boise</b><br><hr/> <b>Wired</b><br>January 2024      | <b>#3 Best Performing Cities</b><br><hr/> <b>Milken Institute</b><br>2024                            | <b>Top 25 Metro for Economic Growth</b><br><hr/> <b>Area Development</b><br>Q4 2023                    | <b>#4 Overall On Talent Attraction Card</b><br><hr/> <b>Lightcast</b><br>2023   |
| <b>#7 Overall Cutting Edge Cities Boise</b><br><hr/> <b>WSJ</b><br>October 2023                              | <b>Top 20 Best Mid Size City in US</b><br><hr/> <b>HGTV</b><br>September 2023                     | <b>Top 20 Safest Cities</b><br><hr/> <b>WalletHub</b><br>October 2023                      | <b>#5 Best Performing Cities</b><br><hr/> <b>Milken Institute</b><br>2023                            | <b>Blue Turf Biggest Attraction for Sport's Fans</b><br><hr/> <b>USA Today</b><br>2023                 | <b>#6 Best Large Cities to Start a Business</b><br><hr/> <b>WalletHub</b><br>April 2023                                 |



# SUMMIT

COMMERCIAL  
REAL ESTATE GROUP



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