

GROCERY ANCHORED RETAIL DEVELOPMENT

1,000 - 13,400 SQ. FT. | 0.72 - 3.14 ACRE PADS



SALE | LEASE | BUILD TO SUIT - KARCHER & LAKE, CALDWELL, IDAHO 83607

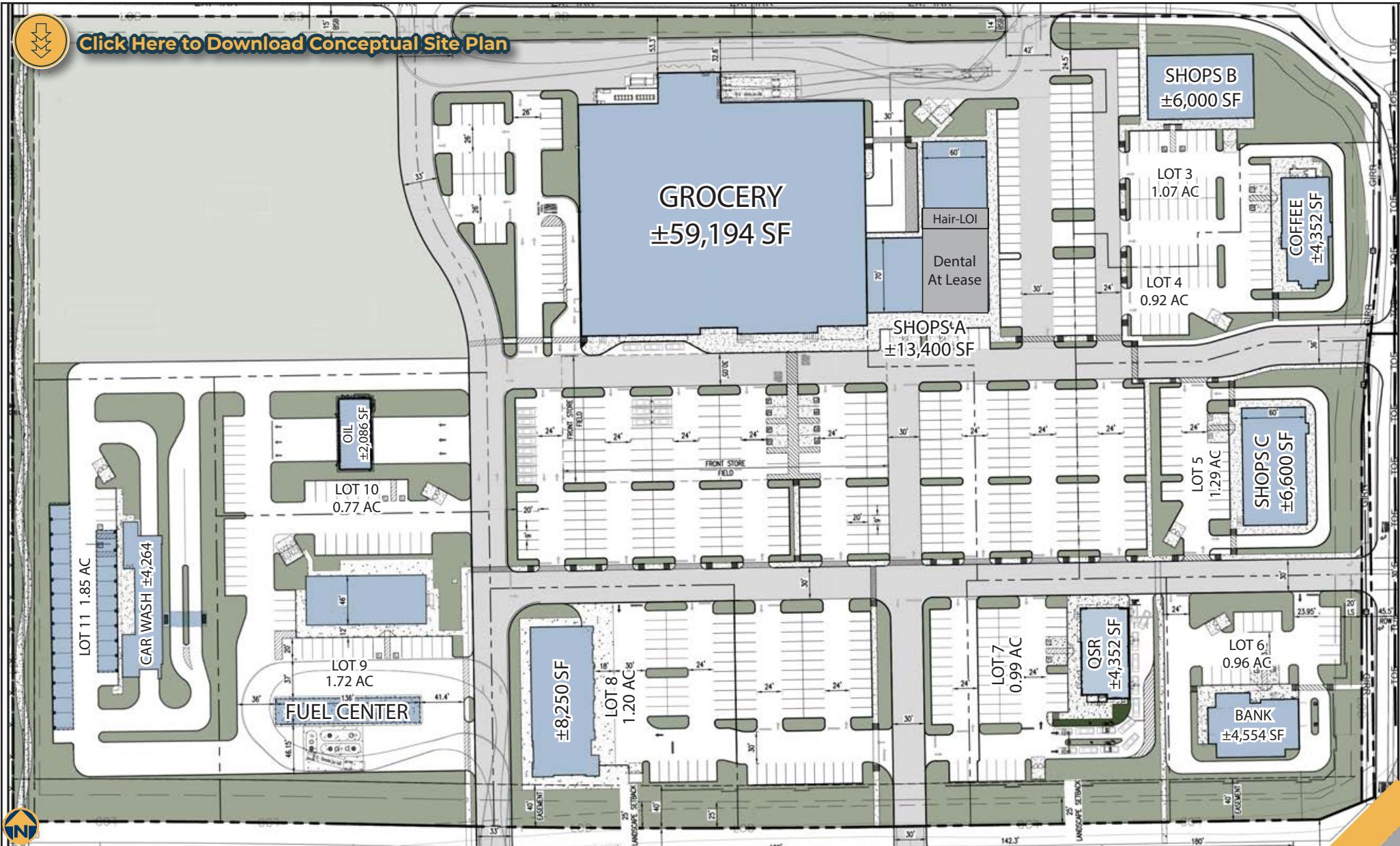


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[Click Here to Download Conceptual Site Plan](#)



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SHOP SPACES:	1,000 - 13,400 Sq. Ft.
PAD SITES:	0.72 - 3.14 Acres
RATE & PRICE:	To Be Determined - Contact Agents
TERMS:	Negotiable
PARCEL NUMBER:	R3273600000
ZONING:	H-C - Highway Corridor
DEVELOPMENT:	22.12 Acres Total
FRONTAGE:	1,300' on Karcher / Highway 55
PARKING:	Dedicated - See Conceptual Site Plan
PROPOSED USES:	Retail, Restaurant, Bank, Service
PROJECT STATUS:	Lot 2 - Shops A - 2027 Delivery



Now offering retail and pad site opportunities at a new grocery-anchored development located at the northwest corner of Karcher Road (Highway 55) and Lake Avenue in Caldwell. This signalized, high-visibility hard-corner sits within an underserved and rapidly growing market, with direct access to Interstate 84 just under three miles away (Exit 33) - [Google Map View](#).

The project offers a range of flexible options including spec-built and build-to-suit retail spaces ranging from 1,000 to 13,400 square feet, along with development pads from 0.6 to 3 acres available for sale or ground lease. Construction is starting soon, with delivery details, lease rates, and purchase prices all negotiable.

This location is ideal for a wide variety of potential uses including single or multi-tenant retail shops, quick-service or sit-down restaurants, oil change facilities, car washes, convenience stores with fuel islands, banks, and other professional service providers.

Amenities include unobstructed frontage, multiple access points, drive-thru capabilities, monument and building signage areas, and excellent visibility to strong daily traffic counts in a high-demand corridor.

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LOT 2 - SHOPS A - GROCERY SHADOW ANCHORED



LOT 2 - SHOPS A:	1,000 - 13,400 Sq. Ft.
LOT SIZE:	1.45 Acres
LEASE RATE:	To Be Determined - Contact Agents
LEASE TERMS:	Negotiable
T.I. ALLOWANCE:	Available for Custom Build-Outs
BUILDING SIZE:	13,400 Sq. Ft. Total
SHADOW ANCHOR:	New National Chain Grocery Store
PARKING:	99 Stalls - 7.72/1,000 SF
PROPOSED USES:	Retail, Restaurant, Health & Beauty, Service
SIGNAGE:	Building & Free Standing
PROJECT STATUS:	Lot 2 - Shops A - 2027 Delivery

- **Lot 2 - Shops A** and the new grocery store will be constructed simultaneously with a projected 2027 delivery
- Available suites range from 1,000 to 13,400 Sq. Ft.
- Tenant improvement allowance will be based on lease rate & terms, contact agents to discuss custom build-out options
- Amenities include large store-front glass, on-site parking, and building and Highway signage



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SURROUNDED BY NEWLY PLATTED DEVELOPMENTS

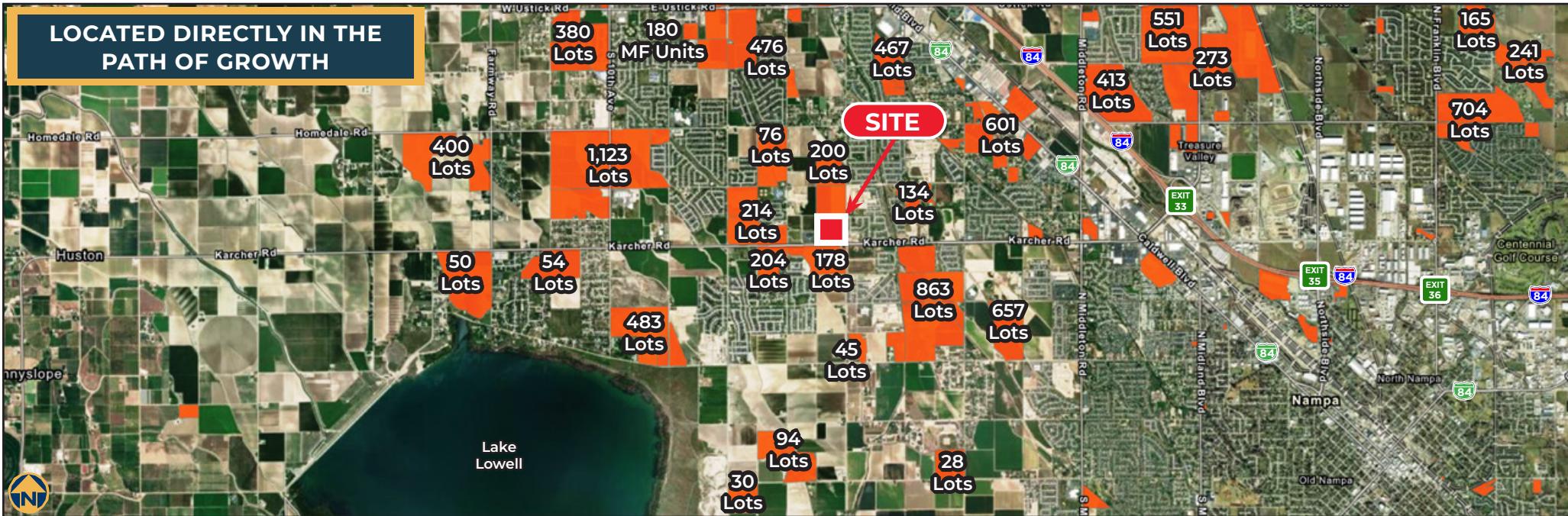


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LOCATED DIRECTLY IN THE PATH OF GROWTH



POPULATION GROWTH

- As of July 1, 2024, Canyon County's estimated population is 266,892, up from ~231,116 in April 2020. That's 15.5% growth over ~4 years.
- From 2022 to 2023 alone, growth was 2.7% (an increase of ~6,782 people).
- Over longer spans: since 2013, the county grew by nearly 30% in population.

ECONOMIC / INCOME TRENDS

- Median family income in Canyon County rose from \$66,000 in 2020 to nearly \$84,000 in 2023.
- Per capita income also rose from \$24,000 to nearly \$31,000 in that same period.
- Employment in the county is growing: from 2022 to 2023, employment increased ~5.4% (from ~109,000 to ~114,000).

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DRIVERS OF GROWTH

- In-migration, especially from outside Idaho, is a major contributor. For example, between 2022–2023, of the ~6,782 new residents, 79.6% came from outside Idaho.
- Lower cost of housing relative to nearby Ada County seems to be drawing people.
- Rapid growth in cities/towns in the Treasure Valley area (e.g. Nampa, Star, Middleton) both in actual number and in percentage.

COMPARISONS & SIGNIFICANCE

- Among Idaho counties, Canyon County ranks near the top in total population gain and percentage growth. For example, between 2020–2025, its growth is 16.4%, making it one of the “fastest growing” counties in the state.
- Canyon has been leading Idaho in numeric population gains for at least a couple of years, surpassing other counties in raw numbers of new residents.

FORECASTS & PROJECTIONS

1. Statewide Idaho Projection (through 2034)

- The Idaho Department of Labor forecast expects Idaho's population to grow at ~1.5% per year through 2034.
- By 2034, the state population is projected to reach 2,364,544 people. Idaho Labor Market Information

2. Treasure Valley / Ada + Canyon Counties

- According to the regional planning agency COMPASS, the two-county region (Ada + Canyon) is projected to see 37% growth between 2022 and 2050.
- That would put the combined population of Ada & Canyon Counties at over 1,000,000 by 2050. Some reports say “1.1 million” in that timeframe.

3. Short-Term Canyon County Estimate

- A projection from “Idaho Demographics” lists a 2025 projected population of ~275,299 for Canyon County (based on a ~3.1% annual growth, similar to recent years).
- For reference, the 2024 estimated population was ~266,892.

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1, 3 & 5 MILE DEMOGRAPHICS & RETAIL REPORT

3 MILE SNAPSHOT

55,265
POPULATION

18,469
HOUSEHOLDS

\$74,384
MEDIAN HH INCOME

\$91,021
AVERAGE HH INCOME

33
MEDIAN AGE



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 & Census 2020 data.

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5, 10 & 15 MINUTE DRIVE-TIME DEMOGRAPHICS & RETAIL REPORT

10 MINUTE SNAPSHOT

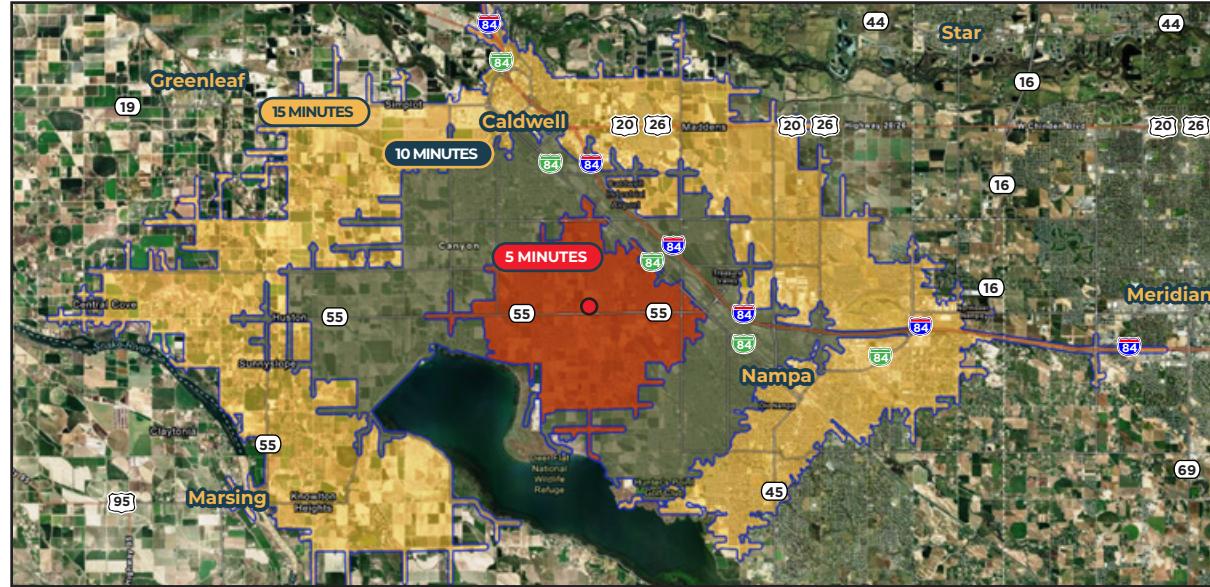
95,351
POPULATION

32,312
HOUSEHOLDS

\$75,116
MEDIAN HH INCOME

\$95,370
AVERAGE HH INCOME

34
MEDIAN AGE



5, 10 & 15 MIN DRIVE-TIME DEMOS
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 & Census 2020 data.

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DEVELOPED BY



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