

# Karcher Commons

NE Corner of Karcher Rd. & Indiana Ave.  
Caldwell, ID

Build to Suit (NNN) and Ground Lease Opportunities



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**Colliers**

Accelerating success.



# Property Overview

Property Type	Retail
Land Size	0.5 – 2.0 Acres
Parking	Shared Onsite Parking
Lease Type	Build to Suit (NNN) and Ground Lease Opportunities
Lease Rate	Contact Agents

## Demos

	1 Miles	3 Miles	5 Miles
Population	8,013	44,901	117,042
Households	2,478	14,549	39,438
Avg. Income	\$120,140	\$93,180	\$95,828



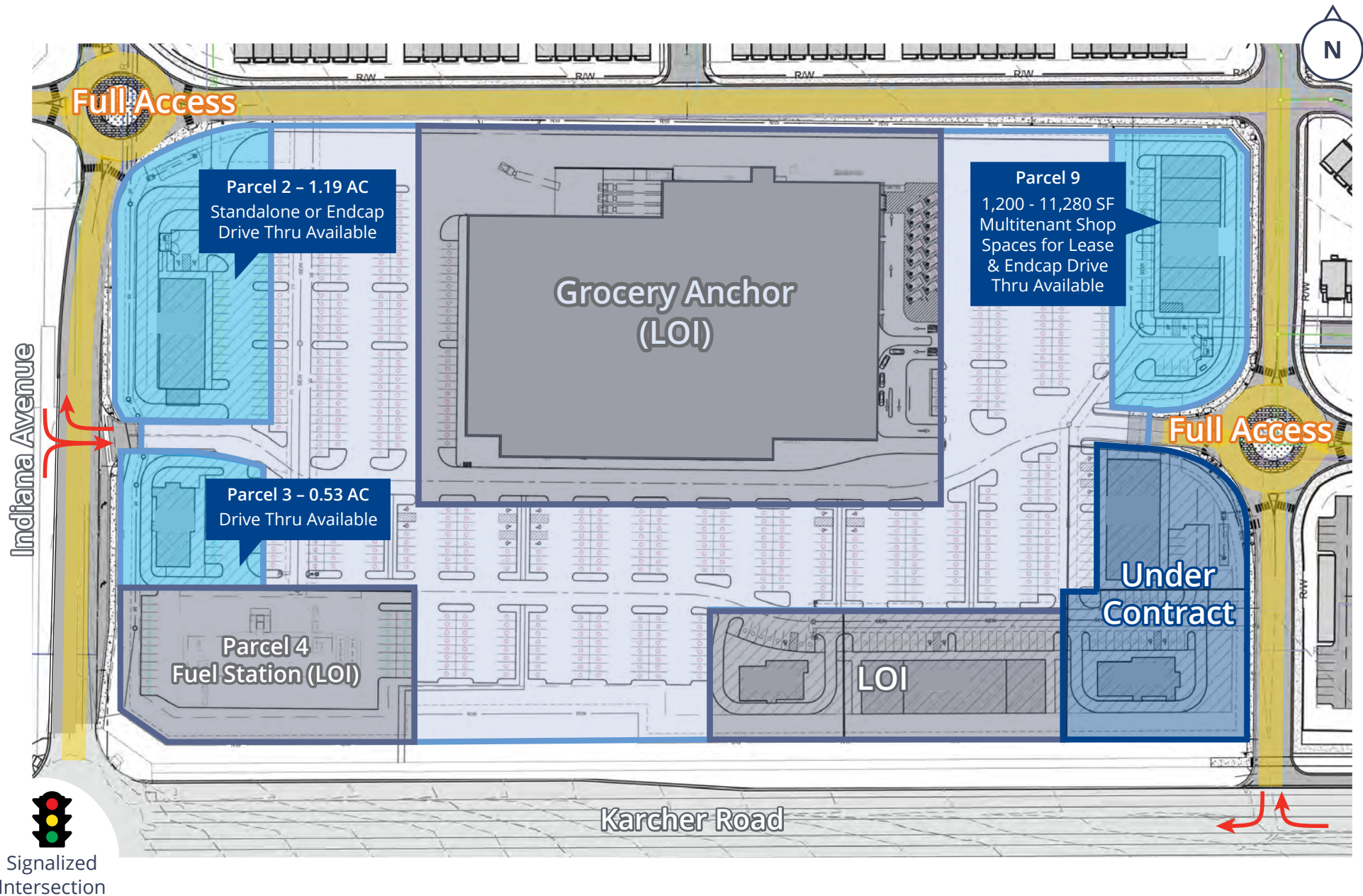
## Key Highlights

- Grocery anchored project in the path of growth between Nampa and Caldwell
- 532 townhouses and projects planned for Karcher Commons and 2,800+ recently constructed and planned homes within 3 miles of the site
- 19,000 VPD on Hwy 55 (Karcher Rd) and 7,500 VPD on Indiana Ave

# Site Plan-Conceptual Plan Only

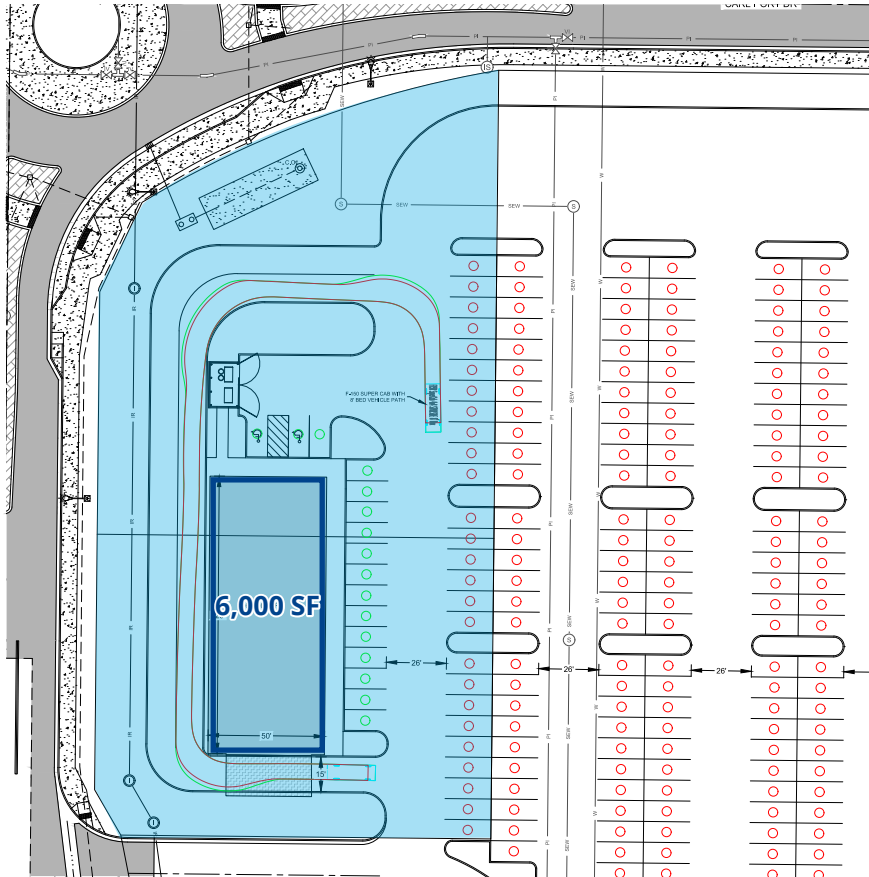
Pads available between 0.5 and 2 acres:

Lot lines can be adjusted



# NW Corner

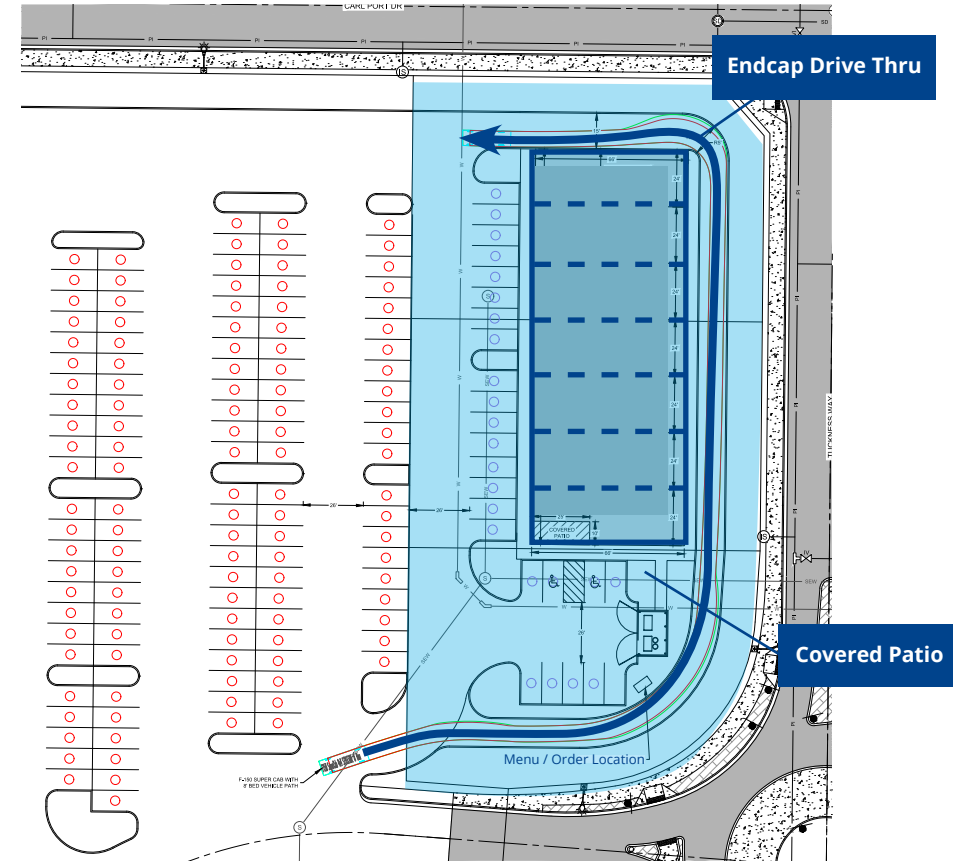
## Parcel 2



- 1.19 Acres
- Standalone or Endcap Drive Thru Available

# NE Corner

## Parcel 9



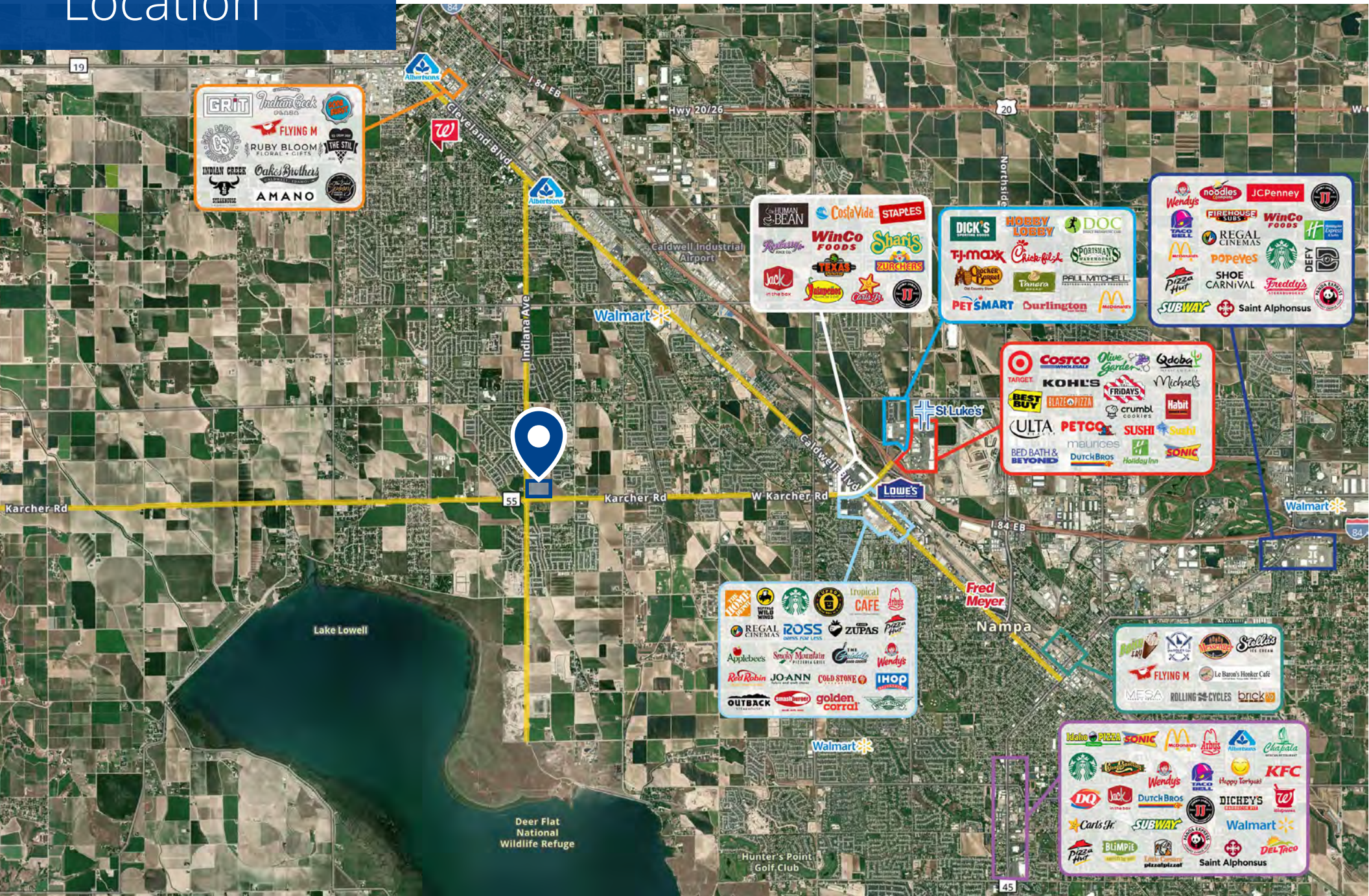
- Multitenant shop spaces for lease
- 1,200-11,280 SF
- Endcap Drive Thru Available



# Location

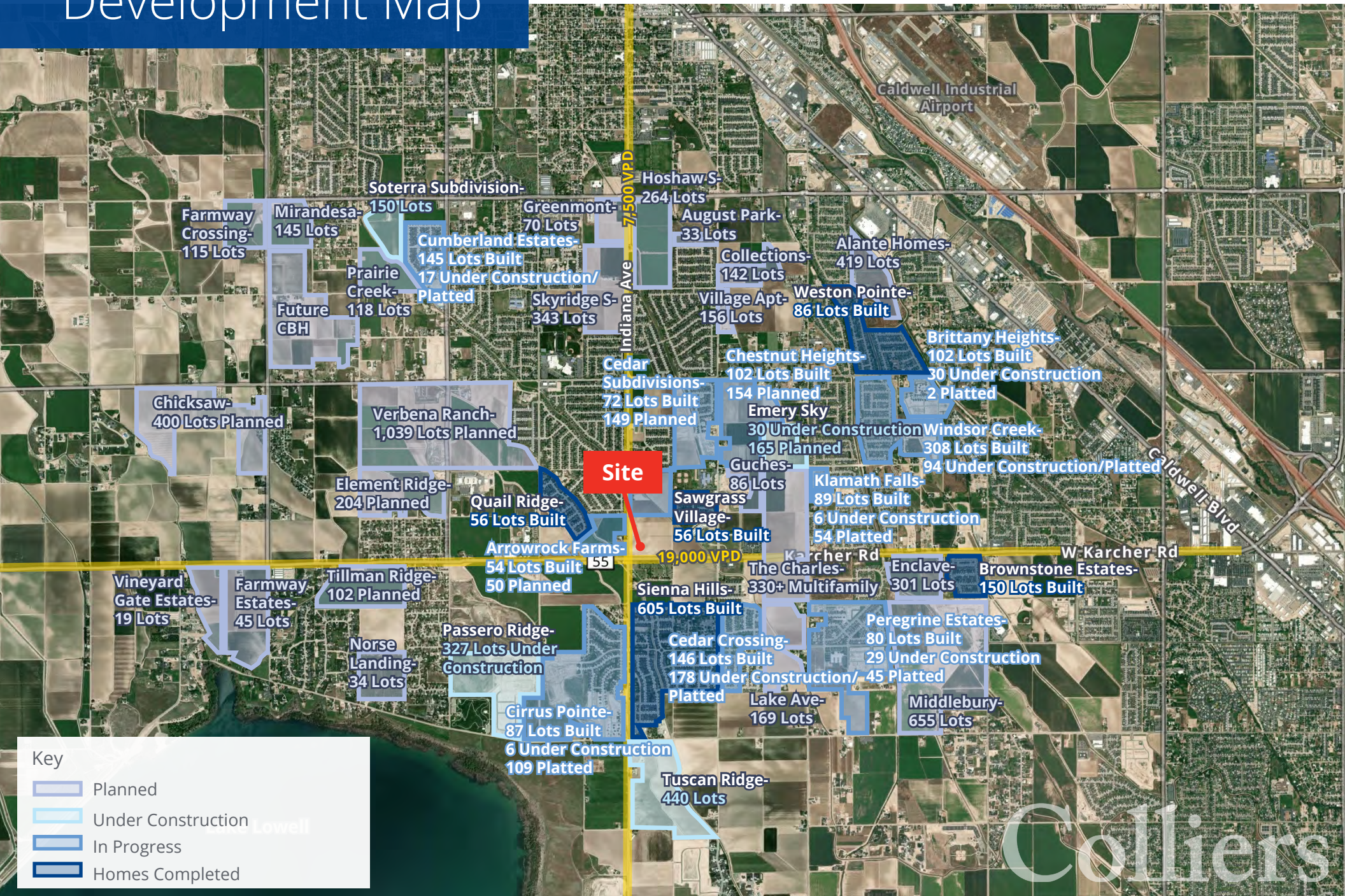
Google Map

Street View





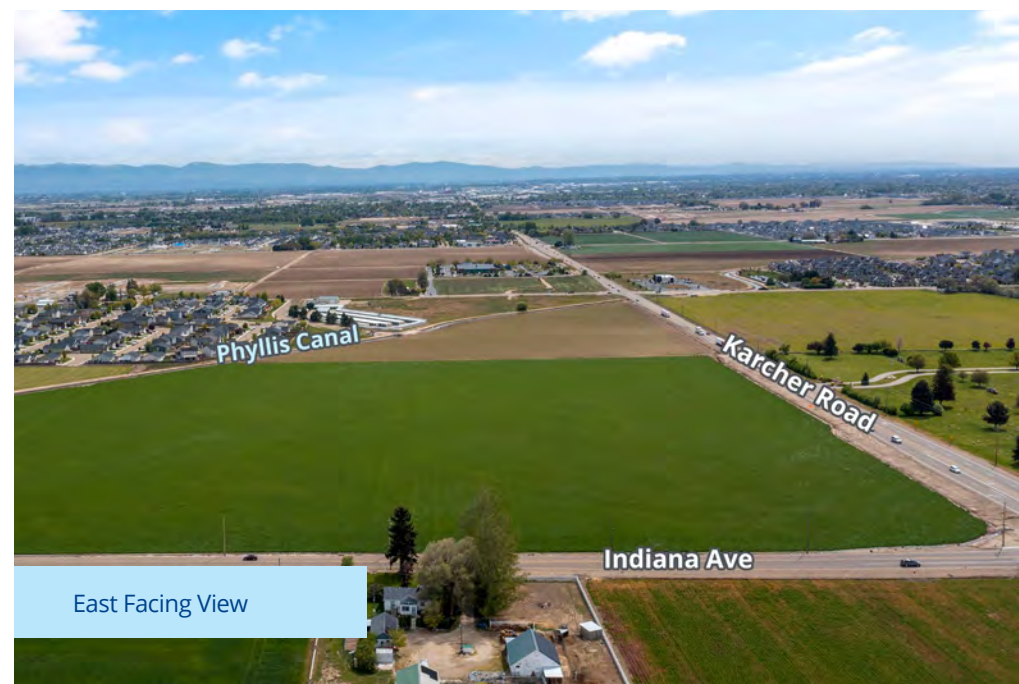
# Development Map



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# Property Aerials



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