

# HOSPITALITY DEVELOPMENT LAND FOR SALE

0, 1600, 1608, 1614 WEST KARCHER ROAD, NAMPA, ID 83651



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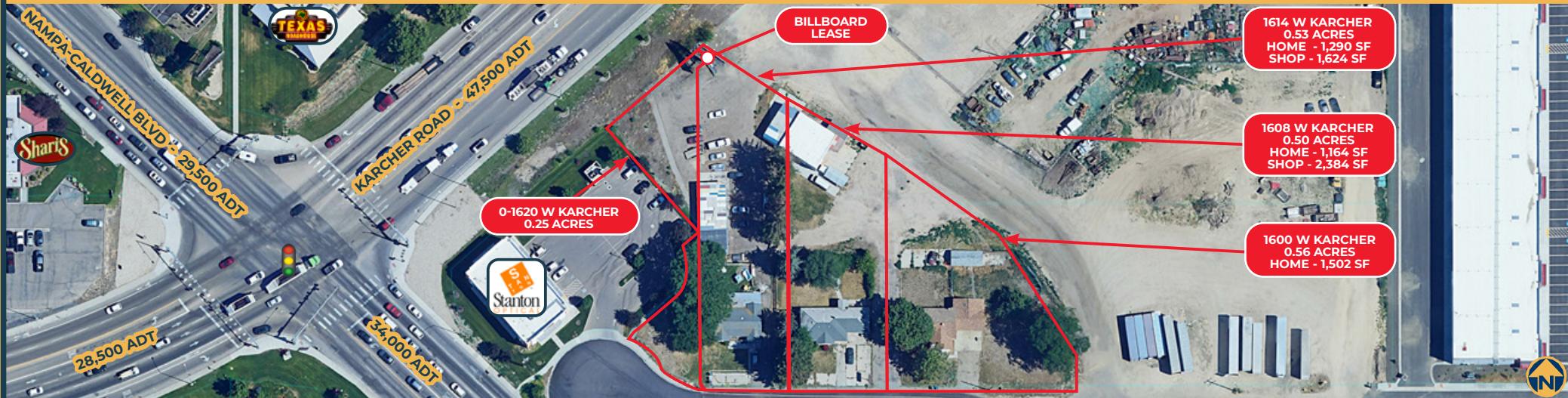
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## PROPERTY HIGHLIGHTS

**0 W KARCHER:** 0.25 Acres - Land & Leased Billboard

**1600 W KARCHER:** 0.56 Acres - Home 1,502 SF

**1608 W KARCHER:** 0.50 Acres - Home 1,164 SF - Shop - 2,384 SF

**1614 W KARCHER:** 0.53 Acres - Home 1,290 SF - Shop - 1,624 SF

**TOTAL AVAILABLE:** 1.84 Acres - 3 Residences & 2 Shops

**SALE PRICE:** Negotiable, Contact Agents

**IN-PLACE INCOME:** \$5,466.67 Per-Month

**ZONING:** BC - [Click Here to View Allowed Uses](#)

**PARCEL NUMBERS:** R24471010A0, R2447800000  
R2447900000, R2448500000

**UTILITIES:** All Available to Site

**POTENTIAL USES:** Hotel, Retail, Multi-Family, Service

**AVAILABILITY:** Immediate, Contact Agents for Tours

## LISTING DETAILS

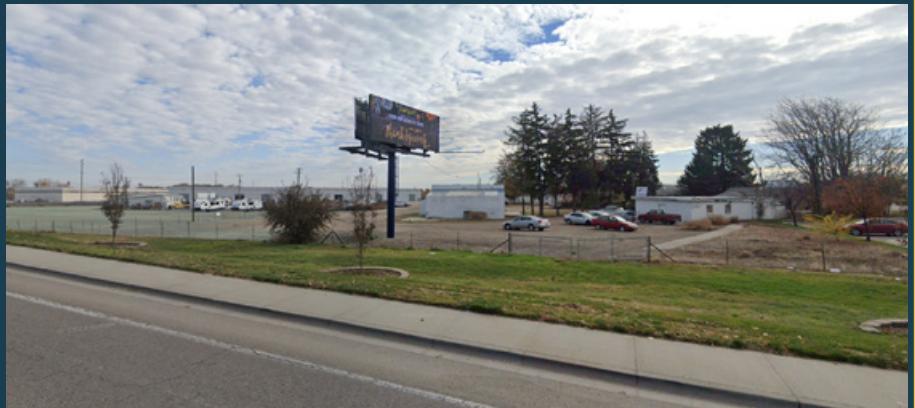
- Four parcels for sale at one of the busiest intersections in Canyon County - the Nampa-Caldwell Boulevard and Karcher Road
- Offer consists of three residences and two commercial shops, **all currently leased on a month-to-month basis with a 30 day notice**, and one parcel of land with an in-place billboard lease - \$5,466.67 of monthly income (\$65,600 annually)
- Potential for a buyer to hold the revenue generating property as-is or redevelop the parcels for a higher and better use
- Allowed uses under the current BC zoning include hotel, retail, restaurant, office, medical, multi-family, mixed-use, live-work, daycare, school, and other professional service providers
- Prime location with over 47,500 cars per day, less than 1 mile from Interstate 84 on/off ramp 33 - [Google Map View](#)
- 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

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## 0-1620 W Karcher: 0.25 Acres - Land & Leased Billboard



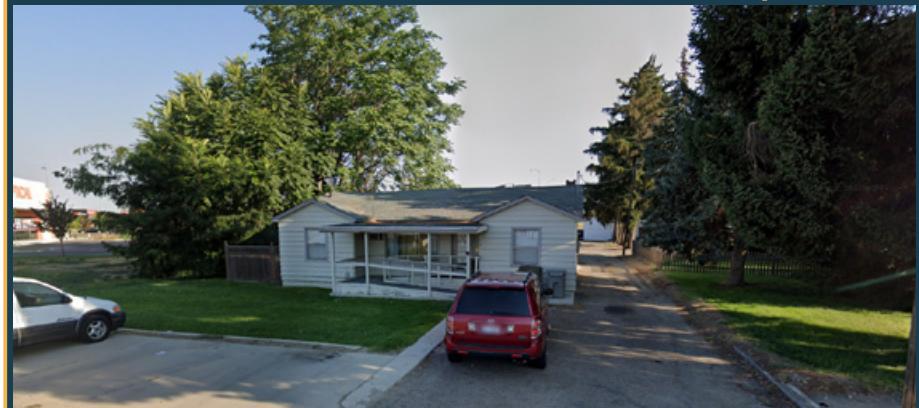
## 1608 W Karcher: 0.50 Acres - Home 1,164 SF - Shop 2,384 SF



## 1600 W Karcher: 0.56 Acres - Home 1,502 SF



## 1614 W Karcher: 0.53 Acres - Home 1,290 SF - Shop 1,624 SF



### In-Place Revenue Details

BILLBOARD	LESSEE	LEASE TERMS	YEARLY RENT	START DATE
0-1620 W Karcher	Canyon Outdoor Media, LLC	5 years with two 5 year options	\$ 5,000	10/15/2020
HOMES / SHOPS	HOME / SHOP SIZE	ACRES	MONTHLY RENT	DEPOSIT
1600 W Karcher	1,502 SF	0.56	\$ 1,050	\$ 1,000
1610 W Karcher	-		\$ 1,850	\$ 1,800
1614 W Karcher	1,290 SF Home - 1,624 SF Shop	0.52	\$ 1,300	\$ 1,200
1608 W Karcher	1,164 SF Home - 2,384 SF Shop	0.50	\$ 850	\$ -
TOTAL MONTHLY INCOME:			\$ 5,466.67	
TOTAL YEARLY INCOME:			\$ 65,600.00	

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**CLOSE TO OTHER HOTELS & LONG-TERM STAY  
NIGHTLY RATES RANGE - \$62 TO \$183 PER-NIGHT**

[Google Map - Click Here to View](#)



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# OFF INTERSTATE 84 BETWEEN EXITS 33 & 35 SURROUNDED BY RETAIL & RESTAURANTS

[Google Map - Click Here to View](#)

# 1, 3 & 5 MILE DEMOGRAPHICS

## 3 MILE SNAPSHOT

66,010  
POPULATION

22,610  
HOUSEHOLDS

\$63,439  
MEDIAN HH INCOME

\$83,037  
AVERAGE HH INCOME

26,163  
DAYTIME POPULATION

In the identified area, the current year population is 153,699. In 2020, the Census count in the area was 138,487. The rate of change since 2020 was 3.26% annually. The five-year projection for the population in the area is 167,240 representing a change of 1.70% annually from 2023 to 2028.

The household count in this area has changed from 46,885 in 2020 to 52,182 in the current year, a change of 3.35% annually. The five-year projection of households is 57,047, a change of 1.80% annually from the current year total. Average household size is currently 2.90, compared to 2.90 in the year 2020.

**1, 3 & 5 MILE DEMOGRAPHICS**  
CLICK BELOW TO VIEW



**EXECUTIVE SUMMARY REPORT**  
CLICK BELOW TO VIEW



# DRIVE TIME DEMOGRAPHICS

## 10 MINUTE SNAPSHOT

107,842  
POPULATION

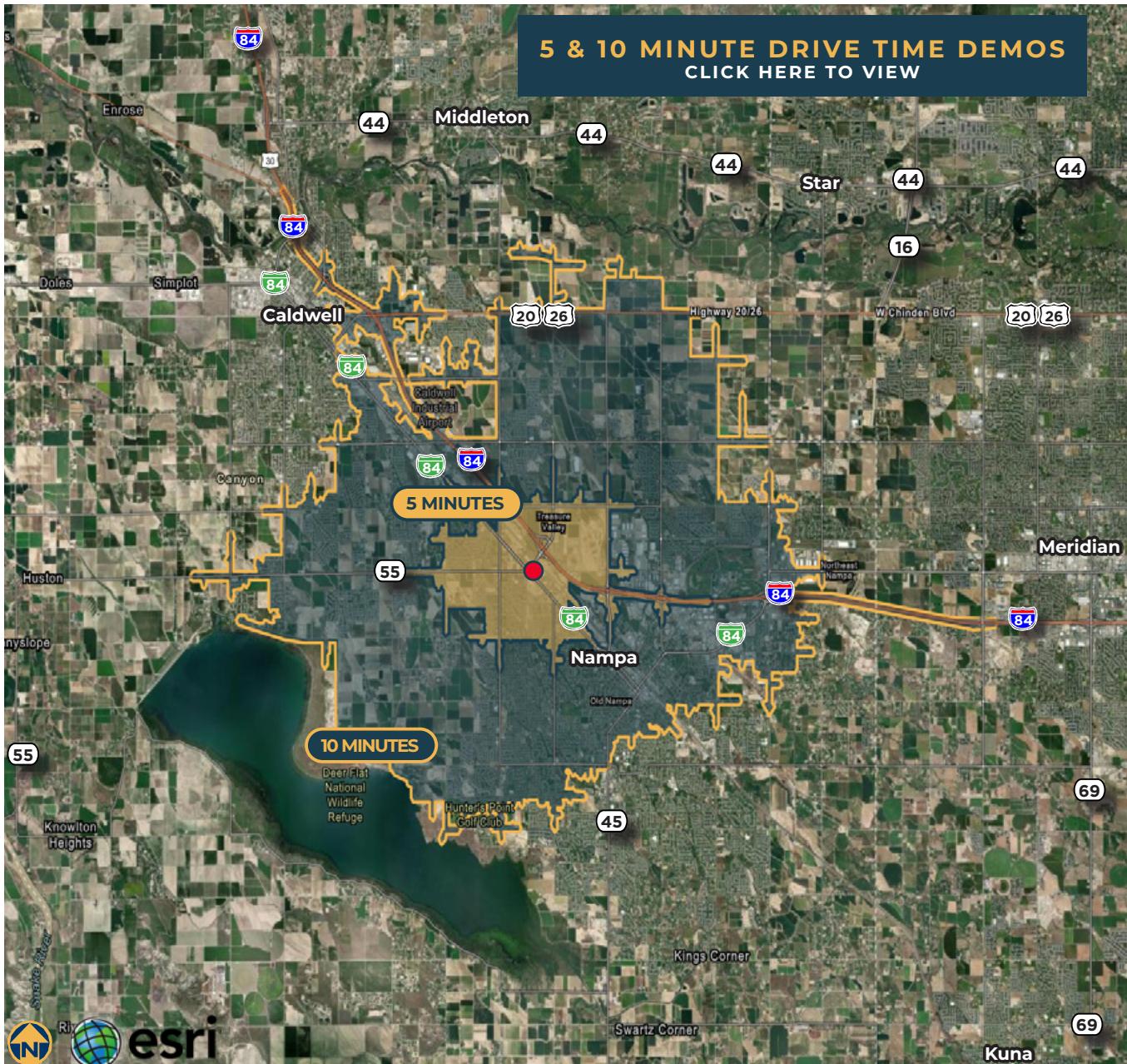
36,582  
HOUSEHOLDS

\$65,222  
MEDIAN HH INCOME

\$85,830  
AVERAGE HH INCOME

39,908  
DAYTIME POPULATION

5 & 10 MINUTE DRIVE TIME DEMOS  
[CLICK HERE TO VIEW](#)



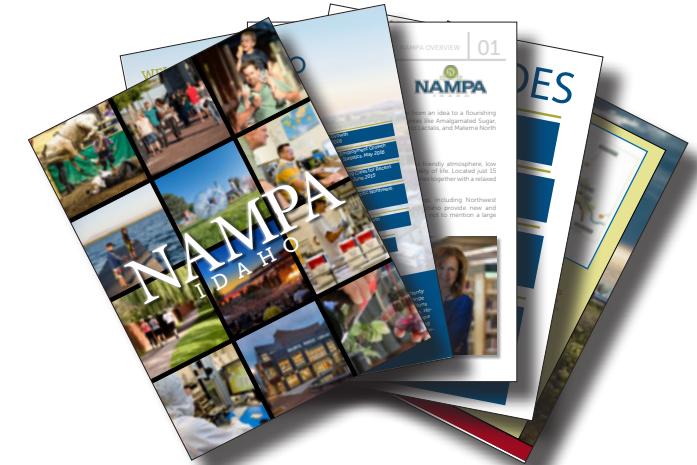
## LOCATION...LOCATION...LOCATION

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.



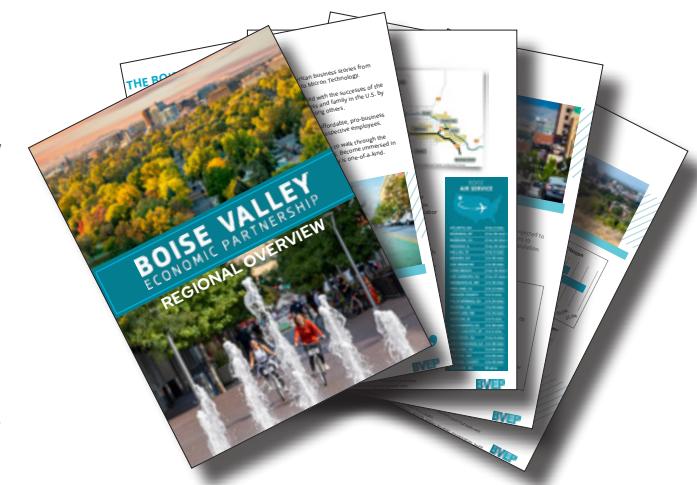
[Click here to download the complete City of Nampa Overview:](https://bit.ly/4dw6n6M)  
<https://bit.ly/4dw6n6M>

## OPPORTUNITY, MEET AMBITION.

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs.



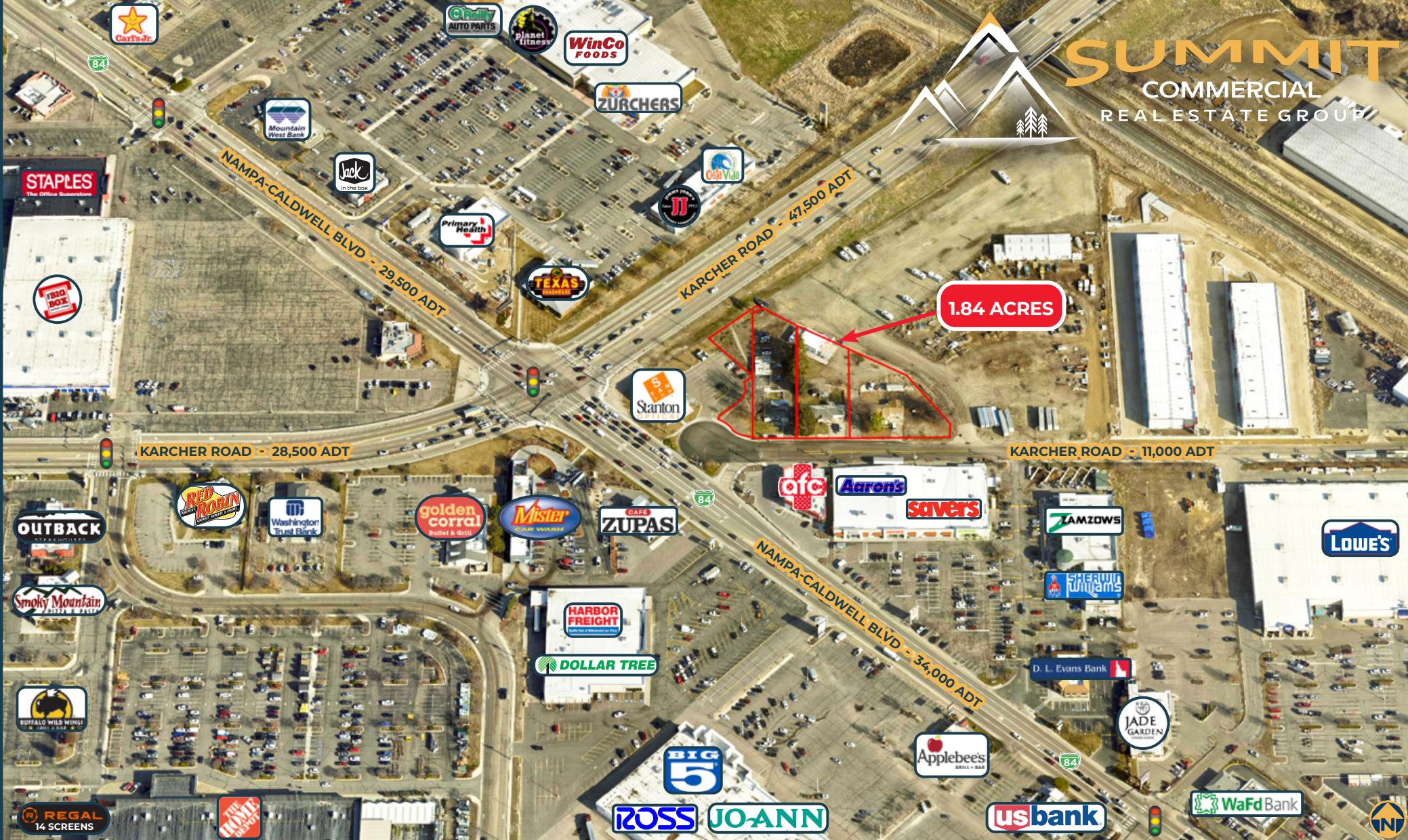
[Click here to download the complete Boise Valley Regional Overview:](https://bvep.org/why-boise/)  
<https://bvep.org/why-boise/>

# 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. Click the tiles below to view - [View All Accolades Here: https://bvep.org/](https://bvep.org/)

<p><b>#1 Nampa &amp; #7 Meridian Top Cities for Economic Growth under 250K</b></p> <p>Coworking Cafe July 2024</p>	<p><b>#3 Meridian, #5 Boise, #16 Nampa Best Places To Live Out West</b></p> <p>Livability July 2024</p>	<p><b>Top 15 Cities for Young Professionals</b></p> <p>Pheabs May 2024</p>	<p><b>Tech Workers Ditching big city for Boise</b></p> <p>Wired January 2024</p>	<p><b>#3 Best Performing Cities</b></p> <p>Milken Institute 2024</p>	<p><b>Top 25 Metro for Economic Growth</b></p> <p>Area Development Q4 2023</p>
<p><b>#4 Overall On Talent Attraction Card</b></p> <p>Lightcast 2023</p>	<p><b>#7 Overall Cutting Edge Cities Boise</b></p> <p>WSJ October 2023</p>	<p><b>Top 20 Best Mid Size City in US</b></p> <p>HGTB September 2023</p>	<p><b>Top 20 Safest Cities</b></p> <p>WalletHub October 2023</p>	<p><b>#5 Best Performing Cities</b></p> <p>Milken Institute 2023</p>	<p><b>Blue Turf Biggest Attraction for Sports Fans</b></p> <p>USA Today 2023</p>
<p><b>#6 Best Large Cities to Start a Business</b></p> <p>WalletHub April 2023</p>	<p><b>Next Great Food City</b></p> <p>Food &amp; Wine April 2022</p>	<p><b>#5 Top Emerging Industrial Markets</b></p> <p>CommercialEdge February 2022</p>	<p><b>#1 Most Promising US City</b></p> <p>RocketHomes December 2021</p>	<p><b>#2 Nampa, #3 Meridian Top Boomtowns in America</b></p> <p>Smart Asset November 2021</p>	<p><b>#8 Best Places for Outdoor Enthusiasts to Live &amp; Work</b></p> <p>Smart Asset October 2021</p>
<p><b>#10 Best City for Young Professionals</b></p> <p>Smart Asset June 2021</p>	<p><b>Safest Cities in America</b></p> <p>Smart Asset April 2021</p>	<p><b>#5 Best State</b></p> <p>US News Report March 2021</p>	<p><b>Best-Performing Cities</b></p> <p>Milken Institute February 2021</p>	<p><b>#4 Best Place to Find a Job</b></p> <p>WalletHub February 2021</p>	<p><b>Top 5 Metros for First Time Homebuyers</b></p> <p>Move.org January 2021</p>



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