

DEVELOPMENT PAD FOR SALE - LEASE - BTS

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



2.47 ACRES

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PROPERTY HIGHLIGHTS

PRICE & RATE:	Negotiable, Contact Agents
PARCEL SIZE:	2.48 Acres
PROPOSED BTS:	5,000 to 25,000 SF
ZONING:	BC - Click Here to View Allowed Uses
PARCEL NUMBER:	R2733310100
UTILITIES:	All Available to Site
POTENTIAL USES:	Multi-Tenant / Mid-Box Retail, Restaurant
TRAFFIC COUNTS:	Caldwell Blvd. - 34,000 - Karcher - 47,000
AVAILABILITY:	Immediate, Contact Agents for Details

LISTING DETAILS

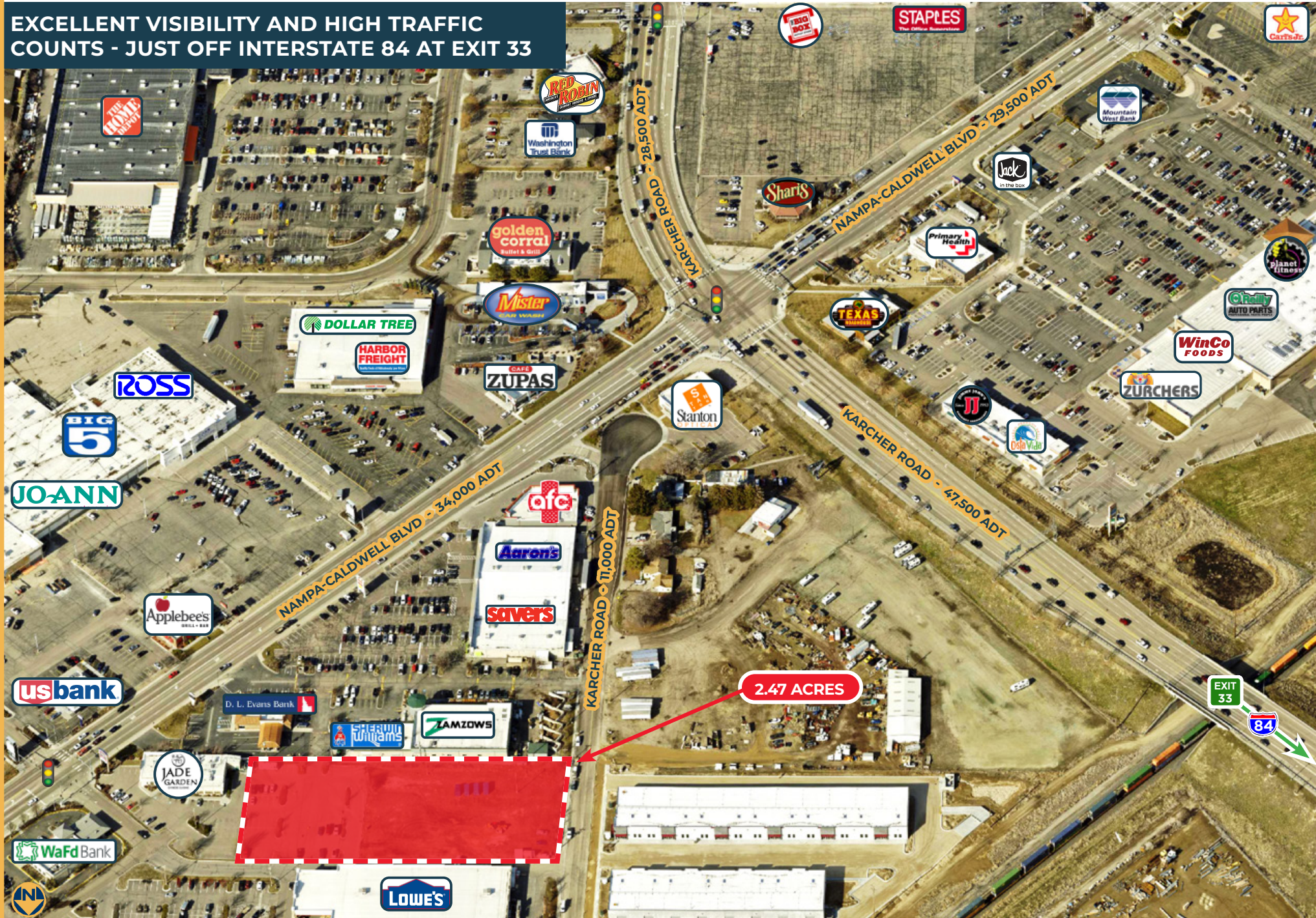
- Proposed retail build-to-suit opportunity in the Karcher Crossing Retail Development located at one of the busiest intersections in the Treasure Valley - [Google Map View](#)
- Large on-site parking field in-place - contact agents to discuss custom pricing, rates, build-out options and delivery timeline
- Excellent visibility and high traffic counts - 34,000 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 - PARKING IN-PLACE - BUILD-READY



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CALDWELL BLVD. & KARCHER RD., NAMPA, IDAHO 83651

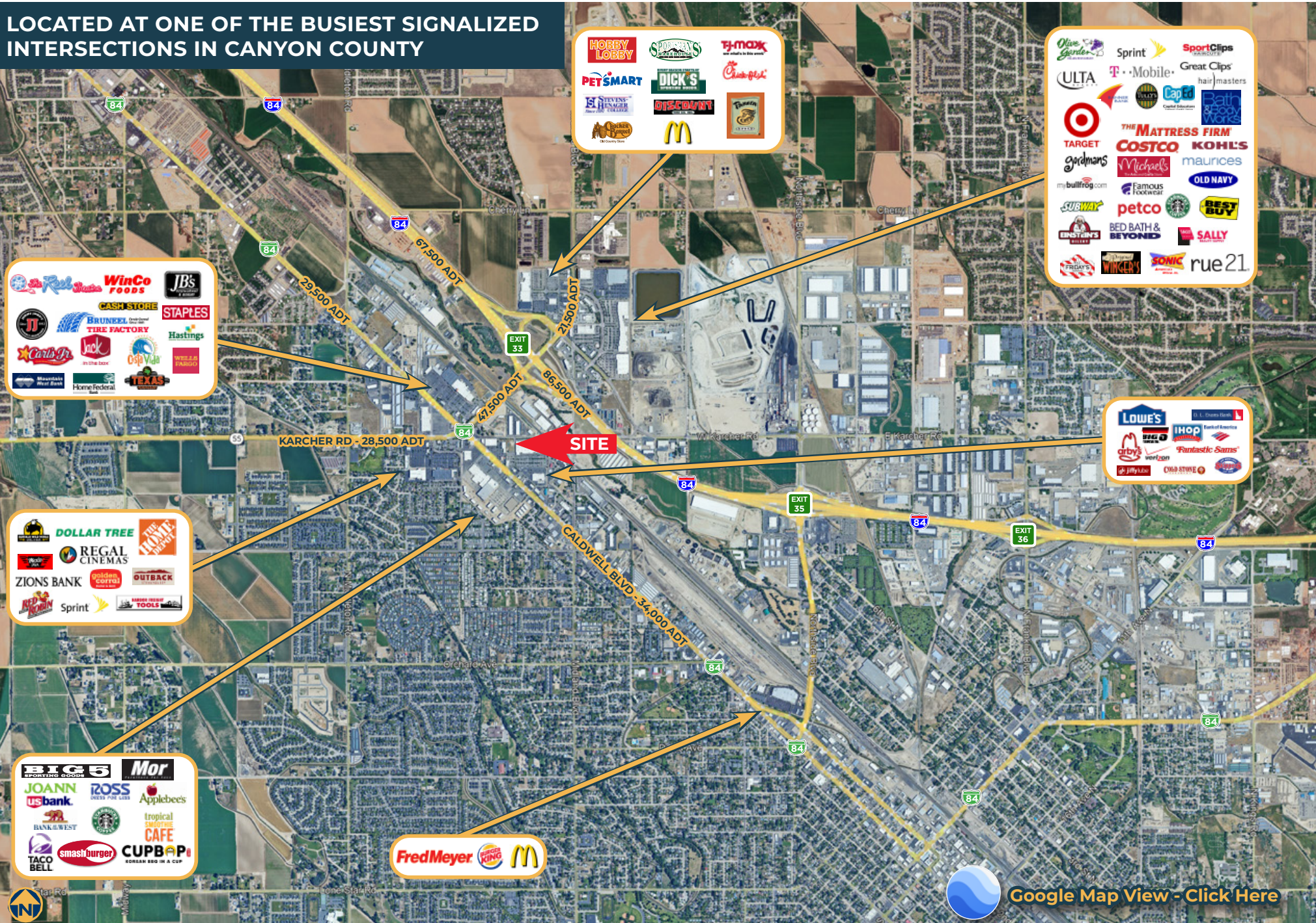
EXCELLENT VISIBILITY AND HIGH TRAFFIC
COUNTS - JUST OFF INTERSTATE 84 AT EXIT 33



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LOCATED AT ONE OF THE BUSIEST SIGNALIZED INTERSECTIONS IN CANYON COUNTY



DRIVE TIME DEMOGRAPHICS

10 MINUTE SNAPSHOT

107,842
POPULATION

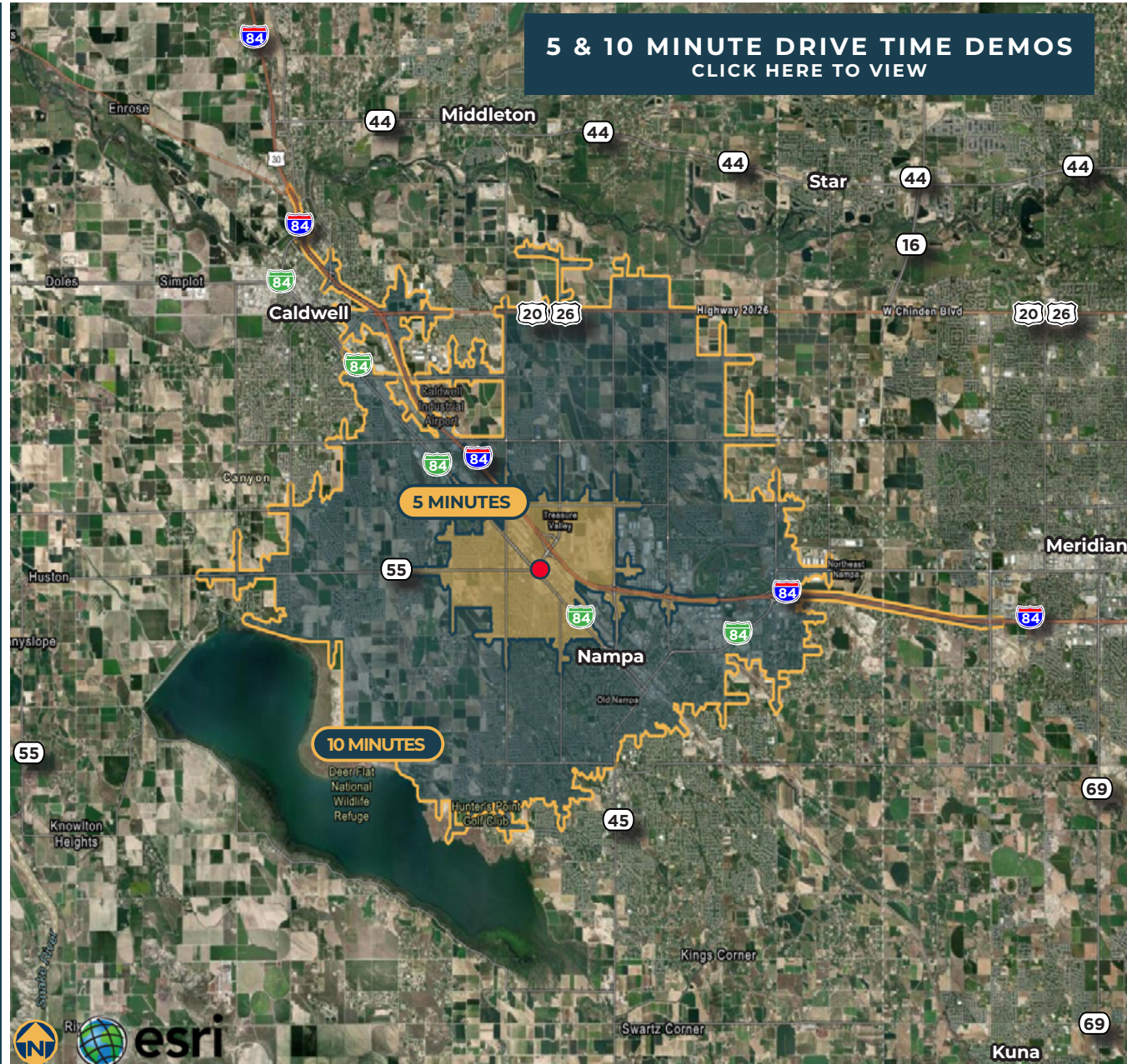
36,582
HOUSEHOLDS

\$65,222
MEDIAN HH INCOME

\$85,830
AVERAGE HH INCOME

39,908
DAYTIME POPULATION

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



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



Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. 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

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://bvpep.org/regional-overview/>

BOISE METRO INFORMATION

NATIONAL ACCOLADES

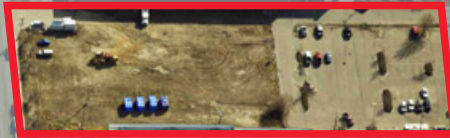
It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition.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

#10 Best Places to Live Out West <hr/> Livability April 2023	#6 Best Large Cities to Start a Business <hr/> WalletHub April 2023	#1 (Nampa) & #2 (Boise) Best Run Cities in America <hr/> WalletHub June 2022	Best Places to Live in the U.S. <hr/> U.S. News June 2022	Next Great Food City <hr/> Food & Wine April 2022	#5 Top Emerging Industrial Markets <hr/> CommercialEdge February 2022
#1 Most Promising US City <hr/> RocketHomes December 2021	#2 Nampa, ID Meridian Top Boomtowns in America <hr/> Smart Asset November 2021	Ada County #17 in Talent Attraction <hr/> Ada County #17 in Talent Attraction	#8 Best Places for Outdoor Enthusiasts to Live and Work <hr/> Smart Asset October 2021	#10 Best City for Young Professionals <hr/> SmartAsset June 2021	Safest Cities in America <hr/> SmartAsset April 2021
#5 Best State <hr/> US News Report March 2021	Best-Performing Cities <hr/> Milken Institute February 2021	#4 Best Place to Find a Job <hr/> WalletHub February 2021	Top 5 Metros for First Time Homebuyers <hr/> Move.org January 2021	Cities With the Best Work-Life Balance <hr/> SmartAsset January 2021	#4 Best City for Early Retirees <hr/> SmartAsset December 2020
#4 Best City for First Time Homebuyers <hr/> SmartAsset October 2020	#1 City Whose Jobs Are Recovering <hr/> WalletHub October 2020	Most Moved-To Cities <hr/> Business Insider September 2020	Best Cities for Women Entrepreneurs <hr/> Fundera September 2020	Cities Whose July Unemployment Rates Are Bouncing Back Most <hr/> WalletHub September 2020	#1 Real Estate Market <hr/> WalletHub August 2020



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