

# Karcher Commons

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

Build to Suit (NNN), Ground Lease  
and Sale Opportunities



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Accelerating success.

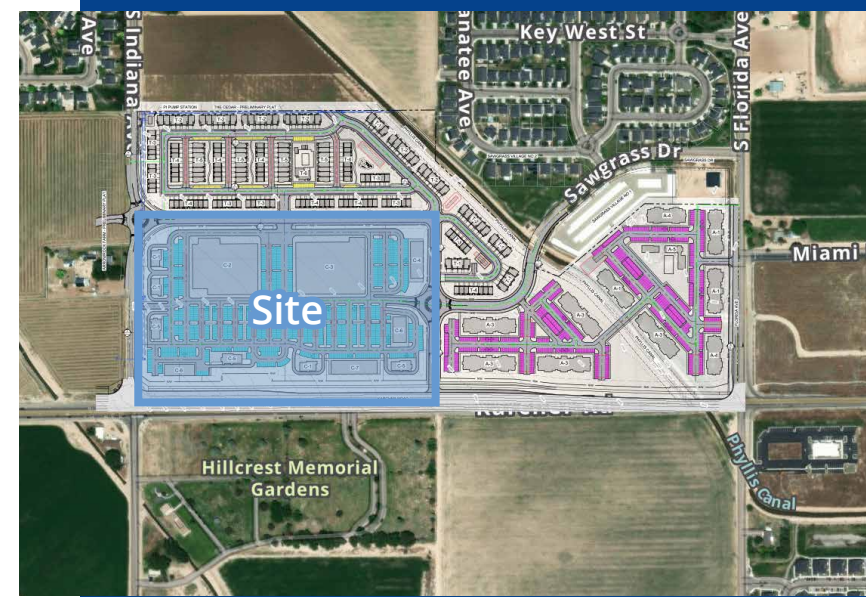


# Property Overview

Property Type	Retail
Land Size	18.89 Acres
Parking	Shared Onsite Parking
Lease Type	Build to Suit (NNN), Ground Lease & Sale opportunities
Lease Rate	Contact Agents

# Demos

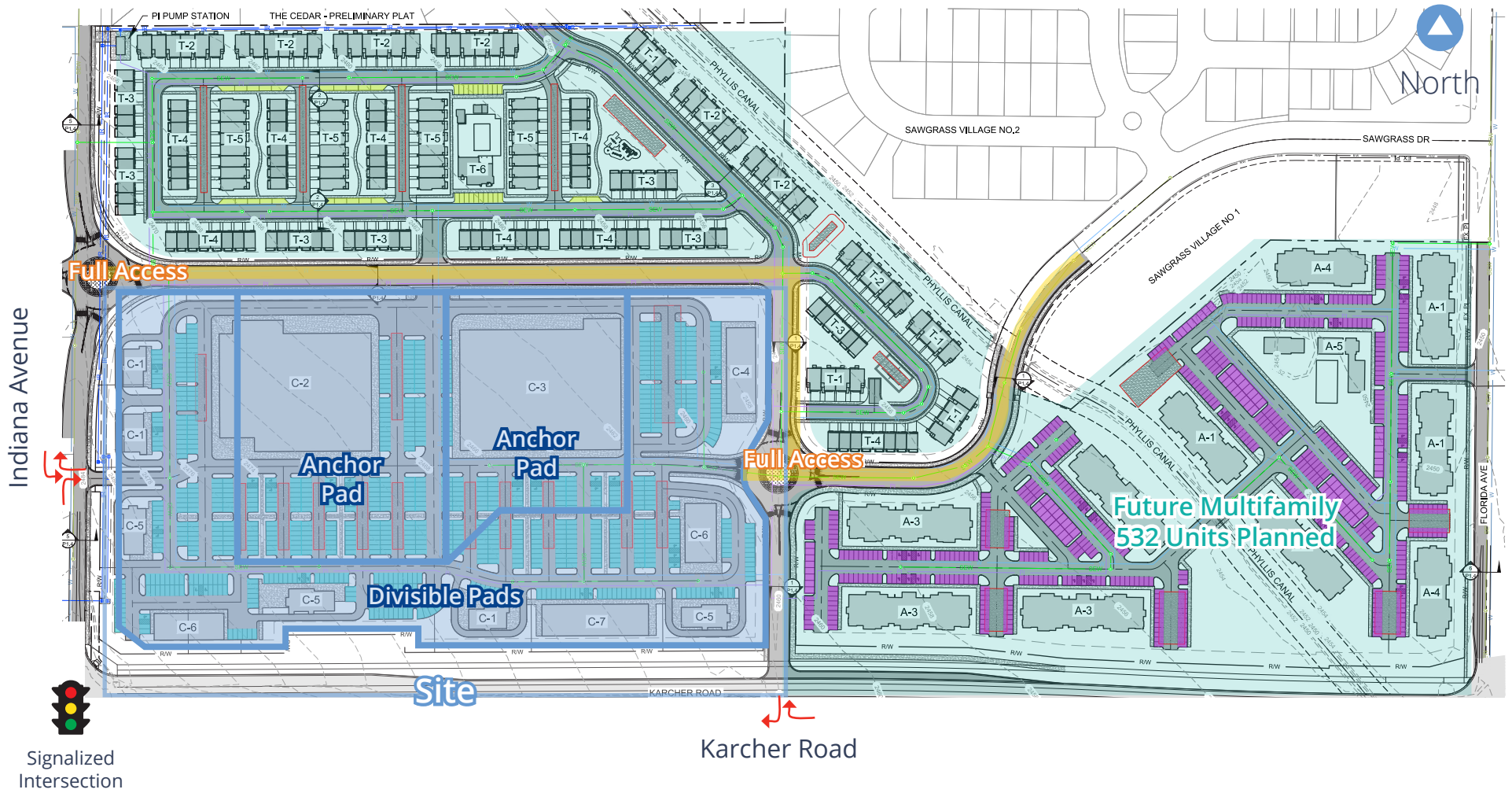
	1 Miles	3 Miles	5 Miles
Population	7,498	43,748	109,191
Households	2,255	14,049	36,255
Avg. Income	\$120,268	\$85,974	\$87,699



# Key Highlights

- 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

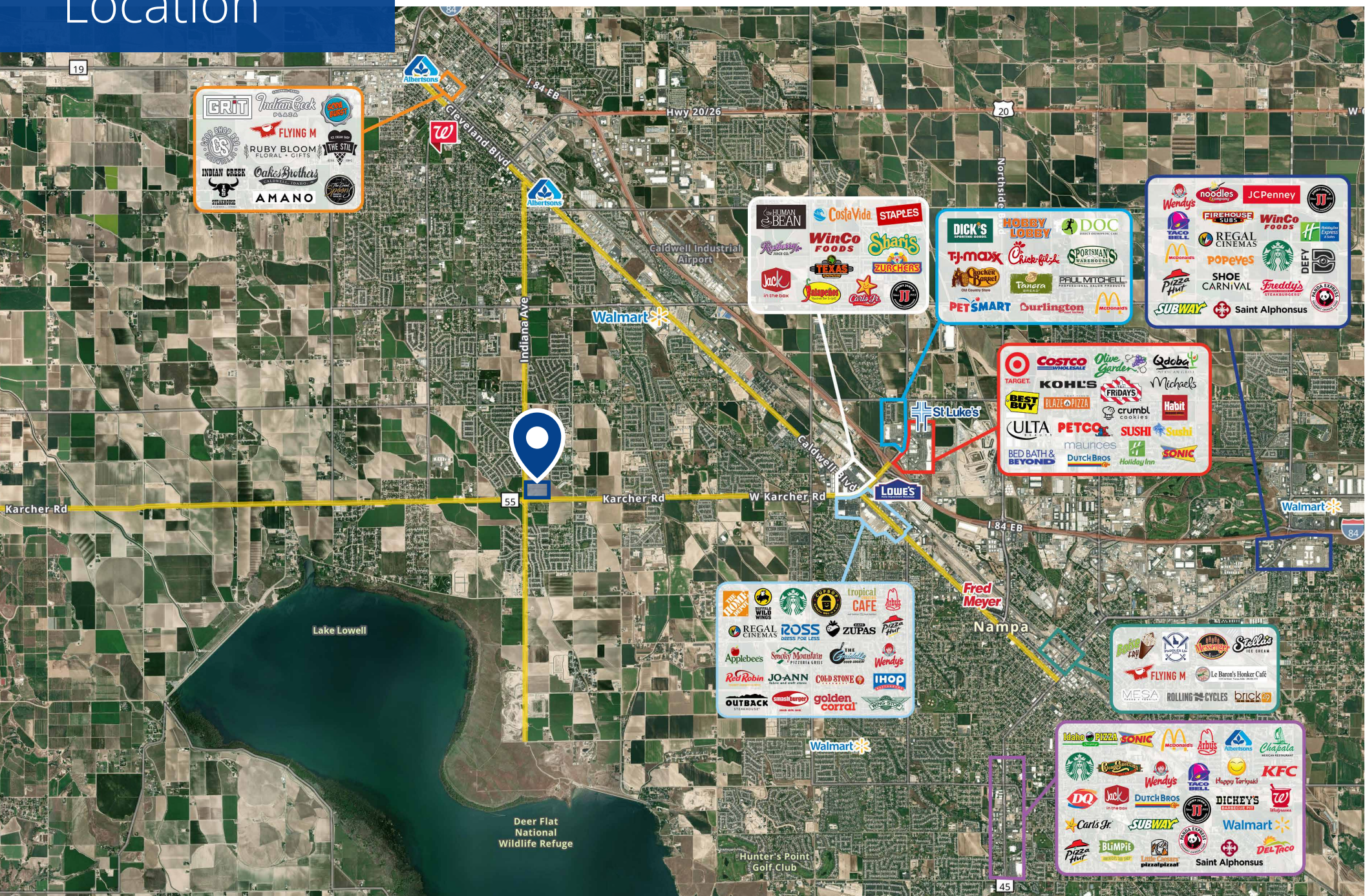




# Location

Google Map

Street View



Logos in orange box: GRIT, Indian Creek Pizzeria, Flying M, Ruby Bloom Floral + Gifts, The Still, Cakes Brothers, AMANO, Indian Creek Steakhouse.

Logos in white box: The Human Bean, Costa Vida, Staples, WinCo Foods, Shari's, Texas Zucchini, Chick-fil-A, Panera, PetSmart, Durlington, McDonald's.

Logos in blue box: Dick's Sporting Goods, Hobby Lobby, DOC, T.J. Maxx, Chick-fil-A, Sportsman's Warehouse, PetSmart, Durlington, McDonald's.

Logos in blue box: Wendy's, Noodles, JCPenney, Firehouse Subs, WinCo Foods, Regal Cinemas, Popeyes, Starbucks, Subway, Saint Alphonus.

Logos in red box: Target, Costco, Olive Garden, Qdoba, Best Buy, Kohl's, Blaze Pizza, Michaels, Ulta, Petco, Crumbl, Habit, Bed Bath & Beyond, Maurices, Dutch Bros, Sonic.

Logos in yellow box: The Home Depot, Tropical Cafe, Regal Cinemas, Ross Dress for Less, Zupas, Applebee's, Smoky Mountain Pizzeria Grill, Wendy's, Red Robin, Jo-Ann, Cold Stone Creamery, IHOP, Outback Steakhouse, Golden Corral.

Logos in yellow box: Flying M, Le Baron's Honker Cafe, MESA, Rolling Cycles, Brick's.

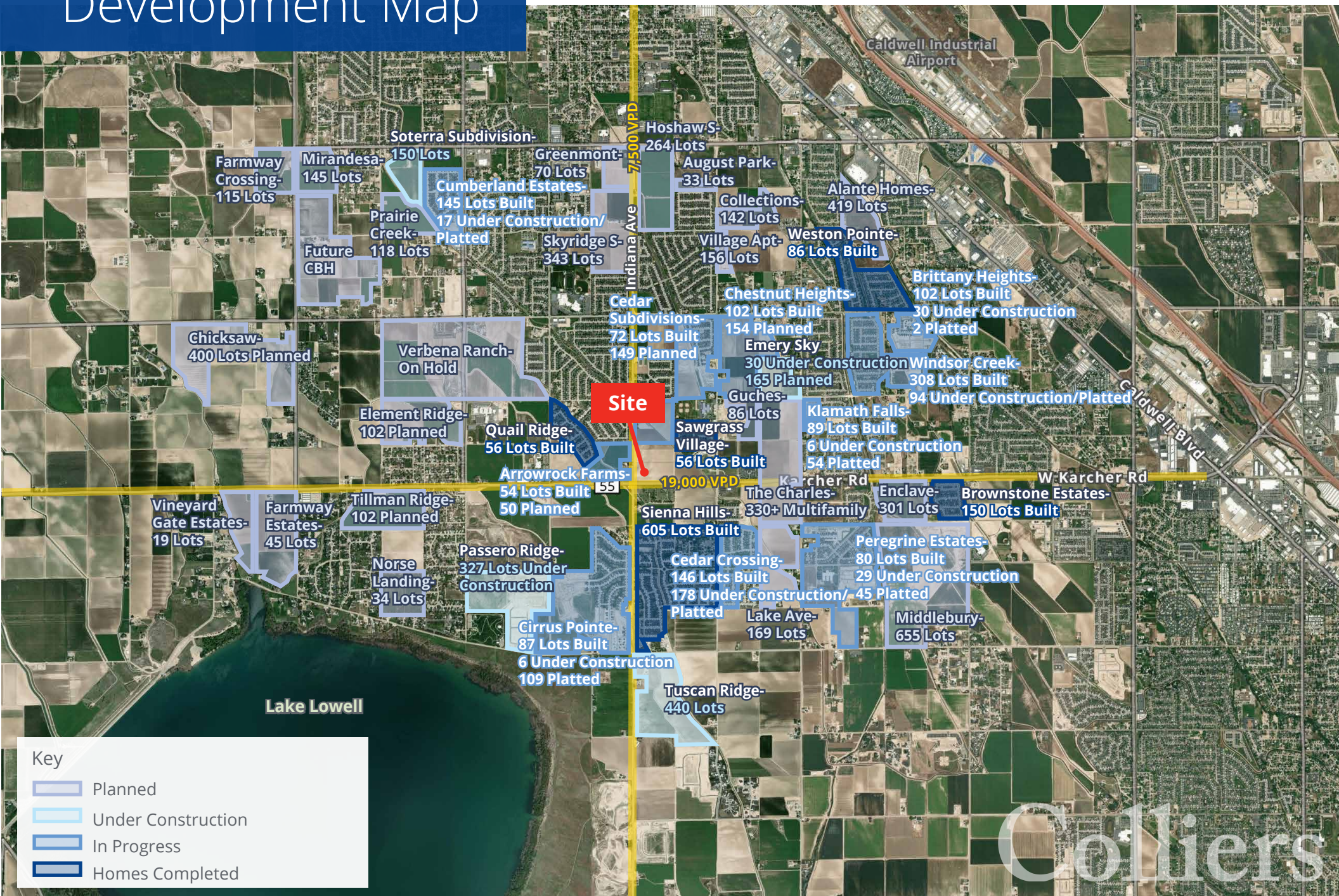
Logos in purple box: Idaho Pizza, Sonic, McDonald's, Wendy's, Taco Bell, Happy Teriyaki, KFC, DQ, Jack in the Box, Dutch Bros, Nicheys, Walmart, Carl's Jr., Blimpie, Little Caesars, Pizza Pizzeria, Saint Alphonus, Del Taco.



# Development Map

 Google Map

 Street View



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# Property Aerials



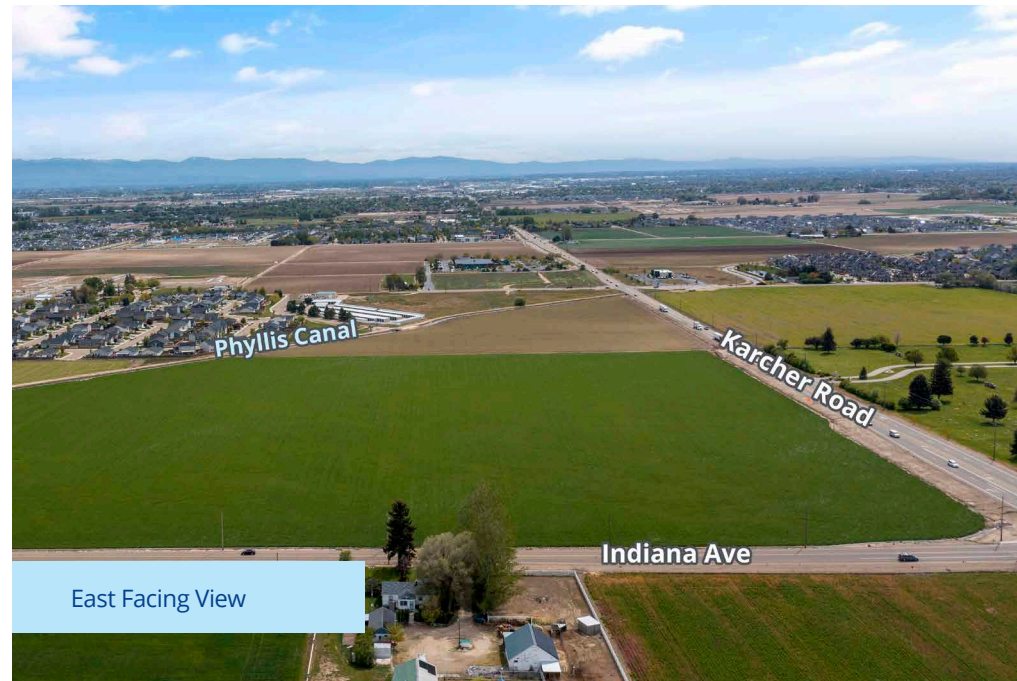
North Facing View



South Facing View



West Facing View



East Facing View

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