

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



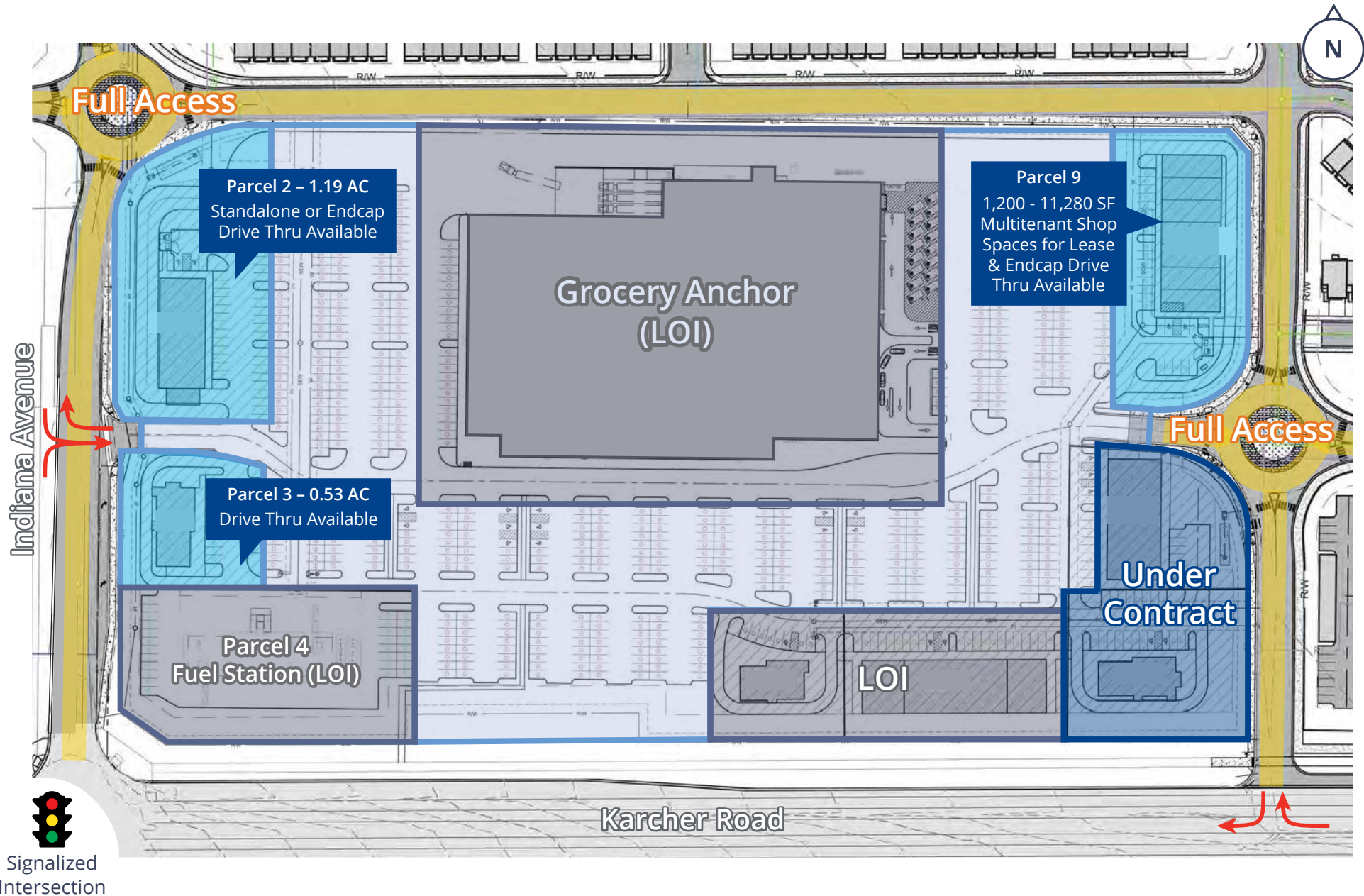
Key Highlights

- 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

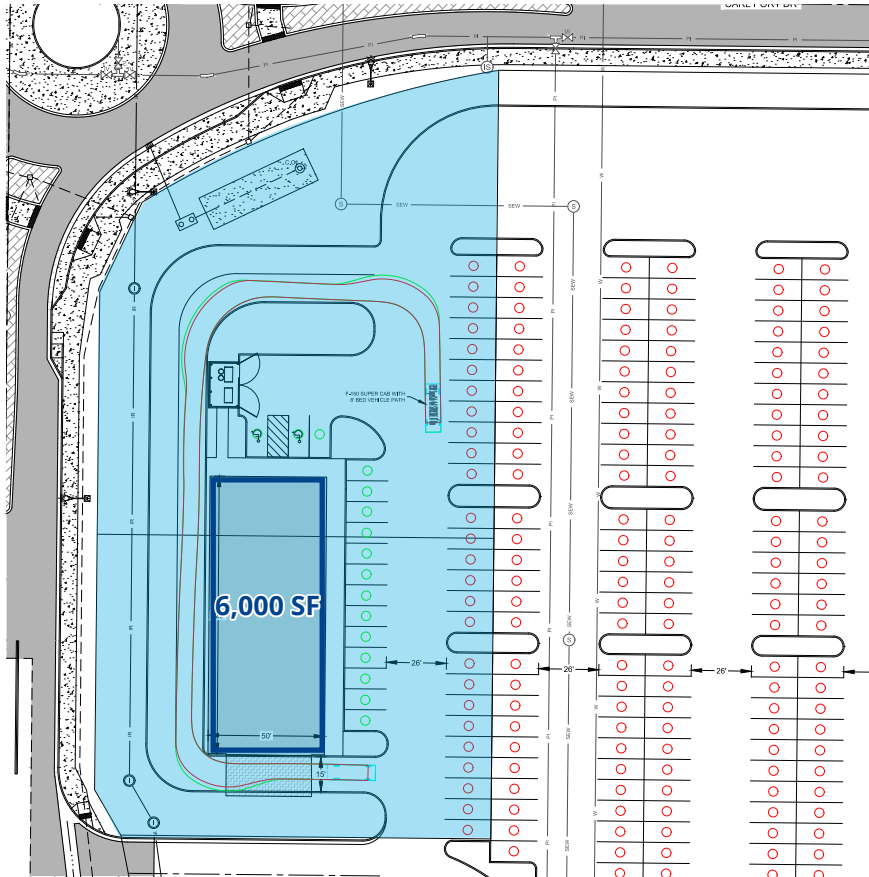
Pads available between 0.5 and 2 acres:

Lot lines can be adjusted



NW Corner

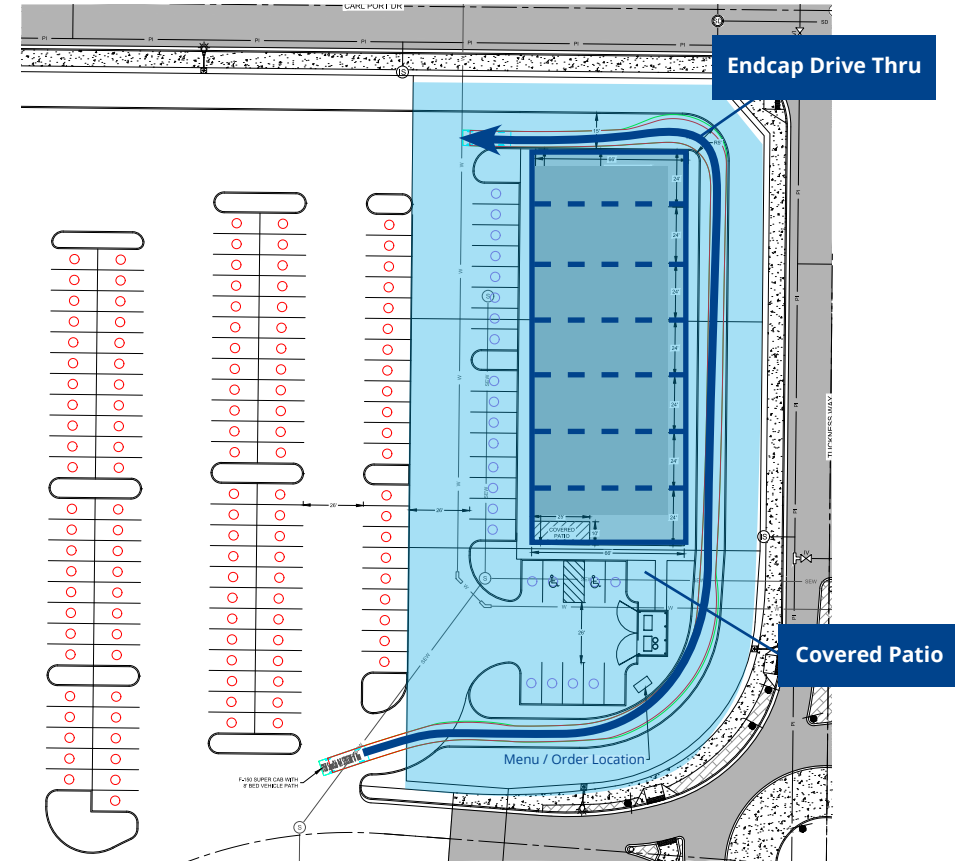
Parcel 2



- 1.19 Acres
- Standalone or Endcap Drive Thru Available

NE Corner

Parcel 9

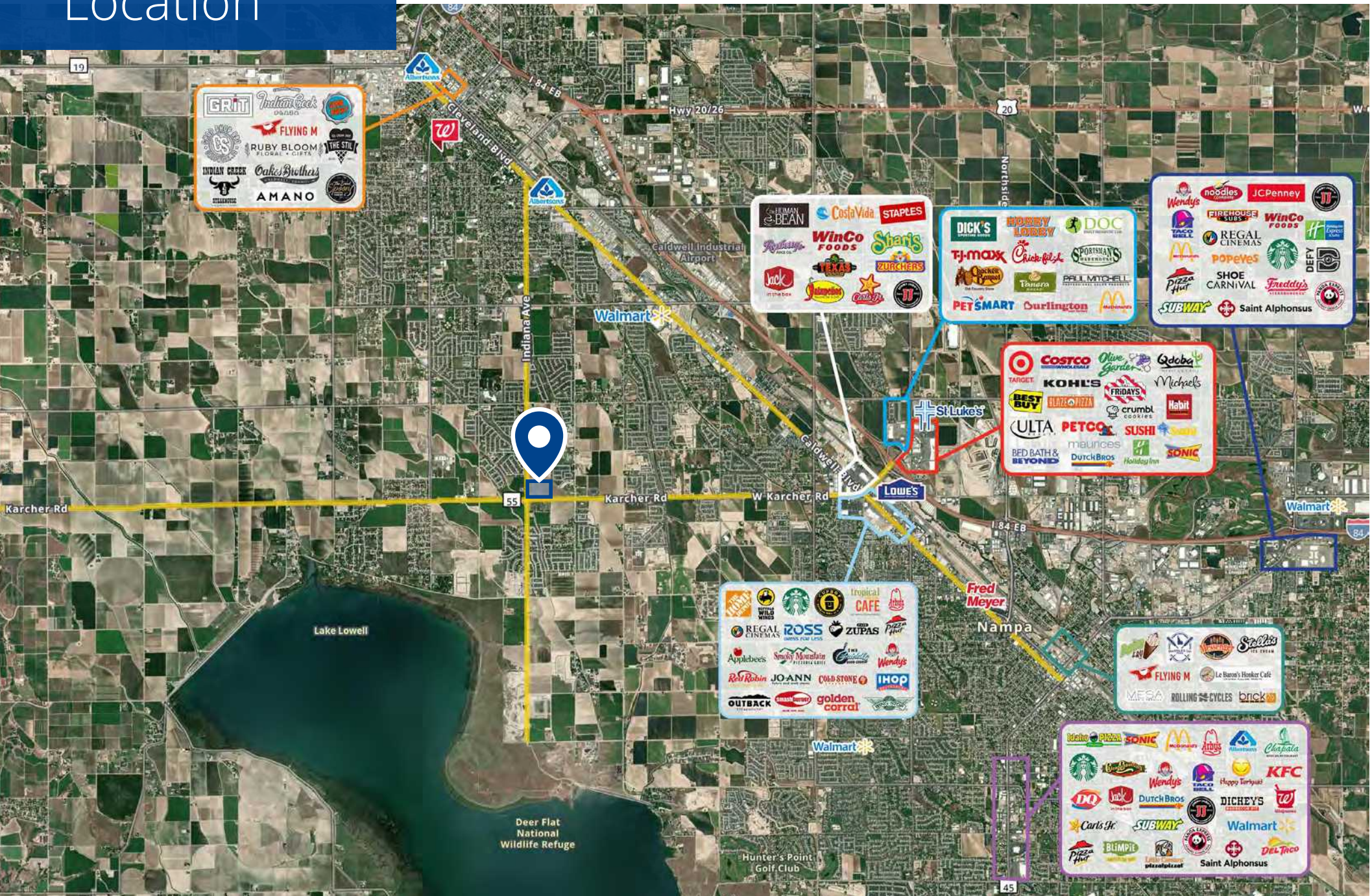


- Multitenant shop spaces for lease
- 1,200-11,280 SF
- Endcap Drive Thru Available

Location

 Google Map

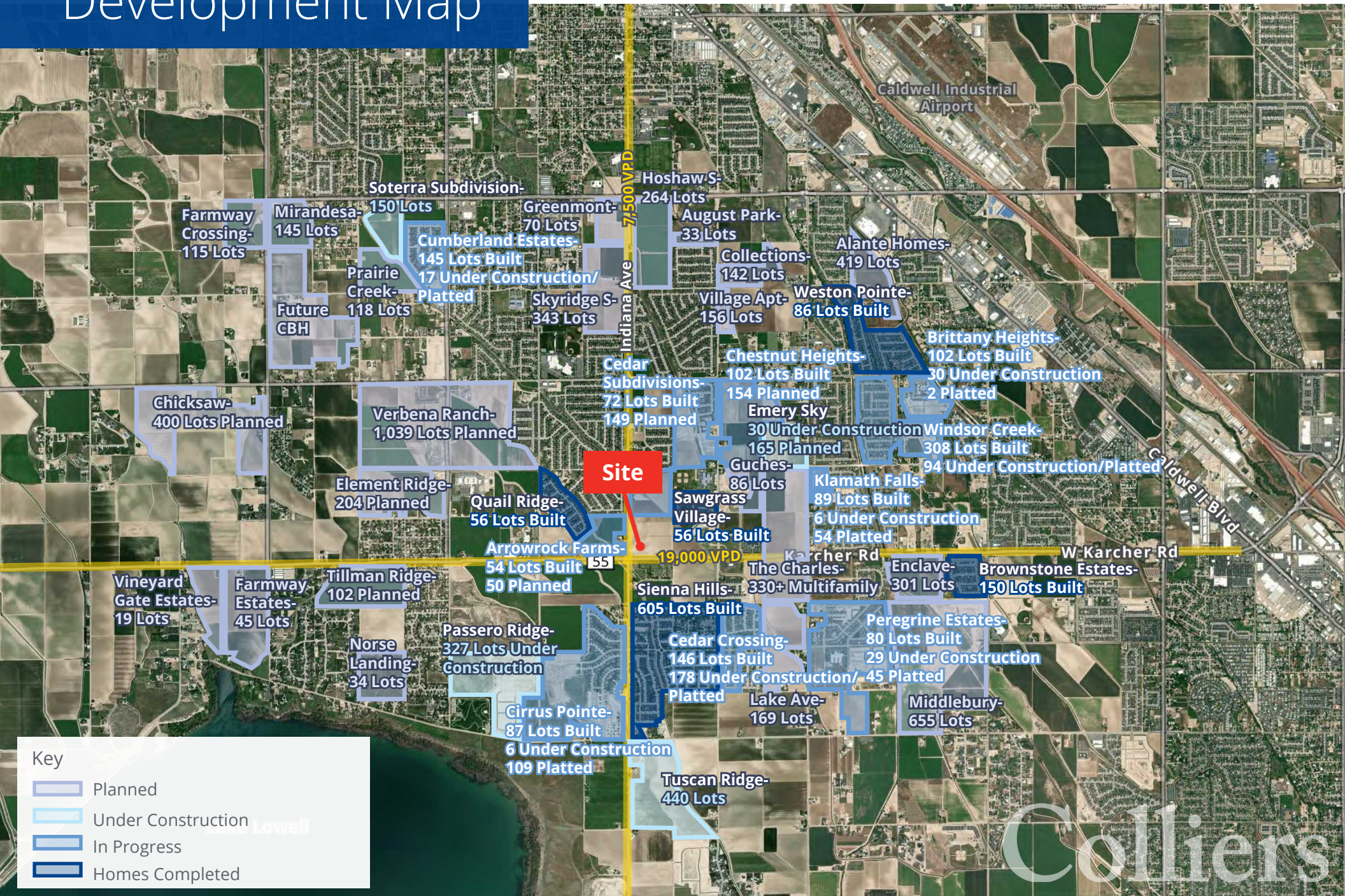
 Street View



Development Map

 Google Map

 Street View



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Property Aerials



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