DEVELOPMENT PAD FOR SALE - LEASE - BTS

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

SUMMIT COMMERCIAL REAL ESTATE GROUP

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PROPERTY HIGHLIGHTS

SALE PRICE:	$1,250,000
BUILD TO SUIT:	$36.00/SF
GROUND LEASE:	$80,000/YR NNN
PARCEL SIZE:	2.48 Acres
PROPOSED BTS:	3,000 to 10,000 SF
ZONING:	BC - *Click Here to View Allowed Uses*
PARCEL NUMBER:	R2733310100
POTENTIAL USES:	Multi-Tenant / Mid-Box Retail, Restaurant
TRAFFIC COUNTS:	Caldwell Blvd - 35,000 - Karcher - 51,000

LISTING DETAILS

- 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*
- Available for sale, ground lease, and customizable build to suit
- Large on-site parking field in-place - space includes pylon signage
- Excellent visibility and high traffic counts - 35,000 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

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SHADOW ANCHORED BY LOWE'S
2.48 ACRES - INCLUDES PYLON SIGNAGE PANELS

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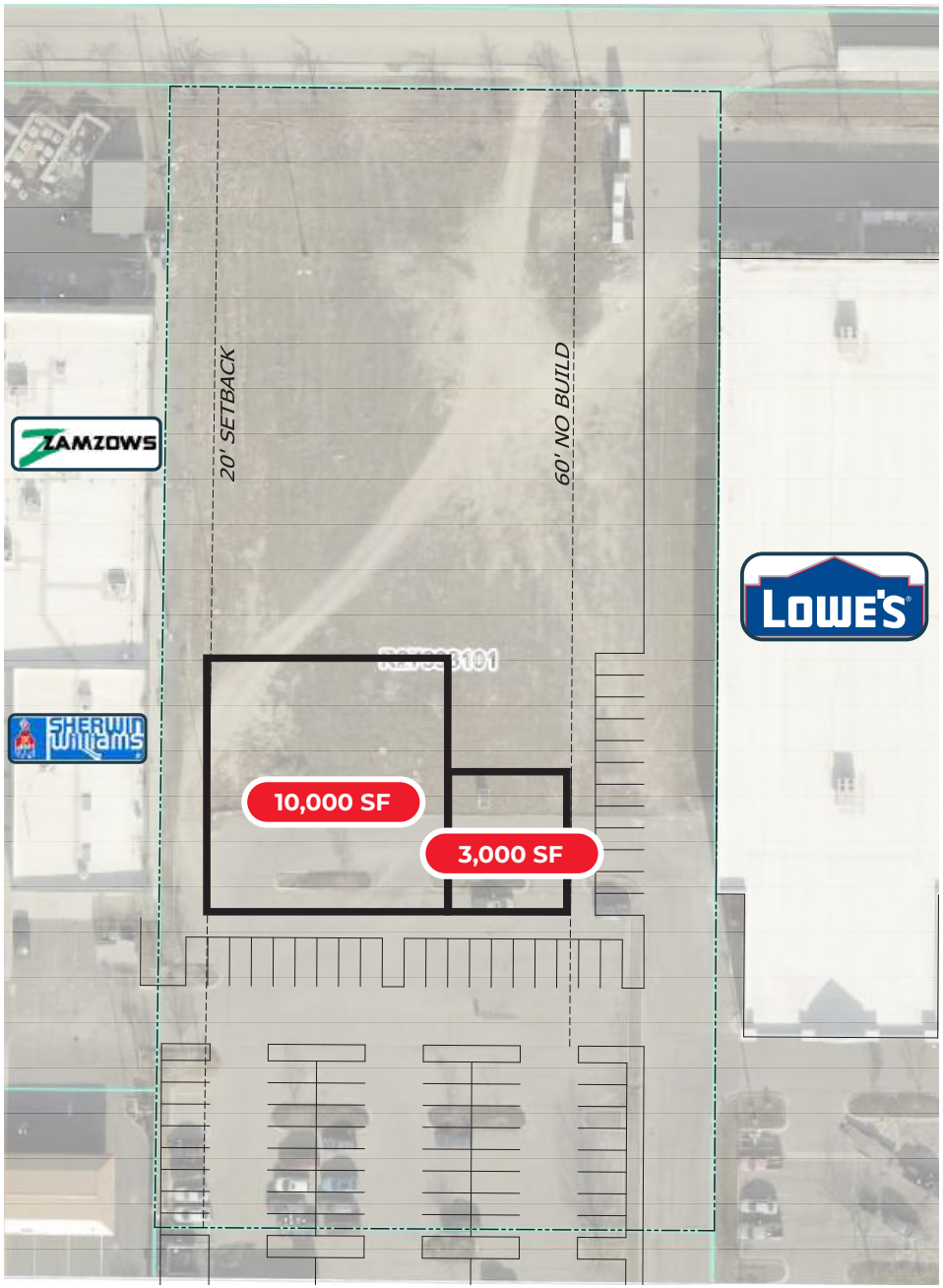
CONCEPTUAL BUILDING DESIGNS - 3,000 - 10,000 SF - CONTACT AGENTS FOR DESIGN DETAILS
LEASE RATE: $36.00/SF - TENANT IMPROVEMENT ALLOWANCE AVAILABLE FOR CUSTOM BUILD-OUTS



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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

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DRIVE TIME DEMOGRAPHICS

10 MINUTE SNAPSHOT

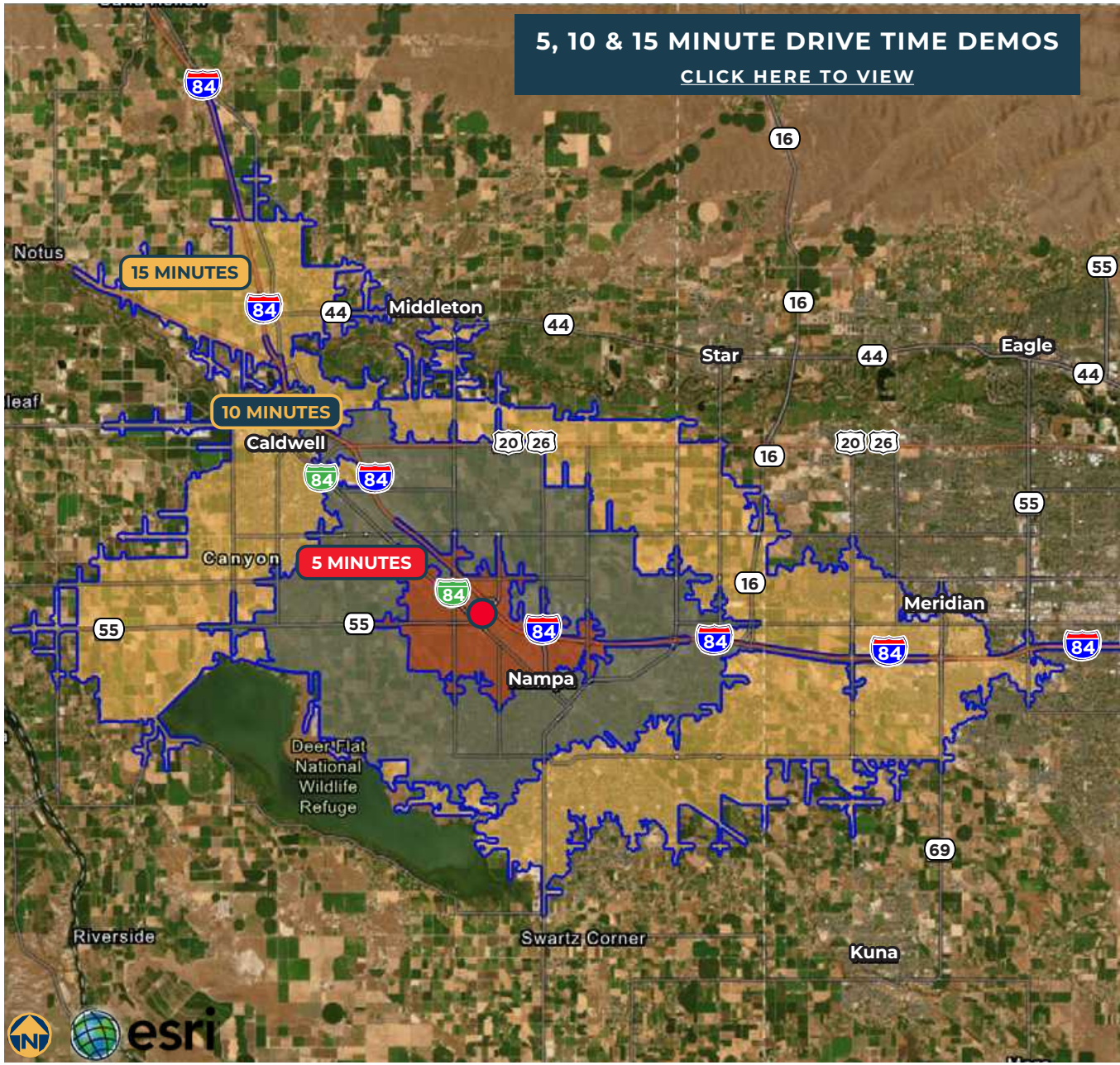
93,164
POPULATION

32,029
HOUSEHOLDS

$71,010
MEDIAN HH INCOME

$91,235
AVERAGE HH INCOME

35,340
DAYTIME POPULATION



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1, 3 & 5 MILE DEMOGRAPHICS

3 MILE SNAPSHOT

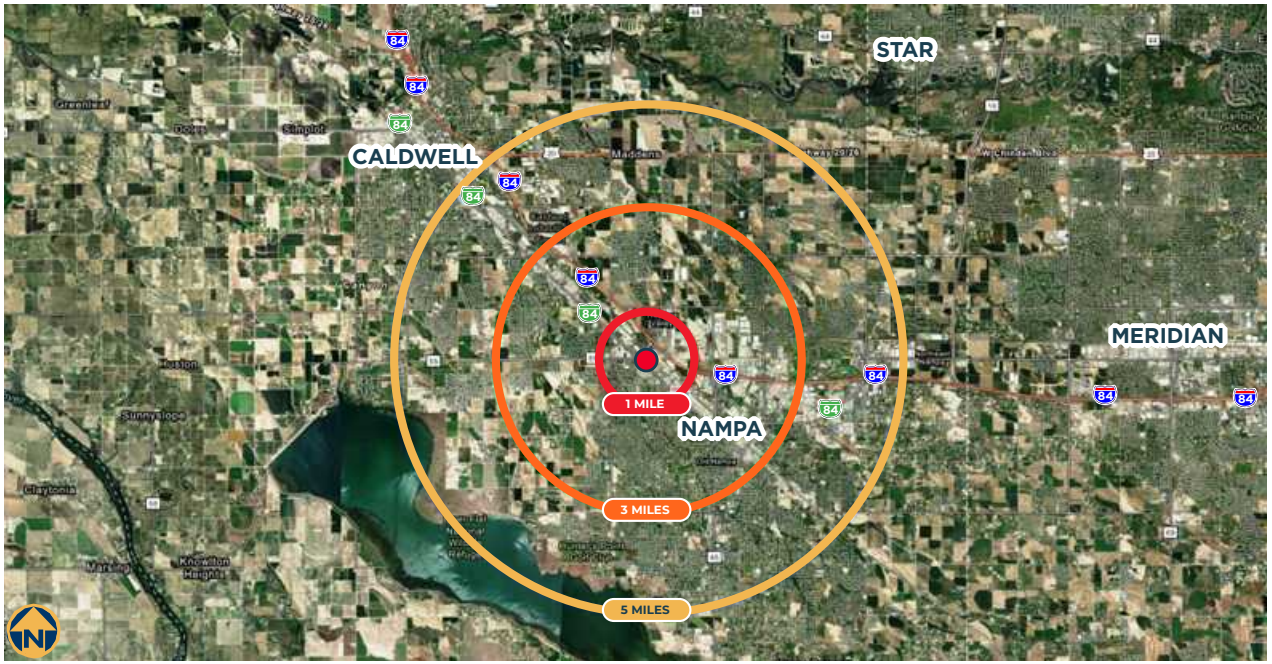
69,720
POPULATION

24,356
HOUSEHOLDS

$72,619
MEDIAN HH INCOME

$93,092
AVERAGE HH INCOME

24,119
DAYTIME POPULATION



1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW

esri

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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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.

The Boise Valley is an ideal setting for companies looking for an affordable, pro-business environment and a superior quality of life for current and prospective employees.

What's more, the Boise Valley hasn't rested on its laurels, satisfied with the successes of the past. It consistently ranks among the top 10 locations for business and family in the U.S. by the Wall Street Journal, Kiplinger's and Forbes, among others.

It truly stands out from the other mid-sized metros. Take a minute to walk through the downtown and experience the big city feel and small town friendliness. Become immersed in the local adventure opportunities. It's obvious that the Boise Valley is one-of-a-kind.

Boise Metro consistently ranks among the top 10 metros for net migration, making it a prime destination for relocation. Whether you're a recent graduate, a young family, or anyone seeking a great place to live, Boise offers a good life for all.

Each community in the Boise Metro has a flavor and personality of its own, yet the connectivity of the region allows you to live in one and work and play in another without sacrificing family time for commute time.

Click here to download the complete Boise Valley Regional Overview:
https://bvep.org/why-boise/

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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. View All Accolades Here: *https://bvep.org/*

Top U.S Cities for Job Growth NewHomeSource July, 2025	**#5 Best City for Work Life Balance** Coworking Cafe July 2025	**Top 20 Mid-Sized Cities on the Rise** LinkedIn News July 2025	**Idaho Ranked #2 in Top Job Growth** U.S Bureau of Labor Statistics July 2025	**Nampa, ID Top 100 Best Places to Live in the U.S** Livability July 2025	**Top 25 U-Haul Growth Metros** U-HAUL January 25
#1 Best City for Working Families ELEVATE February 2025	**#23 Fastest Growing Place in the U.S. 2024-2025** U.S. News February 2025	**#20 Most Dynamic Metropolitan City** Heartland Foward January 2025	**Best U.S. Cities for a Weekend Trip** Thrillist November 2024	**#2 Best Places to Live in the U.S. in 2024-2025** US World & News May 2024	**#1 Nampa & #7 Meridian Top Cities for Economic Growth under 250K** Coworking Cafe July 2024
#3 Meridian, #5 Boise, #16 Nampa Best Places To Live Out West Livability July 2024	**Top 15 Cities for Young Professionals** Pheabs May 2024	**Tech Workers Ditching big city for Boise** Wired January 2024	**#3 Best Performing Cities** Milken Institute 2024	**Top 25 Metro for Economic Growth** Area Development Q4 2023	**#4 Overall On Talent Attraction Card** Lightcast 2023
#7 Overall Cutting Edge Cities Boise WSJ October 2023	**Top 20 Best Mid Size City in US** HGTV September 2023	**Top 20 Safest Cities** WalletHub October 2023	**#5 Best Performing Cities** Milken Institute 2023	**Blue Turf Biggest Attraction for Sport's Fans** USA Today 2023	**#6 Best Large Cities to Start a Business** WalletHub April 2023

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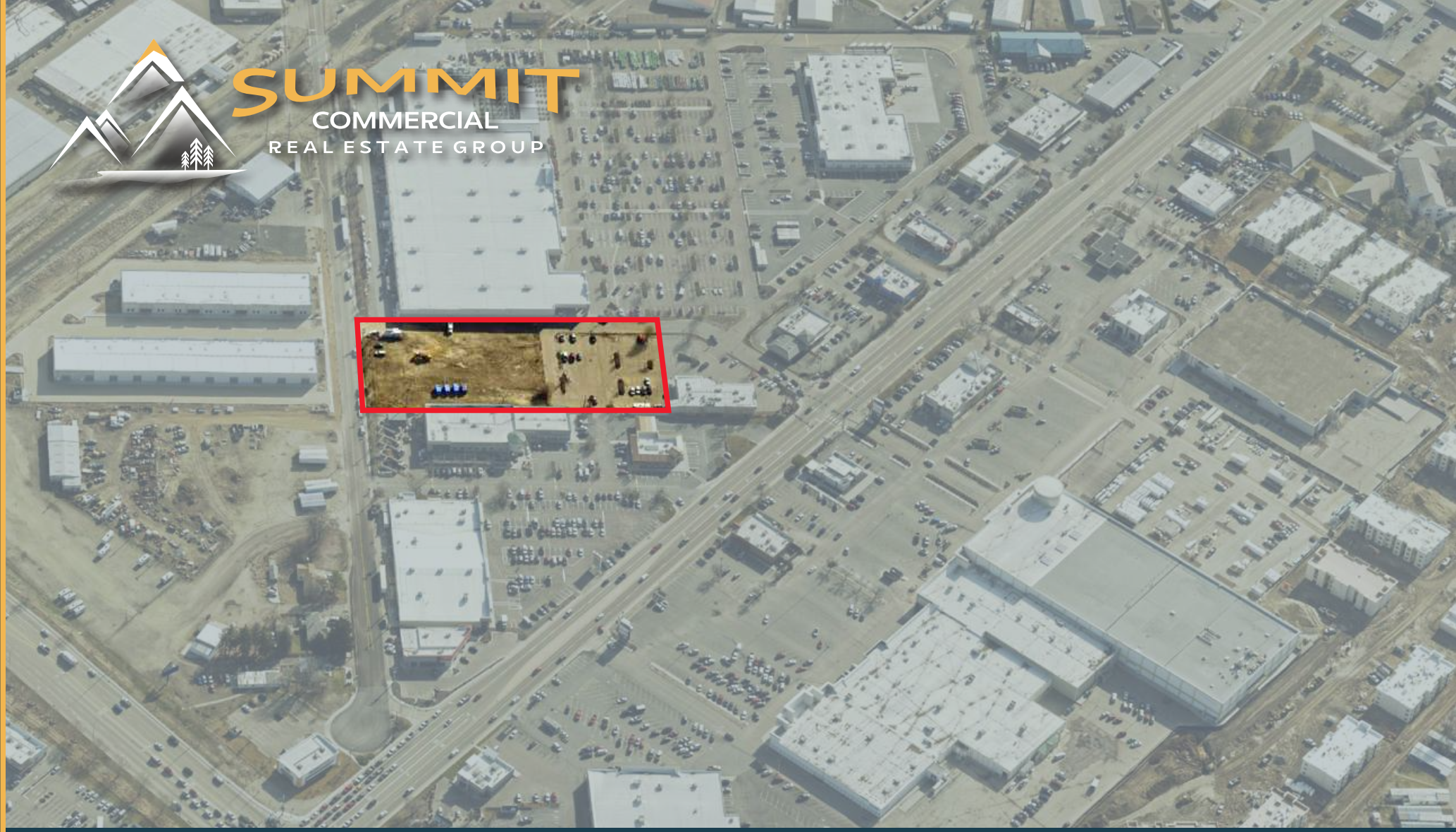

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