

# Karcher Commons

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

Build to Suit (NNN) and Ground Lease Opportunities



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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

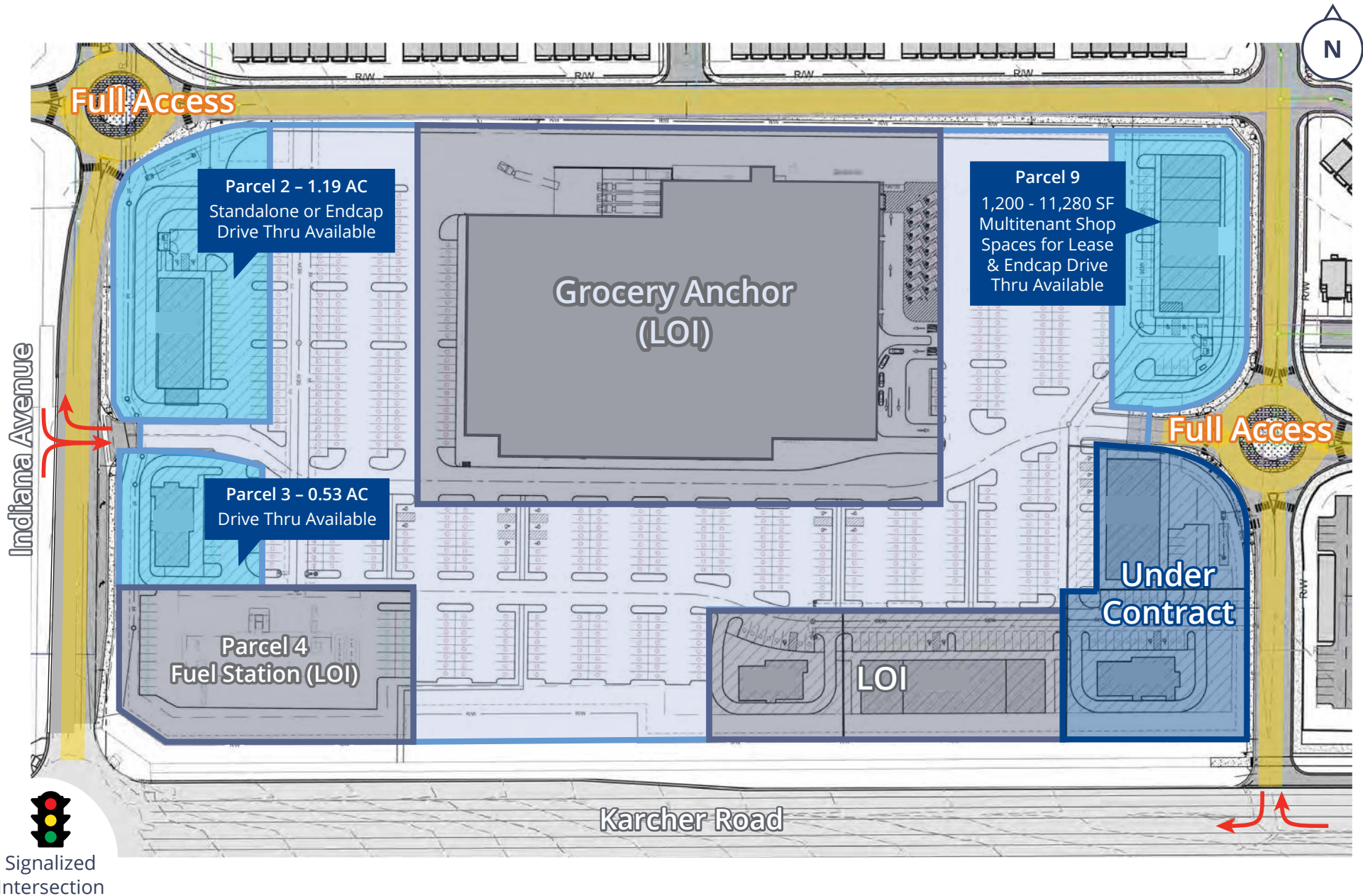


## Key Highlights

- 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

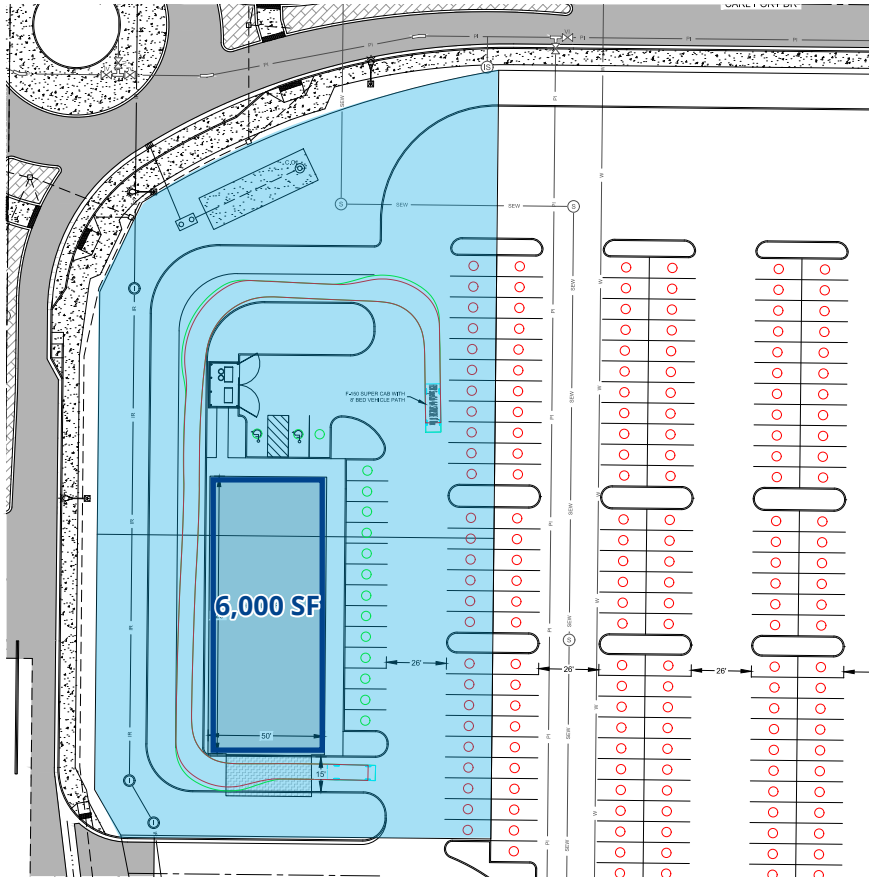
# Site Plan-Conceptual Plan Only

Pads available between 0.5 and 2 acres:  
Lot lines can be adjusted



# NW Corner

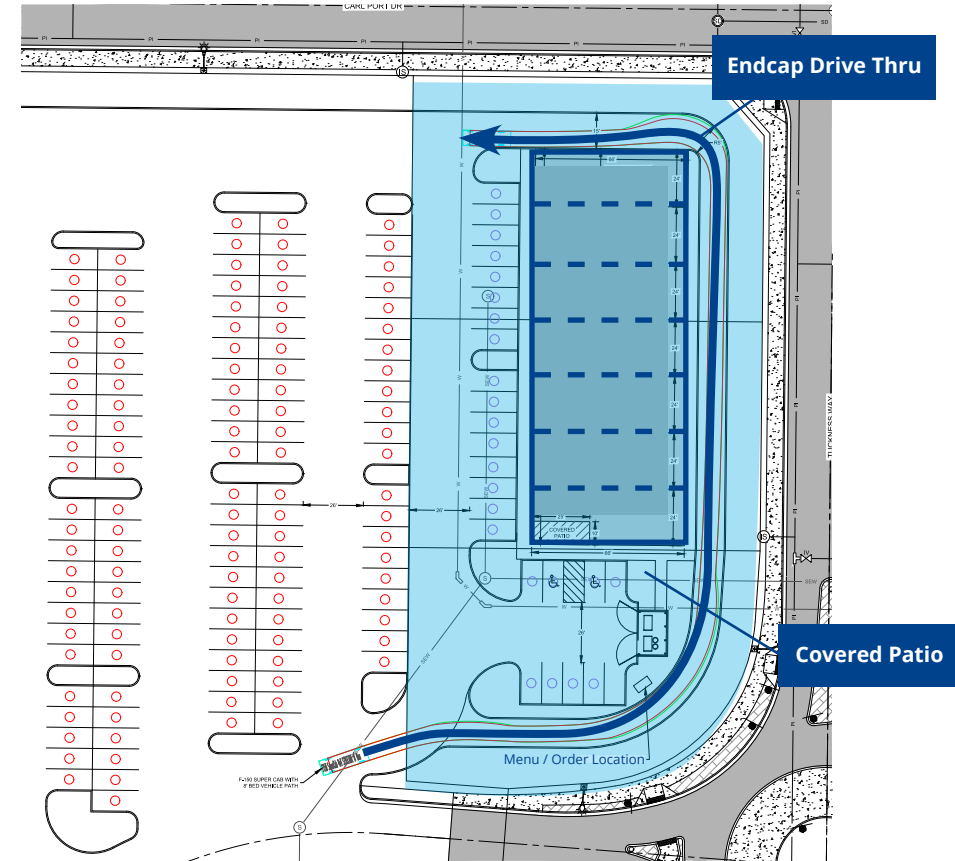
## Parcel 2



- 1.19 Acres
- Standalone or Endcap Drive Thru Available

# NE Corner

## Parcel 9

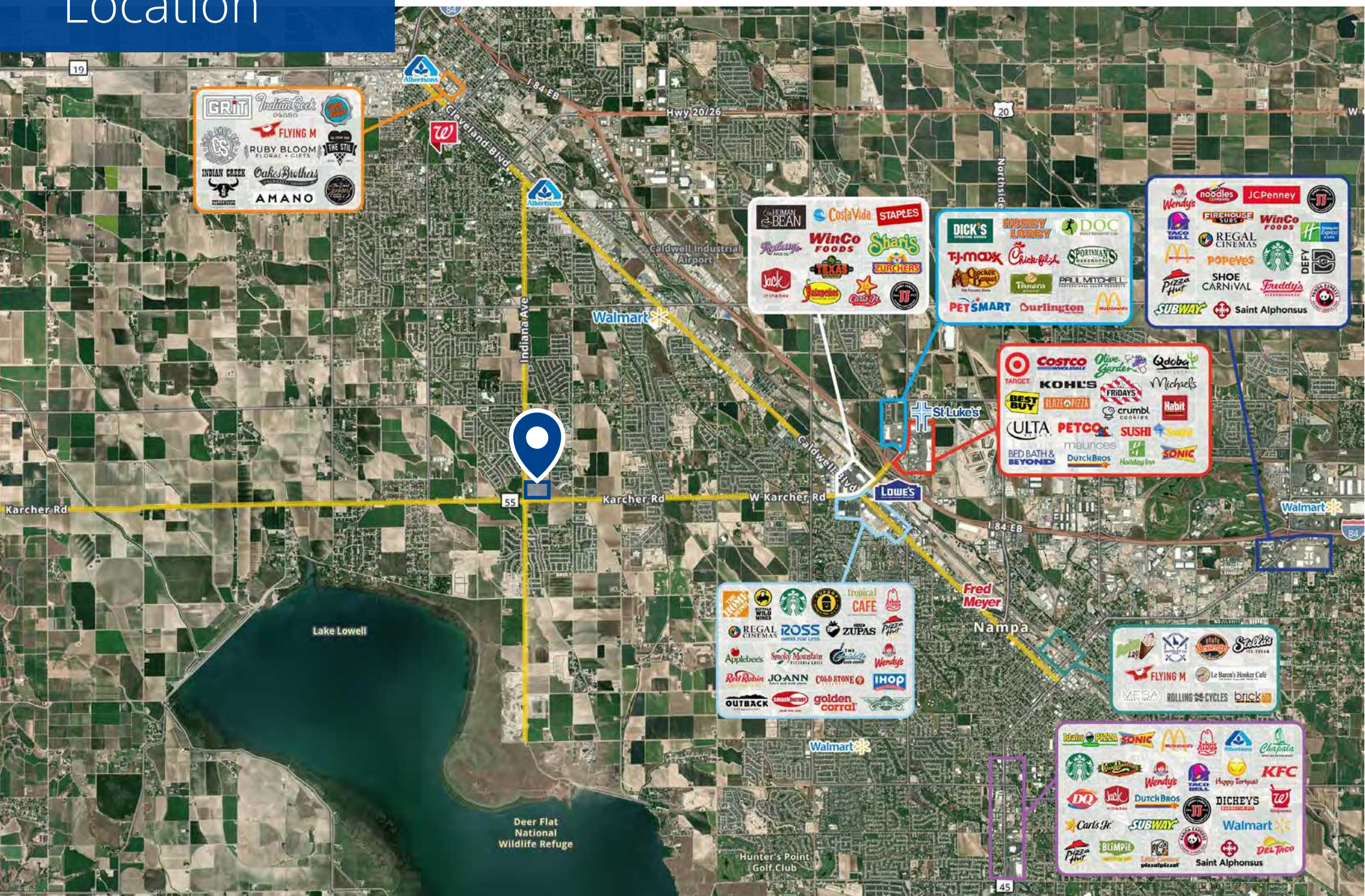


- Multitenant shop spaces for lease
- 1,200-11,280 SF
- Endcap Drive Thru Available

# Location

Google Map

Street View



GRIT, Indian Creek, Flying M, Ruby Bloom, The Still, Indian Creek, Cakes Brothers, AMANO

German & Bean, Costa Vida, Staples, WinCo Foods, Start's, Chick-fil-A, Texas, Zurchers, In the Box, Starbuck's, J&J

Dick's, Hobby Lobby, DOC, T.J. Maxx, Chick-fil-A, Sportsman's Warehouse, Tanera, Pull Mitchell, PetSmart, Curlington, McDonald's

noodles, JCPenney, Wendy's, Firehouse Subs, WinCo Foods, Regal Cinemas, Popeye's, Starbucks, Defy, Pizza Hut, Shoe Carnival, Freddy's, Subway, Saint Alphonus

Target, Costco, Olive Garden, Qdoba, Best Buy, Black & Tan, Michaels, Ulta, Petco, crumbl, maunices, Dutch Bros, Sonic, Bed Bath & Beyond, Holiday Inn

Wild Wild West, Starbucks, Tropical Cafe, Regal Cinemas, Ross, Zupas, Applebee's, Smokey Mountain, Wendy's, Red Robin, JoAnn, Cold Stone Creamery, IHOP, Outback, Golden Corral

Scaldis, Flying M, Le Barro's Honker Cafe, MESA, Rolling Cycles, Brick

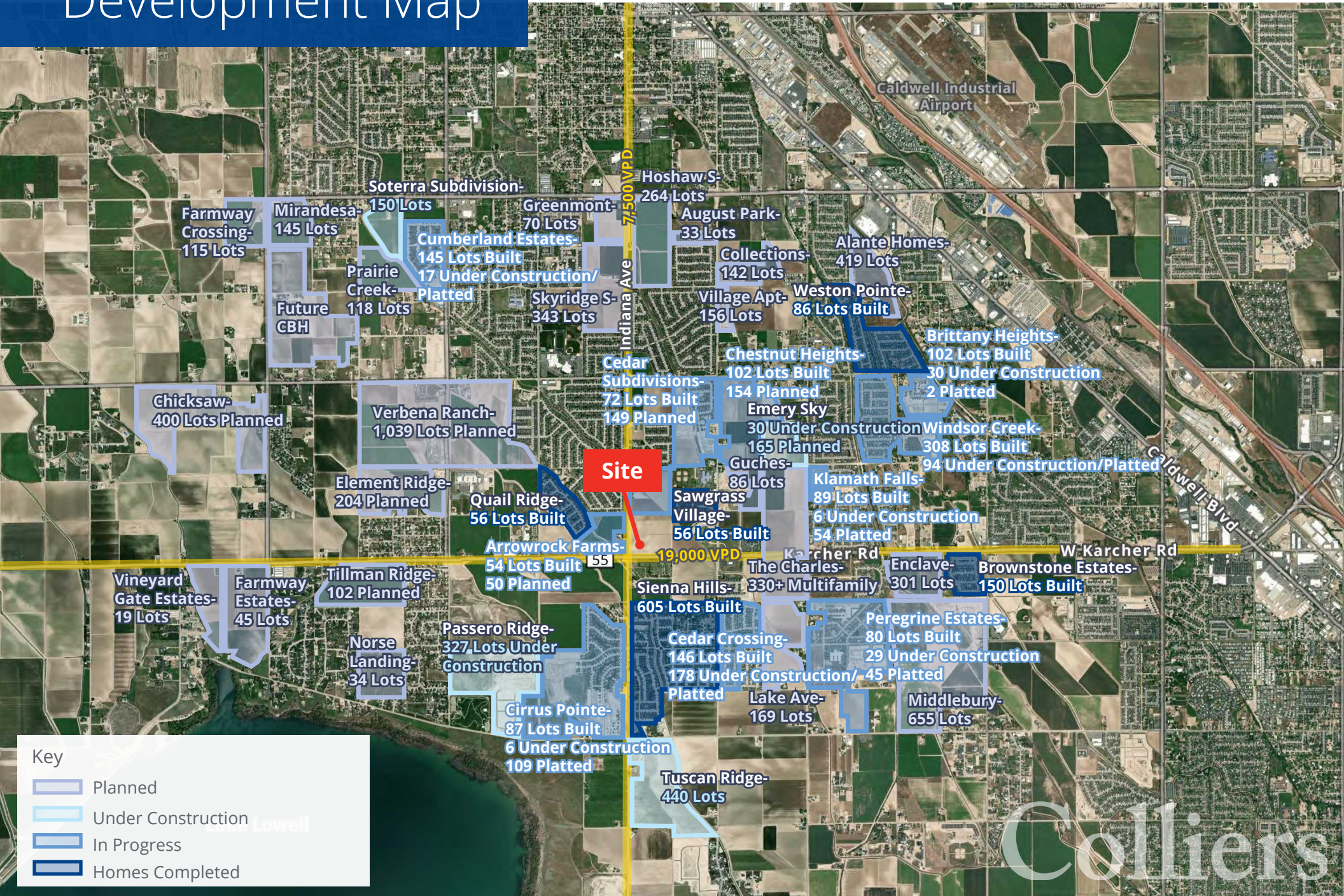
Wendy's, Sonic, McDonald's, KFC, Happy Teriyaki, DQ, Jack-in-the-Box, Dutch Bros, Nicheys, Carls Jr., Subway, Walmart, Blimpie, Little Caesars, Saint Alphonus, Pizzeria



# Development Map

Google Map

Street View



Colliers

# Property Aerials



North Facing View



South Facing View



West Facing View



East Facing View



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