

DISTRICT 208

1313 - 1609 CALDWELL BLVD. NAMPA, IDAHO 83651

For Lease / DISTRICT 208 - Join Tropical Smoothie Café - Retail & Restaurant Spaces

WE ARE
THE CENTER
OF RETAIL





DISTRICT 208 - JOIN TROPICAL SMOOTHIE

AVAILABLE

1,500 to 120,000 SF

LEASE RATE

Negotiable, Dependent Upon Size Term & Use

PARCEL PURCHASE

Contact Agents for Details and Sizes

POTENTIAL USES

Retail / Restaurant / Sales Office

CURRENT MAJOR TENANTS

Ross Dress For Less, Big 5, Jo-Ann Fabrics, MOR Furniture For Less, Fit Republic & Several Other Local & Regional Tenants

SURROUNDING TENANTS

Costco, Lowes, Hobby Lobby, Sportsman's Warehouse, Target, Old Navy, Best Buy, TJ Maxx, Petco, Michaels, Kohl's, Gordmans, Dollar Tree, Home Depot, Winco

LISTING FEATURES

- Prime Small & Large Retail Spaces & Restaurant Space, Located at the Best Retail Intersection in Canyon County, with Explosive Population Growth and Increasing Tenant Demand
- District 208 is Undergoing a Major Remodel / Redevelopment and will Include 288 On-Site Residential Units
- Excellent Visibility and Traffic Counts - 50,000 Average Daily Traffic - Easy Access In and Out of Site, Just off Interstate 84 at Exit 33
- Spaces can Include Interior & Exterior Building Signage with Potential Monument Signage on Caldwell Boulevard
- Current Tenants Include Major Retailers: Big 5, Jo-Ann Fabrics, MOR Furniture For Less, Ross, Fit Republic & Tropical Smoothie Café
- The Development Draws Shoppers from Surrounding Cities: Nampa, Caldwell, Middleton, Homedale, Parma, Ontario - Oregon and beyond

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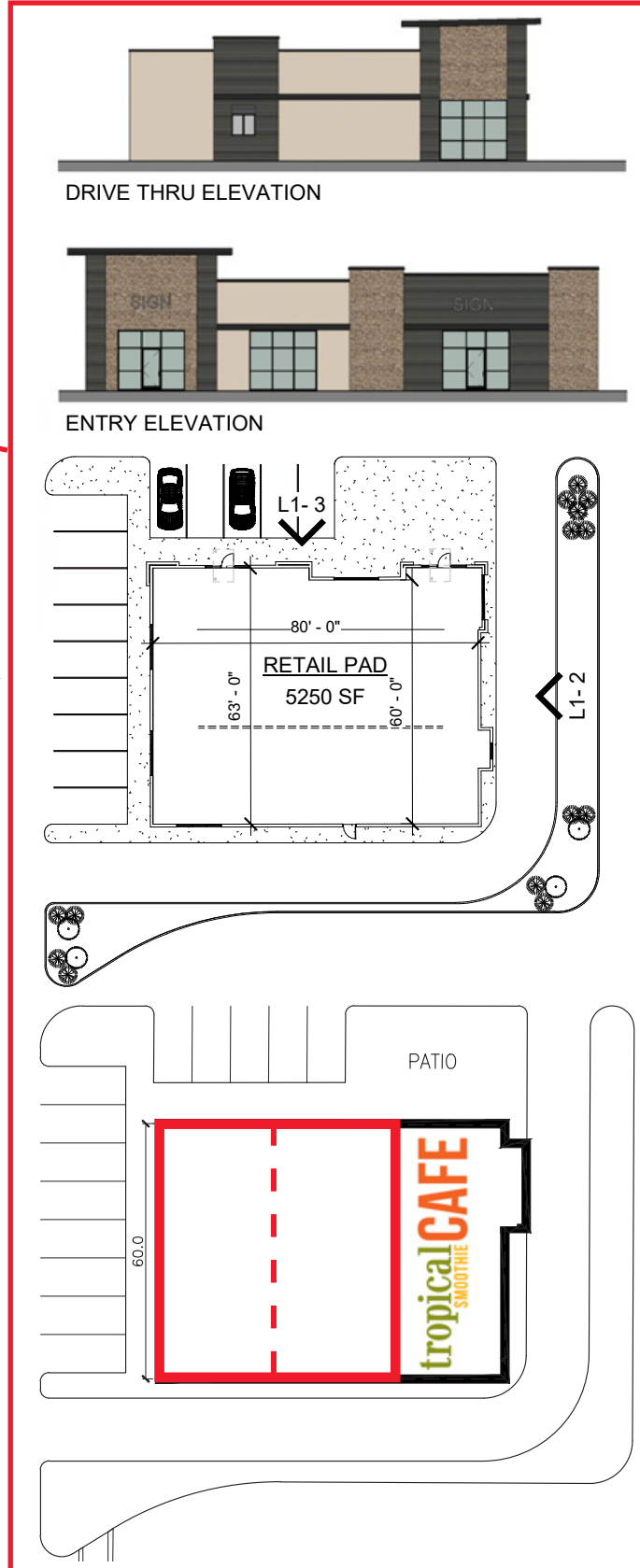
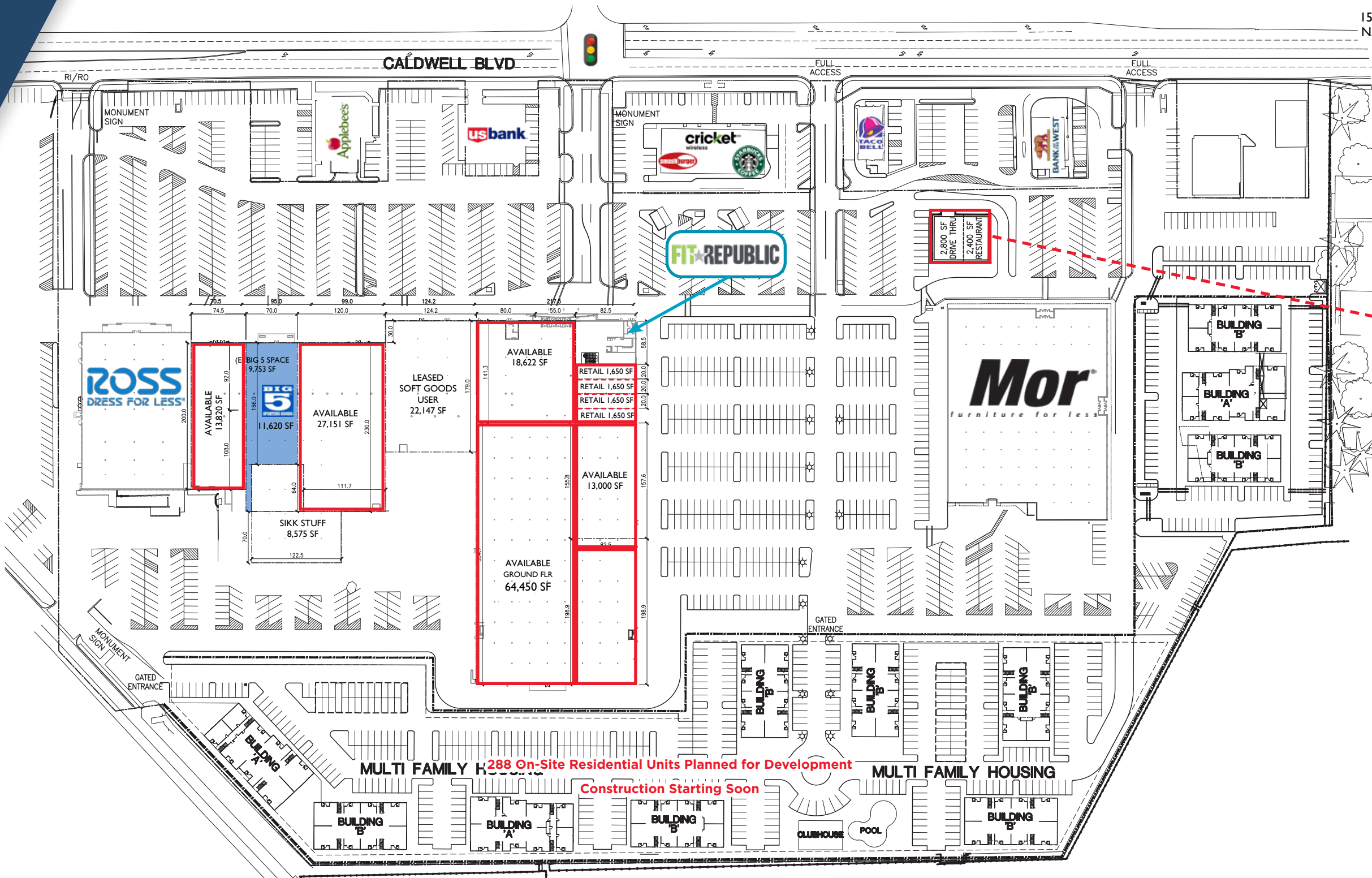
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DISTRICT 208 - JOIN TROPICAL SMOOTHIE CAFÉ

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1509 CALDWELL BLVD
NAMPA, ID 83651



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JOANN

BIG 5
SPORTING GOODS

ROSS
DRESS FOR LESS

Mor

cricket smashburger STARBUCKS COFFEE

TACO BELL

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	1 mile	3 miles	5 miles
Population			
2000 Population	4,781	33,540	69,218
2010 Population	6,692	50,106	110,025
2018 Population	8,002	59,040	130,329
2023 Population	8,863	65,133	144,339
2000-2010 Annual Rate	3.42%	4.10%	4.74%
2010-2018 Annual Rate	2.19%	2.01%	2.07%
2018-2023 Annual Rate	2.06%	1.98%	2.06%
2018 Male Population	48.3%	49.1%	49.2%
2018 Female Population	51.7%	50.9%	50.8%
2018 Median Age	37.5	31.8	31.2

Households			
2000 Households	2,002	12,205	24,171
2010 Households	2,730	17,427	37,121
2018 Total Households	3,229	20,146	43,250
2023 Total Households	3,568	22,099	47,638
2000-2010 Annual Rate	3.15%	3.63%	4.38%
2010-2018 Annual Rate	2.06%	1.77%	1.87%
2018-2023 Annual Rate	2.02%	1.87%	1.95%
2018 Average Household Size	2.42	2.90	2.97

Average Household Income			
2018 Average Household Income	\$53,463	\$53,916	\$56,709
2023 Average Household Income	\$61,843	\$62,372	\$65,774
2018-2023 Annual Rate	2.96%	2.96%	3.01%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	545	1,864	3,248
Total Employees:	7,722	24,959	41,764

- LOCATED IN A HIGH GROWTH AREA IN NAMPA -

In the identified area, the current year population is 130,329. In 2010, the Census count in the area was 110,025. The rate of change since 2010 was 2.07% annually. The five-year projection for the population in the area is 144,339 representing a change of 2.06% annually from 2018 to 2023

- THE BOISE METROPOLITAN AREA -

The area consists of five counties in southwestern Idaho, anchored by the cities of Boise and Nampa. It is the state's largest metropolitan area and includes Idaho's three largest cities - Boise, Nampa, and Meridian. Nearly 40 percent of Idaho's total population lives in the area. The metro area is home to 660,465 people (EMSI Estimate 2014) and a workforce of 330,000 within a 45-minute draw of Boise. The metro area is currently the third largest in the Pacific Northwest after Seattle and Portland.

<http://www.bvep.org/images/content/docs/Regional-Overview---General-1.pdf>



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Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

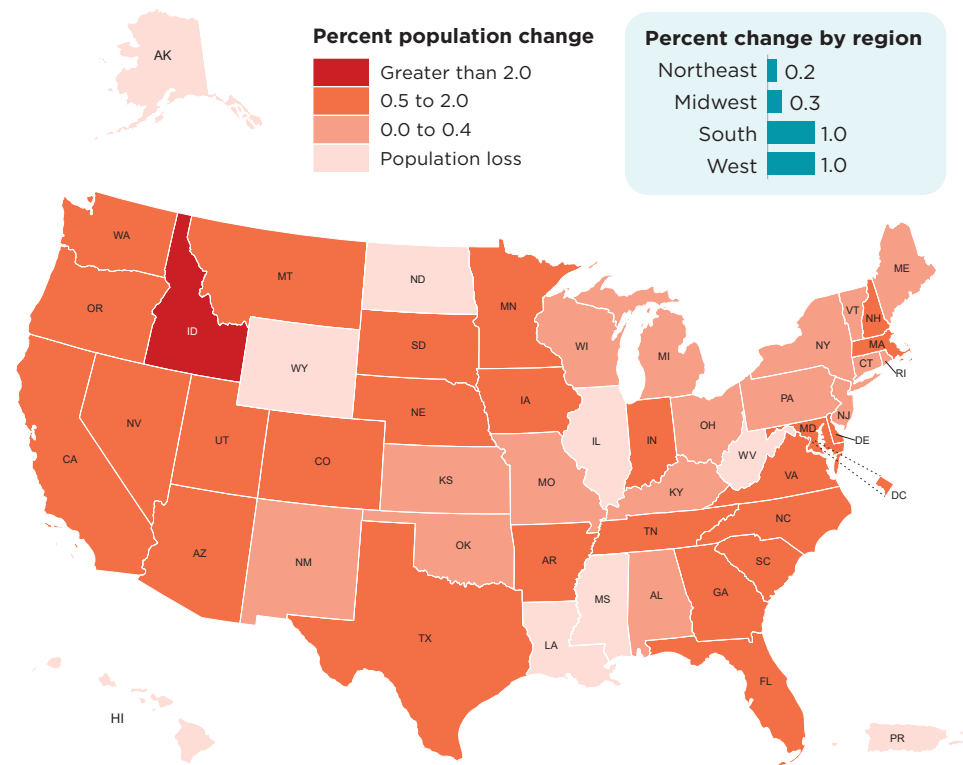
Why Boise Metro

Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



Idaho is Nation's Fastest-Growing State

Population Change From July 1, 2016, to July 1, 2017



[CLICK HERE TO DOWNLOAD THE COMPLETE BOISE VALLEY REGIONAL OVERVIEW:](https://paccra.com/wp-content/uploads/2019/07/Regional-Overview-PACCRA-2019.pdf)
<https://paccra.com/wp-content/uploads/2019/07/Regional-Overview-PACCRA-2019.pdf>



U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

Source: Vintage 2017 Population Estimates
www.census.gov/programs-surveys/popest

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