



CANYON PLAZA

2020 CALDWELL BLVD, NAMPA, ID 83651

RETAIL
FOR LEASE



PROPERTY HIGHLIGHTS

- Traffic Count on Caldwell Blvd - 28,950 ADT (2010 numbers)
- Traffic Count on Karcher S of I-84 - 47,900 ADT (per ITD)
- Other Tenants include Winco, Shopko, Jimmy Johns, Costa Vida, Supercuts, Reel Theaters, Miracle Ear, The Cash Store, City Buffet, Zurchers and more
- Many national retailers located within 1/4 mile of the subject property

PROPERTY INFORMATION:

Available SF: **1,609 - 3,173 SF**

Cross Streets: **Caldwell Blvd & Karcher Freeway Interchange**

Market: **Nampa**

SPACE	SIZE (SF)	LEASE RATE
A-4	1,609 SF	CONTACT AGENTS
B-4	1,614 SF	CONTACT AGENTS
Suite 117	3,173 SF	CONTACT AGENTS
Suite 125	2,632 SF	CONTACT AGENTS




INTERMOUNTAIN
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrellc.com
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LISTING AGENTS:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,609 - 3,173 SF

Lease Rate: Contact Agents

Building Size: 104,865 SF

Market: Nampa

Sub Market: Nampa

Cross Streets: Caldwell Blvd & Karcher Freeway Interchange

PROPERTY OVERVIEW

Canyon Plaza is located on the Southwest side of Interstate 84, which is known as the side where the majority of the households reside. Due to this, the retail tenants on this side of the freeway enjoy high traffic counts, great visibility and frequent visits to this property due in part to a very high performing WinCo Foods supermarket located within the subject property. The property is anchored by WinCo Foods, Shopko, Reel Theaters and has national pad retailers such as Texas Roadhouse, Carl's Jr. and Jack in the Box and Zurchers.

LOCATION OVERVIEW

Located on the 100% corner of Caldwell Blvd and the Karcher Interchange.

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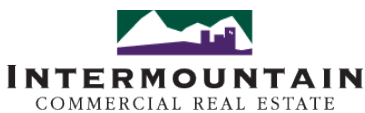
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ADDITIONAL PHOTOS



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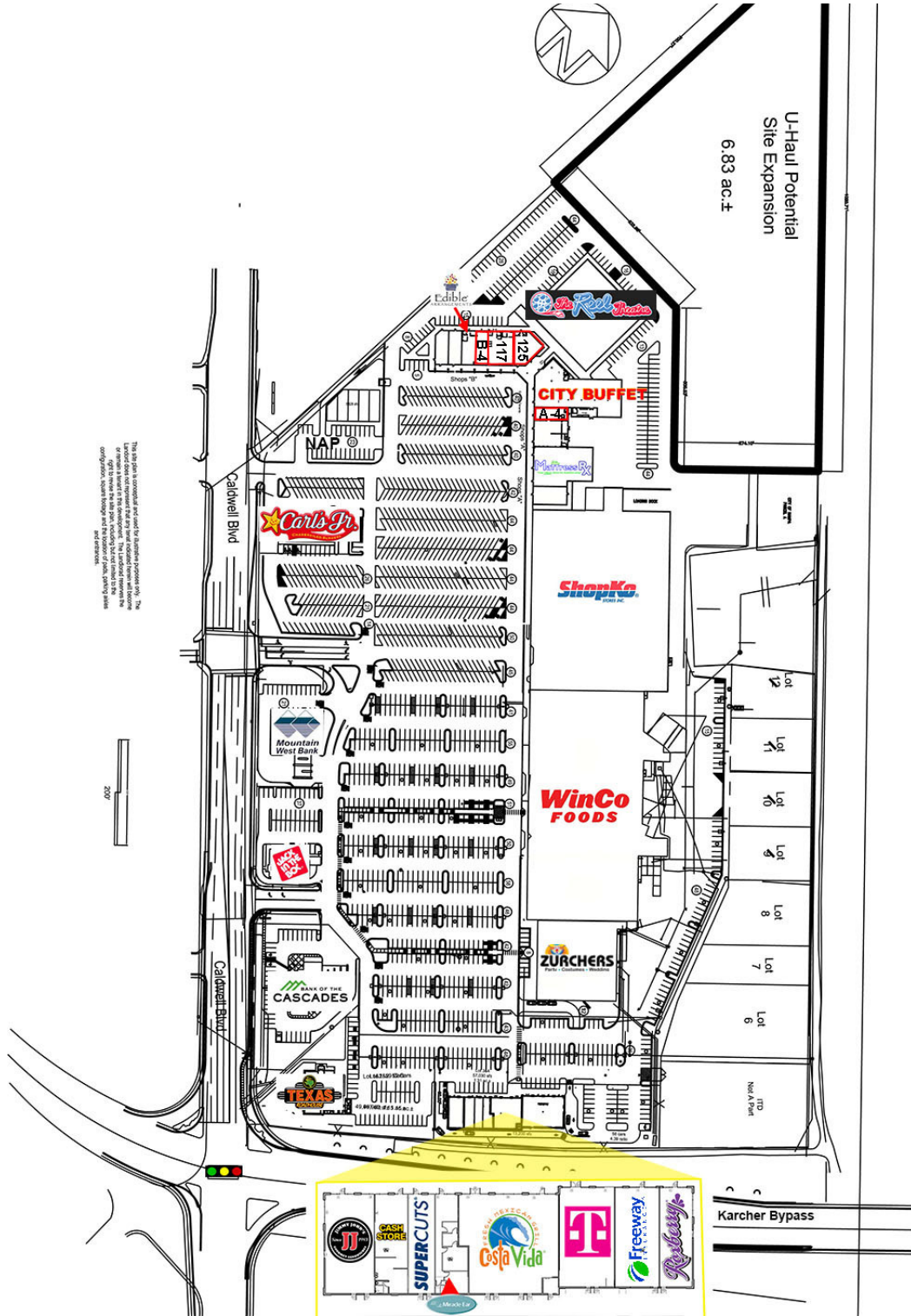


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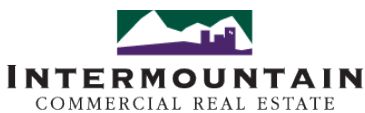
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SITE PLAN

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This site plan is intended and used for planning purposes only. The landowner does not warrant or represent that the information contained herein is accurate, complete, or correct. The landowner does not warrant or represent that the information contained herein is intended for any other purpose. The landowner does not warrant or represent that the information contained herein is intended for any other purpose. The landowner does not warrant or represent that the information contained herein is intended for any other purpose.



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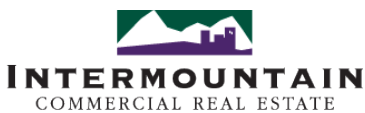
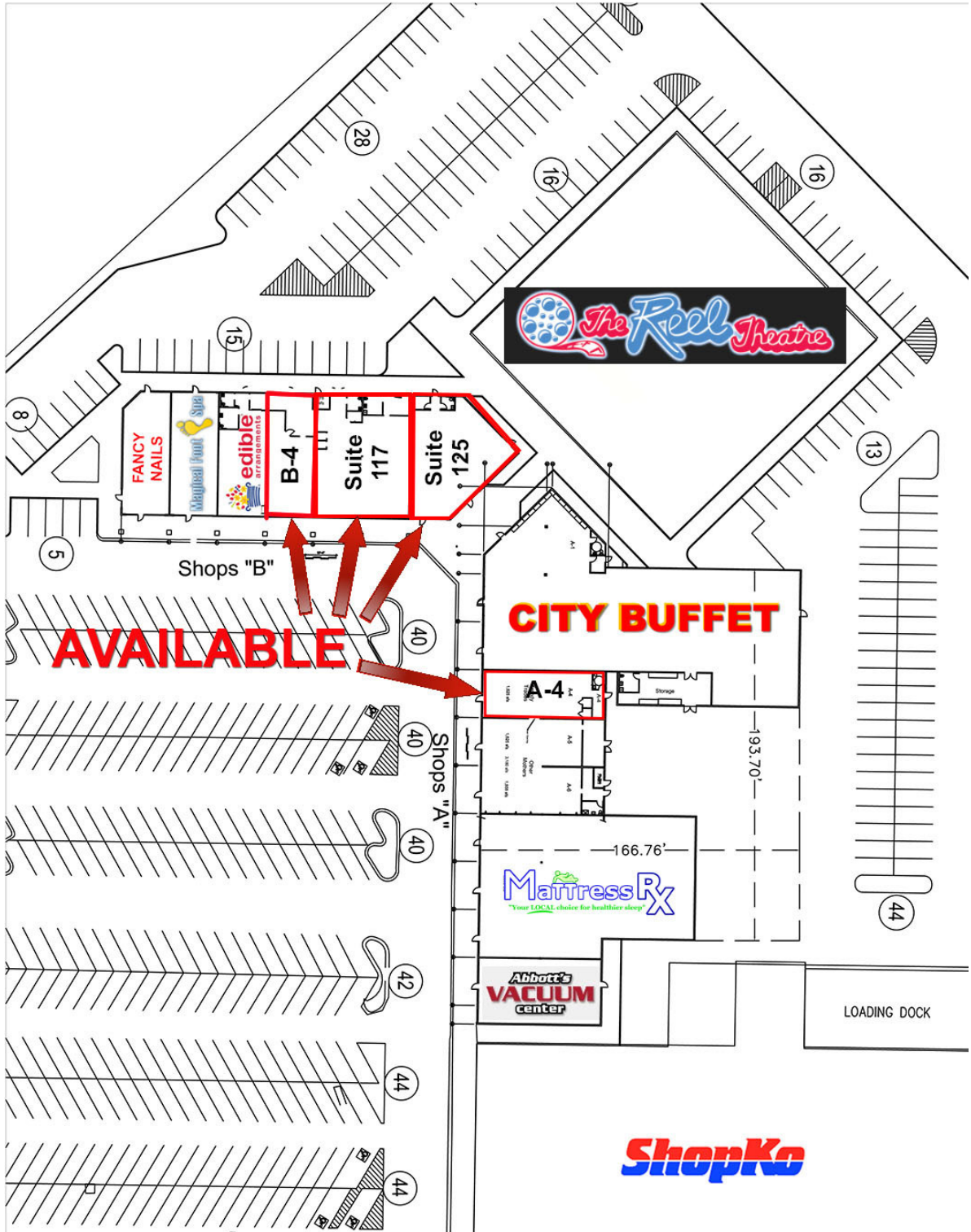


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SITE PLAN - SHOPS A & B

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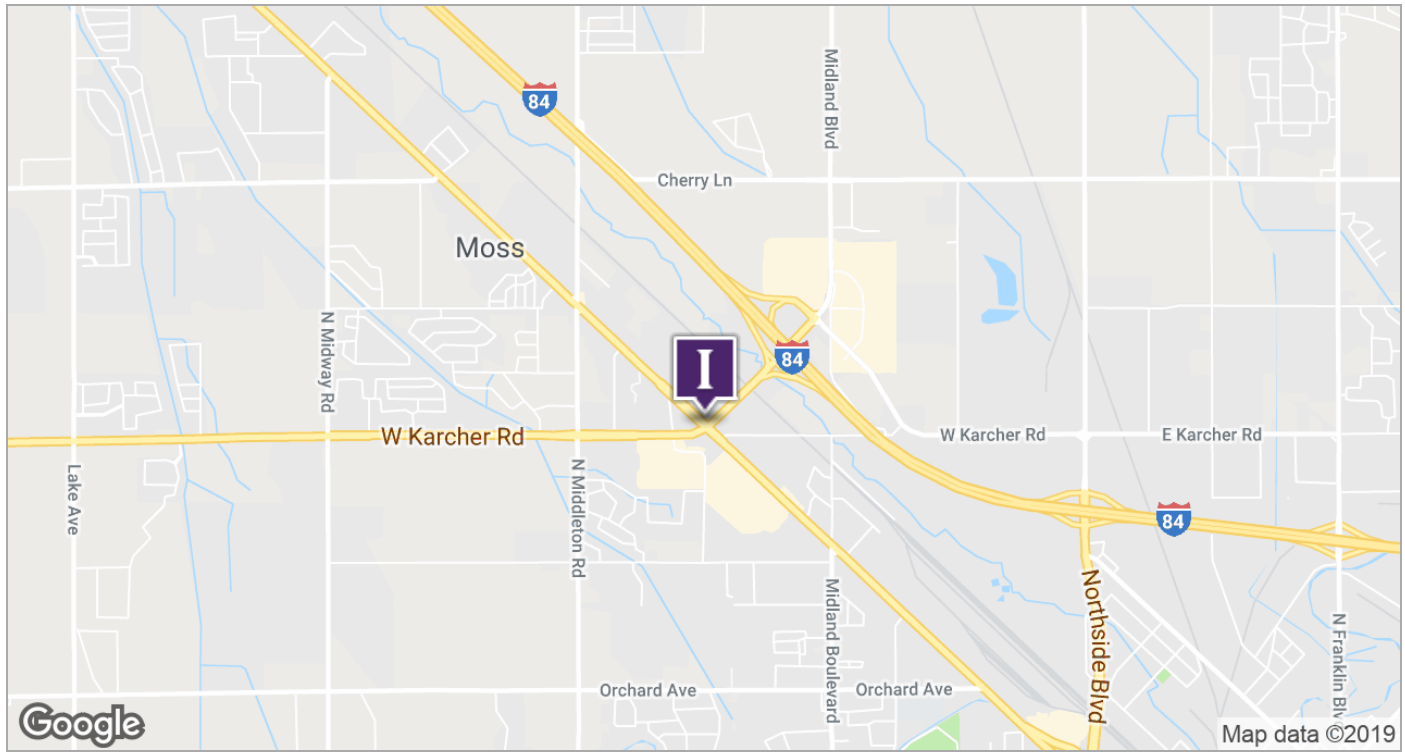
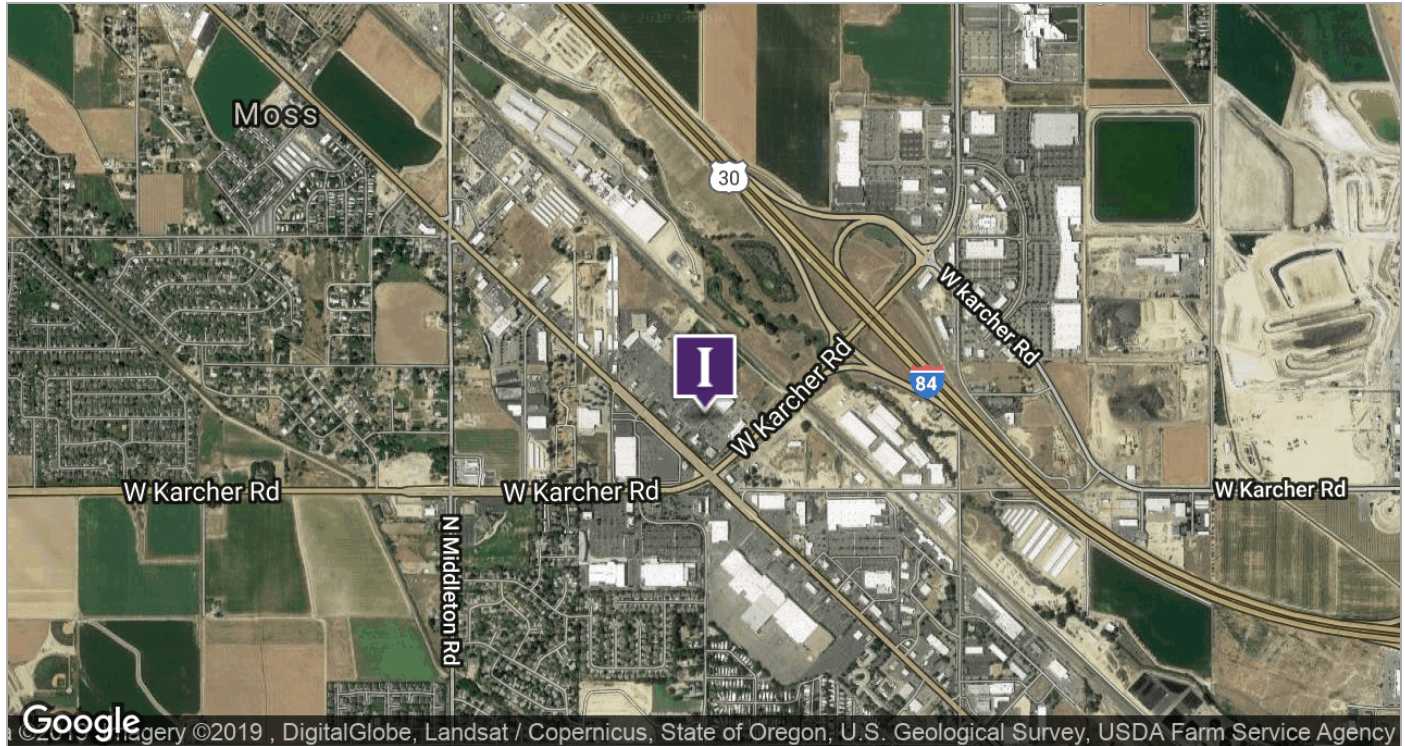


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LOCATION MAPS

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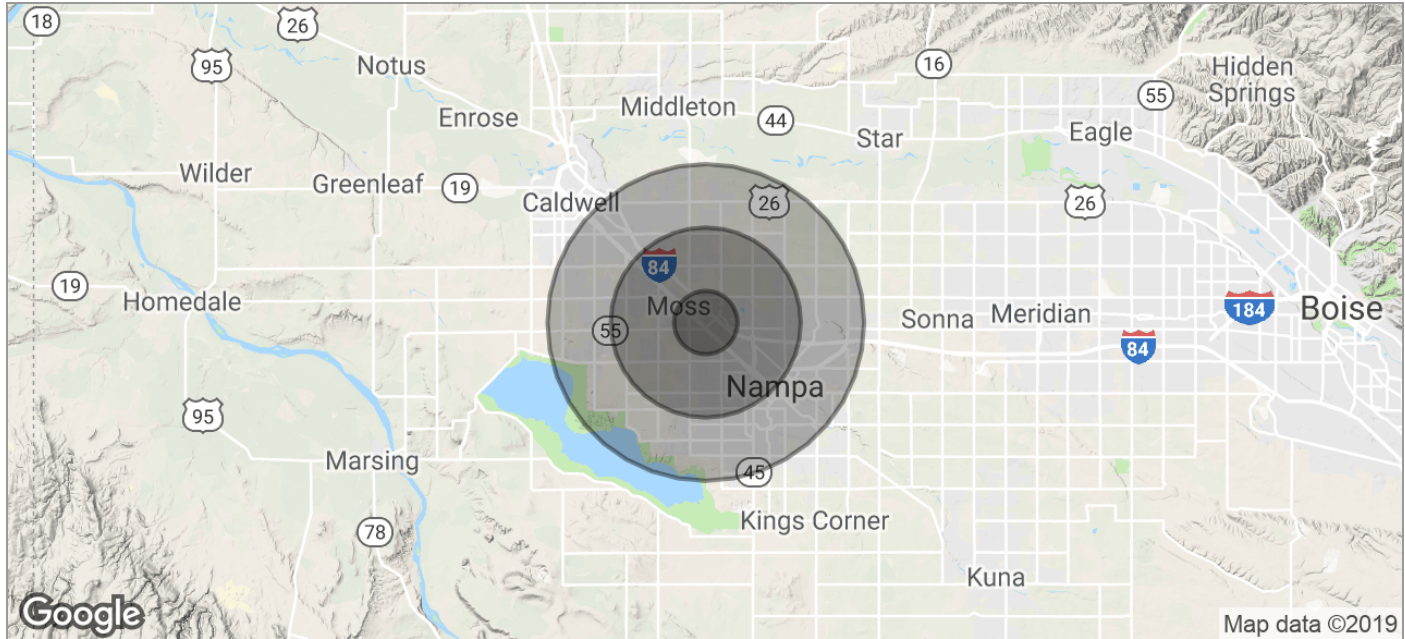
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,647	41,567	104,352
MEDIAN AGE	32.0	30.4	29.6
MEDIAN AGE (MALE)	29.5	28.9	28.5
MEDIAN AGE (FEMALE)	35.0	32.4	31.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,284	14,154	35,689
# OF PERSONS PER HH	2.8	2.9	2.9
AVERAGE HH INCOME	\$44,820	\$49,360	\$48,806
AVERAGE HOUSE VALUE	\$113,586	\$139,601	\$147,217

* Demographic data derived from 2010 US Census

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