



SHOP SPACE FOR LEASE **KARCHER CROSSING SHOPPES**

1320 CALDWELL BOULEVARD NAMPA, IDAHO 83651

COMMERCIAL



FOR LEASE | 1,135 SF TO 2,335 SF

CONTACT:

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LISTING COMMENTS:

Adjacent to I-84 Karcher Interchange.

One signalized entrance and four unsignalized entrances.

Area tenants include Ross, Kohls, Costco, Target, Home Depot, Staples, and Winco.

AVAILABLE SPACE:

SPACE:	SIZE:	PSF:
1314	2,335 SF*	\$23.00/SF, NNN

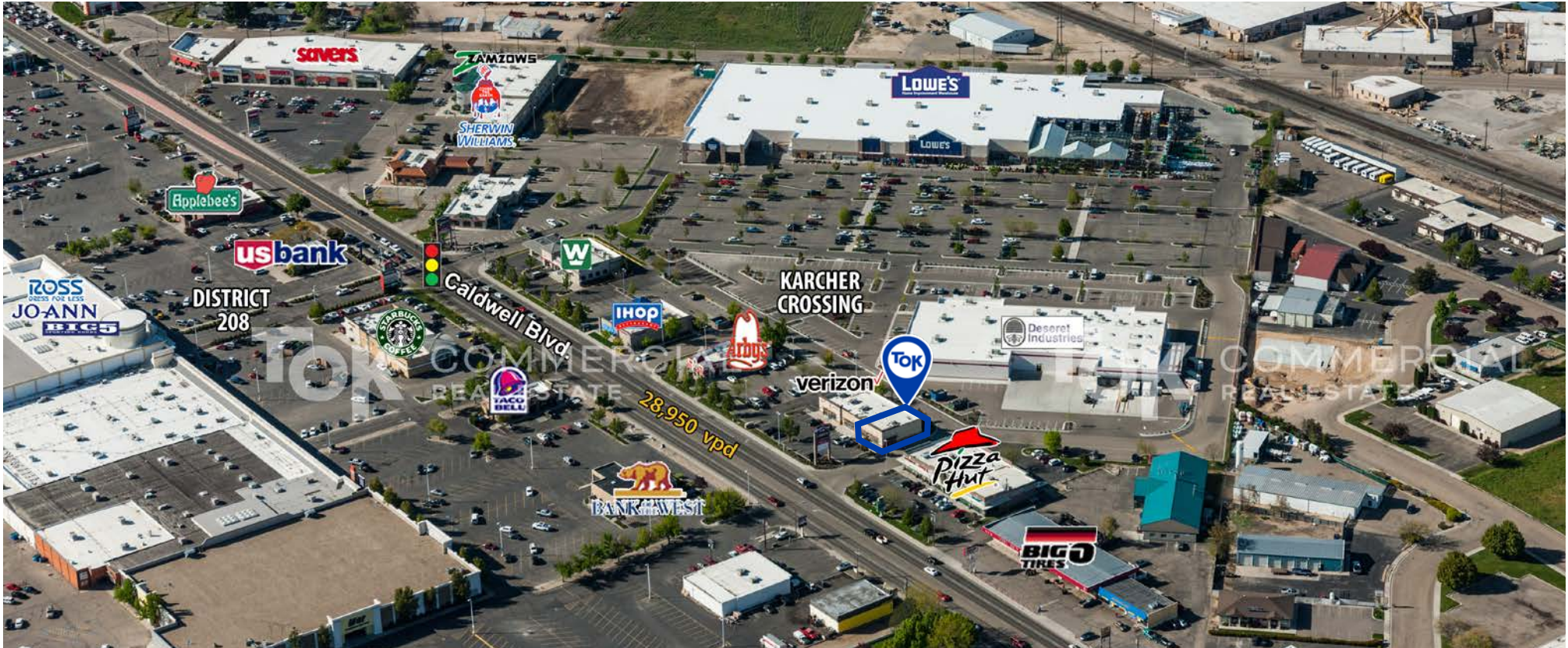
* Divisible to 1,135 SF and 1,200 SF



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PROPERTY INFORMATION:

Submarket: Caldwell Boulevard
Available: Immediately
Bldg Size: 5,485 SF
Lease Term: 5 Years
Lease Type: NNN
Est NNN's: \$8.13/SF

KEY TENANTS:

Anchored by Lowe's.

 Other tenants: Washington Federal, IHOP, Arby's, Verizon, Pizza Hut and Deseret Industries!

DEMOGRAPHICS:

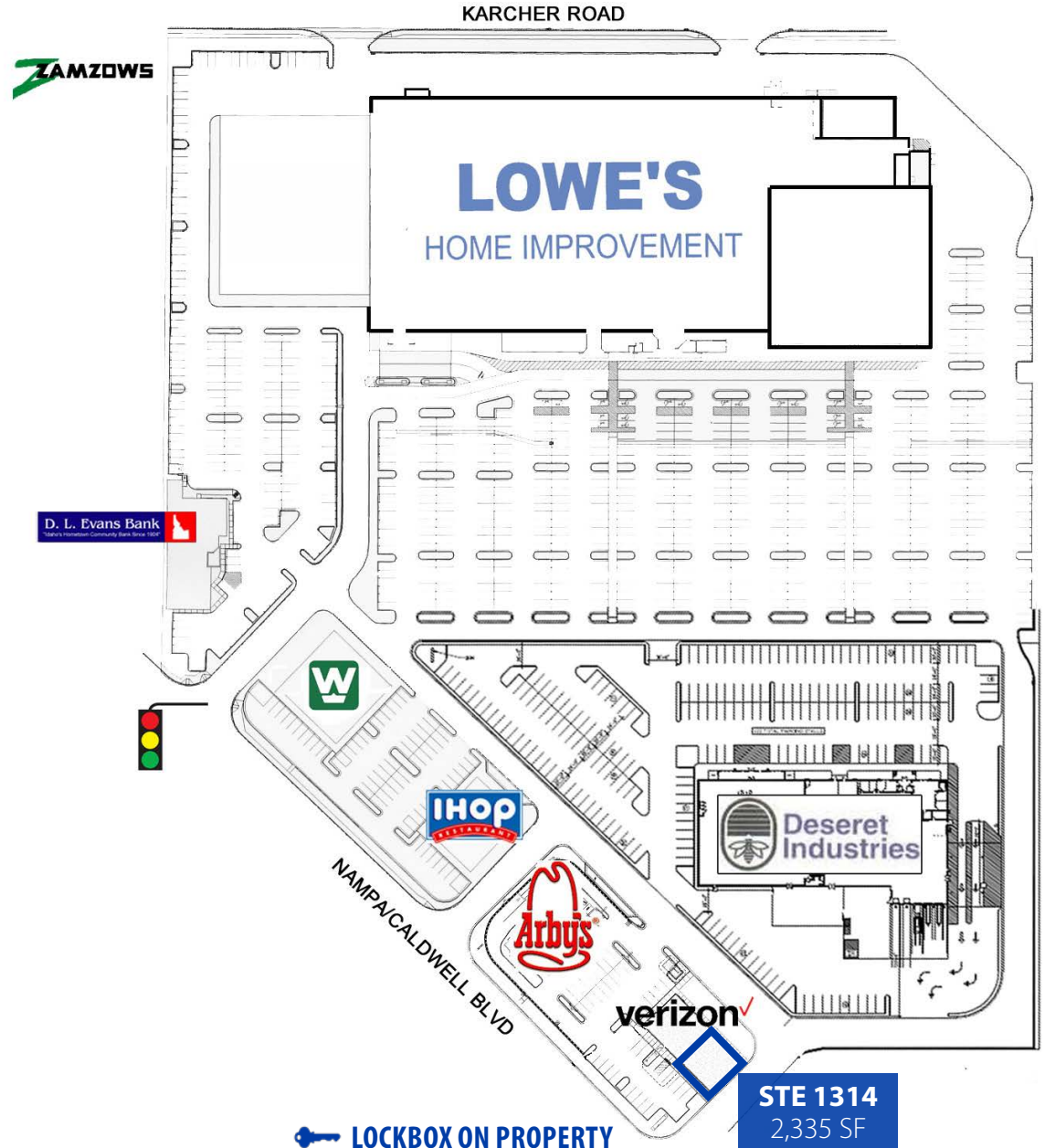
2020	1 Mi.	3 Mi.	5 Mi.
Population:	7,839	63,588	142,780
Avg HH Income:	\$55,162	\$58,743	\$61,587
Daytime Pop:	8,010	26,144	44,032



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