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**ZURCHERS**

**CANYON PLAZA**

Located on Karcher Road and Nampa-Caldwell Boulevard in Nampa, ID. Canyon Plaza is a 104,865 Square Feet Retail Shopping Center.

LOT B

LOT A

LAND LOTS AT CANYON PLAZA  
**FOR SALE**

*1880 - 1890 Caldwell Boulevard, Nampa, ID | Total Available: 1.27 Acres*

*ASKING PRICE*

*Lot A - 0.895 Acres - Unpriced  
Lot B - 0.376 Acres - Unpriced*

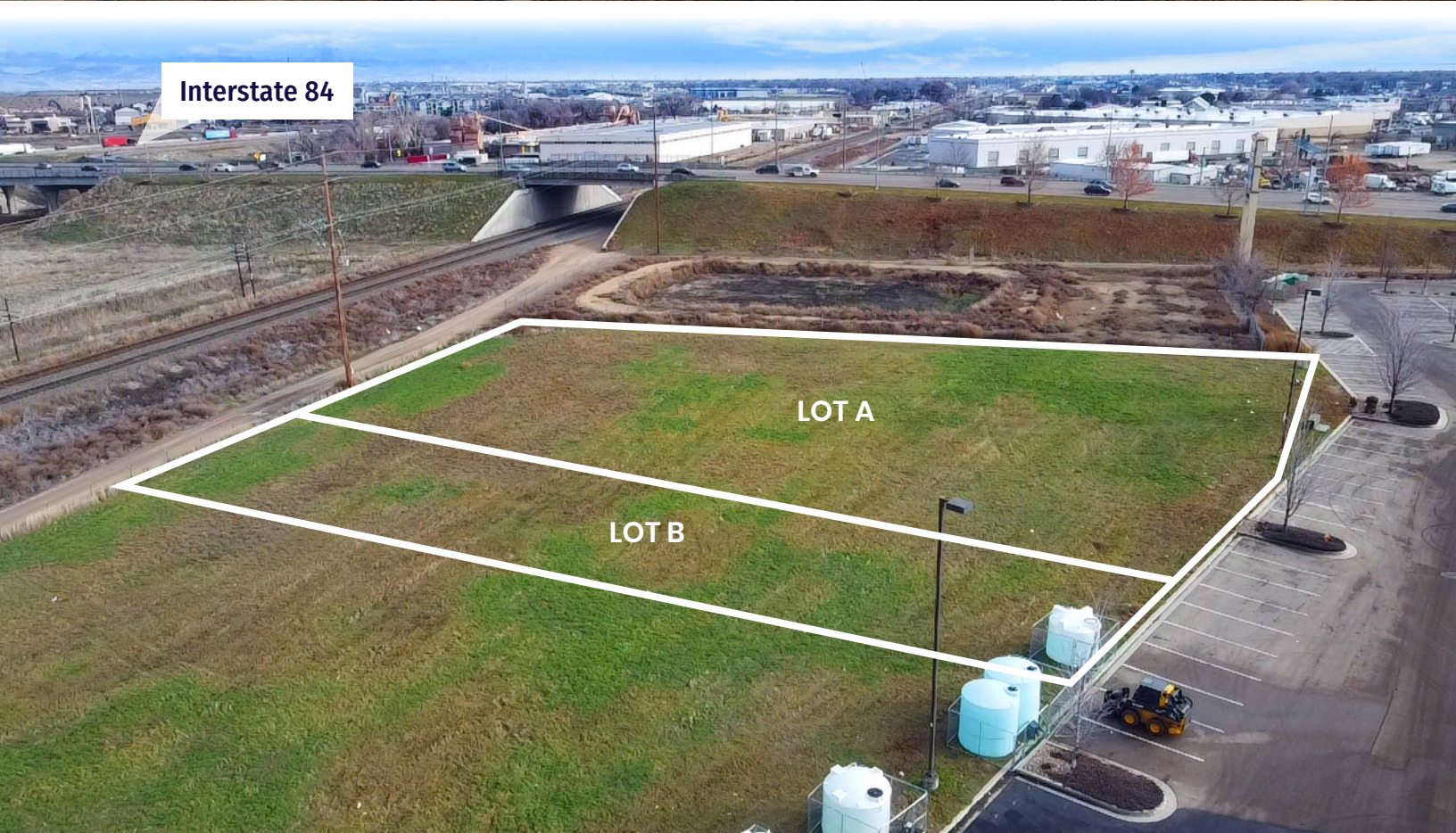


**INTERMOUNTAIN**  
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# CANYON PLAZA LAND LOTS | 1880 - 1890 CALDWELL BLVD, NAMPA, ID



Interstate 84

LOT A

LOT B

## PROPERTY HIGHLIGHTS

- **PRICE:** Lot A - Contact Agent  
Lot B - Contact Agent
- **LOT SIZE:** 0.376 - 1.27
- Traffic Count on Caldwell Blvd - 33,526 Average VPD.
- Traffic Count on Karcher S of I-84 - 47,900 Average VPD.
- Many National Retailers Located Within 1/4 Mile of the Subject Property.
- Other Tenants Include Winco, Jimmy Johns, Costa Vida, Reel Theaters, Miracle Ear, The Cash Store, City Buffet, Zurchers and More.

# CANYON PLAZA LAND LOTS | 1880 - 1890 CALDWELL BLVD, NAMPA, ID



## EXECUTIVE SUMMARY

Available SF: **0.376 - 1.27 Acres**

Sale Price: **Lot A - Contact Agent**  
**Lot B - Contact Agent**

Property Type: **Land**

Zoning: **IL**  
**(Light Industrial)**

Market: **Nampa**

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



<b>Light Industrial (IL) Land Uses</b>	
<b>Permitted Uses</b>	<b>Conditional Uses (CUP Required)</b>
Accessory use or building	Airport, heliports, landing fields, etc.
Agricultural supply	Alcohol Sales Establishment, Primary Use <sup>1</sup>
Agricultural, general (no slaughterhouses in GB, IL or IP zone)	Asphalt plant
Ambulance service	Bank/credit union
Animal shelter	Concrete batching and mixing
Animals, agricultural <sup>4</sup>	Crematorium
Apiaries (Beehives)	Daycare/day nursery/pre-school (commercial) <sup>2</sup>
Appliance repair	Dry cleaner, coin operated, custom and self-service, laundromat
Auction sales (no livestock in BC)	Fairground
Automobile body, paint shop	Fish farm or hatchery
Automobile or truck repair	Go-cart track
Automobile or truck sales, new	Golf driving range
Automobile or truck sales, used	Hookah lounge/bar
Automobile parking lot/garage, private <sup>1</sup>	Hotel/Motel
Automobile parts and accessories	Impound/storage yard, vehicle
Blood bank	Kennel, commercial
Car wash	Kennel, noncommercial <sup>5</sup>
Cemetery or mausoleum	Laboratory
Church or religious facility	Liquor store, package
Construction trade/sales office (indoor storage only)	Livestock sales
Construction trade/sales office (with outdoor storage)	Manufactured/mobile home park (subject to chapters 28 and 29 of this title)
Construction, showroom	Meat market <sup>3</sup>
Dwelling, caretaker <sup>3</sup>	Mineral resources, natural (subject to state law provisions)
Electrical and electronic supply	Mobile home, caretaker
Equipment or implement sales, large or heavy equipment	Prison, jail, etc.
Equipment rental	Racetrack or drag strip
Freight transfer point	Restaurant (not drive-in, drive- through or walk-up)
Fuel sales or service station	Restaurant (with drive-in, drive- through, or walk-up) <sup>4</sup>
Furniture refinishing	Retail, bulky
Governmental emergency building (i.e., fire or police stations, including combined stations and satellite versions)	Tobacco shop
Governmental office building or facility	Transition home (as defined by chapter 1 of this title)
Governmental water, pressure irrigation and/or sewer lift stations (including combined facilities and satellite versions thereof)	Upholstery, automobile and furniture
Grain/feed and seed processing and sales	Vape shop
Greenhouse	Veterinary
Horticultural services	Zoo
Hospital, animal	
Laundry, commercial plant	
Lumberyard, retail	
Machine shop	
Manufacture, assembly or packaging of products from previously prepared materials	
Manufacture, compounding, bottling, processing, packaging, or treatment of food and beverage products	

Manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of the following products: textile, apparel and related items, building materials, furniture and fixtures, paper, chemicals and chemical products, petroleum, electronic, concrete, rubber, plastic, metal, professional and scientific, or any combination thereof of items, materials or goods	
Mobile home, manufactured home and RV sales	
Monument works, stone	
Newspaper printing	
Office, general	
Orchards, tree crops, plant, or tree farm	
Park, playground or open space (subject to chapter 1 of this title)	
Petroleum storage <sup>3</sup>	
Plant nurseries	
Printing and publishing	
Railroad buildings and equipment	
Research facility	
Retail, general	
Telephone/telegraph center or station/call center	
Truck, taxicab, and bus parking lot	
Trucking yard or terminal	
Utility owned building, structure or use	
Warehouse, distribution and wholesale <sup>2</sup>	
Welfare and charitable distribution	

Footnotes:

**Animals, agricultural<sup>4</sup>**

4. Refer to chapter 21 of this title for regulations governing keeping certain agricultural animals as pets.

**Automobile parking lot/garage, private<sup>1</sup>**

1. No vehicle or storage areas in BN or IP zones.

**Dwelling, caretaker<sup>3</sup>**

3. 1 per business or property, as most restrictive. To be allowed, there must already be some kind of related business structure or complex on the same property. Use of a mobile home requires a Conditional Use Permit.

**Petroleum storage<sup>3</sup>**

3. See § 10-19-3.B of this title.

**Warehouse, distribution and wholesale<sup>2</sup>**

2. See § 10-18-7 of this title for warehouse, distribution and wholesale within the IP zone. In IL and GB zones all items shall be enclosed within sight obscuring walls or fences.

**Alcohol Sales Establishment, Primary Use<sup>1</sup>**

1. Alcohol sales establishment, as a primary use shall be prohibited in or on any parcel or lot that fronts or is otherwise within 300 feet of Garrity Boulevard.

**Daycare/day nursery/pre-school (commercial)<sup>2</sup>**

2. Denotes a commercial daycare of 13 plus children and/or a "not at home" occupation or a purposeful commercial operation.

**Kennel, noncommercial<sup>5</sup>**

5. A kennel license is required to operate a noncommercial kennel.

**Meat market<sup>3</sup>**

3. A meat market that includes a "kill floor" is not permitted.

**Restaurant (with drive-in, drive-through, or walk-up)<sup>4</sup>**

4. Drive-throughs shall be permitted for new buildings in the DH zoning district, provided they are replacing an existing building that has a drive-through and provided the land use remains the same.