



CANYON PLAZA FOR LEASE

2020 Caldwell Boulevard, Nampa, ID
SF AVAILABLE: 1,200 SF - 5,805 SF

PROPERTY HIGHLIGHTS

- 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, Miracle Ear, City Buffet, Fleet Feet, Zurchers and More.



AVAILABLE SPACE
2 SUITES AVAILAIBLE
1,200 SF - 5,805 SF



BUILDING SIZE
104,865 SF



ASKING RATE
Contact Agent



INTERMOUNTAIN
 COMMERCIAL REAL ESTATE

DARIN BURRELL
 darin@icreboise.com
 (208) 286-2260 office
 (208) 860-0332 cell

SETH MCCORMACK
 seth@icreboise.com
 (208) 286-2272 office
 (208) 918-1030 cell

www.icreboise.com | 380 E. Parkcenter Boulevard Suite 290, Boise, ID 83706 | (208) 429-8603 office

The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



EXECUTIVE SUMMARY

Available SF: **1,200 SF - 5,805 SF**

Building Size: **104,865 SF**

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

Lease Rate: **Contact Agents**

Property Type: **Retail**

Lease Type: **NNN**

Market: **Nampa**

SUITES AVAILABLE

STE 130 | RETAIL | 1,200 SF

STE 117 & 125 | RETAIL | 5,805 SF | *Divisible down to ~2,632 SF*

DEMOGRAPHICS:

	1 Mile	2 Miles	3 Miles
Total Population:	6,323	59,549	148,138
Daytime Population:	2,579	20,291	49,966
Average House Hold Income:	\$67,307	\$74,931	\$76,751

2023

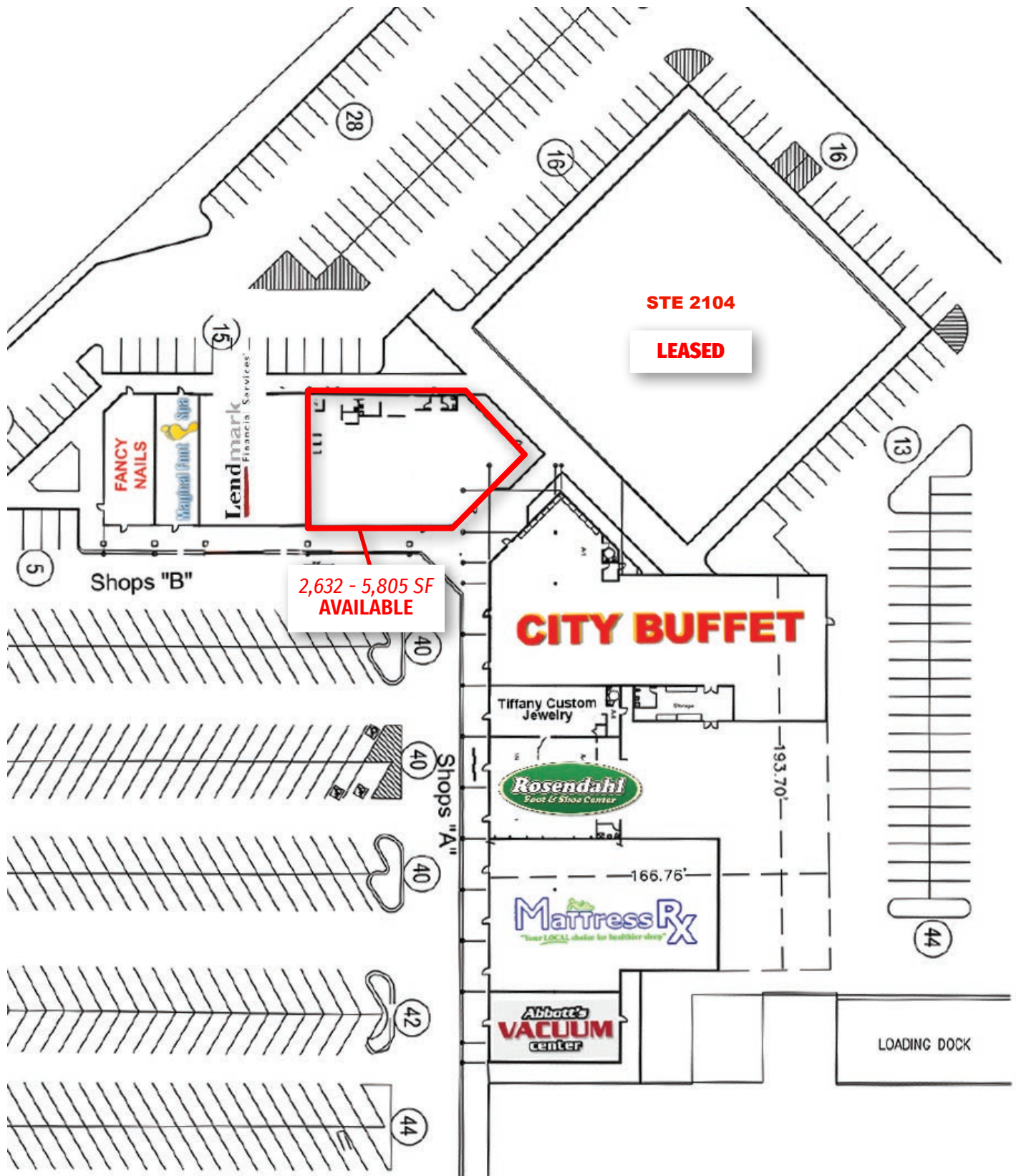


SUITE AVAILABLE:
STE 130 - 1,200 SF

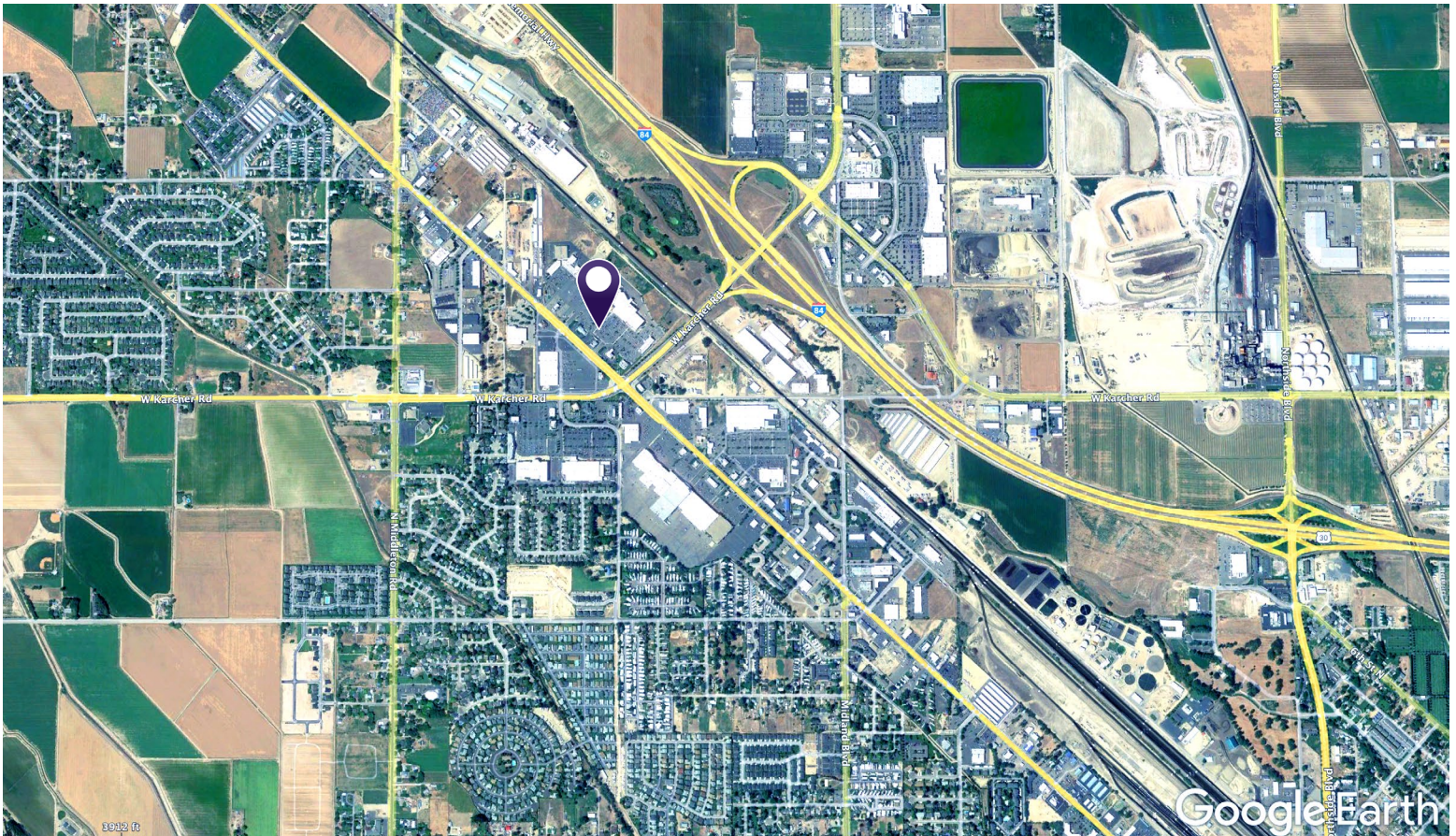








CANYON PLAZA | 2020 CALDWELL BLVD, NAMPA, ID



The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.