

Karcher Mall Retail Shop Spaces

1509 - 1601 Caldwell Boulevard, Caldwell, Idaho 83651

820 - 31,473 SF Available
Lease Rates Negotiable



Property Highlights

- Prime Retail Shop Space on Karcher and the Caldwell Boulevard
- Excellent Visibility and Traffic Counts - 25,000 Average Daily Traffic
- Spaces Include Interior & Exterior Building Signage with Potential Monument Signage on Caldwell Boulevard
- This Regional Mall Recently Underwent Major Renovations and Updates
- Current Tenants Include Major Retailers: Big 5, Burlington Coat Factory, Jo-Ann Fabrics, MOR Furniture For Less, Ross and more
- Easy Access In and Out of Site, Just off Interstate 84 at Exit 33
- The Karcher Mall Draws Shoppers from Surrounding Cities: Nampa, Caldwell, Middleton, Homedale, Parma and more

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Interior & Exterior Photos



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LEASE STATUS:

- MALL
- LEASED
- AVAILABLE
- TENANT CAN BE RELOCATED

BUILDING & MONUMENT SIGNAGE

AVAILABLE SPACES CURRENT TENANTS		
SUITE 1000	MOR Furniture For Less	60,340 Sq. Ft.
SUITE 1111	Northern Lights Cinema Grill	10,404 Sq. Ft.
SUITE 1114	Treasure Valley Hearing & Balance	1,900 Sq. Ft.
SUITE 1115	US Nails	1,040 Sq. Ft.
SUITE 1118	Tiffany's Fine Jewelry	2,200 Sq. Ft.
SUITE 1119	VACANT	960 Sq. Ft.
SUITE 1122	Energy Club	3,525 Sq. Ft.
SUITE 1123	Buzz Bee	750 Sq. Ft.
SUITE 1127	VACANT	1,000 Sq. Ft.
SUITE 1130	Nathan's Accessories	3,097 Sq. Ft.
SUITE 1131	KM Massage	550 Sq. Ft.
SUITE 1133	Nathan's Pretzels	600 Sq. Ft.
SUITE 1137	Sikk Stuff	2,160 Sq. Ft.
SUITE 1138	Under the Rainbow	7,500 Sq. Ft.
SUITE 1141	VACANT	5,250 Sq. Ft.
SUITE 1145	VACANT	4,000 Sq. Ft.
SUITE 1146	Pro Image	2,500 Sq. Ft.
SUITE 1150	VACANT	2,500 Sq. Ft.
SUITE 1153	Discount Furniture	20,250 Sq. Ft.
SUITE 1154	VACANT	1,420 Sq. Ft.
SUITE 1158	VACANT	900 Sq. Ft.
SUITE 1162	Superior Blends Hair Studio	1,556 Sq. Ft.
SUITE 1166	VACANT	3,675 Sq. Ft.
SUITE 1170	VACANT	820 Sq. Ft.
SUITE 1174	Christopher & Banks	3,500 Sq. Ft.
SUITE 1175	Artistblue Gallery	6,527 Sq. Ft.
SUITE 1178	VACANT	3,500 Sq. Ft.
SUITE 1182	VACANT	2,220 Sq. Ft.
SUITE 1186	US Mail	508 Sq. Ft.
SUITE 1190	Idaho iRepair	750 Sq. Ft.
SUITE 1201	Burlington Coat Factory	77,000 Sq. Ft.
SUITE 1206	GNC (General Nutrition)	1,300 Sq. Ft.
SUITE 1210	Bath & Body Works	2,425 Sq. Ft.
SUITE 1214	Karcher Arcade	4,000 Sq. Ft.
SUITE 1217	Jo-Ann Fabrics & Crafts	21,120 Sq. Ft.
SUITE 1218	VACANT	5,500 Sq. Ft.
SUITE 1222	VACANT	6,950 Sq. Ft.
SUITE 1225	VACANT	8,450 Sq. Ft.
SUITE 1226	Nampa Association of Realtors	1,254 Sq. Ft.
SUITE 1228	Alejandra's Mexican Grill III	1,555 Sq. Ft.
SUITE 1230	Professional School Photo Services	1,440 Sq. Ft.
SUITE 1234	Golden Buckle Champions	2,800 Sq. Ft.
SUITE 1239	Halloween City - Temporary	31,473 Sq. Ft.
SUITE 1263	Pets & Company	4,500 Sq. Ft.
SUITE 1601	Big 5 Sporting Goods	9,800 Sq. Ft.
SUITE 1609	Ross Dress For Less	32,035 Sq. Ft.

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- LOCATED IN A GROWING AREA IN CALDWELL -

In the identified area, the current year population is 120,265. In 2010, the Census count in the area was 110,583. The rate of change since 2010 was 1.61% annually. The five-year projection for the population in the area is 131,092 representing a change of 1.74% annually from 2015 to 2020.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
Population			
2000 Population	3,680	29,796	70,030
2010 Population	5,247	46,507	110,583
2015 Population	6,106	50,910	120,265
2020 Population	6,711	55,561	131,092
2000-2010 Annual Rate	3.61%	4.55%	4.67%
2010-2015 Annual Rate	2.93%	1.74%	1.61%
2015-2020 Annual Rate	1.91%	1.76%	1.74%
2015 Male Population	47.5%	49.1%	49.1%
2015 Female Population	52.5%	50.9%	50.9%
2015 Median Age	38.2	31.6	30.6

Households			
2000 Households	1,613	10,847	24,538
2010 Households	2,230	16,022	37,348
2015 Total Households	2,561	17,391	40,367
2020 Total Households	2,811	18,893	43,858
2000-2010 Annual Rate	3.29%	3.98%	4.29%
2010-2015 Annual Rate	2.67%	1.57%	1.49%
2015-2020 Annual Rate	1.88%	1.67%	1.67%
2015 Average Household Size	2.34	2.90	2.93

Average Household Income			
2015 Average Household Income	\$43,939	\$48,468	\$51,034
2020 Average Household Income	\$51,415	\$55,297	\$58,381
2015-2020 Annual Rate	3.19%	2.67%	2.73%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	518	2,169	3,908
Total Employees:	7,500	25,693	44,870

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