

## **Karcher Mall Retail Shop Spaces**

1509 - 1601 Caldwell Boulevard, Caldwell, Idaho 83651



## **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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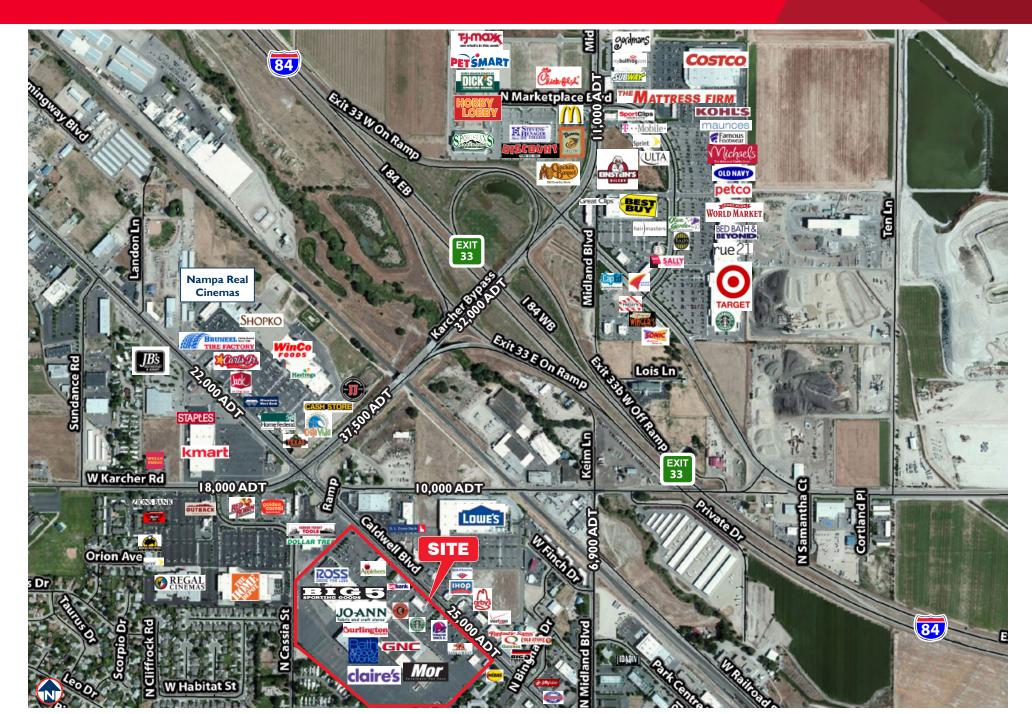
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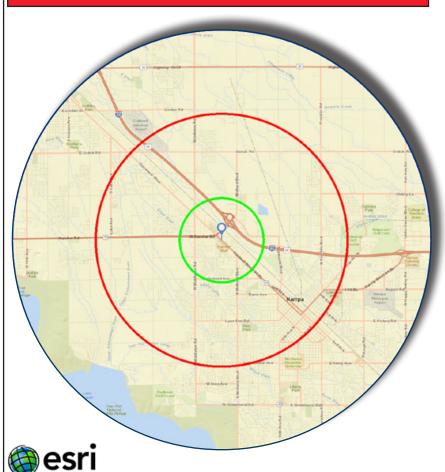


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### - LOCATED IN A GROWING AREA IN CALDWELL -

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.



	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

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

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