

DISTRICT 208 - SMALL & BIG BOX SPACES

1509 CALDWELL BOULEVARD, NAMPA, IDAHO 83651

FOR LEASE - 5,000 - 100,000 SF



SUMMIT
COMMERCIAL
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HYPERION



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LISTING DETAILS

FOR LEASE:	5,000 - 100,000 SF - Flexible Configuration
LEASE RATE:	Negotiable - Contact Agents
T.I. ALLOWANCE:	Negotiable - Dependent Upon Term
LOT SIZE:	34.86 Acres
PARCEL NUMBERS:	R1214320300, R1214320400, R1214320200
ZONING:	BC - Community Business
ACCESS:	Signalized Access - Caldwell Blvd & Cassia
YEAR REMODELED:	2021 - Facade and Parking Lot
PARKING:	±2,655 Stalls
PROPOSED USES:	Big & Small Box Retail, Restaurant, Office
LOCKBOX:	No, Contact Agents to Schedule Tours



FLY-OVER VIDEO

LISTING HIGHLIGHTS



FLEXIBLE SPACE OPTIONS



T.I. ALLOWANCE NEGOTIABLE



MAJOR REMODEL / REDEVELOPMENT



288 NEW ON-SITE RESIDENTIAL UNITS
[CLICK HERE FOR AERIAL FOOTAGE](#)



NATIONAL ANCHOR TENANTS



INCREASING TENANT DEMAND



STRONG RETAIL SYNERGY



EXCELLENT VISIBILITY & TRAFFIC COUNTS



EASY ACCESS IN & OUT OF SITE



BEST RETAIL INTERSECTION IN THE COUNTY



JUST OFF INTERSTATE 84 AT EXIT 33



INTERIOR & EXTERIOR BUILDING SIGNAGE



POTENTIAL MONUMENT SIGNAGE



ABUNDANCE OF ON-SITE PARKING



GRADE-LEVEL ROLL-UP DOORS



**THE DEVELOPMENT DRAWS SHOPPERS
FROM SURROUNDING CITIES**



EXPLOSIVE POPULATION GROWTH



CITY & COUNTY PROMOTES GROWTH

FOR LEASE

DISTRICT 208 - SMALL & BIG BOX SPACES

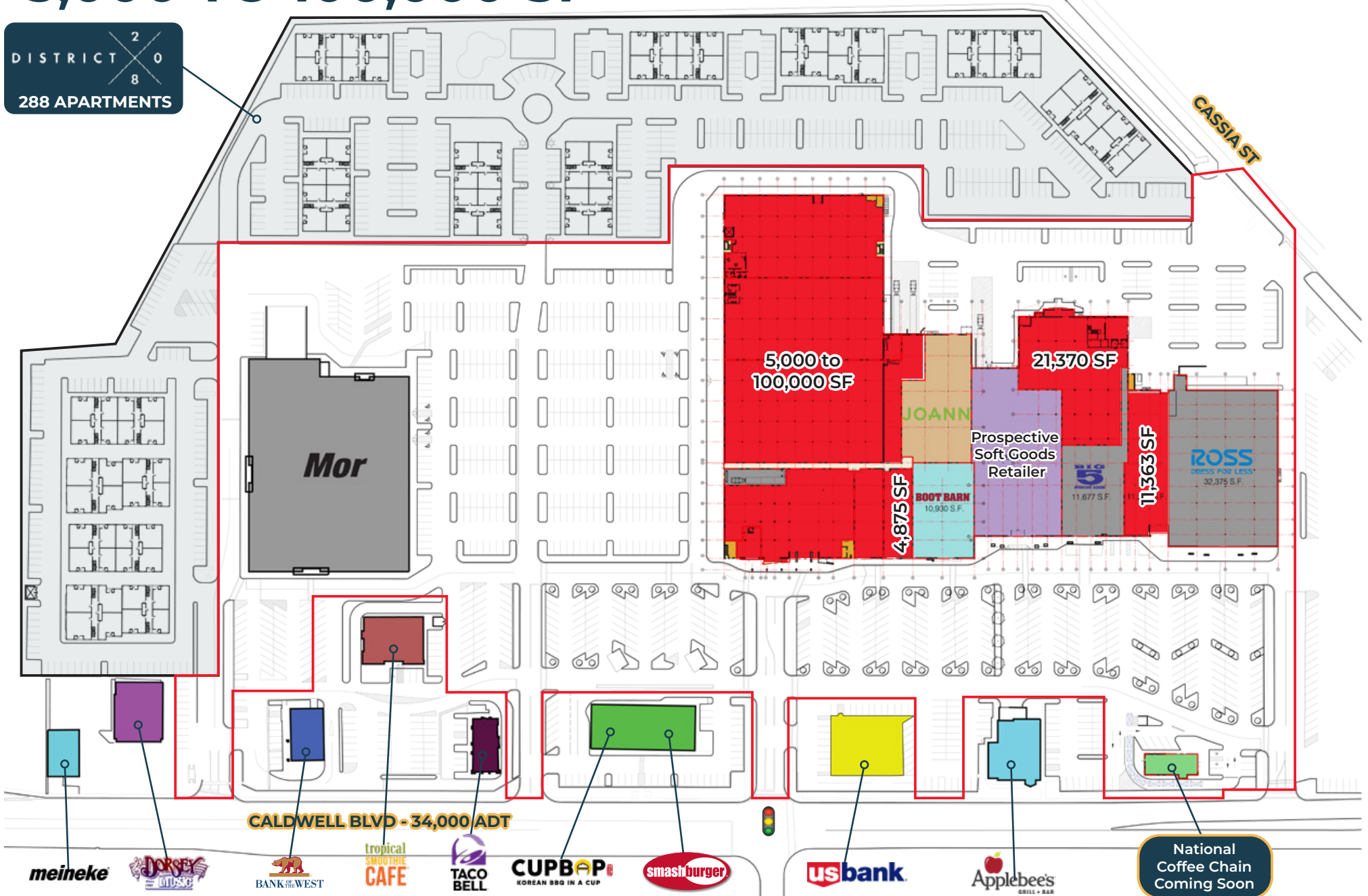
HYPERION



SUMMIT
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5,000 TO 100,000 SF

DISTRICT 208
288 APARTMENTS



FOR LEASE

DISTRICT 208 - SMALL & BIG BOX SPACES

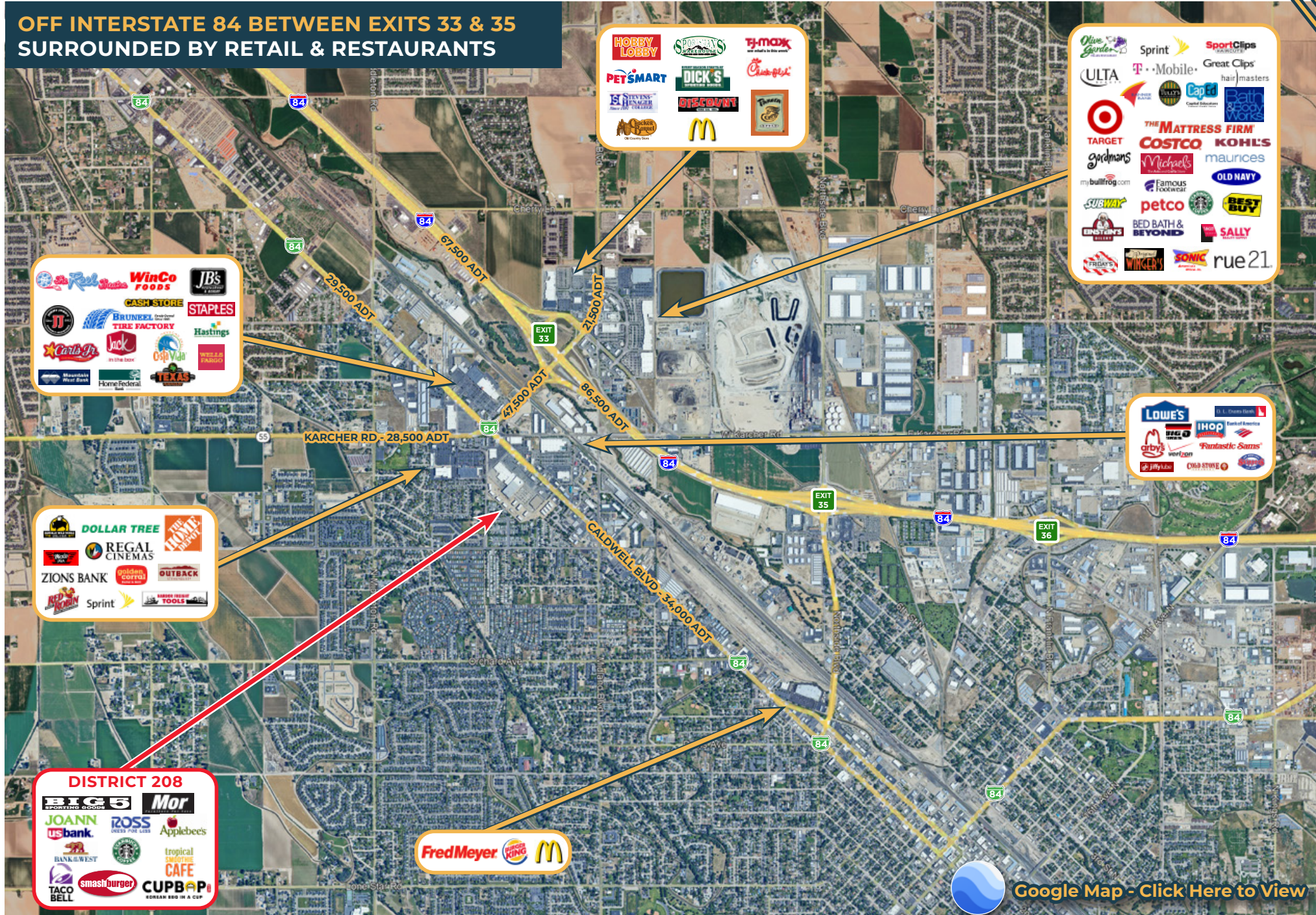


288 NEW ON-SITE RESIDENTIAL UNITS



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OFF INTERSTATE 84 BETWEEN EXITS 33 & 35 SURROUNDED BY RETAIL & RESTAURANTS



[Google Map - Click Here to View](#)

1, 3 & 5 MILE DEMOGRAPHICS

5 MILE SNAPSHOT

163,057
POPULATION

55,423
HOUSEHOLDS

\$71,147
MEDIAN HH INCOME

\$86,803
AVERAGE HH INCOME

49,342
DAYTIME POPULATION

In the identified area, the current year population is 163,057. In 2020, the Census count in the area was 139,822. The rate of change since 2020 was 3.68% annually. The five-year projection for the population in the area is 183,055 representing a change of 2.34% annually from 2024 to 2029.

The household count in this area has changed from 47,398 in 2020 to 55,423 in the current year, a change of 3.75% annually. The five-year projection of households is 62,608, a change of 2.47% annually from the current year total. Average household size is currently 2.90, compared to 2.90 in the year 2020. The number of families in the current year is 39,717 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

DRIVE-TIME DEMOGRAPHICS

15 MINUTE SNAPSHOT

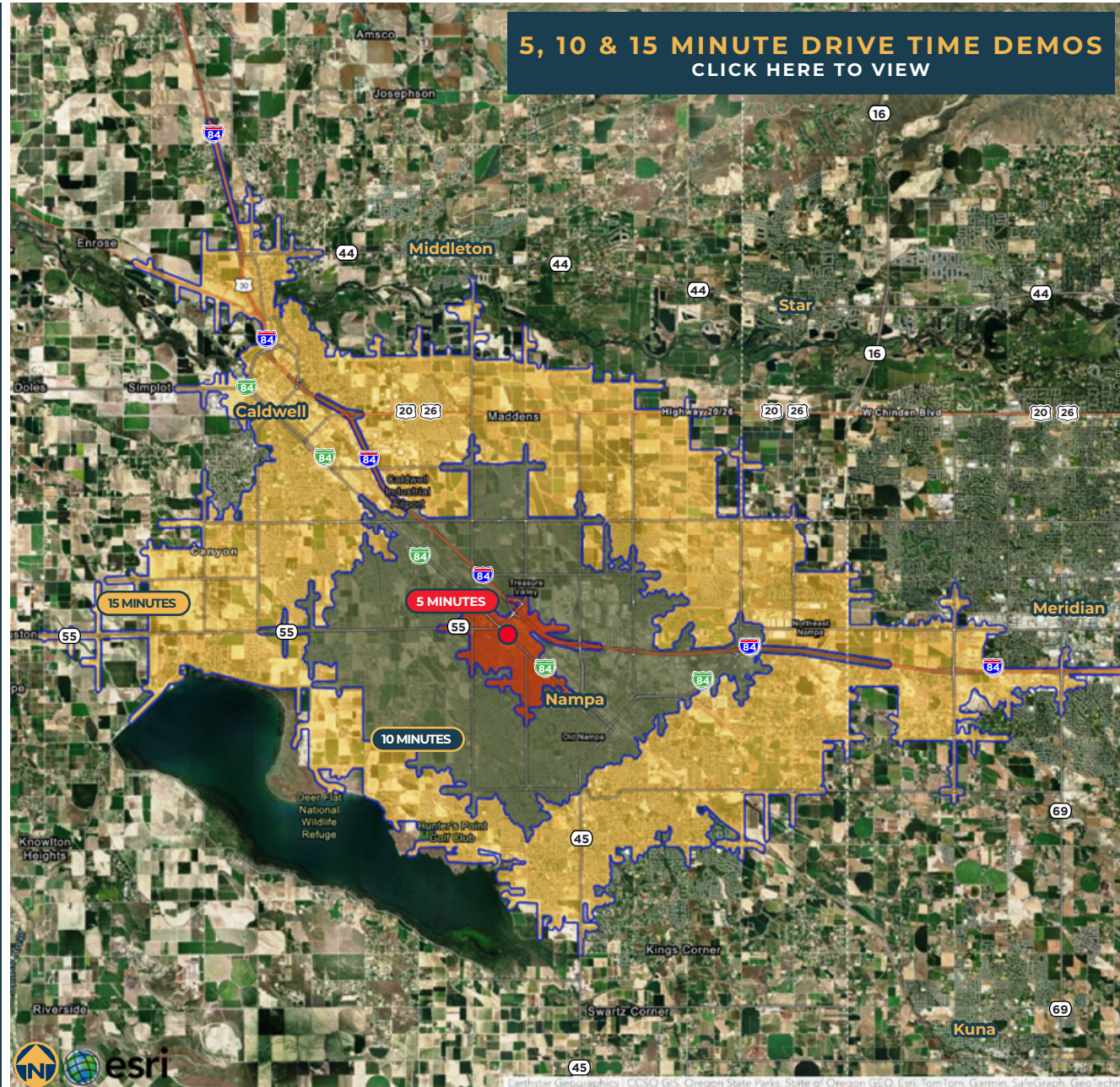
195,561
POPULATION

66,804
HOUSEHOLDS

\$71,926
MEDIAN HH INCOME

\$87,761
AVERAGE HH INCOME

62,343
DAYTIME POPULATION



NAMPA REGIONAL INFORMATION



LOCATION...LOCATION...LOCATION

Nampa is located about 20 miles west of Boise along Interstate 84. Nampa is a principal city of the Boise-Nampa Metro area (Idaho's largest metropolitan area), and is centrally and ideally located to reach all western U.S. markets.

Nampa is known for its successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants. The City of Nampa's targeted industries of food processing, agribusiness, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.

The city is located just 400 miles from the seaport terminal of Portland, OR, and 360 miles Northwest of Salt Lake City, UT. Nampa's central location allows a market reach to over 66 million consumers within a 750-mile radius. The Boise airport is located less than 20 minutes from Nampa and handles more than 3 million travelers each year.

In Nampa, you will do more than live and work, you will thrive in an environment rich in endless natural beauty, local history, culture and economic well-being.



Click here to download the complete City of Nampa Overview:
<https://bit.ly/4dw6n6M>



BOISE METRO INFORMATION



OPPORTUNITY, MEET AMBITION

The Boise Valley is an ideal setting for companies looking for an affordable, pro-business environment and a superior quality of life for current and prospective employees.

What's more, the Boise Valley hasn't rested on its laurels, satisfied with the successes of the past. It consistently ranks among the top 10 locations for business and family in the U.S. by the Wall Street Journal, Kiplinger's and Forbes, among others.

It truly stands out from the other mid-sized metros. Take a minute to walk through the downtown and experience the big city feel and small town friendliness. Become immersed in the local adventure opportunities. It's obvious that the Boise Valley is one-of-a-kind.

Boise Metro consistently ranks among the top 10 metros for net migration, making it a prime destination for relocation. Whether you're a recent graduate, a young family, or anyone seeking a great place to live, Boise offers a good life for all.

Each community in the Boise Metro has a flavor and personality of its own, yet the connectivity of the region allows you to live in one and work and play in another without sacrificing family time for commute time. We call it the 5-mile lifestyle. From urban living in a vibrant downtown to homes nestled in a cozy community surrounded by open farmland, there are many ways to live in the Boise Metro.



Click here to download the complete Boise Valley Regional Overview:
<https://bvcp.org/why-boise/>

BOISE METRO INFORMATION

NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. Click the tiles below to view - View All Accolades Here: <https://bvep.org/>

#1 Nampa & #7 Meridian Top Cities for Economic Growth under 250K <hr/> Coworking Cafe July 2024	#3 Meridian, #5 Boise, #16 Nampa Best Places To Live Out West <hr/> Livability July 2024	Top 15 Cities for Young Professionals <hr/> Pheabs May 2024	Tech Workers Ditching big city for Boise <hr/> Wired January 2024	#3 Best Performing Cities <hr/> Milken Institute 2024	Top 25 Metro for Economic Growth <hr/> Area Development Q4 2023
#4 Overall On Talent Attraction Card <hr/> Lightcast 2023	#7 Overall Cutting Edge Cities Boise <hr/> WSJ October 2023	Top 20 Best Mid Size City in US <hr/> HGTV September 2023	Top 20 Safest Cities <hr/> WalletHub October 2023	#5 Best Performing Cities <hr/> Milken Institute 2023	Blue Turf Biggest Attraction for Sports Fans <hr/> USA Today 2023
#6 Best Large Cities to Start a Business <hr/> WalletHub April 2023	Next Great Food City <hr/> Food & Wine April 2022	#5 Top Emerging Industrial Markets <hr/> CommercialEdge February 2022	#1 Most Promising US City <hr/> RocketHomes December 2021	#2 Nampa, #3 Meridian Top Boomtowns in America <hr/> Smart Asset November 2021	#8 Best Places for Outdoor Enthusiasts to Live & Work <hr/> Smart Asset October 2021
#10 Best City for Young Professionals <hr/> Smart Asset June 2021	Safest Cities in America <hr/> Smart Asset April 2021	#5 Best State <hr/> US News Report March 2021	Best-Performing Cities <hr/> Milken Institute February 2021	#4 Best Place to Find a Job <hr/> WalletHub February 2021	Top 5 Metros for First Time Homebuyers <hr/> Move.org January 2021

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