

ALBERTSONS ANCHORED DEVELOPMENT

1,000 - 13,400 SQ. FT. | 0.72 - 3.14 ACRE PADS



SALE | LEASE | BUILD TO SUIT - KARCHER & LAKE, CALDWELL, IDAHO 83607



ANDREA NILSON

Executive Director
+1 208 890 4028
andrea@summitcreg.com

LEANN HUME, CCIM, CLS, CRRP

Executive Director
+1 208 890 1089
leann@summitcreg.com

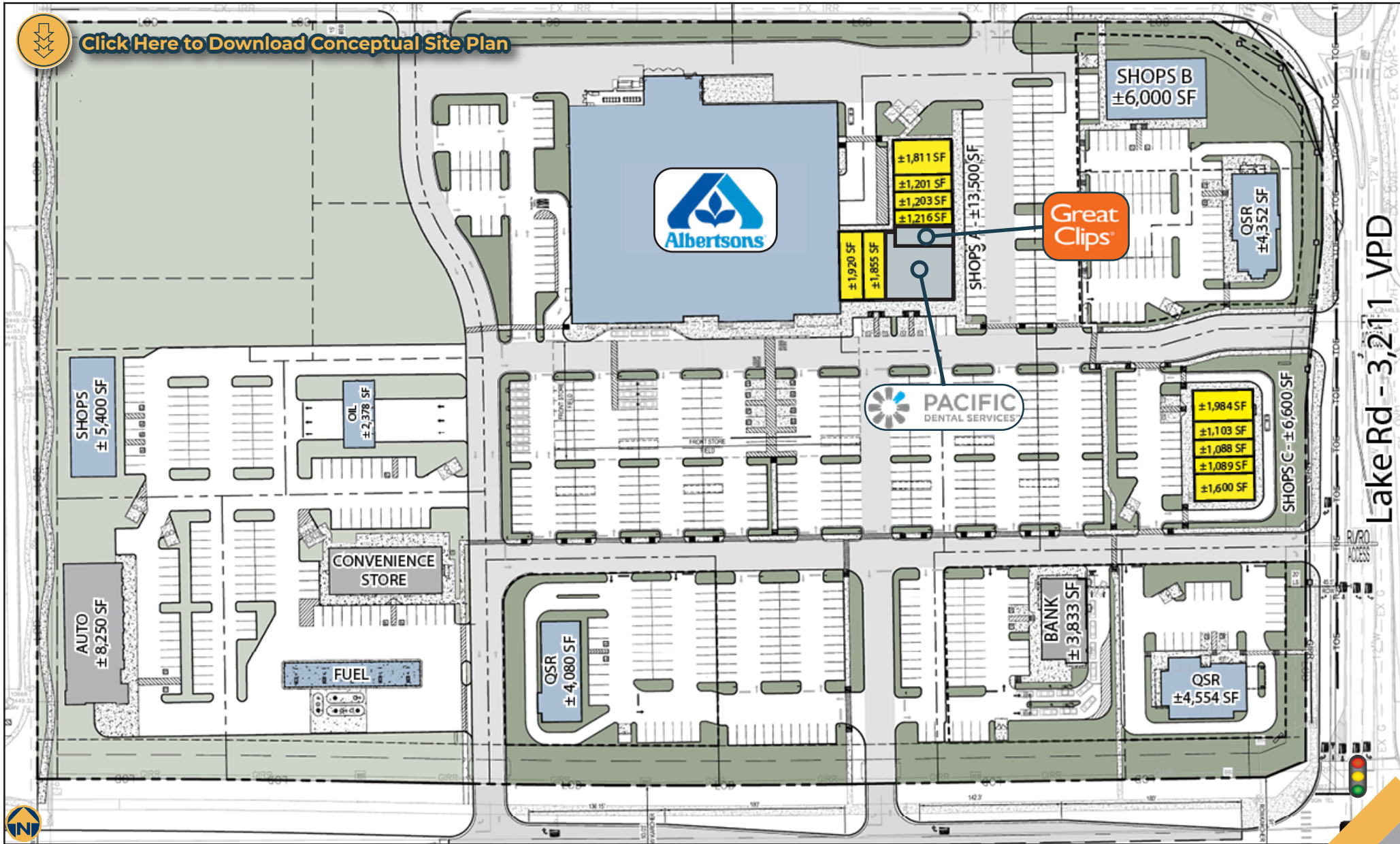
JULIE KISSLER

Associate Director
+1 208 794 2746
julie@summitcreg.com

1517 WEST HAYS STREET | BOISE, IDAHO | +1 208 975 4447 | SUMMITCREG.COM

ALBERTSONS ANCHORED DEVELOPMENT

KARCHER & LAKE, CALDWELL, IDAHO 83607



ALBERTSONS ANCHORED DEVELOPMENT

KARCHER & LAKE, CALDWELL, IDAHO 83607



SHOP SPACES:	1,000 - 13,400 Sq. Ft.
PAD SITES:	0.72 - 3.14 Acres
RATE & PRICE:	To Be Determined - Contact Agents
TERMS:	Negotiable
PARCEL NUMBER:	R3273600000
ZONING:	H-C - Highway Corridor
DEVELOPMENT:	22.19 Acres Total
FRONTAGE:	1,300' on Karcher / Highway 55
PARKING:	Dedicated - See Conceptual Site Plan
PROPOSED USES:	Retail, Restaurant, Bank, Service
PROJECT STATUS:	Lot 2 - Shops A - 2027 Delivery



Now offering retail and pad site opportunities at a new Albertsons anchored development located at the northwest corner of Karcher Road (Highway 55) and Lake Avenue in Caldwell. This signalized, high-visibility hard-corner sits within an underserved and rapidly growing market, with direct access to Interstate 84 just under three miles away (Exit 33) - [Google Map View](#).

The project offers a range of flexible options including spec-built and build-to-suit retail spaces ranging from 1,000 to 13,400 square feet, along with development pads from 0.6 to 3 acres available for sale or ground lease. Construction is starting soon, with delivery details, lease rates, and purchase prices all negotiable.

This location is ideal for a wide variety of potential uses including single or multi-tenant retail shops, quick-service or sit-down restaurants, oil change facilities, car washes, convenience stores with fuel islands, banks, and other professional service providers.

Amenities include unobstructed frontage, multiple access points, drive-thru capabilities, monument and building signage areas, and excellent visibility to strong daily traffic counts in a high-demand corridor.

ALBERTSONS ANCHORED DEVELOPMENT KARCHER & LAKE, CALDWELL, IDAHO 83607



LOT 2 - SHOPS A - ALBERTSONS SHADOW ANCHORED



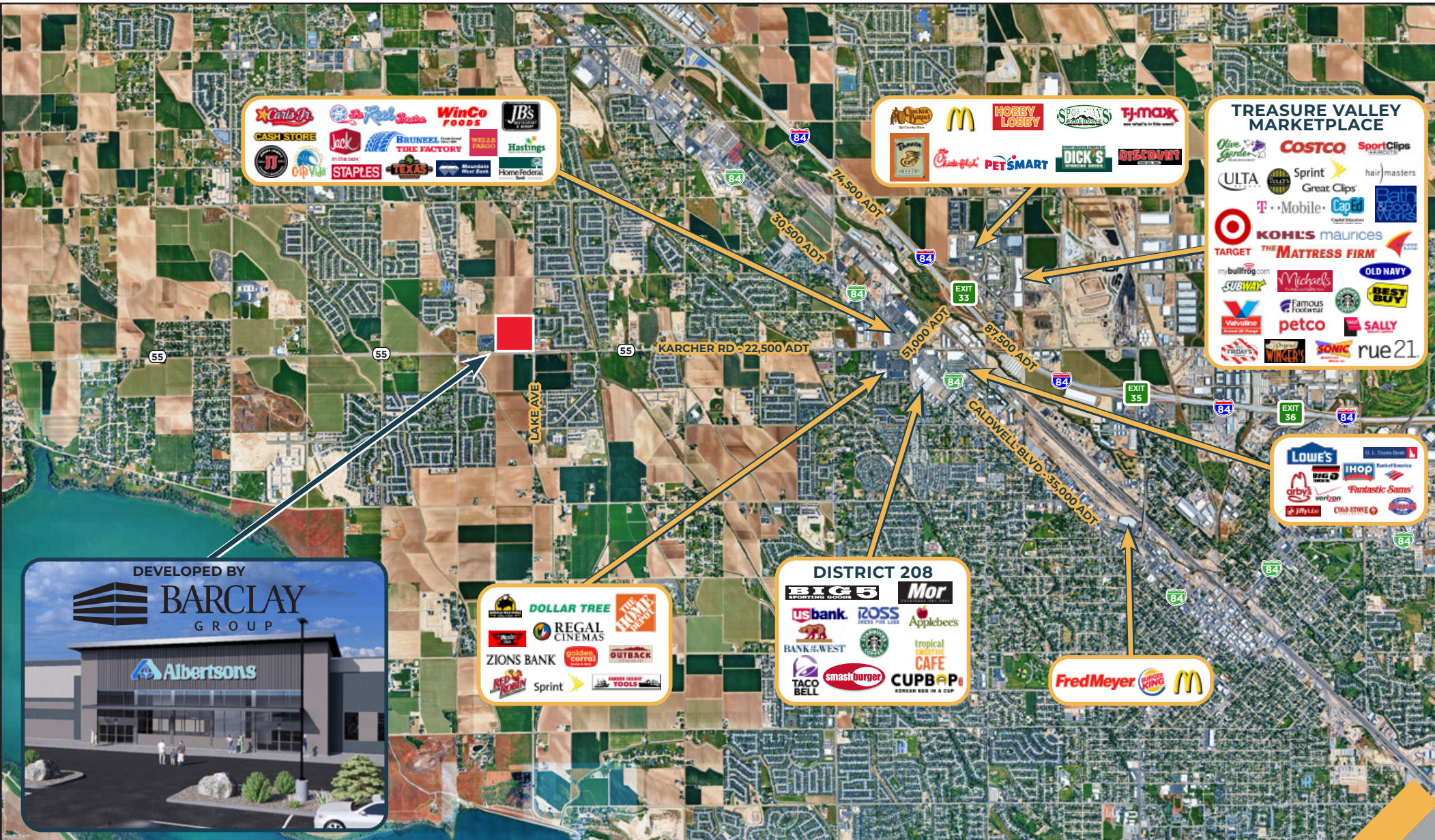
LOT 2 - SHOPS A:	1,000 - 13,400 Sq. Ft.
LOT SIZE:	1.45 Acres
LEASE RATE:	To Be Determined - Contact Agents
LEASE TERMS:	Negotiable
T.I. ALLOWANCE:	Available for Custom Build-Outs
BUILDING SIZE:	13,400 Sq. Ft. Total
SHADOW ANCHOR:	Albertsons Grocery Store
PARKING:	99 Stalls - 7.72/1,000 SF
PROPOSED USES:	Retail, Restaurant, Health & Beauty, Service
SIGNAGE:	Building & Free Standing
PROJECT STATUS:	Lot 2 - Shops A - 2027 Delivery

- **Lot 2 - Shops A** and the new Albertsons will be constructed simultaneously with a projected 2027 delivery
- **Available suites range** from 1,000 to 13,400 Sq. Ft.
- **Tenant improvement allowance** will be based on lease rate & terms, contact agents to discuss custom build-out options
- **Amenities include** large store-front glass, on-site parking, and building and Highway signage



ALBERTSONS ANCHORED DEVELOPMENT

KARCHER & LAKE, CALDWELL, IDAHO 83607



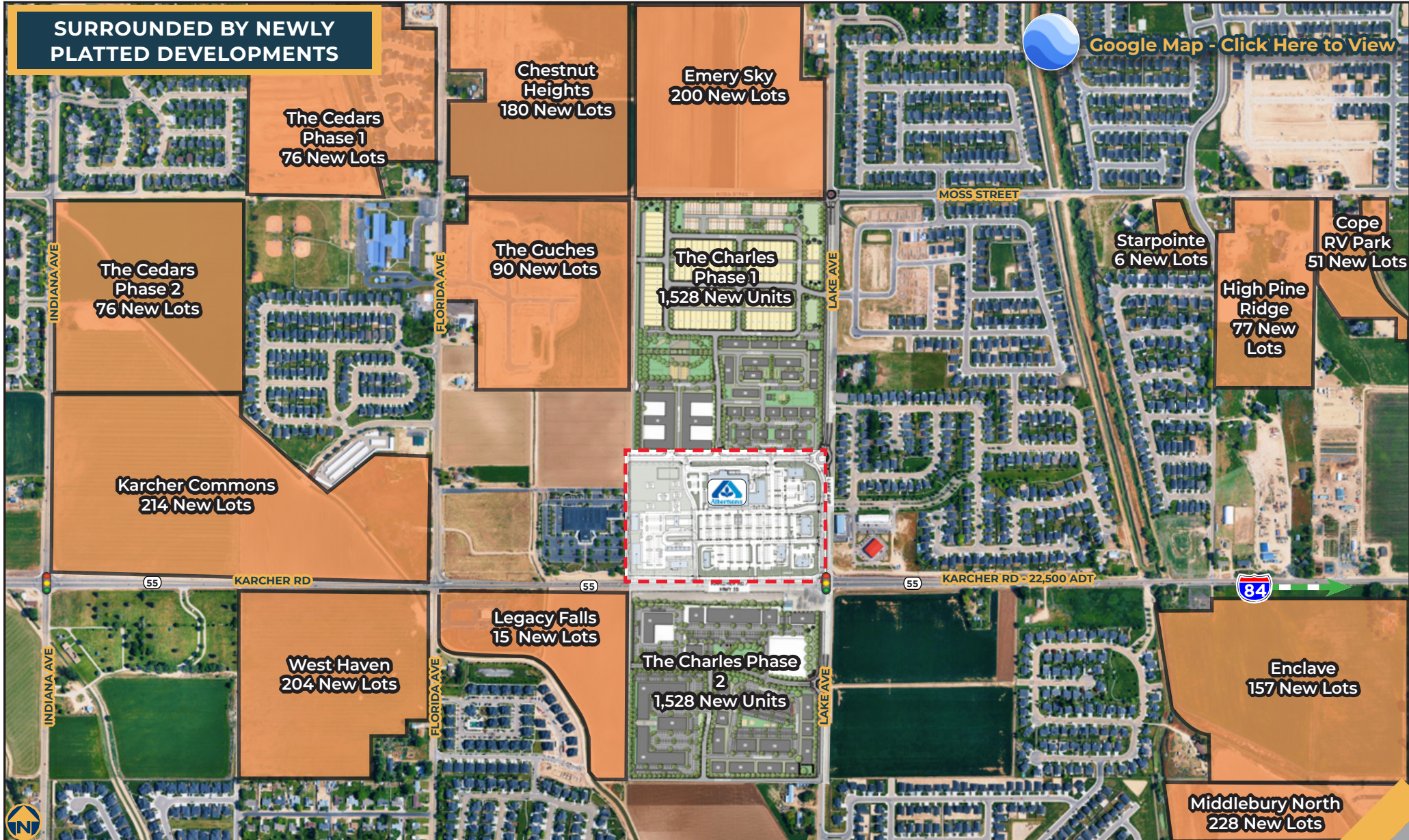
ALBERTSONS ANCHORED DEVELOPMENT

KARCHER & LAKE, CALDWELL, IDAHO 83607



**SURROUNDED BY NEWLY
PLATTED DEVELOPMENTS**

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

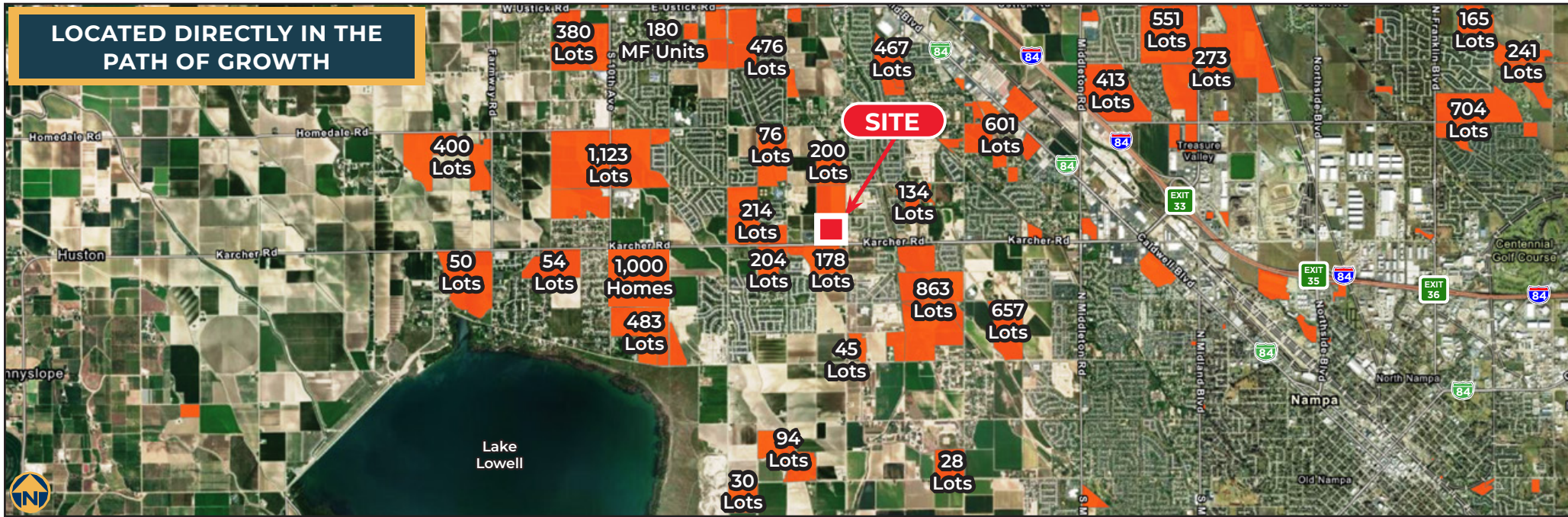


ALBERTSONS ANCHORED DEVELOPMENT

KARCHER & LAKE, CALDWELL, IDAHO 83607



LOCATED DIRECTLY IN THE
PATH OF GROWTH



POPULATION GROWTH

- As of July 1, 2024, Canyon County's estimated population is 266,892, up from ~231,116 in April 2020. That's 15.5% growth over ~4 years.
- From 2022 to 2023 alone, growth was 2.7% (an increase of ~6,782 people).
- Over longer spans: since 2013, the county grew by nearly 30% in population.

ECONOMIC / INCOME TRENDS

- Median family income in Canyon County rose from \$66,000 in 2020 to nearly \$84,000 in 2023.
- Per capita income also rose from \$24,000 to nearly \$31,000 in that same period.
- Employment in the county is growing: from 2022 to 2023, employment increased ~5.4% (from ~109,000 to ~114,000).

ALBERTSONS ANCHORED DEVELOPMENT

KARCHER & LAKE, CALDWELL, IDAHO 83607



DRIVERS OF GROWTH

- In-migration, especially from outside Idaho, is a major contributor. For example, between 2022–2023, of the ~6,782 new residents, 79.6% came from outside Idaho.
- Lower cost of housing relative to nearby Ada County seems to be drawing people.
- Rapid growth in cities/towns in the Treasure Valley area (e.g. Nampa, Star, Middleton) both in actual number and in percentage.

COMPARISONS & SIGNIFICANCE

- Among Idaho counties, Canyon County ranks near the top in total population gain and percentage growth. For example, between 2020–2025, its growth is 16.4%, making it one of the “fastest growing” counties in the state.
- Canyon has been leading Idaho in numeric population gains for at least a couple of years, surpassing other counties in raw numbers of new residents.

FORECASTS & PROJECTIONS

1. Statewide Idaho Projection (through 2034)

- The Idaho Department of Labor forecast expects Idaho’s population to grow at ~1.5% per year through 2034.
- By 2034, the state population is projected to reach 2,364,544 people. Idaho Labor Market Information

2. Treasure Valley / Ada + Canyon Counties

- According to the regional planning agency COMPASS, the two-county region (Ada + Canyon) is projected to see 37% growth between 2022 and 2050.
- That would put the combined population of Ada & Canyon Counties at over 1,000,000 by 2050. Some reports say “1.1 million” in that timeframe.

3. Short-Term Canyon County Estimate

- A projection from “Idaho Demographics” lists a 2025 projected population of ~275,299 for Canyon County (based on a ~3.1% annual growth, similar to recent years).
- For reference, the 2024 estimated population was ~266,892.

ALBERTSONS ANCHORED DEVELOPMENT

KARCHER & LAKE, CALDWELL, IDAHO 83607



1, 3 & 5 MILE DEMOGRAPHICS & RETAIL REPORT

3 MILE SNAPSHOT

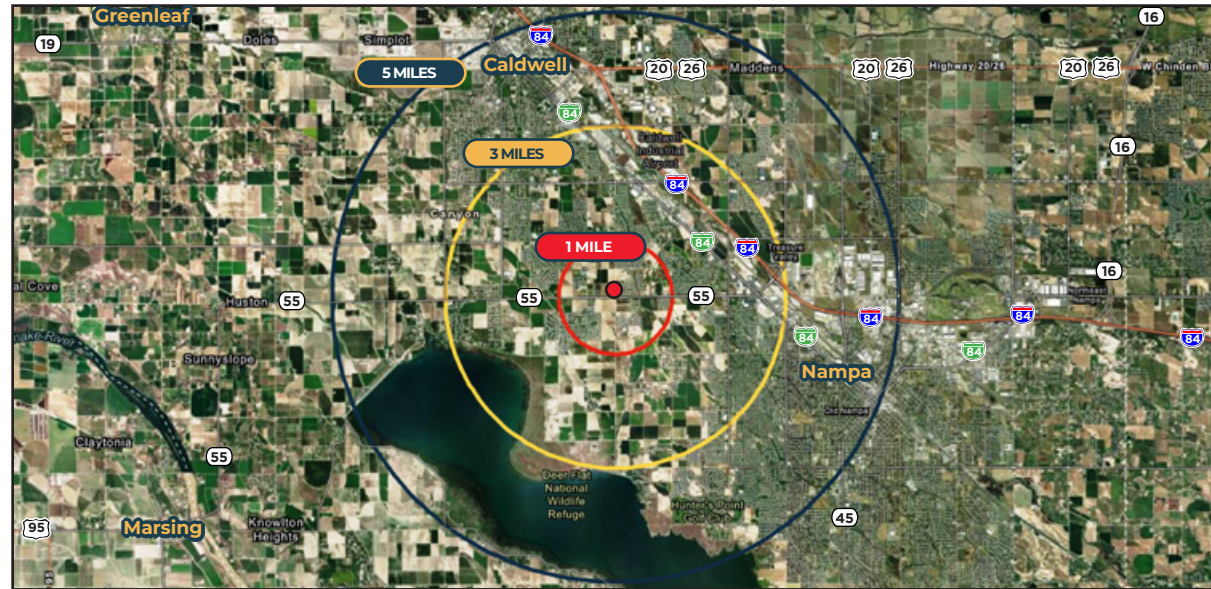
58,693
POPULATION

19,749
HOUSEHOLDS

\$85,917
MEDIAN HH INCOME

\$103,757
AVERAGE HH INCOME

33
MEDIAN AGE



[1, 3 & 5 MILE DEMOGRAPHICS](#)
CLICK BELOW TO VIEW

[RETAIL DEMAND OUTLOOK](#)
CLICK BELOW TO VIEW



Source: U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

ALBERTSONS ANCHORED DEVELOPMENT

KARCHER & LAKE, CALDWELL, IDAHO 83607



5, 10 & 15 MINUTE DRIVE-TIME DEMOGRAPHICS & RETAIL REPORT

10 MINUTE SNAPSHOT

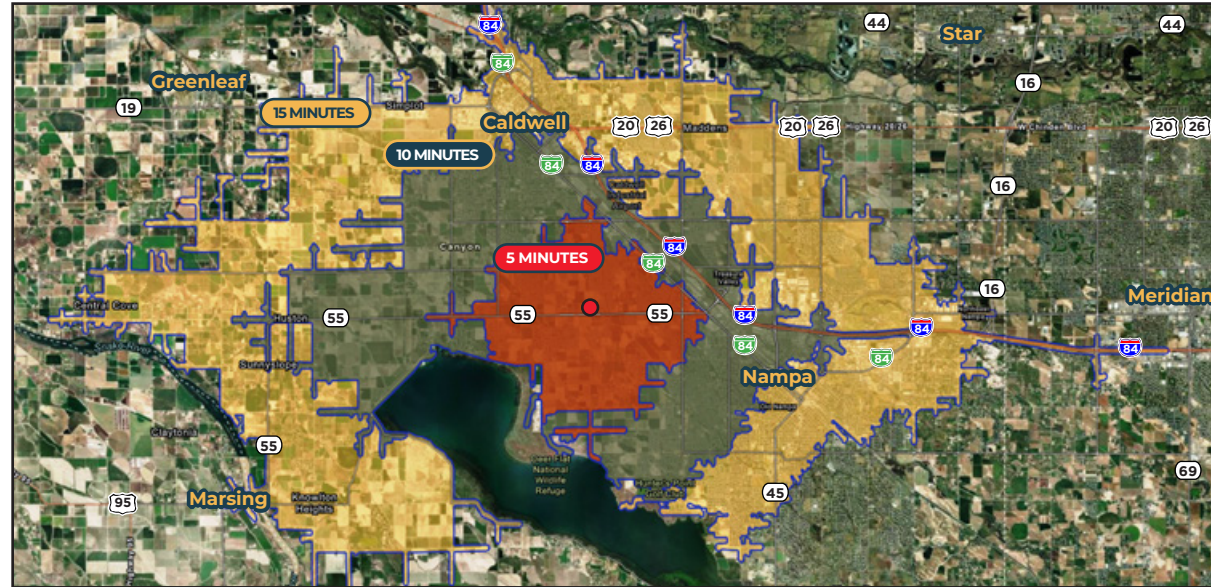
96,390
POPULATION

32,726
HOUSEHOLDS

\$86,580
MEDIAN HH INCOME

\$106,222
AVERAGE HH INCOME

34
MEDIAN AGE



[5, 10 & 15 MIN DRIVE-TIME DEMOS](#)
[CLICK BELOW TO VIEW](#)

[RETAIL DEMAND OUTLOOK](#)
[CLICK BELOW TO VIEW](#)



Source: U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

ALBERTSONS ANCHORED DEVELOPMENT

1,000 - 12,800 SQ. FT. | 0.72 - 3.14 ACRE PADS

KARCHER & LAKE, CALDWELL, IDAHO 83607
SALE | LEASE | BUILD TO SUIT



CONTACT AGENTS

ANDREA NILSON

Executive Director

+1 208 890 4028

andrea@summitcreg.com

LEANN HUME, CCIM, CLS, CRRP

Executive Director

+1 208 890 1089

leann@summitcreg.com

JULIE KISSLER

Associate Director

+1 208 794 2746

julie@summitcreg.com

1517 WEST HAYS STREET

Boise, Idaho 83702

+1 208 975 4447

summitcreg.com

©2026 Summit Commercial Real Estate Group All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Summit Commercial Real Estate Group's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Summit Commercial Real Estate Group. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND SUMMIT COMMERCIAL REAL ESTATE GROUP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.