

**FOR
SALE**

Orchard Pointe Pads

395 & 401 CALDWELL BLVD, NAMPA ID 83651

PROPERTY INFORMATION

Property Type: Development Land

Land Size: Pad 1: 40,816 sf Pad 2: 105,067 sf

Price: Pad 1: \$351,000 Pad 2: \$471,000
\$8.60 psf \$4.48 psf

Location: Intersection at Caldwell Blvd. and Orchard

Parcel #: 401 Caldwell Blvd = R09664000000
395 Caldwell Blvd = R09663000000

Zoning: BC

- Excellent access, visibility and frontage on Caldwell Blvd.
- Signalized intersection at Caldwell Blvd. & Orchard with traffic count of 35,000 vpd.
- Area retailers include: Fred Meyer, Office Depot, Shopko, Winco, Mart & Lowe's and more!
- Retail pads and multi-family potential.



ADJACENT TENANTS



Eccentrix Salon
Filter Factory



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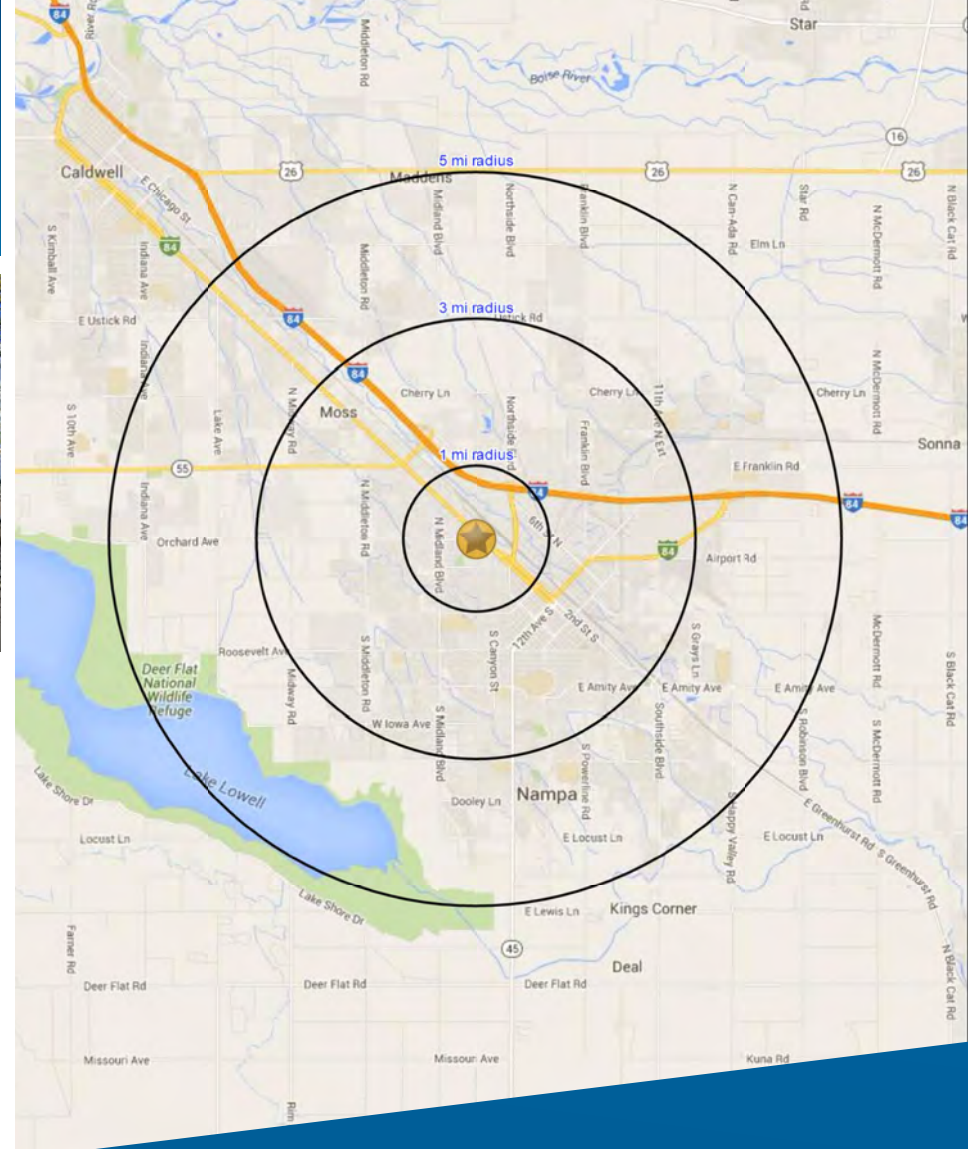
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Adjacent retail building

AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles
2016 Estimated Population	10,270	69,425	116,586
2021 Projected Population	10,844	72,937	122,562
2016 Average Household Income	\$40,522	\$47,717	\$52,374
2016 Median Household Income	\$32,830	\$39,288	\$44,530
2010 Median Home Value	\$126,079	\$137,974	\$147,680
2016 Estimated Vacant Housing	4.4%	3.6%	3.6%



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