

TREASURE VALLEY CROSSING

RETAIL SPACE FOR LEASE | 16815 N MARKETPLACE BLVD | NAMPA, ID | 83687

**13 MILLION
ANNUAL
VISITS!**

BUSIEST SHOPPING AREA IN CANYON COUNTY!

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HIGHLIGHTS

Over 13 million annual visits at Canyon County's busiest shopping area.

Anchored by high-performing national retailers including Panera Bread, Chick-fil-A, and TJ Maxx, generating strong, consistent customer traffic and enhancing visibility for surrounding businesses.

Adjacent to St. Luke's Nampa Medical Center, serving a large daytime population.

Surrounded by popular retailers, restaurants, and everyday services in a dominant regional shopping hub.

Excellent Interstate 84 access visibility & access in one of the Treasure Valley's fastest-growing trade areas.

DETAILS

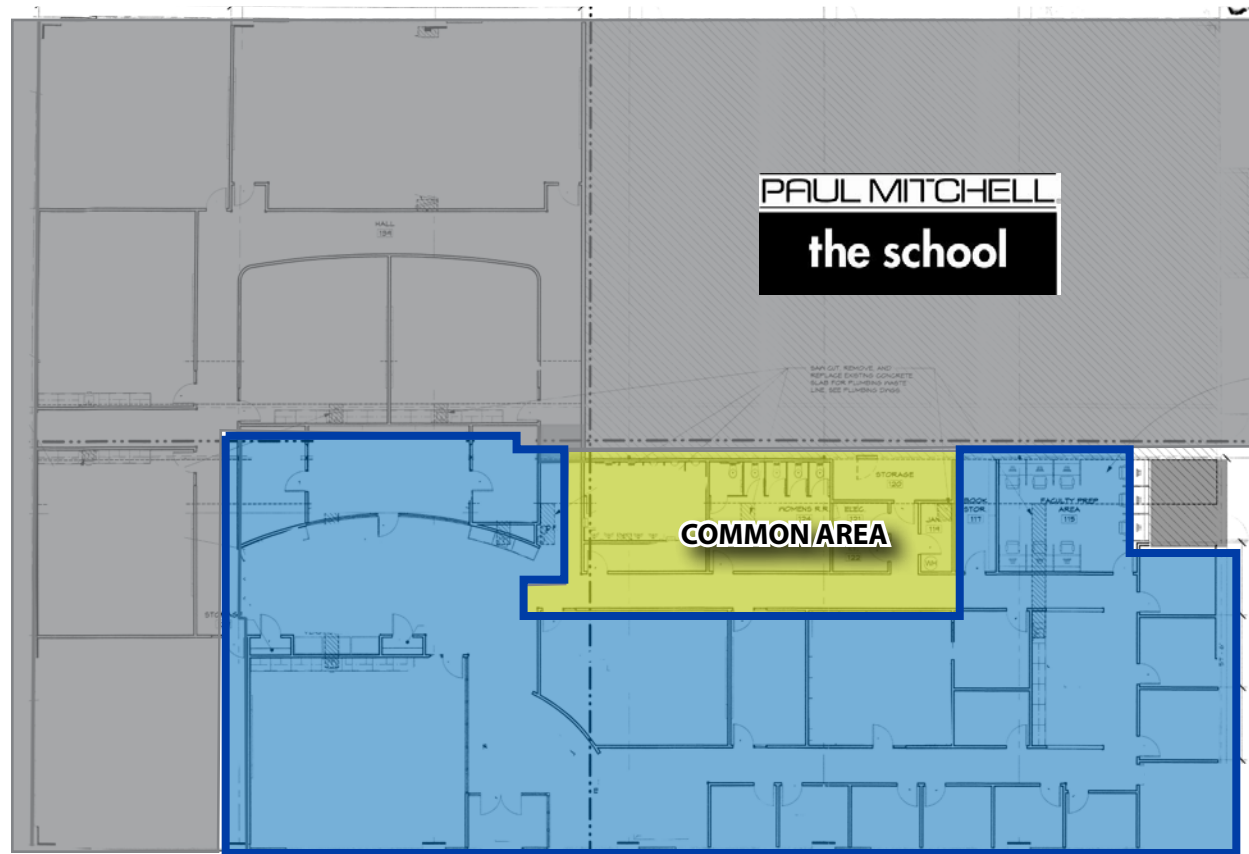
SPACE	SIZE	LEASE RATE
Treasure Valley Marketplace	8,231 SF	\$29.00/SF

**Can be demised see page 3*

SUBMARKET AVAILABLE	LEASE TYPE	EST. NNN
Caldwell Blvd	NNN	\$5.21/SF
BLDG TYPE	DIVISIBLE:	Yes
Retail		
LEASE TERM	5 Yrs. +	

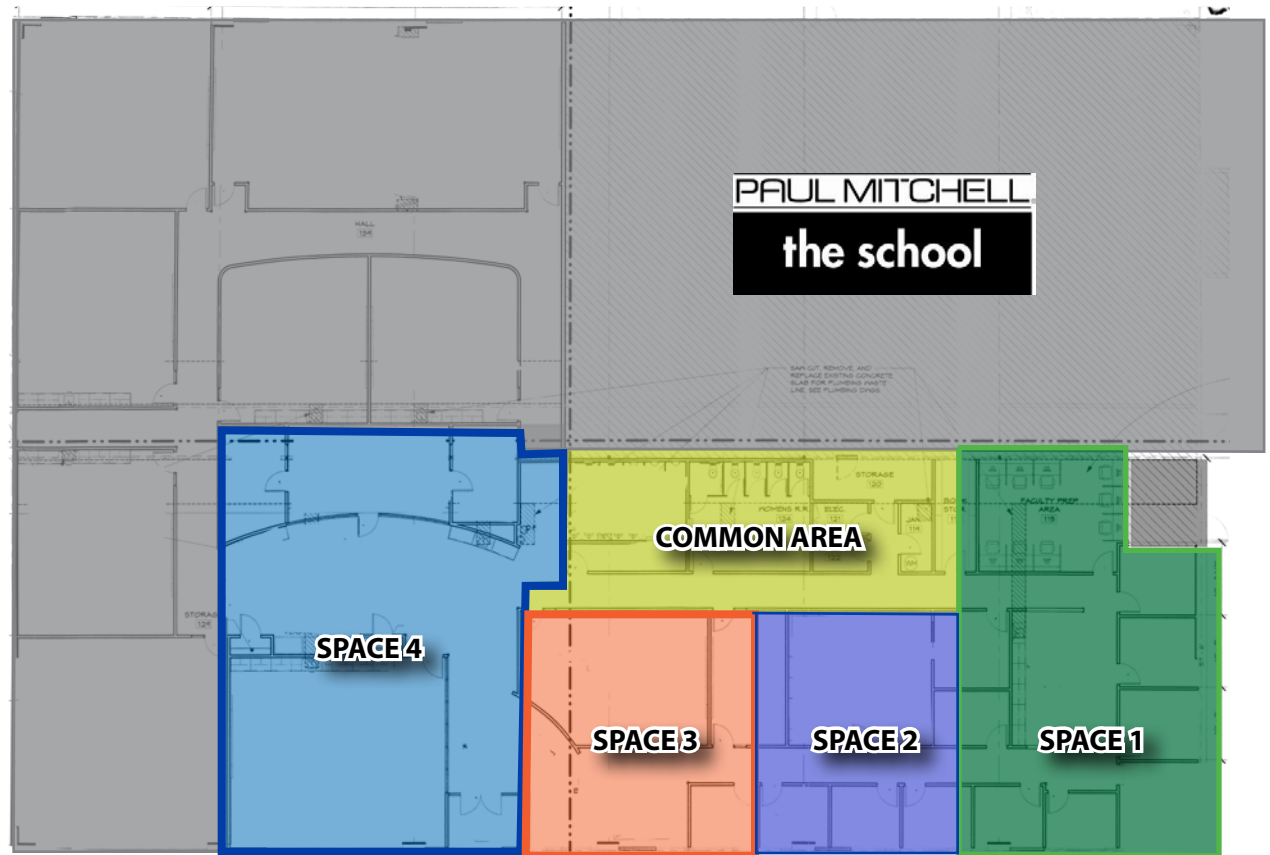


FLOOR PLAN | 8,231 SF



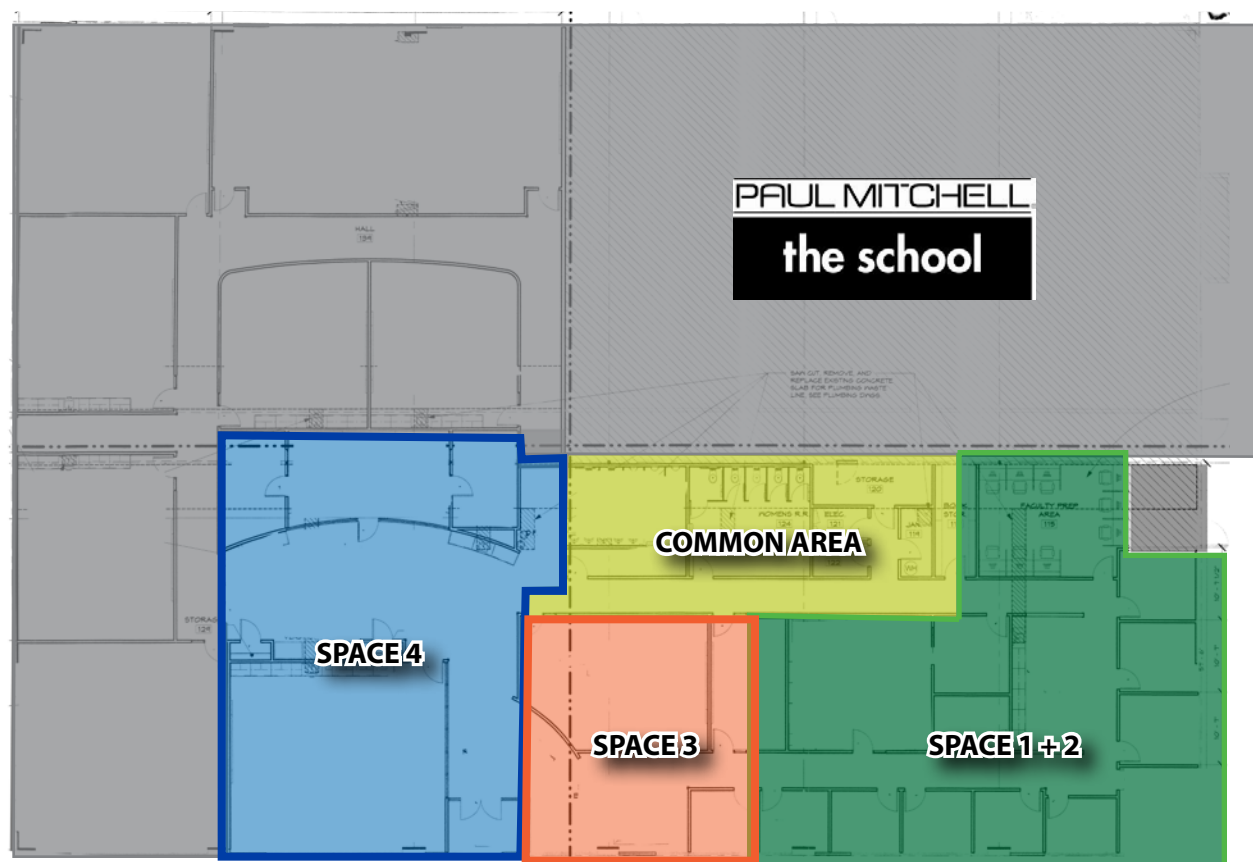


SPACE	SIZE	LEASE RATE
Space 1	2,490 SF	\$32.00/SF
Space 2	1,037 SF	\$32.00/SF
Space 3	1,317 SF	\$32.00/SF
Space 4	3,226 SF	\$32.00/SF



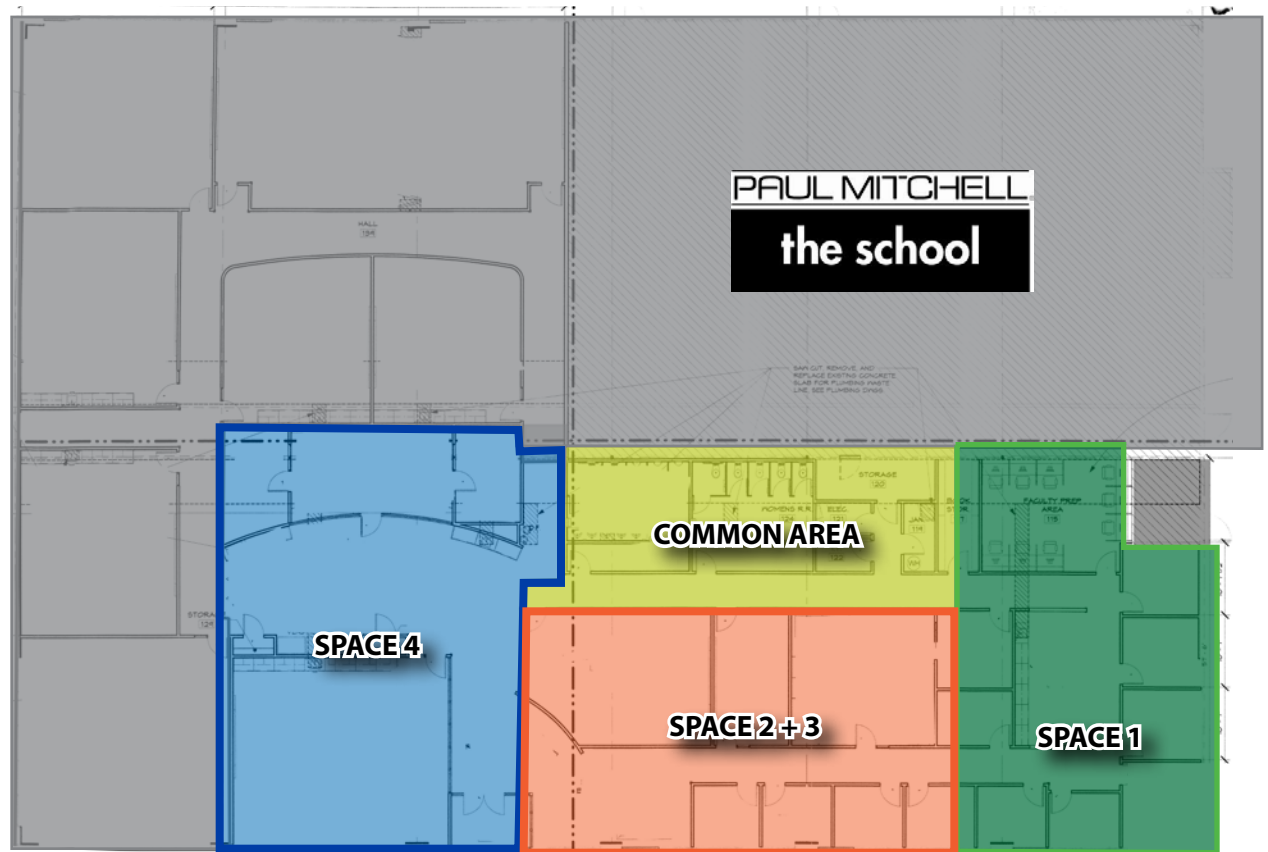
DEMISED FLOOR PLAN

SPACE	SIZE	LEASE RATE
Space 1 +2	3,527 SF	\$32.00/SF
Space 3	1,317 SF	\$32.00/SF
Space 4	3,226 SF	\$32.00/SF





SPACE	SIZE	LEASE RATE
Space 1	2,490 SF	\$32.00/SF
Space 2 + 3	2,354 SF	\$32.00/SF
Space 4	3,226 SF	\$32.00/SF



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16,507 VPD

DISCOUNT TIRE



SITE

PAUL MITCHELL the school

56,979 VPD

75,171 VPD

EXIT 33

MIDLAND BLVD



PRIME LOCATION AT THE I-84 & KARCHER ROAD (EXIT 33) INTERCHANGE, SERVING OVER 13 MILLION ANNUAL VISITS!

TREASURE VALLEY MARKETPLACE

UPDATED: 8.6.2026
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KARCHER ROAD INTERCHANGE



The Karcher Road Interchange is one of the Treasure Valley's premier retail corridors, serving as a regional destination for shopping, dining, healthcare, and everyday services. Anchored by Treasure Valley Marketplace—Canyon County's busiest shopping center with more than 13 million annual visits—the area draws consumers from across Nampa, Caldwell, and the greater Treasure Valley. With direct Interstate 84 access, proximity to St. Luke's Nampa Medical Center, and a concentration of national retailers, restaurants, and service providers, the corridor continues to benefit from strong consumer demand and rapid residential and commercial growth. The area's strategic location and expanding customer base make it one of Idaho's most desirable retail trade areas.

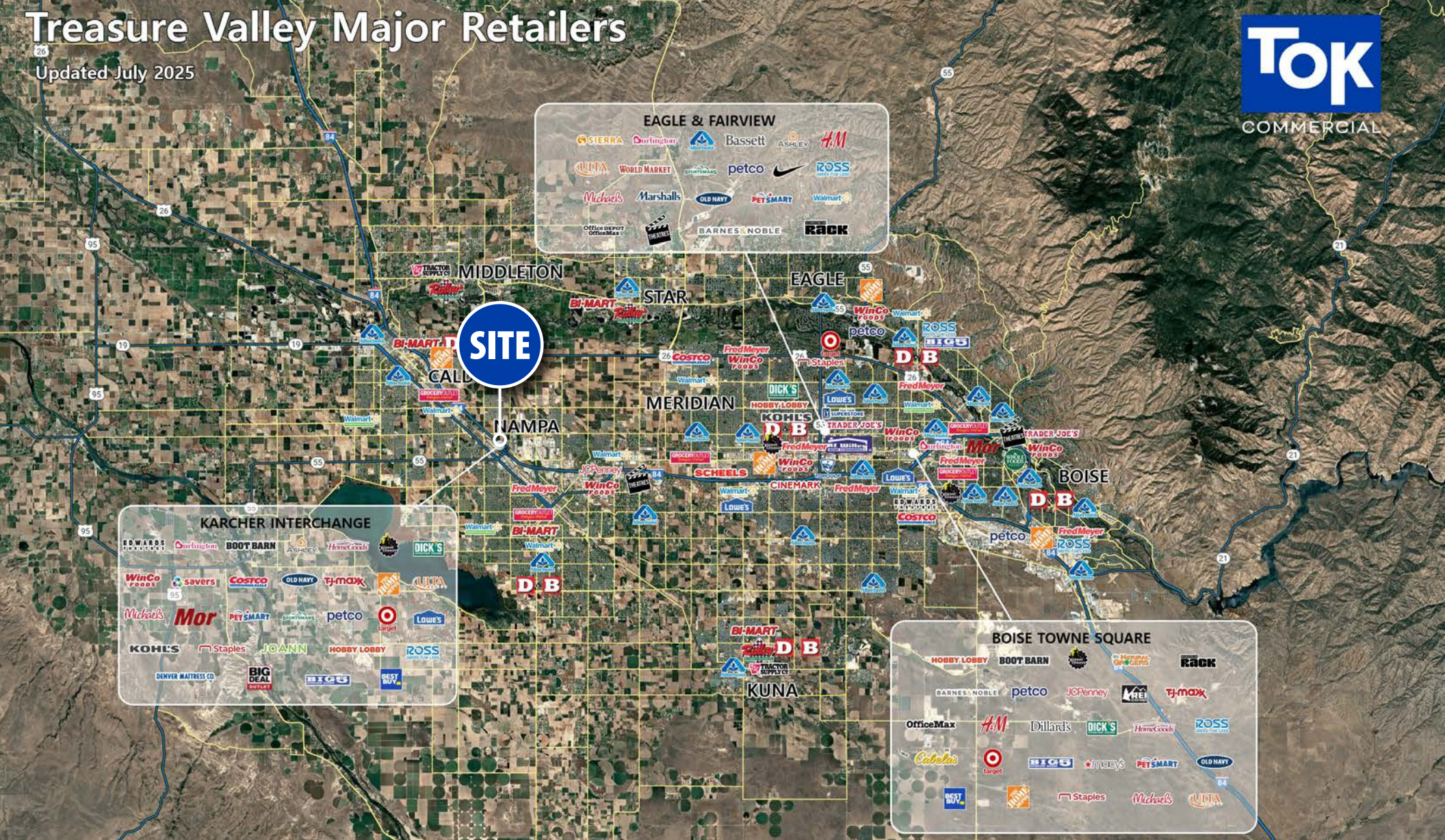
TREASURE VALLEY MARKETPLACE

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Treasure Valley Major Retailers

Updated July 2025

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5 MILE RADIUS



POPULATION

163,214



HOUSEHOLDS

57,655



AVG. HOUSEHOLD INC.

\$99,582

10 MILE RADIUS



POPULATION

338,518



HOUSEHOLDS

121,263



AVG. HOUSEHOLD INC.

\$116,710

15 MILE RADIUS



POPULATION

565,562



HOUSEHOLDS

207,391



AVG. HOUSEHOLD INC.

\$128,129

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