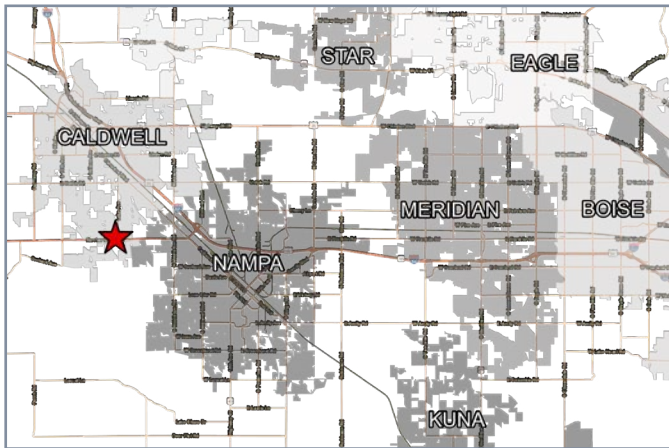


Karcher & Lake | NWC Karcher Rd & Lake Ave | Caldwell, ID



ADDRESS:

NWC Karcher Rd & Lake Ave, Caldwell, ID 83607

SUMMARY:

- **Booming Population Growth:** Caldwell's population soared to 70,901 in 2024, with a robust 3.75% annual growth rate and a 16.92% surge since 2020.
- **Youthful Demographic:** Median age of 30.8, Caldwell boasts a vibrant, young workforce—29.7 for males, 31.9 for females.
- **Rising Incomes:** Median household income climbed to \$66,663 in 2023, up 2.15% from 2022.
- **Thriving Housing Market:** Median property values hit \$322,100, with 70.7% homeownership and median rent at \$963.



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GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com
Leasing: 602.224.4166

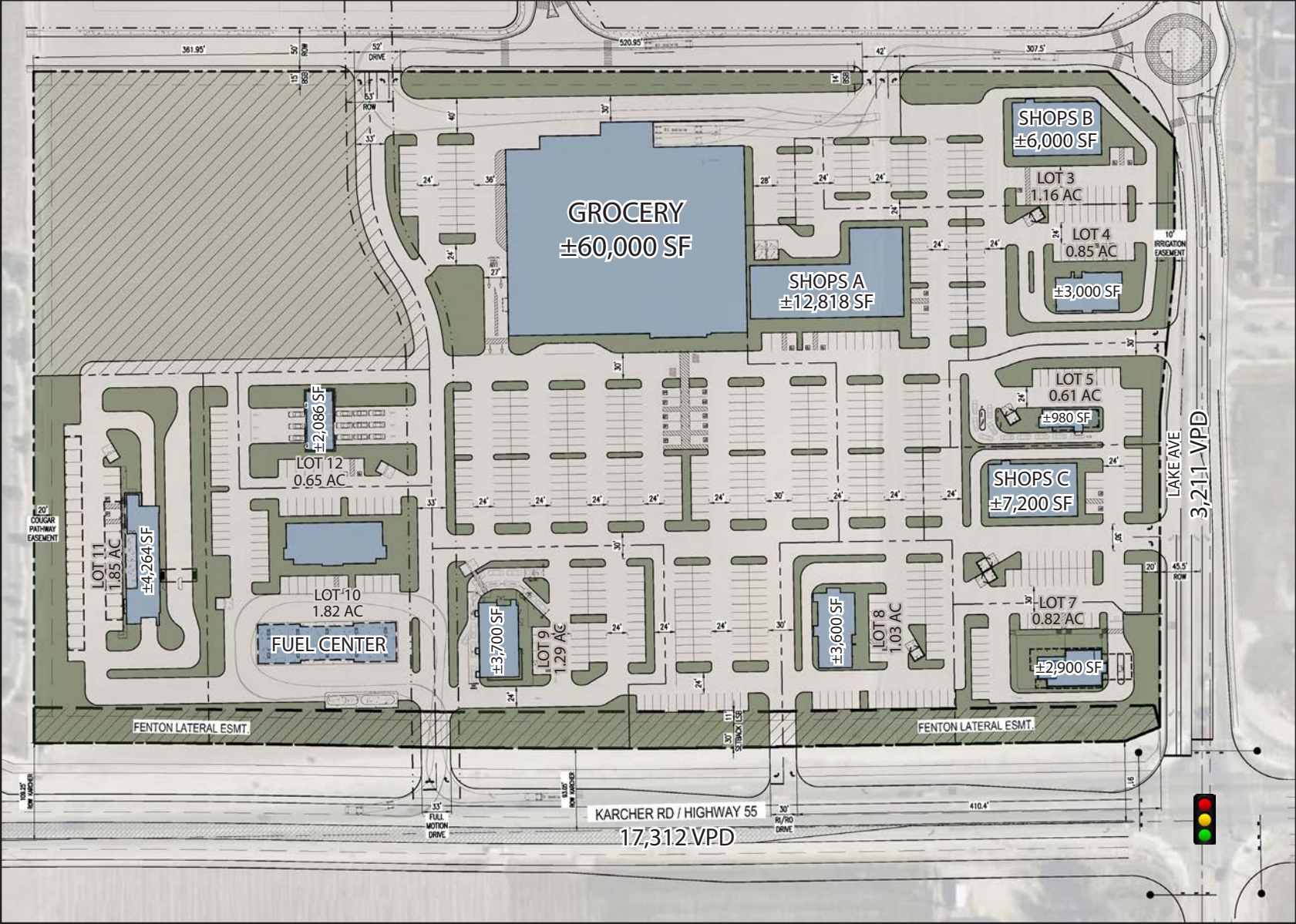
Brett Sheets
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Matthew Archer
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602.224.4160 Direct
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marcher@barclaygroup.com

Karcher & Lake, Caldwell, ID | Site Plan

TOTAL ACRES: ±22.19 SQUARE FEET: ±966,512



CONCEPTUAL



Karcher & Lake, Caldwell, ID | Aerial



Housing Data: Maricopa Association of Governments; RL Brown Barclay Group.



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Karcher & Lake, Caldwell, ID | 3-Mile Demographics

ANNUAL HOUSEHOLD SPENDING



KEY FACTS

52,739

Population



17,388

Households

32.9

Median Age

\$57,897

Median Disposable Income

EDUCATION

15%

No High School Diploma



32%

High School Graduate



30%

Some College



23%

Bachelor's/Grad/Prof Degree

INCOME



\$71,167

Median Household Income



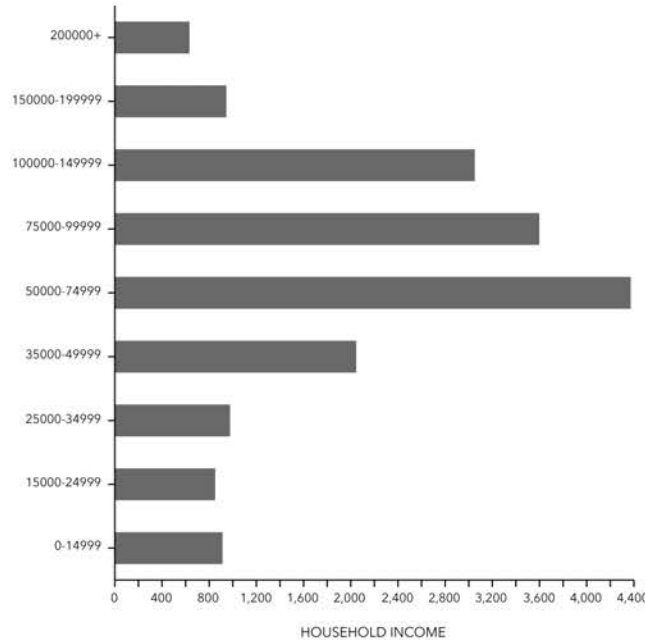
\$27,968

Per Capita Income



\$211,964

Median Net Worth



Tapestry Segments



Up and Coming Families

7,239 households

41.6%
of Households



Down the Road

2,171 households

12.5%
of Households



Green Acres

1,855 households

10.7%
of Households

Average Household Size

for this area

3.02

which is more than the average for United States

Area	Value	0.00	4.00
This area	3.02		
Canyon County	2.92		
Idaho	2.64		
United States	2.53		

EMPLOYMENT



White Collar

52%



Blue Collar

33%



Services

14%

3.2%

Unemployment Rate

Source: ESRI Business Analyst 2024



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