

Retail Vacancy Report: 10/2017

Tuesday, November 07, 2017

| Ada County | | | | | | |
|----------------------|------------|-------------------|-------------------|------------------|--------------------|--|
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Boise Area | | | | | | |
| Airport | 3 | 169,533 | 93,867 | 75,666 | 44.63% | |
| Central | 48 | 1,195,903 | 1,086,949 | 108,954 | 9.11% | |
| Downtown | 45 | 847,165 | 785,445 | 61,720 | 7.29% | |
| North | 38 | 1,196,264 | 1,067,599 | 128,665 | 10.76% | |
| Southeast | 41 | 1,280,437 | 1,210,366 | 70,071 | 5.47% | |
| Southwest | 23 | 1,183,932 | 1,122,178 | 61,754 | 5.22% | |
| West | 69 | 4,706,102 | 4,364,582 | 341,520 | 7.26% | |
| Boise Area | 267 | 10,579,336 | 9,730,986 | 848,350 | 8.02% | |
| Eagle Area | | | | | | |
| Eagle | 27 | 674,489 | 622,962 | 51,527 | 7.64% | |
| Eagle Area | 27 | 674,489 | 622,962 | 51,527 | 7.64% | |
| Meridian Area | | | | | | |
| Meridian | 79 | 4,257,519 | 4,048,690 | 208,829 | 4.90% | |
| S Meridian | 22 | 624,624 | 595,494 | 29,130 | 4.66% | |
| Meridian Area | 101 | 4,882,143 | 4,644,184 | 237,959 | 4.87% | |
| Ada County | 395 | 16,135,968 | 14,998,132 | 1,137,836 | 7.05% | |
| Canyon County | | | | | | |
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 40 | 2,633,097 | 2,488,950 | 144,147 | 5.47% | |
| Idaho Center | 13 | 872,776 | 625,241 | 247,535 | 28.36% | |
| South Nampa | 50 | 899,922 | 795,234 | 104,688 | 11.63% | |
| Nampa Area | 103 | 4,405,795 | 3,909,425 | 496,370 | 11.27% | |
| Caldwell Area | | | | | | |
| Caldwell | 36 | 745,545 | 678,903 | 66,642 | 8.94% | |
| Caldwell Area | 36 | 745,545 | 678,903 | 66,642 | 8.94% | |
| Canyon County | 139 | 5,151,340 | 4,588,328 | 563,012 | 10.93% | |
| SUMMARY | | | | | | |
| TOTAL | 534 | 21,287,308 | 19,586,460 | 1,700,848 | 7.99% | |

Retail Vacancy Report By Subtype: 10/2017

Tuesday, November 07, 2017

Community Center: 100,000 to 299,999 SF (multiple anchors)

| Ada County | | | | | | |
|----------------------|-----------|------------------|------------------|-----------------|--------------------|--|
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Boise Area | | | | | | |
| Airport | 1 | 162,291 | 88,135 | 74,156 | 45.69% | |
| Central | 1 | 176,700 | 176,700 | 0 | 0.00% | |
| North | 2 | 364,584 | 315,577 | 49,007 | 13.44% | |
| Southeast | 2 | 523,294 | 523,294 | 0 | 0.00% | |
| Southwest | 2 | 267,313 | 249,165 | 18,148 | 6.79% | |
| West | 10 | 1,412,544 | 1,311,588 | 100,956 | 7.15% | |
| Boise Area | 18 | 2,906,726 | 2,664,459 | 242,267 | 8.33% | |
| Eagle Area | | | | | | |
| Eagle | 2 | 277,200 | 272,135 | 5,065 | 1.83% | |
| Eagle Area | 2 | 277,200 | 272,135 | 5,065 | 1.83% | |
| Meridian Area | | | | | | |
| Meridian | 6 | 1,021,943 | 1,008,021 | 13,922 | 1.36% | |
| S Meridian | 1 | 183,932 | 183,932 | 0 | 0.00% | |
| Meridian Area | 7 | 1,205,875 | 1,191,953 | 13,922 | 1.15% | |
| Ada County | 27 | 4,389,801 | 4,128,547 | 261,254 | 5.95% | |
| Canyon County | | | | | | |
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 6 | 812,262 | 776,177 | 36,085 | 4.44% | |
| Nampa Area | 6 | 812,262 | 776,177 | 36,085 | 4.44% | |
| Caldwell Area | | | | | | |
| Caldwell | 1 | 244,400 | 242,480 | 1,920 | 0.79% | |
| Caldwell Area | 1 | 244,400 | 242,480 | 1,920 | 0.79% | |
| Canyon County | 7 | 1,056,662 | 1,018,657 | 38,005 | 3.60% | |
| SUMMARY | | | | | | |
| TOTAL | 34 | 5,446,463 | 5,147,204 | 299,259 | 5.49% | |

Retail Vacancy Report By Subtype: 10/2017

Tuesday, November 07, 2017

Neighborhood Center: 30,000 to 99,999 SF (1 or 2 anchors)

| Ada County | | | | | | |
|----------------------|-----------|------------------|------------------|-----------------|--------------------|--|
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Boise Area | | | | | | |
| Central | 5 | 504,894 | 451,712 | 53,182 | 10.53% | |
| Downtown | 2 | 118,976 | 116,415 | 2,561 | 2.15% | |
| North | 2 | 190,413 | 164,563 | 25,850 | 13.58% | |
| Southeast | 8 | 459,126 | 446,843 | 12,283 | 2.68% | |
| Southwest | 4 | 316,682 | 298,164 | 18,518 | 5.85% | |
| West | 7 | 733,920 | 593,703 | 140,217 | 19.11% | |
| Boise Area | 28 | 2,324,011 | 2,071,400 | 252,611 | 10.87% | |
| Eagle Area | | | | | | |
| Eagle | 2 | 102,850 | 100,724 | 2,126 | 2.07% | |
| Eagle Area | 2 | 102,850 | 100,724 | 2,126 | 2.07% | |
| Meridian Area | | | | | | |
| Meridian | 9 | 588,552 | 575,647 | 12,905 | 2.19% | |
| Meridian Area | 9 | 588,552 | 575,647 | 12,905 | 2.19% | |
| Ada County | 39 | 3,015,413 | 2,747,771 | 267,642 | 8.88% | |
| Canyon County | | | | | | |
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 5 | 252,017 | 252,017 | 0 | 0.00% | |
| South Nampa | 5 | 209,992 | 158,015 | 51,977 | 24.75% | |
| Nampa Area | 10 | 462,009 | 410,032 | 51,977 | 11.25% | |
| Caldwell Area | | | | | | |
| Caldwell | 1 | 26,800 | 26,800 | 0 | 0.00% | |
| Caldwell Area | 1 | 26,800 | 26,800 | 0 | 0.00% | |
| Canyon County | 11 | 488,809 | 436,832 | 51,977 | 10.63% | |
| SUMMARY | | | | | | |
| TOTAL | 50 | 3,504,222 | 3,184,603 | 319,619 | 9.12% | |

Retail Vacancy Report By Subtype: 10/2017

Tuesday, November 07, 2017

Power Center/Mall: 300,000 to 600,000 SF (multiple anchors)

| Ada County | | | | | | |
|----------------------|----------|------------------|------------------|-----------------|--------------------|--|
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Boise Area | | | | | | |
| West | 1 | 1,341,730 | 1,341,730 | 0 | 0.00% | |
| Boise Area | 1 | 1,341,730 | 1,341,730 | 0 | 0.00% | |
| Meridian Area | | | | | | |
| Meridian | 2 | 1,237,432 | 1,109,948 | 127,484 | 10.30% | |
| Meridian Area | 2 | 1,237,432 | 1,109,948 | 127,484 | 10.30% | |
| Ada County | 3 | 2,579,162 | 2,451,678 | 127,484 | 4.94% | |
| Canyon County | | | | | | |
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 2 | 1,164,191 | 1,066,421 | 97,770 | 8.40% | |
| Idaho Center | 1 | 468,625 | 242,820 | 225,805 | 48.18% | |
| Nampa Area | 3 | 1,632,816 | 1,309,241 | 323,575 | 19.82% | |
| Canyon County | 3 | 1,632,816 | 1,309,241 | 323,575 | 19.82% | |
| SUMMARY | | | | | | |
| | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| TOTAL | 6 | 4,211,978 | 3,760,919 | 451,059 | 10.71% | |

Retail Vacancy Report By Subtype: 10/2017

Tuesday, November 07, 2017

ST Big Box: Single tenant retail building 40,000+ SF

| Ada County | | | | | | |
|----------------------|-----------|------------------|------------------|-----------------|--------------------|--|
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Boise Area | | | | | | |
| Central | 2 | 109,886 | 109,886 | 0 | 0.00% | |
| Downtown | 1 | 87,000 | 87,000 | 0 | 0.00% | |
| North | 2 | 262,069 | 262,069 | 0 | 0.00% | |
| Southwest | 3 | 368,000 | 368,000 | 0 | 0.00% | |
| West | 5 | 483,882 | 483,882 | 0 | 0.00% | |
| Boise Area | 13 | 1,310,837 | 1,310,837 | 0 | 0.00% | |
| Meridian Area | | | | | | |
| Meridian | 6 | 677,026 | 677,026 | 0 | 0.00% | |
| S Meridian | 2 | 235,992 | 235,992 | 0 | 0.00% | |
| Meridian Area | 8 | 913,018 | 913,018 | 0 | 0.00% | |
| Ada County | 21 | 2,223,855 | 2,223,855 | 0 | 0.00% | |
| Canyon County | | | | | | |
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 1 | 100,000 | 100,000 | 0 | 0.00% | |
| Idaho Center | 2 | 285,000 | 285,000 | 0 | 0.00% | |
| South Nampa | 4 | 314,384 | 314,384 | 0 | 0.00% | |
| Nampa Area | 7 | 699,384 | 699,384 | 0 | 0.00% | |
| Caldwell Area | | | | | | |
| Caldwell | 3 | 116,367 | 81,117 | 35,250 | 30.29% | |
| Caldwell Area | 3 | 116,367 | 81,117 | 35,250 | 30.29% | |
| Canyon County | 10 | 815,751 | 780,501 | 35,250 | 4.32% | |
| SUMMARY | | | | | | |
| TOTAL | 31 | 3,039,606 | 3,004,356 | 35,250 | 1.16% | |

Retail Vacancy Report By Subtype: 10/2017

Tuesday, November 07, 2017

ST Mid Box: Single tenant retail building 15,000 - 39,999 SF

| Ada County | | | | | | |
|----------------------|-----------|----------------|----------------|-----------------|--------------------|--|
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Boise Area | | | | | | |
| Central | 4 | 71,822 | 71,822 | 0 | 0.00% | |
| Downtown | 7 | 137,615 | 137,615 | 0 | 0.00% | |
| Southeast | 1 | 31,334 | 0 | 31,334 | 100.00% | |
| Southwest | 1 | 15,120 | 15,120 | 0 | 0.00% | |
| West | 6 | 142,465 | 119,965 | 22,500 | 15.79% | |
| Boise Area | 19 | 398,356 | 344,522 | 53,834 | 13.51% | |
| Eagle Area | | | | | | |
| Eagle | 1 | 14,465 | 0 | 14,465 | 100.00% | |
| Eagle Area | 1 | 14,465 | 0 | 14,465 | 100.00% | |
| Meridian Area | | | | | | |
| Meridian | 5 | 114,525 | 114,525 | 0 | 0.00% | |
| Meridian Area | 5 | 114,525 | 114,525 | 0 | 0.00% | |
| Ada County | 25 | 527,346 | 459,047 | 68,299 | 12.95% | |
| Canyon County | | | | | | |
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 4 | 108,647 | 108,647 | 0 | 0.00% | |
| South Nampa | 2 | 30,120 | 30,120 | 0 | 0.00% | |
| Nampa Area | 6 | 138,767 | 138,767 | 0 | 0.00% | |
| Caldwell Area | | | | | | |
| Caldwell | 5 | 115,687 | 115,687 | 0 | 0.00% | |
| Caldwell Area | 5 | 115,687 | 115,687 | 0 | 0.00% | |
| Canyon County | 11 | 254,454 | 254,454 | 0 | 0.00% | |
| SUMMARY | | | | | | |
| TOTAL | 36 | 781,800 | 713,501 | 68,299 | 8.74% | |

Retail Vacancy Report By Subtype: 10/2017

Tuesday, November 07, 2017

Strip Center: Multitenant center (no anchor)

| Ada County | | | | | | |
|----------------------|------------|------------------|------------------|-----------------|--------------------|--|
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Boise Area | | | | | | |
| Airport | 2 | 7,242 | 5,732 | 1,510 | 20.85% | |
| Central | 36 | 332,601 | 276,829 | 55,772 | 16.77% | |
| Downtown | 35 | 503,574 | 444,415 | 59,159 | 11.75% | |
| North | 32 | 379,198 | 325,390 | 53,808 | 14.19% | |
| Southeast | 30 | 266,683 | 240,229 | 26,454 | 9.92% | |
| Southwest | 13 | 216,817 | 191,729 | 25,088 | 11.57% | |
| West | 40 | 591,561 | 513,714 | 77,847 | 13.16% | |
| Boise Area | 188 | 2,297,676 | 1,998,038 | 299,638 | 13.04% | |
| Eagle Area | | | | | | |
| Eagle | 22 | 279,974 | 250,103 | 29,871 | 10.67% | |
| Eagle Area | 22 | 279,974 | 250,103 | 29,871 | 10.67% | |
| Meridian Area | | | | | | |
| Meridian | 51 | 618,041 | 563,523 | 54,518 | 8.82% | |
| S Meridian | 19 | 204,700 | 175,570 | 29,130 | 14.23% | |
| Meridian Area | 70 | 822,741 | 739,093 | 83,648 | 10.17% | |
| Ada County | 280 | 3,400,391 | 2,987,234 | 413,157 | 12.15% | |
| Canyon County | | | | | | |
| Areas and Submarkets | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 22 | 195,980 | 185,688 | 10,292 | 5.25% | |
| Idaho Center | 10 | 119,151 | 97,421 | 21,730 | 18.24% | |
| South Nampa | 39 | 345,426 | 292,715 | 52,711 | 15.26% | |
| Nampa Area | 71 | 660,557 | 575,824 | 84,733 | 12.83% | |
| Caldwell Area | | | | | | |
| Caldwell | 26 | 242,291 | 212,819 | 29,472 | 12.16% | |
| Caldwell Area | 26 | 242,291 | 212,819 | 29,472 | 12.16% | |
| Canyon County | 97 | 902,848 | 788,643 | 114,205 | 12.65% | |
| SUMMARY | | | | | | |
| | # Bldgs | Total SF | Occupied SF | Total Vacant SF | Total Vacancy Rate | |
| TOTAL | 377 | 4,303,239 | 3,775,877 | 527,362 | 12.26% | |