

Retail Vacancy Report: 5/2017

Thursday, June 01, 2017

Ada County						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Boise Area						
Airport	3	163,806	88,140	75,666	46.19%	
Central	47	1,195,883	1,083,054	112,829	9.43%	
Downtown	44	843,065	776,221	66,844	7.93%	
North	37	1,192,418	1,074,134	118,284	9.92%	
Southeast	41	1,320,772	1,160,367	160,405	12.14%	
Southwest	23	1,183,928	1,091,610	92,318	7.80%	
West	69	4,706,102	4,315,623	390,479	8.30%	
Boise Area	264	10,605,974	9,589,149	1,016,825	9.59%	
Eagle Area						
Eagle	27	670,736	614,837	55,899	8.33%	
Eagle Area	27	670,736	614,837	55,899	8.33%	
Meridian Area						
Meridian	78	4,098,888	3,752,814	346,074	8.44%	
S Meridian	21	618,298	588,629	29,669	4.80%	
Meridian Area	99	4,717,186	4,341,443	375,743	7.97%	
Ada County	390	15,993,896	14,545,429	1,448,467	9.06%	

Canyon County						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa Area						
Caldwell Blvd	40	2,633,097	2,488,346	144,751	5.50%	
Idaho Center	13	872,776	620,047	252,729	28.96%	
South Nampa	50	899,922	803,498	96,424	10.71%	
Nampa Area	103	4,405,795	3,911,891	493,904	11.21%	
Caldwell Area						
Caldwell	35	735,939	677,461	58,478	7.95%	
Caldwell Area	35	735,939	677,461	58,478	7.95%	
Canyon County	138	5,141,734	4,589,352	552,382	10.74%	

SUMMARY	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
TOTAL	528	21,135,630	19,134,781	2,000,849	9.47%	

Retail Vacancy Report By Subtype: 5/2017

Thursday, June 01, 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	156,564	82,408	74,156	47.36%
Central	1	176,700	176,700	0	0.00%
North	2	364,584	315,580	49,004	13.44%
Southeast	2	523,294	486,812	36,482	6.97%
Southwest	2	267,313	224,595	42,718	15.98%
West	10	1,412,544	1,313,022	99,522	7.05%
Boise Area	18	2,900,999	2,599,117	301,882	10.41%
Eagle Area					
Eagle	2	277,198	272,133	5,065	1.83%
Eagle Area	2	277,198	272,133	5,065	1.83%
Meridian Area					
Meridian	6	1,021,943	1,003,585	18,358	1.80%
S Meridian	1	183,932	183,932	0	0.00%
Meridian Area	7	1,205,875	1,187,517	18,358	1.52%
Ada County	27	4,384,072	4,058,767	325,305	7.42%
Canyon County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa Area					
Caldwell Blvd	6	812,262	776,202	36,060	4.44%
Nampa Area	6	812,262	776,202	36,060	4.44%
Caldwell Area					
Caldwell	1	244,400	244,400	0	0.00%
Caldwell Area	1	244,400	244,400	0	0.00%
Canyon County	7	1,056,662	1,020,602	36,060	3.41%
SUMMARY					
TOTAL	34	5,440,734	5,079,369	361,365	6.64%

Retail Vacancy Report By Subtype: 5/2017

Thursday, June 01, 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	457,873	47,021	9.31%
Downtown	2	118,976	117,476	1,500	1.26%
North	2	190,413	163,416	26,997	14.18%
Southeast	8	499,461	432,447	67,014	13.42%
Southwest	4	316,682	296,360	20,322	6.42%
West	7	733,920	540,036	193,884	26.42%
Boise Area	28	2,364,346	2,007,608	356,738	15.09%
Eagle Area					
Eagle	2	102,850	99,431	3,419	3.32%
Eagle Area	2	102,850	99,431	3,419	3.32%
Meridian Area					
Meridian	9	588,552	574,387	14,165	2.41%
Meridian Area	9	588,552	574,387	14,165	2.41%
Ada County	39	3,055,748	2,681,426	374,322	12.25%
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	152,699	57,293	27.28%
Nampa Area	10	462,009	404,716	57,293	12.40%
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	431,516	57,293	11.72%
SUMMARY					
TOTAL	50	3,544,557	3,112,942	431,615	12.18%

Retail Vacancy Report By Subtype: 5/2017

Thursday, June 01, 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	985,779	251,653	20.34%	
Meridian Area	2	1,237,432	985,779	251,653	20.34%	
Ada County	3	2,579,162	2,327,509	251,653	9.76%	
Canyon County						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa Area						
Caldwell Blvd	2	1,164,191	1,066,938	97,253	8.35%	
Idaho Center	1	468,625	239,320	229,305	48.93%	
Nampa Area	3	1,632,816	1,306,258	326,558	20.00%	
Canyon County	3	1,632,816	1,306,258	326,558	20.00%	
SUMMARY						
	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
TOTAL	6	4,211,978	3,633,767	578,211	13.73%	

Retail Vacancy Report By Subtype: 5/2017

Thursday, June 01, 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	5	518,404	518,404	0	0.00%
S Meridian	2	235,992	235,992	0	0.00%
Meridian Area	7	754,396	754,396	0	0.00%
Ada County	20	2,065,233	2,065,233	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	30	2,880,984	2,845,734	35,250	1.22%

Retail Vacancy Report By Subtype: 5/2017

Thursday, June 01, 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	132,215	5,400	3.92%	
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	339,122	59,234	14.87%	
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	453,647	73,699	13.98%	
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	708,101	73,699	9.43%	

Retail Vacancy Report By Subtype: 5/2017

Thursday, June 01, 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	35	332,581	266,773	65,808	19.79%	
Downtown	34	499,474	439,530	59,944	12.00%	
North	31	375,352	333,069	42,283	11.26%	
Southeast	30	266,683	241,108	25,575	9.59%	
Southwest	13	216,813	187,535	29,278	13.50%	
West	40	591,561	516,988	74,573	12.61%	
Boise Area	185	2,289,706	1,990,735	298,971	13.06%	
Eagle Area						
Eagle	22	276,223	243,273	32,950	11.93%	
Eagle Area	22	276,223	243,273	32,950	11.93%	
Meridian Area						
Meridian	51	618,032	556,134	61,898	10.02%	
S Meridian	18	198,374	168,705	29,669	14.96%	
Meridian Area	69	816,406	724,839	91,567	11.22%	
Ada County	276	3,382,335	2,958,847	423,488	12.52%	
Canyon County						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa Area						
Caldwell Blvd	22	195,980	184,542	11,438	5.84%	
Idaho Center	10	119,151	95,727	23,424	19.66%	
South Nampa	39	345,426	306,295	39,131	11.33%	
Nampa Area	71	660,557	586,564	73,993	11.20%	
Caldwell Area						
Caldwell	25	232,685	209,457	23,228	9.98%	
Caldwell Area	25	232,685	209,457	23,228	9.98%	
Canyon County	96	893,242	796,021	97,221	10.88%	
SUMMARY						
	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
TOTAL	372	4,275,577	3,754,868	520,709	12.18%	