

# Retail Vacancy Report: 9/2017

Monday, October 02, 2017

<b>Ada County</b>					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
<b>Boise Area</b>					
Airport	3	163,806	88,140	75,666	46.19%
Central	48	1,195,903	1,097,052	98,851	8.27%
Downtown	44	843,065	780,876	62,189	7.38%
North	38	1,196,264	1,064,149	132,115	11.04%
Southeast	41	1,280,437	1,155,861	124,576	9.73%
Southwest	23	1,183,932	1,124,919	59,013	4.98%
West	69	4,706,102	4,358,753	347,349	7.38%
<b>Boise Area</b>	<b>266</b>	<b>10,569,509</b>	<b>9,669,750</b>	<b>899,759</b>	<b>8.51%</b>
<b>Eagle Area</b>					
Eagle	27	674,487	622,158	52,329	7.76%
<b>Eagle Area</b>	<b>27</b>	<b>674,487</b>	<b>622,158</b>	<b>52,329</b>	<b>7.76%</b>
<b>Meridian Area</b>					
Meridian	79	4,257,519	4,048,477	209,042	4.91%
S Meridian	22	624,624	595,744	28,880	4.62%
<b>Meridian Area</b>	<b>101</b>	<b>4,882,143</b>	<b>4,644,221</b>	<b>237,922</b>	<b>4.87%</b>
<b>Ada County</b>	<b>394</b>	<b>16,126,139</b>	<b>14,936,129</b>	<b>1,190,010</b>	<b>7.38%</b>

<b>Canyon County</b>					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
<b>Nampa Area</b>					
Caldwell Blvd	40	2,633,097	2,482,277	150,820	5.73%
Idaho Center	13	872,776	621,741	251,035	28.76%
South Nampa	50	899,922	804,974	94,948	10.55%
<b>Nampa Area</b>	<b>103</b>	<b>4,405,795</b>	<b>3,908,992</b>	<b>496,803</b>	<b>11.28%</b>
<b>Caldwell Area</b>					
Caldwell	36	745,545	677,427	68,118	9.14%
<b>Caldwell Area</b>	<b>36</b>	<b>745,545</b>	<b>677,427</b>	<b>68,118</b>	<b>9.14%</b>
<b>Canyon County</b>	<b>139</b>	<b>5,151,340</b>	<b>4,586,419</b>	<b>564,921</b>	<b>10.97%</b>

<b>SUMMARY</b>	<b># Bldgs</b>	<b>Total SF</b>	<b>Occupied SF</b>	<b>Total Vacant SF</b>	<b>Total Vacancy Rate</b>
<b>TOTAL</b>	<b>533</b>	<b>21,277,479</b>	<b>19,522,548</b>	<b>1,754,931</b>	<b>8.25%</b>

# Retail Vacancy Report By Subtype: 9/2017

Monday, October 02, 2017

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

<b>Ada County</b>					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
<b>Boise Area</b>					
Airport	1	156,564	82,408	74,156	47.36%
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	251,906	15,407	5.76%
West	10	1,412,544	1,311,588	100,956	7.15%
<b>Boise Area</b>	<b>18</b>	<b>2,900,999</b>	<b>2,661,473</b>	<b>239,526</b>	<b>8.26%</b>
<b>Eagle Area</b>					
Eagle	2	277,198	272,624	4,574	1.65%
<b>Eagle Area</b>	<b>2</b>	<b>277,198</b>	<b>272,624</b>	<b>4,574</b>	<b>1.65%</b>
<b>Meridian Area</b>					
Meridian	6	1,021,943	1,008,017	13,926	1.36%
S Meridian	1	183,932	183,932	0	0.00%
<b>Meridian Area</b>	<b>7</b>	<b>1,205,875</b>	<b>1,191,949</b>	<b>13,926</b>	<b>1.15%</b>
<b>Ada County</b>	<b>27</b>	<b>4,384,072</b>	<b>4,126,046</b>	<b>258,026</b>	<b>5.89%</b>
<b>Canyon County</b>					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
<b>Nampa Area</b>					
Caldwell Blvd	6	812,262	776,177	36,085	4.44%
<b>Nampa Area</b>	<b>6</b>	<b>812,262</b>	<b>776,177</b>	<b>36,085</b>	<b>4.44%</b>
<b>Caldwell Area</b>					
Caldwell	1	244,400	244,400	0	0.00%
<b>Caldwell Area</b>	<b>1</b>	<b>244,400</b>	<b>244,400</b>	<b>0</b>	<b>0.00%</b>
<b>Canyon County</b>	<b>7</b>	<b>1,056,662</b>	<b>1,020,577</b>	<b>36,085</b>	<b>3.41%</b>
<b>SUMMARY</b>					
<b>TOTAL</b>	<b>34</b>	<b>5,440,734</b>	<b>5,146,623</b>	<b>294,111</b>	<b>5.41%</b>

# Retail Vacancy Report By Subtype: 9/2017

Monday, October 02, 2017

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

<b>Ada County</b>					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
<b>Boise Area</b>					
Central	5	504,894	461,815	43,079	8.53%
Downtown	2	118,976	117,476	1,500	1.26%
North	2	190,413	164,563	25,850	13.58%
Southeast	8	459,126	392,338	66,788	14.55%
Southwest	4	316,682	298,164	18,518	5.85%
West	7	733,920	581,595	152,325	20.75%
<b>Boise Area</b>	<b>28</b>	<b>2,324,011</b>	<b>2,015,951</b>	<b>308,060</b>	<b>13.26%</b>
<b>Eagle Area</b>					
Eagle	2	102,850	99,431	3,419	3.32%
<b>Eagle Area</b>	<b>2</b>	<b>102,850</b>	<b>99,431</b>	<b>3,419</b>	<b>3.32%</b>
<b>Meridian Area</b>					
Meridian	9	588,552	575,647	12,905	2.19%
<b>Meridian Area</b>	<b>9</b>	<b>588,552</b>	<b>575,647</b>	<b>12,905</b>	<b>2.19%</b>
<b>Ada County</b>	<b>39</b>	<b>3,015,413</b>	<b>2,691,029</b>	<b>324,384</b>	<b>10.76%</b>
<b>Canyon County</b>					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
<b>Nampa Area</b>					
Caldwell Blvd	5	252,017	252,017	0	0.00%
South Nampa	5	209,992	156,780	53,212	25.34%
<b>Nampa Area</b>	<b>10</b>	<b>462,009</b>	<b>408,797</b>	<b>53,212</b>	<b>11.52%</b>
<b>Caldwell Area</b>					
Caldwell	1	26,800	26,800	0	0.00%
<b>Caldwell Area</b>	<b>1</b>	<b>26,800</b>	<b>26,800</b>	<b>0</b>	<b>0.00%</b>
<b>Canyon County</b>	<b>11</b>	<b>488,809</b>	<b>435,597</b>	<b>53,212</b>	<b>10.89%</b>
<b>SUMMARY</b>					
<b>TOTAL</b>	<b>50</b>	<b>3,504,222</b>	<b>3,126,626</b>	<b>377,596</b>	<b>10.78%</b>

# Retail Vacancy Report By Subtype: 9/2017

Monday, October 02, 2017

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

<b>Ada County</b>						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
<b>Boise Area</b>						
West	1	1,341,730	1,341,730	0	0.00%	
Boise Area	1	1,341,730	1,341,730	0	0.00%	
<b>Meridian Area</b>						
Meridian	2	1,237,432	1,108,451	128,981	10.42%	
Meridian Area	2	1,237,432	1,108,451	128,981	10.42%	
<b>Ada County</b>	<b>3</b>	<b>2,579,162</b>	<b>2,450,181</b>	<b>128,981</b>	<b>5.00%</b>	
<b>Canyon County</b>						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	2	1,164,191	1,066,421	97,770	8.40%	
Idaho Center	1	468,625	239,320	229,305	48.93%	
Nampa Area	3	1,632,816	1,305,741	327,075	20.03%	
<b>Canyon County</b>	<b>3</b>	<b>1,632,816</b>	<b>1,305,741</b>	<b>327,075</b>	<b>20.03%</b>	
<b>SUMMARY</b>						
	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
<b>TOTAL</b>	<b>6</b>	<b>4,211,978</b>	<b>3,755,922</b>	<b>456,056</b>	<b>10.83%</b>	

# Retail Vacancy Report By Subtype: 9/2017

Monday, October 02, 2017

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

<b>Ada County</b>					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
<b>Boise Area</b>					
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%
<b>Boise Area</b>	<b>13</b>	<b>1,310,837</b>	<b>1,310,837</b>	<b>0</b>	<b>0.00%</b>
<b>Meridian Area</b>					
Meridian	6	677,026	677,026	0	0.00%
S Meridian	2	235,992	235,992	0	0.00%
<b>Meridian Area</b>	<b>8</b>	<b>913,018</b>	<b>913,018</b>	<b>0</b>	<b>0.00%</b>
<b>Ada County</b>	<b>21</b>	<b>2,223,855</b>	<b>2,223,855</b>	<b>0</b>	<b>0.00%</b>
<b>Canyon County</b>					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
<b>Nampa Area</b>					
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%
<b>Nampa Area</b>	<b>7</b>	<b>699,384</b>	<b>699,384</b>	<b>0</b>	<b>0.00%</b>
<b>Caldwell Area</b>					
Caldwell	3	116,367	81,117	35,250	30.29%
<b>Caldwell Area</b>	<b>3</b>	<b>116,367</b>	<b>81,117</b>	<b>35,250</b>	<b>30.29%</b>
<b>Canyon County</b>	<b>10</b>	<b>815,751</b>	<b>780,501</b>	<b>35,250</b>	<b>4.32%</b>
<b>SUMMARY</b>					
<b>TOTAL</b>	<b>31</b>	<b>3,039,606</b>	<b>3,004,356</b>	<b>35,250</b>	<b>1.16%</b>

# Retail Vacancy Report By Subtype: 9/2017

Monday, October 02, 2017

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

<b>Ada County</b>					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
<b>Boise Area</b>					
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%
<b>Boise Area</b>	<b>19</b>	<b>398,356</b>	<b>344,522</b>	<b>53,834</b>	<b>13.51%</b>
<b>Eagle Area</b>					
Eagle	1	14,465	0	14,465	100.00%
<b>Eagle Area</b>	<b>1</b>	<b>14,465</b>	<b>0</b>	<b>14,465</b>	<b>100.00%</b>
<b>Meridian Area</b>					
Meridian	5	114,525	114,525	0	0.00%
<b>Meridian Area</b>	<b>5</b>	<b>114,525</b>	<b>114,525</b>	<b>0</b>	<b>0.00%</b>
<b>Ada County</b>	<b>25</b>	<b>527,346</b>	<b>459,047</b>	<b>68,299</b>	<b>12.95%</b>
<b>Canyon County</b>					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
<b>Nampa Area</b>					
Caldwell Blvd	4	108,647	108,647	0	0.00%
South Nampa	2	30,120	30,120	0	0.00%
<b>Nampa Area</b>	<b>6</b>	<b>138,767</b>	<b>138,767</b>	<b>0</b>	<b>0.00%</b>
<b>Caldwell Area</b>					
Caldwell	5	115,687	115,687	0	0.00%
<b>Caldwell Area</b>	<b>5</b>	<b>115,687</b>	<b>115,687</b>	<b>0</b>	<b>0.00%</b>
<b>Canyon County</b>	<b>11</b>	<b>254,454</b>	<b>254,454</b>	<b>0</b>	<b>0.00%</b>
<b>SUMMARY</b>					
<b>TOTAL</b>	<b>36</b>	<b>781,800</b>	<b>713,501</b>	<b>68,299</b>	<b>8.74%</b>

# Retail Vacancy Report By Subtype: 9/2017

Monday, October 02, 2017

Strip Center: Multitenant center (no anchor)

<b>Ada County</b>						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
<b>Boise Area</b>						
Airport	2	7,242	5,732	1,510	20.85%	
Central	36	332,601	276,829	55,772	16.77%	
Downtown	34	499,474	438,785	60,689	12.15%	
North	32	379,198	321,940	57,258	15.10%	
Southeast	30	266,683	240,229	26,454	9.92%	
Southwest	13	216,817	191,729	25,088	11.57%	
West	40	591,561	519,993	71,568	12.10%	
<b>Boise Area</b>	<b>187</b>	<b>2,293,576</b>	<b>1,995,237</b>	<b>298,339</b>	<b>13.01%</b>	
<b>Eagle Area</b>						
Eagle	22	279,974	250,103	29,871	10.67%	
<b>Eagle Area</b>	<b>22</b>	<b>279,974</b>	<b>250,103</b>	<b>29,871</b>	<b>10.67%</b>	
<b>Meridian Area</b>						
Meridian	51	618,041	564,811	53,230	8.61%	
S Meridian	19	204,700	175,820	28,880	14.11%	
<b>Meridian Area</b>	<b>70</b>	<b>822,741</b>	<b>740,631</b>	<b>82,110</b>	<b>9.98%</b>	
<b>Ada County</b>	<b>279</b>	<b>3,396,291</b>	<b>2,985,971</b>	<b>410,320</b>	<b>12.08%</b>	
<b>Canyon County</b>						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	22	195,980	179,015	16,965	8.66%	
Idaho Center	10	119,151	97,421	21,730	18.24%	
South Nampa	39	345,426	303,690	41,736	12.08%	
<b>Nampa Area</b>	<b>71</b>	<b>660,557</b>	<b>580,126</b>	<b>80,431</b>	<b>12.18%</b>	
<b>Caldwell Area</b>						
Caldwell	26	242,291	209,423	32,868	13.57%	
<b>Caldwell Area</b>	<b>26</b>	<b>242,291</b>	<b>209,423</b>	<b>32,868</b>	<b>13.57%</b>	
<b>Canyon County</b>	<b>97</b>	<b>902,848</b>	<b>789,549</b>	<b>113,299</b>	<b>12.55%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>376</b>	<b>4,299,139</b>	<b>3,775,520</b>	<b>523,619</b>	<b>12.18%</b>	