

Retail Vacancy Report: 2/2018

Monday, March 05, 2018

Ada County						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Boise Area						
Airport	2	165,517	89,851	75,666	45.71%	
Central	49	1,215,903	1,113,510	102,393	8.42%	
Downtown	47	891,001	823,413	67,588	7.59%	
North	37	1,308,871	1,201,802	107,069	8.18%	
Southeast	42	1,284,337	1,209,784	74,553	5.80%	
Southwest	25	1,187,548	1,124,996	62,552	5.27%	
West	69	4,562,706	4,198,926	363,780	7.97%	
Boise Area	271	10,615,883	9,762,282	853,601	8.04%	
Eagle Area						
Eagle	29	696,524	623,928	72,596	10.42%	
Eagle Area	29	696,524	623,928	72,596	10.42%	
Meridian Area						
Meridian	78	4,234,096	3,983,270	250,826	5.92%	
S Meridian	22	618,888	584,271	34,617	5.59%	
Meridian Area	100	4,852,984	4,567,541	285,443	5.88%	
Ada County	400	16,165,391	14,953,751	1,211,640	7.50%	
Canyon County						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa Area						
Caldwell Blvd	40	2,646,797	2,462,551	184,246	6.96%	
Idaho Center	13	872,776	628,966	243,810	27.94%	
South Nampa	49	892,342	800,155	92,187	10.33%	
Nampa Area	102	4,411,915	3,891,672	520,243	11.79%	
Caldwell Area						
Caldwell	37	753,145	708,993	44,152	5.86%	
Caldwell Area	37	753,145	708,993	44,152	5.86%	
Canyon County	139	5,165,060	4,600,665	564,395	10.93%	
SUMMARY						
TOTAL	539	21,330,451	19,554,416	1,776,035	8.33%	

Retail Vacancy Report By Subtype: 2/2018

Monday, March 05, 2018

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	1,310,111	102,433	7.25%
Boise Area	18	2,906,726	2,662,982	243,744	8.39%
Eagle Area					
Eagle	2	277,200	273,826	3,374	1.22%
Eagle Area	2	277,200	273,826	3,374	1.22%
Meridian Area					
Meridian	6	1,021,943	950,343	71,600	7.01%
S Meridian	1	183,932	183,932	0	0.00%
Meridian Area	7	1,205,875	1,134,275	71,600	5.94%
Ada County	27	4,389,801	4,071,083	318,718	7.26%
Canyon County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa Area					
Caldwell Blvd	6	812,262	801,897	10,365	1.28%
Nampa Area	6	812,262	801,897	10,365	1.28%
Caldwell Area					
Caldwell	1	244,400	233,520	10,880	4.45%
Caldwell Area	1	244,400	233,520	10,880	4.45%
Canyon County	7	1,056,662	1,035,417	21,245	2.01%
SUMMARY					
TOTAL	34	5,446,463	5,106,500	339,963	6.24%

Retail Vacancy Report By Subtype: 2/2018

Monday, March 05, 2018

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	117,476	1,500	1.26%
North	2	190,413	169,202	21,211	11.14%
Southeast	8	459,126	447,093	12,033	2.62%
Southwest	4	316,682	298,164	18,518	5.85%
West	7	723,487	558,709	164,778	22.78%
Boise Area	28	2,313,578	2,042,356	271,222	11.72%
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	554,124	34,428	5.85%
Meridian Area	9	588,552	554,124	34,428	5.85%
Ada County	39	3,004,980	2,695,911	309,069	10.29%
Canyon County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa Area					
Caldwell Blvd	6	283,817	252,017	31,800	11.20%
South Nampa	5	210,412	158,204	52,208	24.81%
Nampa Area	11	494,229	410,221	84,008	17.00%
Caldwell Area					
Caldwell	1	26,800	26,800	0	0.00%
Caldwell Area	1	26,800	26,800	0	0.00%
Canyon County	12	521,029	437,021	84,008	16.12%
SUMMARY					
TOTAL	51	3,526,009	3,132,932	393,077	11.15%

Retail Vacancy Report By Subtype: 2/2018

Monday, March 05, 2018

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	1,136,362	101,070	8.17%	
Meridian Area	2	1,237,432	1,136,362	101,070	8.17%	
Ada County	3	2,579,162	2,478,092	101,070	3.92%	
Canyon County						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa Area						
Caldwell Blvd	2	1,164,191	1,032,472	131,719	11.31%	
Idaho Center	1	468,625	242,820	225,805	48.18%	
Nampa Area	3	1,632,816	1,275,292	357,524	21.90%	
Canyon County	3	1,632,816	1,275,292	357,524	21.90%	
SUMMARY						
TOTAL	6	4,211,978	3,753,384	458,594	10.89%	

Retail Vacancy Report By Subtype: 2/2018

Monday, March 05, 2018

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	3	418,512	418,512	0	0.00%
Southwest	3	368,000	368,000	0	0.00%
West	4	327,439	327,439	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	116,367	0	0.00%
Caldwell Area	3	116,367	116,367	0	0.00%
Canyon County	10	815,751	815,751	0	0.00%
SUMMARY					
TOTAL	31	3,039,606	3,039,606	0	0.00%

Retail Vacancy Report By Subtype: 2/2018

Monday, March 05, 2018

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	3	88,647	88,647	0	0.00%
South Nampa	2	30,120	30,120	0	0.00%
Nampa Area	5	118,767	118,767	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	10	234,454	234,454	0	0.00%
SUMMARY					
TOTAL	35	761,800	693,501	68,299	8.97%

Retail Vacancy Report By Subtype: 2/2018

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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	1	3,226	1,716	1,510	46.81%
Central	37	352,601	303,390	49,211	13.96%
Downtown	37	547,410	481,322	66,088	12.07%
North	30	335,362	298,511	36,851	10.99%
Southeast	31	270,583	239,397	31,186	11.53%
Southwest	15	220,433	194,547	25,886	11.74%
West	41	615,041	540,972	74,069	12.04%
Boise Area	192	2,344,656	2,059,855	284,801	12.15%
Eagle Area					
Eagle	24	302,009	250,671	51,338	17.00%
Eagle Area	24	302,009	250,671	51,338	17.00%
Meridian Area					
Meridian	50	594,618	550,890	43,728	7.35%
S Meridian	19	198,964	164,347	34,617	17.40%
Meridian Area	69	793,582	715,237	78,345	9.87%
Ada County	285	3,440,247	3,025,763	414,484	12.05%
Canyon County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa Area					
Caldwell Blvd	22	197,880	187,518	10,362	5.24%
Idaho Center	10	119,151	101,146	18,005	15.11%
South Nampa	38	337,426	297,447	39,979	11.85%
Nampa Area	70	654,457	586,111	68,346	10.44%
Caldwell Area					
Caldwell	27	249,891	216,619	33,272	13.31%
Caldwell Area	27	249,891	216,619	33,272	13.31%
Canyon County	97	904,348	802,730	101,618	11.24%
SUMMARY					
TOTAL	382	4,344,595	3,828,493	516,102	11.88%