

Retail Vacancy Report: 4/2017

Monday, May 08, 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	48	1,211,658	1,104,465	107,193	8.85%	
Downtown	43	838,857	776,218	62,639	7.47%	
North	37	1,192,418	1,073,182	119,236	10.00%	
Southeast	41	1,320,772	1,156,426	164,346	12.44%	
Southwest	23	1,183,928	1,085,974	97,954	8.27%	
West	69	4,705,767	4,308,036	397,731	8.45%	
Boise Area	264	10,617,206	9,592,441	1,024,765	9.65%	
Eagle Area						
Eagle	27	670,736	614,831	55,905	8.33%	
Eagle Area	27	670,736	614,831	55,905	8.33%	
Meridian Area						
Meridian	77	4,098,888	3,749,988	348,900	8.51%	
S Meridian	21	618,298	588,629	29,669	4.80%	
Meridian Area	98	4,717,186	4,338,617	378,569	8.03%	
Ada County	389	16,005,128	14,545,889	1,459,239	9.12%	
Canyon County						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa Area						
Caldwell Blvd	39	2,621,559	2,476,860	144,699	5.52%	
Idaho Center	13	872,776	623,594	249,182	28.55%	
South Nampa	50	899,922	803,498	96,424	10.71%	
Nampa Area	102	4,394,257	3,903,952	490,305	11.16%	
Caldwell Area						
Caldwell	35	735,939	679,137	56,802	7.72%	
Caldwell Area	35	735,939	679,137	56,802	7.72%	
Canyon County	137	5,130,196	4,583,089	547,107	10.66%	
SUMMARY						
TOTAL	526	21,135,324	19,128,978	2,006,346	9.49%	

Retail Vacancy Report By Subtype: 4/2017

Monday, May 08, 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	484,152	39,142	7.48%
Southwest	2	267,313	224,595	42,718	15.98%
West	10	1,412,544	1,311,540	101,004	7.15%
Boise Area	18	2,900,999	2,594,975	306,024	10.55%
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	1,045,289	1,026,931	18,358	1.76%
S Meridian	1	183,932	183,932	0	0.00%
Meridian Area	7	1,229,221	1,210,863	18,358	1.49%
Ada County	27	4,407,418	4,077,971	329,447	7.47%
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	5,464,080	5,098,573	365,507	6.69%

Retail Vacancy Report By Subtype: 4/2017

Monday, May 08, 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	460,173	44,721	8.86%
Downtown	2	118,976	117,476	1,500	1.26%
North	2	190,413	163,416	26,997	14.18%
Southeast	8	499,461	431,166	68,295	13.67%
Southwest	4	316,682	296,360	20,322	6.42%
West	7	733,920	539,436	194,484	26.50%
Boise Area	28	2,364,346	2,008,027	356,319	15.07%
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	574,047	14,505	2.46%
Meridian Area	9	588,552	574,047	14,505	2.46%
Ada County	39	3,055,748	2,681,505	374,243	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	3,113,021	431,536	12.17%

Retail Vacancy Report By Subtype: 4/2017

Monday, May 08, 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	1,065,498	98,693	8.48%	
Idaho Center	1	468,625	242,820	225,805	48.18%	
Nampa Area	3	1,632,816	1,308,318	324,498	19.87%	
Canyon County	3	1,632,816	1,308,318	324,498	19.87%	
SUMMARY						
TOTAL	6	4,211,978	3,635,827	576,151	13.68%	

Retail Vacancy Report By Subtype: 4/2017

Monday, May 08, 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: 4/2017

Monday, May 08, 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	5	87,368	87,368	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	20	413,902	354,668	59,234	14.31%	
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	26	542,892	469,193	73,699	13.58%	
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	37	797,346	723,647	73,699	9.24%	

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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	2	7,242	5,732	1,510	20.85%	
Central	35	332,810	270,338	62,472	18.77%	
Downtown	33	495,266	439,527	55,739	11.25%	
North	31	375,352	332,117	43,235	11.52%	
Southeast	30	266,683	241,108	25,575	9.59%	
Southwest	13	216,813	181,899	34,914	16.10%	
West	40	591,226	511,483	79,743	13.49%	
Boise Area	184	2,285,392	1,982,204	303,188	13.27%	
Eagle Area						
Eagle	22	276,223	243,267	32,956	11.93%	
Eagle Area	22	276,223	243,267	32,956	11.93%	
Meridian Area						
Meridian	50	594,686	530,302	64,384	10.83%	
S Meridian	18	198,374	168,705	29,669	14.96%	
Meridian Area	68	793,060	699,007	94,053	11.86%	
Ada County	274	3,354,675	2,924,478	430,197	12.82%	
Canyon County						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa Area						
Caldwell Blvd	21	184,442	174,496	9,946	5.39%	
Idaho Center	10	119,151	95,774	23,377	19.62%	
South Nampa	39	345,426	306,295	39,131	11.33%	
Nampa Area	70	649,019	576,565	72,454	11.16%	
Caldwell Area						
Caldwell	25	232,685	211,133	21,552	9.26%	
Caldwell Area	25	232,685	211,133	21,552	9.26%	
Canyon County	95	881,704	787,698	94,006	10.66%	
SUMMARY						
TOTAL	369	4,236,379	3,712,176	524,203	12.37%	