

# Retail Vacancy Report: 7/2017

Tuesday, August 01, 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	1,085,817	110,086	9.21%	
Downtown	44	843,065	776,634	66,431	7.88%	
North	37	1,192,294	1,078,387	113,907	9.55%	
Southeast	41	1,280,437	1,155,315	125,122	9.77%	
Southwest	23	1,183,928	1,088,871	95,057	8.03%	
West	69	4,706,102	4,374,414	331,688	7.05%	
<b>Boise Area</b>	<b>265</b>	<b>10,565,535</b>	<b>9,647,578</b>	<b>917,957</b>	<b>8.69%</b>	
<b>Eagle Area</b>						
Eagle	27	674,787	621,217	53,570	7.94%	
<b>Eagle Area</b>	<b>27</b>	<b>674,787</b>	<b>621,217</b>	<b>53,570</b>	<b>7.94%</b>	
<b>Meridian Area</b>						
Meridian	78	4,098,888	3,869,040	229,848	5.61%	
S Meridian	21	618,244	589,653	28,591	4.62%	
<b>Meridian Area</b>	<b>99</b>	<b>4,717,132</b>	<b>4,458,693</b>	<b>258,439</b>	<b>5.48%</b>	
<b>Ada County</b>	<b>391</b>	<b>15,957,454</b>	<b>14,727,488</b>	<b>1,229,966</b>	<b>7.71%</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	2,484,294	148,803	5.65%	
Idaho Center	13	872,776	621,741	251,035	28.76%	
South Nampa	50	899,922	807,254	92,668	10.30%	
<b>Nampa Area</b>	<b>103</b>	<b>4,405,795</b>	<b>3,913,289</b>	<b>492,506</b>	<b>11.18%</b>	
<b>Caldwell Area</b>						
Caldwell	35	735,939	671,461	64,478	8.76%	
<b>Caldwell Area</b>	<b>35</b>	<b>735,939</b>	<b>671,461</b>	<b>64,478</b>	<b>8.76%</b>	
<b>Canyon County</b>	<b>138</b>	<b>5,141,734</b>	<b>4,584,750</b>	<b>556,984</b>	<b>10.83%</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>529</b>	<b>21,099,188</b>	<b>19,312,238</b>	<b>1,786,950</b>	<b>8.47%</b>	

# Retail Vacancy Report By Subtype: 7/2017

Tuesday, August 01, 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	221,817	45,496	17.02%
West	10	1,412,544	1,313,020	99,524	7.05%
<b>Boise Area</b>	<b>18</b>	<b>2,900,999</b>	<b>2,632,816</b>	<b>268,183</b>	<b>9.24%</b>
<b>Eagle Area</b>					
Eagle	2	277,198	273,638	3,560	1.28%
<b>Eagle Area</b>	<b>2</b>	<b>277,198</b>	<b>273,638</b>	<b>3,560</b>	<b>1.28%</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>4,098,403</b>	<b>285,669</b>	<b>6.52%</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>5,118,980</b>	<b>321,754</b>	<b>5.91%</b>

# Retail Vacancy Report By Subtype: 7/2017

Tuesday, August 01, 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	454,915	49,979	9.90%
Downtown	2	118,976	117,476	1,500	1.26%
North	2	190,413	163,416	26,997	14.18%
Southeast	8	459,126	391,338	67,788	14.76%
Southwest	4	316,682	296,360	20,322	6.42%
West	7	733,920	591,824	142,096	19.36%
<b>Boise Area</b>	<b>28</b>	<b>2,324,011</b>	<b>2,015,329</b>	<b>308,682</b>	<b>13.28%</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>2,690,407</b>	<b>325,006</b>	<b>10.78%</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>3,126,004</b>	<b>378,218</b>	<b>10.79%</b>

# Retail Vacancy Report By Subtype: 7/2017

Tuesday, August 01, 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	1,097,263	140,169	11.33%	
Meridian Area	2	1,237,432	1,097,263	140,169	11.33%	
<b>Ada County</b>	<b>3</b>	<b>2,579,162</b>	<b>2,438,993</b>	<b>140,169</b>	<b>5.43%</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	1,066,938	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%	
<b>Canyon County</b>	<b>3</b>	<b>1,632,816</b>	<b>1,306,258</b>	<b>326,558</b>	<b>20.00%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>6</b>	<b>4,211,978</b>	<b>3,745,251</b>	<b>466,727</b>	<b>11.08%</b>	

# Retail Vacancy Report By Subtype: 7/2017

Tuesday, August 01, 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	5	518,404	518,404	0	0.00%
S Meridian	2	235,992	235,992	0	0.00%
<b>Meridian Area</b>	<b>7</b>	<b>754,396</b>	<b>754,396</b>	<b>0</b>	<b>0.00%</b>
<b>Ada County</b>	<b>20</b>	<b>2,065,233</b>	<b>2,065,233</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>30</b>	<b>2,880,984</b>	<b>2,845,734</b>	<b>35,250</b>	<b>1.22%</b>

# Retail Vacancy Report By Subtype: 7/2017

Tuesday, August 01, 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	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%
<b>Boise Area</b>	<b>19</b>	<b>398,356</b>	<b>339,122</b>	<b>59,234</b>	<b>14.87%</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>453,647</b>	<b>73,699</b>	<b>13.98%</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>708,101</b>	<b>73,699</b>	<b>9.43%</b>

# Retail Vacancy Report By Subtype: 7/2017

Tuesday, August 01, 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	272,494	60,107	18.07%	
Downtown	34	499,474	439,943	59,531	11.92%	
North	31	375,228	337,325	37,903	10.10%	
Southeast	30	266,683	240,683	26,000	9.75%	
Southwest	13	216,813	187,574	29,239	13.49%	
West	40	591,561	523,993	67,568	11.42%	
<b>Boise Area</b>	<b>186</b>	<b>2,289,602</b>	<b>2,007,744</b>	<b>281,858</b>	<b>12.31%</b>	
<b>Eagle Area</b>						
Eagle	22	280,274	248,148	32,126	11.46%	
<b>Eagle Area</b>	<b>22</b>	<b>280,274</b>	<b>248,148</b>	<b>32,126</b>	<b>11.46%</b>	
<b>Meridian Area</b>						
Meridian	51	618,032	555,184	62,848	10.17%	
S Meridian	18	198,320	169,729	28,591	14.42%	
<b>Meridian Area</b>	<b>69</b>	<b>816,352</b>	<b>724,913</b>	<b>91,439</b>	<b>11.20%</b>	
<b>Ada County</b>	<b>277</b>	<b>3,386,228</b>	<b>2,980,805</b>	<b>405,423</b>	<b>11.97%</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	180,515	15,465	7.89%	
Idaho Center	10	119,151	97,421	21,730	18.24%	
South Nampa	39	345,426	305,970	39,456	11.42%	
<b>Nampa Area</b>	<b>71</b>	<b>660,557</b>	<b>583,906</b>	<b>76,651</b>	<b>11.60%</b>	
<b>Caldwell Area</b>						
Caldwell	25	232,685	203,457	29,228	12.56%	
<b>Caldwell Area</b>	<b>25</b>	<b>232,685</b>	<b>203,457</b>	<b>29,228</b>	<b>12.56%</b>	
<b>Canyon County</b>	<b>96</b>	<b>893,242</b>	<b>787,363</b>	<b>105,879</b>	<b>11.85%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>373</b>	<b>4,279,470</b>	<b>3,768,168</b>	<b>511,302</b>	<b>11.95%</b>	