



Retail Vacancy Report: 8/2023

Thursday, August 31, 2023

Ada County								
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply
Boise Area								
Airport	2	165,517	96,585	68,932	41.65%	19,417	539 sf/mo	127.8
Central	53	1,274,437	1,225,256	49,181	3.86%	116,516	3,237 sf/mo	15.2
Downtown	59	952,961	905,630	47,331	4.97%	259,130	7,198 sf/mo	6.6
North	44	1,406,600	1,327,908	78,692	5.59%	134,774	3,744 sf/mo	21.0
Southeast	43	1,320,153	1,258,695	61,458	4.66%	186,517	5,181 sf/mo	11.9
Southwest	27	1,179,613	1,139,932	39,681	3.36%	110,367	3,066 sf/mo	12.9
West	71	4,532,620	4,457,484	75,136	1.66%	351,702	9,770 sf/mo	7.7
Boise Area	299	10,831,901	10,411,490	420,411	3.88%	1,178,423	32,734 sf/mo	12.8
Meridian Area								
Eagle Road	35	2,446,502	2,375,499	71,003	2.90%	270,009	7,500 sf/mo	9.5
N Meridian	88	2,223,789	2,197,803	25,986	1.17%	212,490	5,903 sf/mo	4.4
S Meridian	25	699,189	681,593	17,596	2.52%	31,535	876 sf/mo	20.1
Meridian Area	148	5,369,480	5,254,895	114,585	2.13%	514,034	14,279 sf/mo	8.0
Boise Periphery								
Eagle	37	785,847	781,168	4,679	0.60%	81,026	2,251 sf/mo	2.1
Kuna	14	295,497	284,646	10,851	3.67%	26,630	740 sf/mo	14.7
Boise Periphery	51	1,081,344	1,065,814	15,530	1.44%	107,656	2,990 sf/mo	5.2
Ada County	498	17,282,725	16,732,199	550,526	3.19%	1,800,113	50,003 sf/mo	11.0
Canyon County								
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply
Nampa Area								
Caldwell Blvd	46	2,681,607	2,424,923	256,684	9.57%	234,615	6,517 sf/mo	39.4
Idaho Center	15	777,102	600,750	176,352	22.69%	18,232	506 sf/mo	348.2
South Nampa	58	977,403	950,665	26,738	2.74%	141,804	3,939 sf/mo	6.8
Nampa Area	119	4,436,112	3,976,338	459,774	10.36%	394,651	10,963 sf/mo	41.9
Caldwell Area								
Caldwell	45	948,287	862,556	85,731	9.04%	153,628	4,267 sf/mo	20.1
Caldwell Area	45	948,287	862,556	85,731	9.04%	153,628	4,267 sf/mo	20.1
Canyon County	164	5,384,399	4,838,894	545,505	10.13%	548,279	15,230 sf/mo	35.8
SUMMARY								
TOTAL	662	22,667,124	21,571,093	1,096,031	4.84%	2,348,392	65,233 sf/mo	16.8



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Retail Vacancy Report By Subtype: 8/2023

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Strip Center: Multitenant center (no anchor)

Ada County								
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply
Boise Area								
Airport	1	3,226	1,716	1,510	46.81%	4,520	126 sf/mo	12.0
Central	40	368,105	359,876	8,229	2.24%	52,229	1,451 sf/mo	5.7
Downtown	51	636,995	590,214	46,781	7.34%	74,517	2,070 sf/mo	22.6
North	36	381,731	355,076	26,655	6.98%	70,524	1,959 sf/mo	13.6
Southeast	32	300,634	292,381	8,253	2.75%	74,567	2,071 sf/mo	4.0
Southwest	17	212,625	209,787	2,838	1.33%	58,998	1,639 sf/mo	1.7
West	42	616,303	604,638	11,665	1.89%	104,240	2,896 sf/mo	4.0
Boise Area	219	2,519,619	2,413,688	105,931	4.20%	439,595	12,211 sf/mo	8.7
Meridian Area								
Eagle Road	20	228,914	224,727	4,187	1.83%	43,854	1,218 sf/mo	3.4
N Meridian	63	597,629	575,543	22,086	3.70%	162,366	4,510 sf/mo	4.9
S Meridian	21	221,265	203,669	17,596	7.95%	31,535	876 sf/mo	20.1
Meridian Area	104	1,047,808	1,003,939	43,869	4.19%	237,755	6,604 sf/mo	6.6
Boise Periphery								
Eagle	30	328,553	325,728	2,825	0.86%	62,712	1,742 sf/mo	1.6
Kuna	9	67,395	58,240	9,155	13.58%	15,238	423 sf/mo	21.6
Boise Periphery	39	395,948	383,968	11,980	3.03%	77,950	2,165 sf/mo	5.5
Ada County	362	3,963,375	3,801,595	161,780	4.08%	755,300	20,981 sf/mo	7.7
Canyon County								
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply
Nampa Area								
Caldwell Blvd	26	258,644	252,224	6,420	2.48%	36,022	1,001 sf/mo	6.4
Idaho Center	11	126,477	124,527	1,950	1.54%	9,832	273 sf/mo	7.1
South Nampa	44	371,284	360,662	10,622	2.86%	59,418	1,651 sf/mo	6.4
Nampa Area	81	756,405	737,413	18,992	2.51%	105,272	2,924 sf/mo	6.5
Caldwell Area								
Caldwell	33	314,411	283,989	30,422	9.68%	30,460	846 sf/mo	36.0
Caldwell Area	33	314,411	283,989	30,422	9.68%	30,460	846 sf/mo	36.0
Canyon County	114	1,070,816	1,021,402	49,414	4.61%	135,732	3,770 sf/mo	13.1
SUMMARY								
TOTAL	476	5,034,191	4,822,997	211,194	4.20%	891,032	24,751 sf/mo	8.5



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Retail Vacancy Report By Subtype: 8/2023

Thursday, August 31, 2023

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	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply	
Boise Area									
Central	4	71,822	71,822	0	0.00%	0	0	0.0	
Downtown	5	109,990	109,990	0	0.00%	0	0	0.0	
Southeast	1	31,334	31,334	0	0.00%	0	0	0.0	
Southwest	1	15,120	15,120	0	0.00%	0	0	0.0	
West	5	103,759	103,759	0	0.00%	0	0	0.0	
Boise Area	16	332,025	332,025	0	0.00%	0	0	0.0	
Meridian Area									
Eagle Road	3	58,688	58,688	0	0.00%	18,300	508 sf/mo	0.0	
N Meridian	2	30,120	30,120	0	0.00%	0	0	0.0	
Meridian Area	5	88,808	88,808	0	0.00%	18,300	508 sf/mo	0.0	
Boise Periphery									
Eagle	1	28,301	28,301	0	0.00%	0	0	0.0	
Kuna	2	65,999	65,999	0	0.00%	0	0	0.0	
Boise Periphery	3	94,300	94,300	0	0.00%	0	0	0.0	
Ada County	24	515,133	515,133	0	0.00%	18,300	508 sf/mo	0.0	
Canyon County									
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply	
Nampa Area									
Caldwell Blvd	4	111,601	111,601	0	0.00%	0	0	0.0	
Idaho Center	1	35,576	35,576	0	0.00%	0	0	0.0	
South Nampa	5	81,323	66,207	15,116	18.59%	0	0	0.0	
Nampa Area	10	228,500	213,384	15,116	6.62%	0	0	0.0	
Caldwell Area									
Caldwell	6	148,309	93,000	55,309	37.29%	0	0	0.0	
Caldwell Area	6	148,309	93,000	55,309	37.29%	0	0	0.0	
Canyon County	16	376,809	306,384	70,425	18.69%	0	0	0.0	
SUMMARY									
TOTAL	40	891,942	821,517	70,425	7.90%	18,300	508 sf/mo	138.5	



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Retail Vacancy Report By Subtype: 8/2023

Thursday, August 31, 2023

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

Ada County									
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply	
Boise Area									
Central	3	152,916	152,916	0	0.00%	0	0	0.0	
North	3	418,512	418,512	0	0.00%	0	0	0.0	
Southeast	2	165,432	165,432	0	0.00%	100,000	2,778 sf/mo	0.0	
Southwest	3	368,000	368,000	0	0.00%	0	0	0.0	
West	4	327,439	327,439	0	0.00%	0	0	0.0	
Boise Area	15	1,432,299	1,432,299	0	0.00%	100,000	2,778 sf/mo	0.0	
Meridian Area									
Eagle Road	2	249,815	249,815	0	0.00%	0	0	0.0	
N Meridian	4	577,215	577,215	0	0.00%	0	0	0.0	
S Meridian	3	293,992	293,992	0	0.00%	0	0	0.0	
Meridian Area	9	1,121,022	1,121,022	0	0.00%	0	0	0.0	
Boise Periphery									
Kuna	1	46,546	46,546	0	0.00%	0	0	0.0	
Boise Periphery	1	46,546	46,546	0	0.00%	0	0	0.0	
Ada County	25	2,599,867	2,599,867	0	0.00%	100,000	2,778 sf/mo	0.0	
Canyon County									
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply	
Nampa Area									
Caldwell Blvd	1	90,000	0	90,000	100.00%	0	0	0.0	
Idaho Center	2	285,000	285,000	0	0.00%	0	0	0.0	
South Nampa	4	314,384	314,384	0	0.00%	0	0	0.0	
Nampa Area	7	689,384	599,384	90,000	13.06%	0	0	0.0	
Caldwell Area									
Caldwell	4	214,367	214,367	0	0.00%	98,000	2,722 sf/mo	0.0	
Caldwell Area	4	214,367	214,367	0	0.00%	98,000	2,722 sf/mo	0.0	
Canyon County	11	903,751	813,751	90,000	9.96%	98,000	2,722 sf/mo	33.1	
SUMMARY									
TOTAL	36	3,503,618	3,413,618	90,000	2.57%	198,000	5,500 sf/mo	16.4	



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Retail Vacancy Report By Subtype: 8/2023

Thursday, August 31, 2023

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	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply	
Boise Area									
Central	5	504,894	463,942	40,952	8.11%	49,038	1,362 sf/mo	30.1	
Downtown	3	205,976	205,426	550	0.27%	4,126	115 sf/mo	4.8	
North	3	241,773	229,399	12,374	5.12%	29,862	830 sf/mo	14.9	
Southeast	6	299,459	298,239	1,220	0.41%	2,346	65 sf/mo	18.7	
Southwest	4	316,397	303,082	13,315	4.21%	30,229	840 sf/mo	15.9	
West	9	730,845	706,436	24,409	3.34%	81,480	2,263 sf/mo	10.8	
Boise Area	30	2,299,344	2,206,524	92,820	4.04%	197,081	5,474 sf/mo	17.0	
Meridian Area									
Eagle Road	4	83,737	83,737	0	0.00%	4,418	123 sf/mo	0.0	
N Meridian	13	524,341	521,889	2,452	0.47%	31,234	868 sf/mo	2.8	
Meridian Area	17	608,078	605,626	2,452	0.40%	35,652	990 sf/mo	2.5	
Boise Periphery									
Eagle	3	151,793	149,939	1,854	1.22%	0	0	0.0	
Kuna	2	115,557	113,861	1,696	1.47%	11,392	316 sf/mo	5.4	
Boise Periphery	5	267,350	263,800	3,550	1.33%	11,392	316 sf/mo	11.2	
Ada County	52	3,174,772	3,075,950	98,822	3.11%	244,125	6,781 sf/mo	14.6	
Canyon County									
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply	
Nampa Area									
Caldwell Blvd	5	252,017	252,017	0	0.00%	0	0	0.0	
South Nampa	5	210,412	209,412	1,000	0.48%	55,555	1,543 sf/mo	0.6	
Nampa Area	10	462,429	461,429	1,000	0.22%	55,555	1,543 sf/mo	0.6	
Caldwell Area									
Caldwell	2	271,200	271,200	0	0.00%	9,147	254 sf/mo	0.0	
Caldwell Area	2	271,200	271,200	0	0.00%	9,147	254 sf/mo	0.0	
Canyon County	12	733,629	732,629	1,000	0.14%	64,702	1,797 sf/mo	0.6	
SUMMARY									
TOTAL	64	3,908,401	3,808,579	99,822	2.55%	308,827	8,579 sf/mo	11.6	



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Retail Vacancy Report By Subtype: 8/2023

Thursday, August 31, 2023

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

Ada County									
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply	
Boise Area									
Airport	1	162,291	94,869	67,422	41.54%	14,897	414 sf/mo	162.9	
Central	1	176,700	176,700	0	0.00%	0	0	0.0	
North	2	364,584	324,921	39,663	10.88%	21,902	608 sf/mo	65.2	
Southeast	2	523,294	471,309	51,985	9.93%	7,807	217 sf/mo	239.7	
Southwest	2	267,471	243,943	23,528	8.80%	17,686	491 sf/mo	47.9	
West	10	1,412,544	1,373,482	39,062	2.77%	146,154	4,060 sf/mo	9.6	
Boise Area	18	2,906,884	2,685,224	221,660	7.63%	208,446	5,790 sf/mo	38.3	
Meridian Area									
Eagle Road	4	579,769	575,786	3,983	0.69%	77,692	2,158 sf/mo	1.8	
N Meridian	6	494,484	493,036	1,448	0.29%	13,612	378 sf/mo	3.8	
S Meridian	1	183,932	183,932	0	0.00%	0	0	0.0	
Meridian Area	11	1,258,185	1,252,754	5,431	0.43%	91,304	2,536 sf/mo	2.1	
Boise Periphery									
Eagle	3	277,200	277,200	0	0.00%	7,512	209 sf/mo	0.0	
Boise Periphery	3	277,200	277,200	0	0.00%	7,512	209 sf/mo	0.0	
Ada County	32	4,442,269	4,215,178	227,091	5.11%	307,262	8,535 sf/mo	26.6	
Canyon County									
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply	
Nampa Area									
Caldwell Blvd	8	852,262	848,648	3,614	0.42%	38,892	1,080 sf/mo	3.3	
Nampa Area	8	852,262	848,648	3,614	0.42%	38,892	1,080 sf/mo	3.3	
Canyon County	8	852,262	848,648	3,614	0.42%	38,892	1,080 sf/mo	3.3	
SUMMARY									
TOTAL	40	5,294,531	5,063,826	230,705	4.36%	346,154	9,615 sf/mo	24.0	



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Retail Vacancy Report By Subtype: 8/2023

Thursday, August 31, 2023

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

Ada County									
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply	
Boise Area									
West	1	1,341,730	1,341,730	0	0.00%	11,176	310 sf/mo	0.0	
Boise Area	1	1,341,730	1,341,730	0	0.00%	11,176	310 sf/mo	0.0	
Meridian Area									
Eagle Road	2	1,245,579	1,182,746	62,833	5.04%	125,745	3,493 sf/mo	18.0	
Meridian Area	2	1,245,579	1,182,746	62,833	5.04%	125,745	3,493 sf/mo	18.0	
Ada County	3	2,587,309	2,524,476	62,833	2.43%	136,921	3,803 sf/mo	16.5	
Canyon County									
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Vacancy Rate	3yr Absorption	3yr Average	Mo. of Supply	
Nampa Area									
Caldwell Blvd	2	1,117,083	960,433	156,650	14.02%	137,572	3,821 sf/mo	41.0	
Idaho Center	1	330,049	155,647	174,402	52.84%	4,088	114 sf/mo	1,535.8	
Nampa Area	3	1,447,132	1,116,080	331,052	22.88%	141,660	3,935 sf/mo	84.1	
Canyon County	3	1,447,132	1,116,080	331,052	22.88%	141,660	3,935 sf/mo	84.1	
SUMMARY									
TOTAL	6	4,034,441	3,640,556	393,885	9.76%	278,581	7,738 sf/mo	50.9	