

Retail Vacancy Report: 11/2018

Monday, December 03, 2018

Ada County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Boise Area					
Airport	2	165,517	61,860	103,657	62.63%
Central	49	1,243,207	1,168,221	74,986	6.03%
Downtown	50	916,817	844,410	72,407	7.90%
North	37	1,308,871	1,206,848	102,023	7.79%
Southeast	40	1,338,830	1,302,808	36,022	2.69%
Southwest	25	1,187,506	1,127,252	60,254	5.07%
West	71	4,562,070	4,359,185	202,885	4.45%
Boise Area	274	10,722,818	10,070,584	652,234	6.08%
Eagle Area					
Eagle	32	699,276	658,278	40,998	5.86%
Eagle Area	32	699,276	658,278	40,998	5.86%
Meridian Area					
Meridian	83	4,224,205	3,977,989	246,216	5.83%
S Meridian	22	618,888	597,637	21,251	3.43%
Meridian Area	105	4,843,093	4,575,626	267,467	5.52%
Ada County	411	16,265,187	15,304,488	960,699	5.91%

Canyon County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa Area					
Caldwell Blvd	43	2,683,917	2,363,106	320,811	11.95%
Idaho Center	13	872,752	627,881	244,871	28.06%
South Nampa	51	919,965	823,033	96,932	10.54%
Nampa Area	107	4,476,634	3,814,020	662,614	14.80%
Caldwell Area					
Caldwell	39	773,204	728,069	45,135	5.84%
Caldwell Area	39	773,204	728,069	45,135	5.84%
Canyon County	146	5,249,838	4,542,089	707,749	13.48%

SUMMARY	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
TOTAL	557	21,515,025	19,846,577	1,668,448	7.75%

Retail Vacancy Report By Subtype: 11/2018

Monday, December 03, 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	60,144	102,147	62.94%	
Central	1	176,700	176,700	0	0.00%	
North	2	364,584	309,823	54,761	15.02%	
Southeast	2	523,294	520,634	2,660	0.51%	
Southwest	2	267,271	249,143	18,128	6.78%	
West	10	1,412,544	1,353,626	58,918	4.17%	
Boise Area	18	2,906,684	2,670,070	236,614	8.14%	
Eagle Area						
Eagle	3	277,200	272,808	4,392	1.58%	
Eagle Area	3	277,200	272,808	4,392	1.58%	
Meridian Area						
Meridian	6	1,009,759	946,724	63,035	6.24%	
S Meridian	1	183,932	183,932	0	0.00%	
Meridian Area	7	1,193,691	1,130,656	63,035	5.28%	
Ada County	28	4,377,575	4,073,534	304,041	6.95%	
Canyon County						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa Area						
Caldwell Blvd	8	852,262	845,077	7,185	0.84%	
Nampa Area	8	852,262	845,077	7,185	0.84%	
Canyon County	8	852,262	845,077	7,185	0.84%	
SUMMARY						
TOTAL	36	5,229,837	4,918,611	311,226	5.95%	

Retail Vacancy Report By Subtype: 11/2018

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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	453,914	50,980	10.10%	
Downtown	2	118,976	116,076	2,900	2.44%	
North	2	190,413	169,006	21,407	11.24%	
Southeast	8	523,715	503,090	20,625	3.94%	
Southwest	4	316,682	299,949	16,733	5.28%	
West	8	719,491	638,245	81,246	11.29%	
Boise Area	29	2,374,171	2,180,280	193,891	8.17%	
Eagle Area						
Eagle	2	102,850	101,607	1,243	1.21%	
Eagle Area	2	102,850	101,607	1,243	1.21%	
Meridian Area						
Meridian	9	588,552	572,787	15,765	2.68%	
Meridian Area	9	588,552	572,787	15,765	2.68%	
Ada County	40	3,065,573	2,854,674	210,899	6.88%	
Canyon County						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa Area						
Caldwell Blvd	6	283,817	258,017	25,800	9.09%	
South Nampa	5	210,412	160,313	50,099	23.81%	
Nampa Area	11	494,229	418,330	75,899	15.36%	
Caldwell Area						
Caldwell	2	271,200	260,320	10,880	4.01%	
Caldwell Area	2	271,200	260,320	10,880	4.01%	
Canyon County	13	765,429	678,650	86,779	11.34%	
SUMMARY						
TOTAL	53	3,831,002	3,533,324	297,678	7.77%	

Retail Vacancy Report By Subtype: 11/2018

Monday, December 03, 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	1,121,379	116,053	9.38%	
Meridian Area	2	1,237,432	1,121,379	116,053	9.38%	
Ada County	3	2,579,162	2,463,109	116,053	4.50%	
Canyon County						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa Area						
Caldwell Blvd	2	1,164,191	982,446	181,745	15.61%	
Idaho Center	1	468,625	244,159	224,466	47.90%	
Nampa Area	3	1,632,816	1,226,605	406,211	24.88%	
Canyon County	3	1,632,816	1,226,605	406,211	24.88%	
SUMMARY						
TOTAL	6	4,211,978	3,689,714	522,264	12.40%	

Retail Vacancy Report By Subtype: 11/2018

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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	3	152,916	152,916	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	14	1,353,867	1,353,867	0	0.00%
Meridian Area					
Meridian	5	669,556	669,556	0	0.00%
S Meridian	2	235,992	235,992	0	0.00%
Meridian Area	7	905,548	905,548	0	0.00%
Ada County	21	2,259,415	2,259,415	0	0.00%
Canyon County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa Area					
Caldwell Blvd	1	90,000	0	90,000	100.00%
Idaho Center	2	285,000	285,000	0	0.00%
South Nampa	4	314,384	314,384	0	0.00%
Nampa Area	7	689,384	599,384	90,000	13.06%
Caldwell Area					
Caldwell	3	116,367	116,367	0	0.00%
Caldwell Area	3	116,367	116,367	0	0.00%
Canyon County	10	805,751	715,751	90,000	11.17%
SUMMARY					
TOTAL	31	3,065,166	2,975,166	90,000	2.94%

Retail Vacancy Report By Subtype: 11/2018

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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	31,334	0	0.00%
Southwest	1	15,120	15,120	0	0.00%
West	6	142,465	142,465	0	0.00%
Boise Area	19	398,356	398,356	0	0.00%
Eagle Area					
Eagle	1	14,465	0	14,465	100.00%
Eagle Area	1	14,465	0	14,465	100.00%
Meridian Area					
Meridian	4	75,965	75,965	0	0.00%
Meridian Area	4	75,965	75,965	0	0.00%
Ada County	24	488,786	474,321	14,465	2.96%
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	6	131,687	131,687	0	0.00%
Caldwell Area	6	131,687	131,687	0	0.00%
Canyon County	11	250,454	250,454	0	0.00%
SUMMARY					
TOTAL	35	739,240	724,775	14,465	1.96%

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Monday, December 03, 2018

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	36	336,875	312,869	24,006	7.13%
Downtown	40	573,226	503,719	69,507	12.13%
North	30	335,362	309,507	25,855	7.71%
Southeast	29	260,487	247,750	12,737	4.89%
Southwest	15	220,433	195,040	25,393	11.52%
West	42	618,401	555,680	62,721	10.14%
Boise Area	193	2,348,010	2,126,281	221,729	9.44%
Eagle Area					
Eagle	26	304,761	283,863	20,898	6.86%
Eagle Area	26	304,761	283,863	20,898	6.86%
Meridian Area					
Meridian	57	642,941	591,578	51,363	7.99%
S Meridian	19	198,964	177,713	21,251	10.68%
Meridian Area	76	841,905	769,291	72,614	8.62%
Ada County	295	3,494,676	3,179,435	315,241	9.02%
Canyon County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa Area					
Caldwell Blvd	23	205,000	188,919	16,081	7.84%
Idaho Center	10	119,127	98,722	20,405	17.13%
South Nampa	40	365,049	318,216	46,833	12.83%
Nampa Area	73	689,176	605,857	83,319	12.09%
Caldwell Area					
Caldwell	28	253,950	219,695	34,255	13.49%
Caldwell Area	28	253,950	219,695	34,255	13.49%
Canyon County	101	943,126	825,552	117,574	12.47%
SUMMARY					
TOTAL	396	4,437,802	4,004,987	432,815	9.75%