

# TOX

COMMERCIAL

## MULTIFAMILY

QUARTERLY  
MARKET SNAPSHOT

BOISE METRO Q4

BOISE MERIDIAN EAGLE KUNA NAMPA CALDWELL



**94.1%**  
**OCCUPANCY**

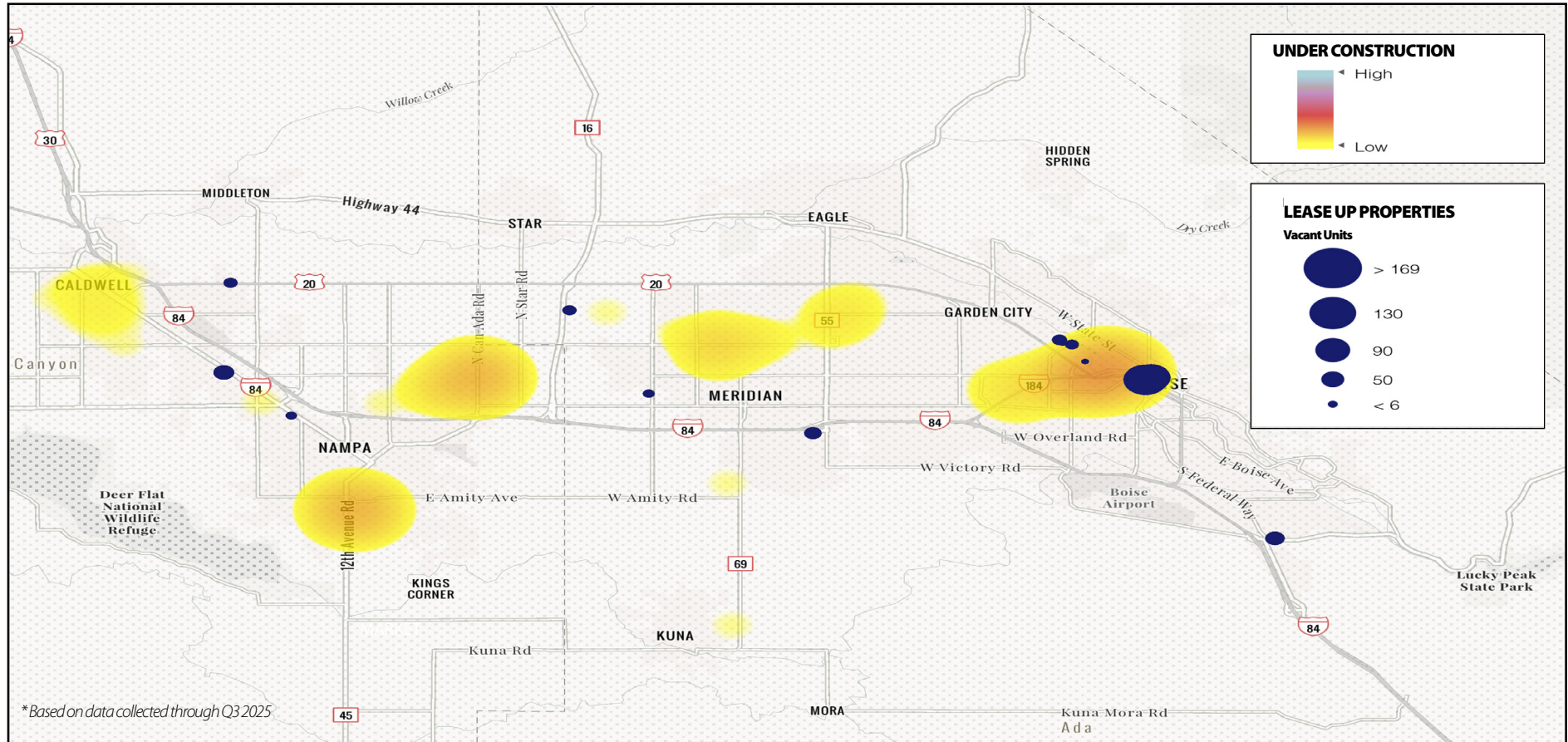


**\$1,618**  
**AVG. ASKING RENT**



**22.8%**  
**OFFERING CONCESSIONS**

# MULTIFAMILY MARKET PIPELINE • Q4 2025



MARKET AFFORDABLE

↓ **1,627 UNITS** Q1 2025  
UNDER CONSTRUCTION

↑ **967 UNITS** Q1 2025

**702 UNITS** Q1 2025  
VACANT UNITS - LEASE UP

**1,326 UNITS**  
YTD DELIVERIES

**157 UNITS**  
AVG. NEW UNITS ABSORBED PER MONTH

# NOTABLE PROJECTS

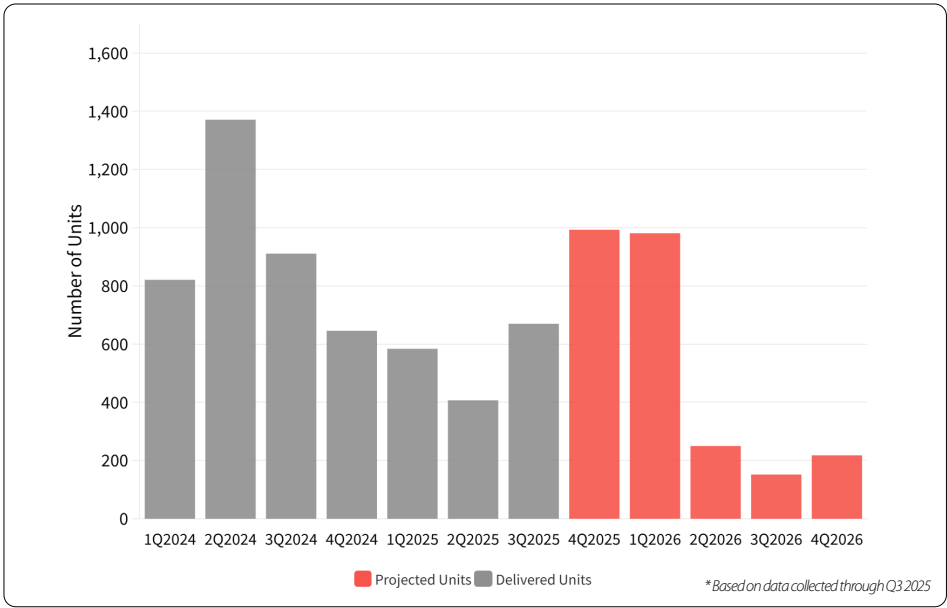
## UNDER CONSTRUCTION

- 1 ASHER APARTMENTS | 299 UNITS | NAMPA
- 2 THE LOGAN APARTMENTS | 264 UNITS | NAMPA
- 3 WHITES PINES APARTMENTS | 264 UNITS | NAMPA
- 4 DENTON APARTMENTS | 193 UNITS | BOISE
- 5 THE WESLEY PHASE 2 | 125 UNITS | MERIDIAN

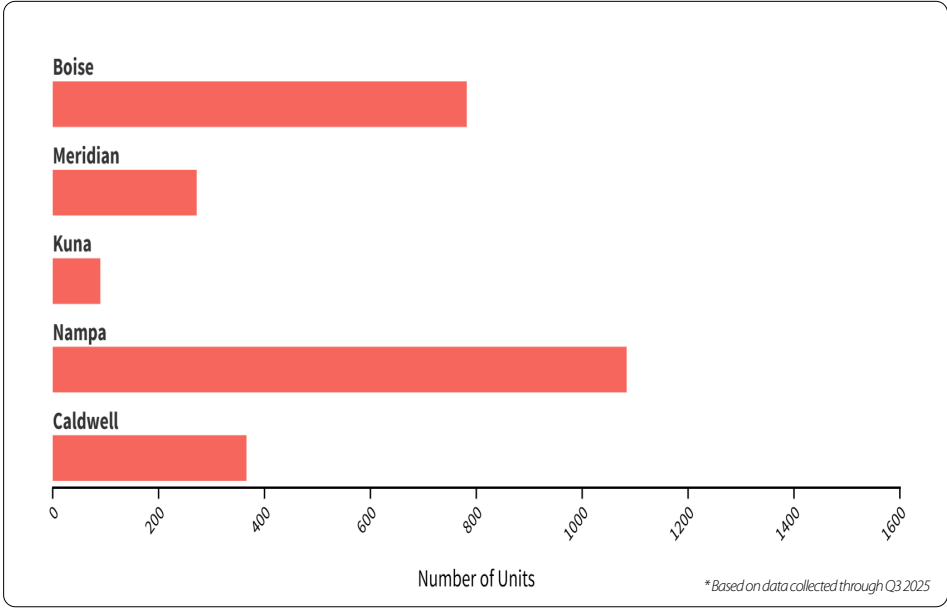
## LEASE UP

- 1 THE SEASONS AT MERIDIAN | 360 UNITS | MERIDIAN
- 2 THE JAXON APARTMENTS | 316 UNITS | CALDWELL
- 3 SARATOGA | 305 UNITS | DOWNTOWN BOISE
- 4 THE ARTHUR | 297 UNITS | DOWNTOWN BOISE
- 5 CANYON RIDGE APARTMENTS | 287 UNITS | BOISE

MULTIFAMILY DELIVERY TIMELINE



UNITS UNDER CONSTRUCTION BY CITY



# TOK

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## MARKET INSIGHT

+157 MILLION SQUARE FEET TRACKED REAL TIME ACROSS IDAHO MARKETS



## RESULTS

20,000 SQUARE FEET LEASED OR SOLD PER BUSINESS DAY (2024)



## REACH

AS THE REGION'S LARGEST CRE FIRM, WE CAN COVER REQUIREMENTS ACROSS THE STATE

# BOISE VALLEY OFFICES

# OUR EXPERTISE IS YOUR ADVANTAGE



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