



COMMERCIAL

Q2 2023

# EASTERN IDAHO MARKET REPORT

IDAHO FALLS   RIGBY   REXBURG   BLACKFOOT   CHUBBUCK   POCATELLO

TRENDING REPORTS

QUARTERLY TAKEAWAYS

OFFICE MARKET

INDUSTRIAL MARKET

RETAIL MARKET

LAND MARKET

YOUR GUIDE TO EASTERN IDAHO'S COMMERCIAL REAL ESTATE MARKET



DISCOVER THE DIFFERENCE.

WORK WITH

# IDAHO'S BROKERAGE EXPERTS.

TENANT REPRESENTATION

SALES

LEASING

ACQUISITIONS

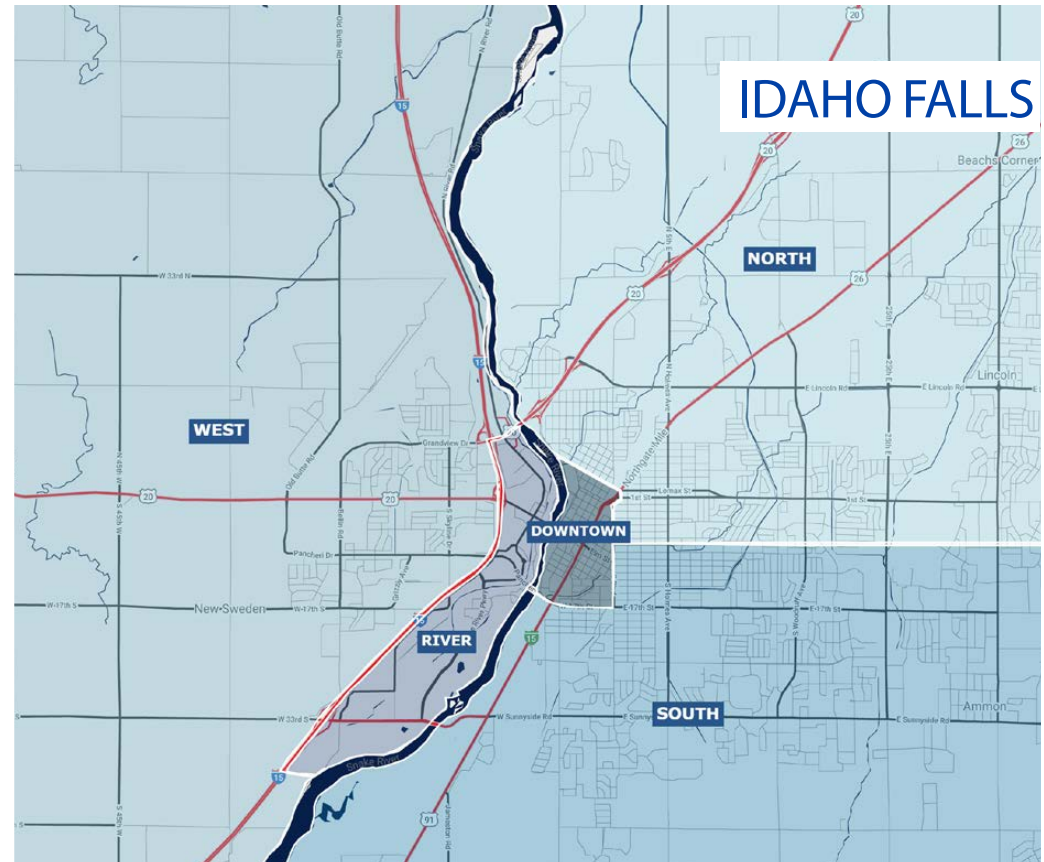
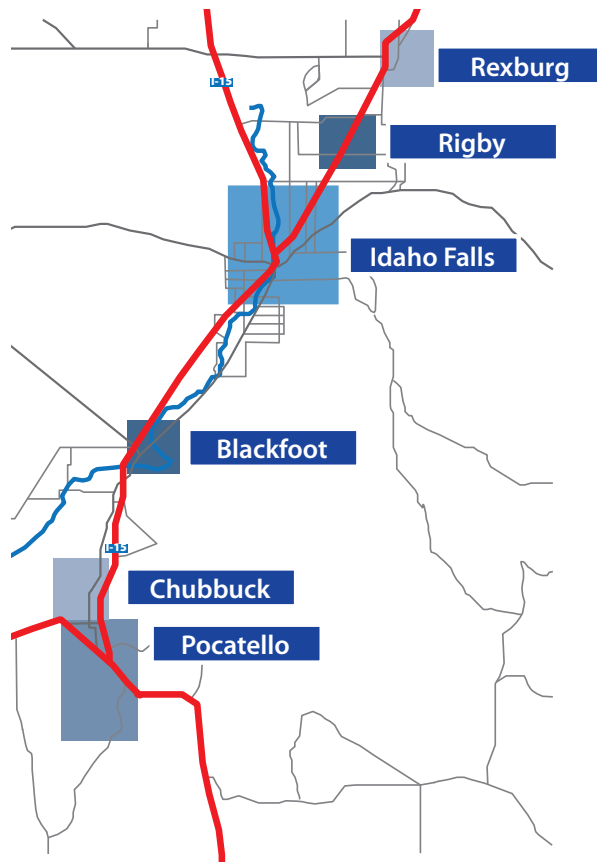
PROPERTY MANAGEMENT

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# EASTERN IDAHO **SUBMARKET MAPS**



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EASTERN IDAHO

# OFFICE MARKET

## MARKET **SNAPSHOT**

THROUGH APRIL 2023



ANNUAL



QUARTERLY

**25,000 SQ. FEET**  
NET ABSORPTION



ANNUAL



QUARTERLY

**7.3%**  
MULTITENANT VACANCY



ANNUAL



QUARTERLY

**\$12.00**  
AVERAGE NNN LEASE RATE (ANNUALLY)

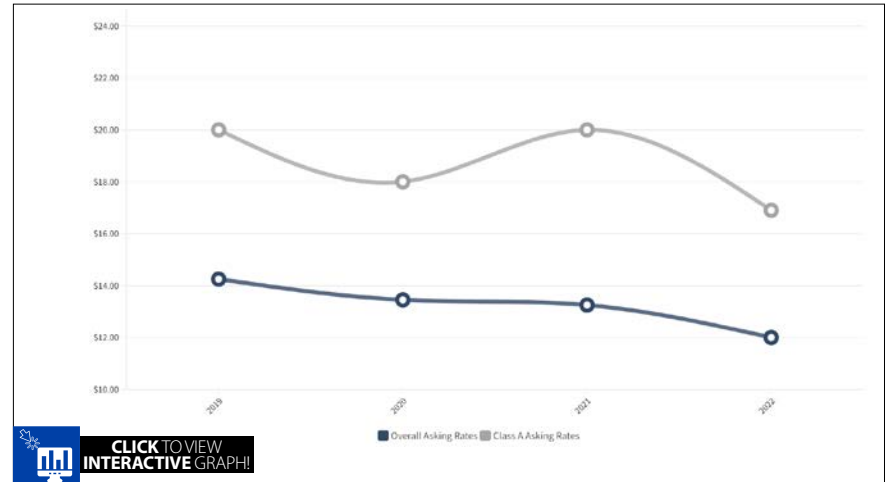
# Q2 2023 UPDATE



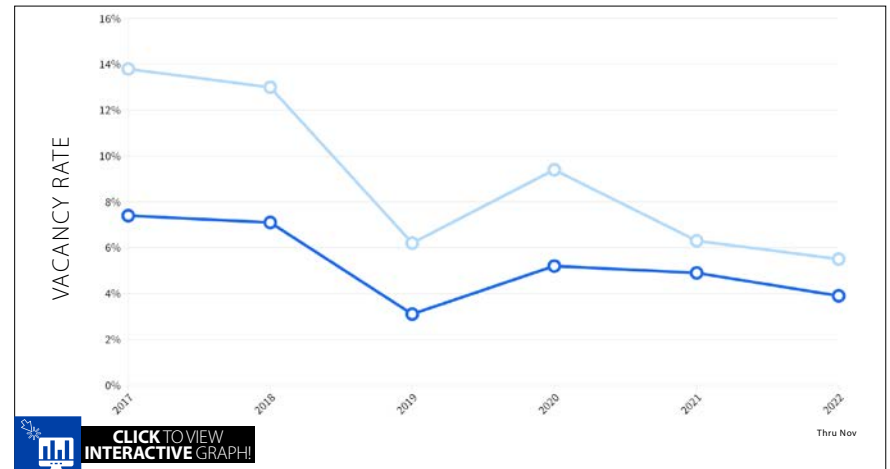
## OFFICE SUMMARY

Office activity continued to slow when compared to 2021, however overall it remains healthy with all submarkets experiencing positive absorption. The Eastern Idaho market recorded over 182,000 square feet of absorption through November. The top deal for the quarter was Portneuf Health occupying their new primary care clinic in Pocatello. Total vacancy for the office sector has remained below 4 percent since June while multitenant vacancy is currently 5.5 percent. Overall asking lease rates have decreased slightly to \$12.00 per square foot, NNN annually.

### LEASE RATES

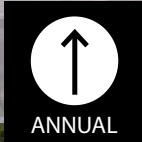


### VACANCY TRENDS

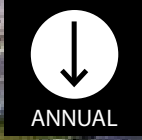


# TOK EASTERN IDAHO INDUSTRIAL MARKET

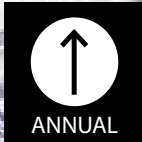
## MARKET SNAPSHOT THROUGH NOVEMBER 2022



**532,000 SQ. FEET**  
NET ABSORPTION



**4.8%**  
TOTAL VACANCY RATE



**\$0.75**  
AVERAGE NNN LEASE RATE (MONTHLY)

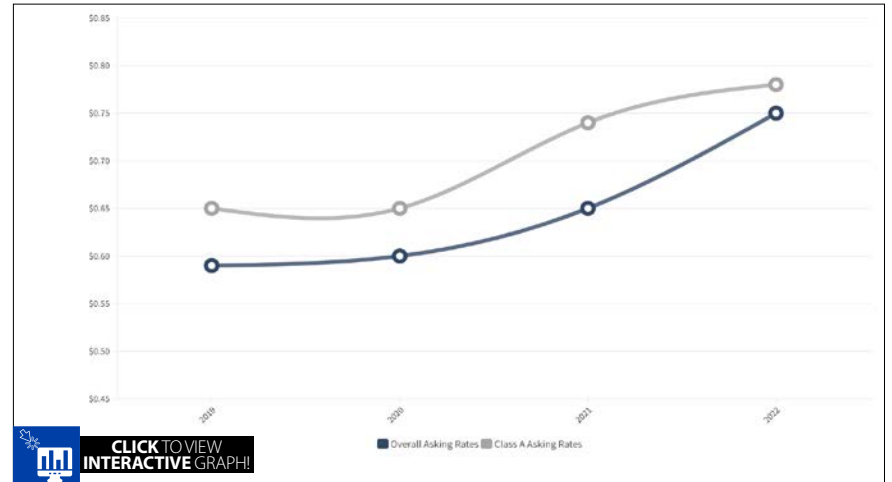
# Q2 2023 UPDATE



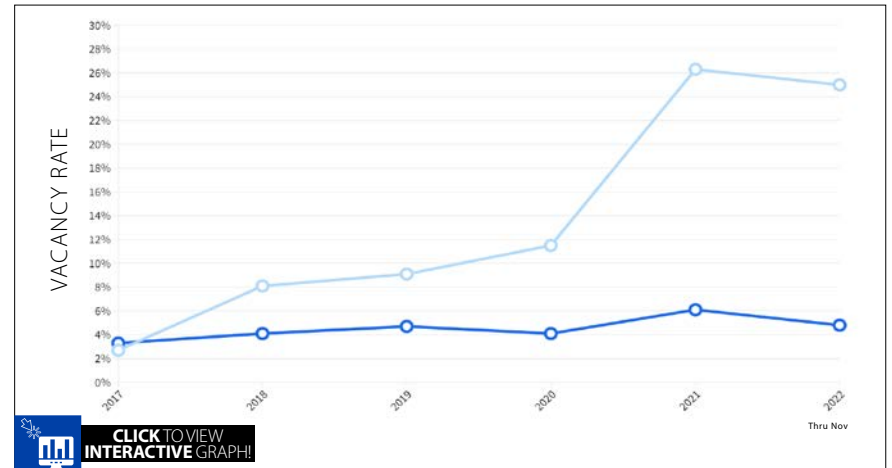
## INDUSTRIAL SUMMARY

Demand for industrial space remains strong with total deals doubling in Q3 compared to Q2. In addition, net absorption has surpassed 500,000 square feet for the 2nd straight year. Activity continues to be strongest in North Idaho Falls, where 57 percent of industrial deals have occurred. Total vacancy for the Eastern Idaho market reached an annual low 4.8 percent, while in Idaho Falls vacancy hit an historic low 1.4 percent. With supply tight, lease rates continue to rise. Overall asking lease rates are currently \$0.75 per square foot (NNN, monthly) up over 15 percent in the past 12 months.

### LEASE RATES



### VACANCY TRENDS



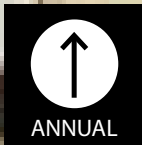


EASTERN IDAHO

# RETAIL MARKET

## MARKET **SNAPSHOT**

THROUGH NOVEMBER 2022

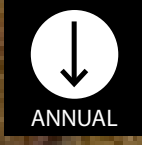


ANNUAL



QUARTERLY

**139,000 SQ. FEET**  
NET ABSORPTION

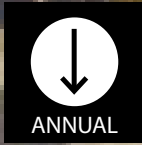


ANNUAL



QUARTERLY

**4.6%**  
TOTAL VACANCY RATE



ANNUAL



QUARTERLY

**\$13.00**  
ASKING NNN LEASE RATE (ANNUALLY)



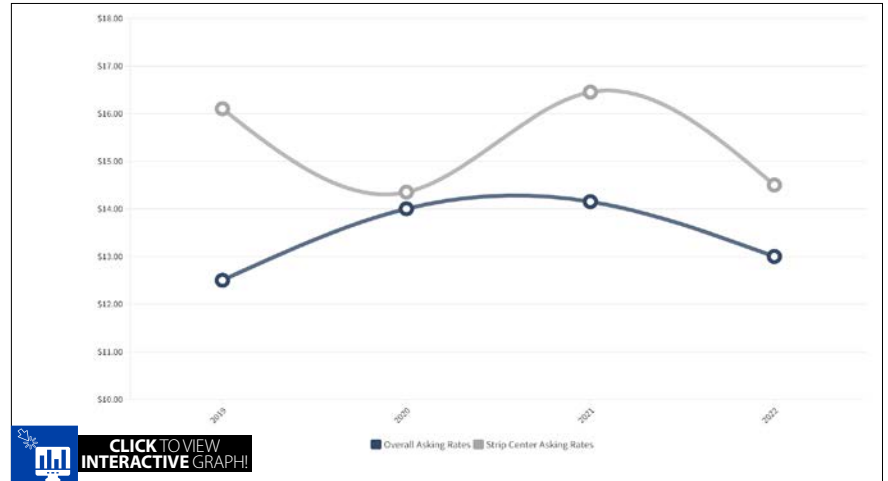
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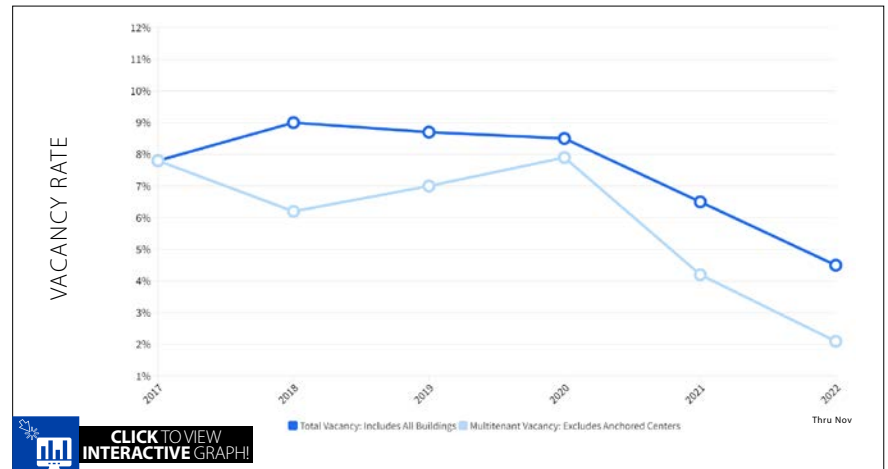
## RETAIL SUMMARY

The Eastern Idaho retail market is on track for a banner year with total net absorption currently at 139,000 square feet. This is up over 19 percent from 2021. Leasing activity was strongest in Pocatello in Q3 with notable deals including Grocery Outlet leasing 20,000 square feet at Pocatello Square and Colossal Fight Company occupying 19,700 square feet downtown. Total vacancy is 4.6 percent while unanchored vacancy hit a record low 2.1 percent in November. Over the past four years, overall asking lease rates have remained consistently in the \$12—\$14 range, currently at \$13.00 per square foot.

### LEASE RATES



### VACANCY TRENDS



## MARKET **SNAPSHOT**

THROUGH APRIL



ANNUAL



QUARTERLY

# 115

## RESIDENTIAL PERMITS



ANNUAL



QUARTERLY

# 13

## COMMERCIAL PERMITS



ANNUAL



QUARTERLY

# \$20 MILLION

## TOTAL RESIDENTIAL PERMIT VALUE



ANNUAL



QUARTERLY

# \$14 MILLION

## TOTAL COMMERCIAL PERMIT VALUE

# Q2 2023 UPDATE

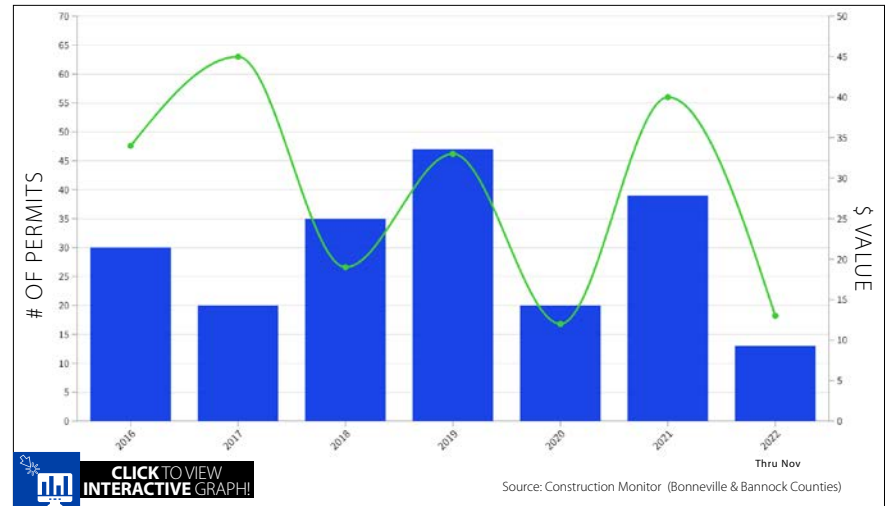


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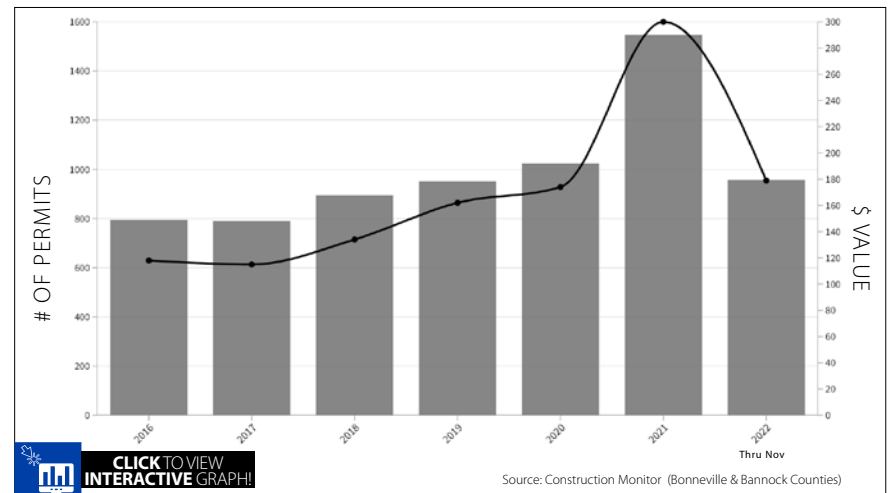
## LAND SUMMARY

Total number of commercial permits are down 66 percent compared to the first 11 months of 2021. In addition, total value of commercial permits are down 75 percent compared to last year. On the residential side, total number of single family permits are down 20 percent compared to the first 11 months of 2021, while total value is down 25 percent. Multifamily development remains strong though, most notably in Idaho Falls, with over 1,200 units planned or under construction in the area.

### COMMERCIAL PERMITS & VALUES



### SINGLE FAMILY PERMITS & VALUES



# TOK / MARKET ACTIVITY /

## OFFICE PROPERTIES

2850 OLYMPUS DRIVE



POCATELLO  
20,000 SF | **OCCUPIED BY PORTNEUF HLTH**

1830 JOHN ADAMS



IDAHO FALLS  
14,000 SF | **LEASED TO TWO TENANTS**

3446 MERLIN DRIVE



IDAHO FALLS  
5,100 SF | **SOLD TO JACOBS REAL ESTATE**

## INDUSTRIAL PROPERTIES

3982 ANDCO DRIVE



IDAHO FALLS  
140,000 SF | **LEASED TO PETERBILT**

1990 BOEING AVE



POCATELLO  
67,400 SF | **LEASED TO MORTON BUILDINGS**

2019 ENDEAVOR STREET



IDAHO FALLS  
32,000 SF | **OCCUPIED BY ELITE ROOFING**

## RETAIL PROPERTIES

POCATELLO SQUARE



POCATELLO  
20,000 SF | **LEASED TO GROCERY OUTLET**

300 N 5TH AVENUE



POCATELLO  
19,700 SF | **SOLD TO COLOSSAL FIGHT CO.**

2215-2227 GARRETT WAY



POCATELLO  
7,800 SF | **LEASED TO EZ FURNITURE**

## LAND PROPERTIES

10821 RIO VISTA ROAD



POCATELLO  
124 ACRES INDUSTRIAL LAND | **SOLD**

TBD HITT ROAD



IDAHO FALLS  
12 ACRES OFFICE LAND | **SOLD**

3540 SUNNYSIDE ROAD



IDAHO FALLS  
9 ACRES MULTIFAMILY LAND | **SOLD**

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## / OUR EXPERTISE IS YOUR ADVANTAGE /



### MARKET INSIGHT

**+157 MILLION** SQUARE FEET TRACKED REAL TIME ACROSS IDAHO MARKETS



### RESULTS

**26,000 SQUARE FEET** LEASED OR SOLD PER BUSINESS DAY (2021)



### REACH

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

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