



Retail Vacancy Report: 9/2021

Friday, October 1, 2021

Ada County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Boise Area					
Airport	2	165,517	60,535	104,982	63.43%
Central	52	1,265,776	1,199,366	66,410	5.25%
Downtown	57	935,426	891,203	44,223	4.73%
North	41	1,355,037	1,275,334	79,703	5.88%
Southeast	42	1,336,467	1,262,933	73,534	5.50%
Southwest	27	1,203,441	1,175,254	28,187	2.34%
West	71	4,534,878	4,402,820	132,058	2.91%
Boise Area	292	10,796,542	10,267,445	529,097	4.90%
Meridian Area					
Meridian	103	4,557,487	4,311,898	245,589	5.39%
S Meridian	22	618,863	616,170	2,693	0.44%
Meridian Area	125	5,176,350	4,928,068	248,282	4.80%
Boise Periphery					
Eagle	34	725,258	707,292	17,966	2.48%
Kuna	11	277,188	275,878	1,310	0.47%
Boise Periphery	45	1,002,446	983,170	19,276	1.92%
Ada County	462	16,975,338	16,178,683	796,655	4.69%

Canyon County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa Area					
Caldwell Blvd	45	2,679,453	2,303,338	376,115	14.04%
Idaho Center	15	879,792	636,507	243,285	27.65%
South Nampa	57	972,217	911,528	60,689	6.24%
Nampa Area	117	4,531,462	3,851,373	680,089	15.01%
Caldwell Area					
Caldwell	44	850,090	799,655	50,435	5.93%
Caldwell Area	44	850,090	799,655	50,435	5.93%
Canyon County	161	5,381,552	4,651,028	730,524	13.57%

SUMMARY	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
TOTAL	623	22,356,890	20,829,711	1,527,179	6.83%



COMMERCIAL

Retail Vacancy Report By Subtype: 9/2021

Friday, October 1, 2021

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	58,819	103,472	63.76%
Central	1	176,700	176,700	0	0.00%
North	2	364,584	322,326	42,258	11.59%
Southeast	2	523,294	511,538	11,756	2.25%
Southwest	2	267,271	267,271	0	0.00%
West	10	1,412,544	1,341,522	71,022	5.03%
Boise Area	18	2,906,684	2,678,176	228,508	7.86%
Meridian Area					
Meridian	7	1,089,959	1,024,618	65,341	5.99%
S Meridian	1	183,932	183,932	0	0.00%
Meridian Area	8	1,273,891	1,208,550	65,341	5.13%
Boise Periphery					
Eagle	3	277,200	277,200	0	0.00%
Boise Periphery	3	277,200	277,200	0	0.00%
Ada County	29	4,457,775	4,163,926	293,849	6.59%
Canyon County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa Area					
Caldwell Blvd	8	852,262	802,349	49,913	5.86%
Nampa Area	8	852,262	802,349	49,913	5.86%
Canyon County	8	852,262	802,349	49,913	5.86%
SUMMARY					
TOTAL	37	5,310,037	4,966,275	343,762	6.47%



COMMERCIAL

Retail Vacancy Report By Subtype: 9/2021

Friday, October 1, 2021

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	455,596	49,298	9.76%
Downtown	3	205,976	197,917	8,059	3.91%
North	2	190,413	172,841	17,572	9.23%
Southeast	7	439,411	435,946	3,465	0.79%
Southwest	4	316,397	314,223	2,174	0.69%
West	8	722,497	696,831	25,666	3.55%
Boise Area	29	2,379,588	2,273,354	106,234	4.46%
Meridian Area					
Meridian	14	572,317	569,081	3,236	0.57%
Meridian Area	14	572,317	569,081	3,236	0.57%
Boise Periphery					
Eagle	2	102,850	102,850	0	0.00%
Kuna	2	115,557	114,247	1,310	1.13%
Boise Periphery	4	218,407	217,097	1,310	0.60%
Ada County	47	3,170,312	3,059,532	110,780	3.49%
Canyon County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa Area					
Caldwell Blvd	6	283,817	283,817	0	0.00%
South Nampa	5	210,412	164,830	45,582	21.66%
Nampa Area	11	494,229	448,647	45,582	9.22%
Caldwell Area					
Caldwell	2	271,200	271,200	0	0.00%
Caldwell Area	2	271,200	271,200	0	0.00%
Canyon County	13	765,429	719,847	45,582	5.96%
SUMMARY					
TOTAL	60	3,935,741	3,779,379	156,362	3.97%



COMMERCIAL

Retail Vacancy Report By Subtype: 9/2021

Friday, October 1, 2021

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	1,113,654	123,778	10.00%
Meridian Area	2	1,237,432	1,113,654	123,778	10.00%
Ada County	3	2,579,162	2,455,384	123,778	4.80%
Canyon County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa Area					
Caldwell Blvd	2	1,117,083	887,245	229,838	20.57%
Idaho Center	1	433,049	201,559	231,490	53.46%
Nampa Area	3	1,550,132	1,088,804	461,328	29.76%
Canyon County	3	1,550,132	1,088,804	461,328	29.76%
SUMMARY					
	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
TOTAL	6	4,129,294	3,544,188	585,106	14.17%



COMMERCIAL

Retail Vacancy Report By Subtype: 9/2021

Friday, October 1, 2021

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%
North	3	418,512	418,512	0	0.00%
Southeast	1	64,589	64,589	0	0.00%
Southwest	3	368,000	368,000	0	0.00%
West	4	327,439	327,439	0	0.00%
Boise Area	14	1,331,456	1,331,456	0	0.00%
Meridian Area					
Meridian	6	827,030	827,030	0	0.00%
S Meridian	2	235,992	235,992	0	0.00%
Meridian Area	8	1,063,022	1,063,022	0	0.00%
Boise Periphery					
Kuna	1	46,546	46,546	0	0.00%
Boise Periphery	1	46,546	46,546	0	0.00%
Ada County	23	2,441,024	2,441,024	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	33	3,246,775	3,156,775	90,000	2.77%



COMMERCIAL

Retail Vacancy Report By Subtype: 9/2021

Friday, October 1, 2021

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	5	109,990	109,990	0	0.00%
Southeast	1	31,334	0	31,334	100.00%
Southwest	1	15,120	15,120	0	0.00%
West	5	104,465	104,465	0	0.00%
Boise Area	16	332,731	301,397	31,334	9.42%
Meridian Area					
Meridian	5	100,365	70,508	29,857	29.75%
Meridian Area	5	100,365	70,508	29,857	29.75%
Boise Periphery					
Eagle	1	28,301	28,301	0	0.00%
Kuna	2	65,999	65,999	0	0.00%
Boise Periphery	3	94,300	94,300	0	0.00%
Ada County	24	527,396	466,205	61,191	11.60%
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%
Idaho Center	1	35,576	35,576	0	0.00%
South Nampa	4	66,207	66,207	0	0.00%
Nampa Area	8	190,430	190,430	0	0.00%
Caldwell Area					
Caldwell	6	148,310	120,001	28,309	19.09%
Caldwell Area	6	148,310	120,001	28,309	19.09%
Canyon County	14	338,740	310,431	28,309	8.36%
SUMMARY					
TOTAL	38	866,136	776,636	89,500	10.33%



COMMERCIAL

Retail Vacancy Report By Subtype: 9/2021

Friday, October 1, 2021

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	39	359,444	342,332	17,112	4.76%
Downtown	49	619,460	583,296	36,164	5.84%
North	34	381,528	361,655	19,873	5.21%
Southeast	31	277,839	250,860	26,979	9.71%
Southwest	17	236,653	210,640	26,013	10.99%
West	43	626,203	590,833	35,370	5.65%
Boise Area	214	2,504,353	2,341,332	163,021	6.51%
Meridian Area					
Meridian	69	730,384	707,007	23,377	3.20%
S Meridian	19	198,939	196,246	2,693	1.35%
Meridian Area	88	929,323	903,253	26,070	2.81%
Boise Periphery					
Eagle	28	316,907	298,941	17,966	5.67%
Kuna	6	49,086	49,086	0	0.00%
Boise Periphery	34	365,993	348,027	17,966	4.91%
Ada County	336	3,799,669	3,592,612	207,057	5.45%
Canyon County					
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa Area					
Caldwell Blvd	25	247,644	241,280	6,364	2.57%
Idaho Center	11	126,167	114,372	11,795	9.35%
South Nampa	44	381,214	366,107	15,107	3.96%
Nampa Area	80	755,025	721,759	33,266	4.41%
Caldwell Area					
Caldwell	33	314,213	292,087	22,126	7.04%
Caldwell Area	33	314,213	292,087	22,126	7.04%
Canyon County	113	1,069,238	1,013,846	55,392	5.18%
SUMMARY					
TOTAL	449	4,868,907	4,606,458	262,449	5.39%