

Retail Vacancy Report: 4/2012

Tuesday, May 01, 2012

ADA COUNTY

Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Boise					
Airport	2	160,580	115,955	44,625	27.79%
Central	45	1,194,530	1,035,928	158,602	13.28%
Downtown	35	800,012	722,726	77,286	9.66%
North	37	1,220,014	1,035,223	184,791	15.15%
Southeast	37	1,290,800	1,089,813	200,987	15.57%
Southwest	22	1,176,298	1,053,504	122,794	10.44%
West	59	4,707,881	4,479,221	228,660	4.86%
Boise Subtotal	237	10,550,115	9,532,370	1,017,745	9.65%
Eagle					
Eagle	23	618,311	528,934	89,377	14.46%
Eagle Subtotal	23	618,311	528,934	89,377	14.46%
Meridian					
Meridian	63	2,715,634	2,560,598	155,036	5.71%
S Meridian	20	457,542	401,999	55,543	12.14%
Meridian Subtotal	83	3,173,176	2,962,597	210,579	6.64%
ADA SUBTOTAL	343	14,341,602	13,023,901	1,317,701	9.19%

CANYON COUNTY

Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa					
Caldwell Blvd	36	2,561,073	2,362,167	198,906	7.77%
Idaho Center	11	760,679	618,519	142,160	18.69%
South Nampa	46	838,382	789,992	48,390	5.77%
Nampa Subtotal	93	4,160,134	3,770,678	389,456	9.36%
Caldwell					
Caldwell	30	609,920	563,367	46,553	7.63%
Caldwell Subtotal	30	609,920	563,367	46,553	7.63%
CANYON SUBTOTAL	123	4,770,054	4,334,045	436,009	9.14%

SUMMARY	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
TOTAL	466	19,111,656	17,357,946	1,753,710	9.18%

Retail Vacancy Report By Subtype: 4/2012

Tuesday, May 01, 2012

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						
Airport	1	156,564	111,939	44,625	28.50%	
Central	1	176,700	176,700	0	0.00%	
Downtown	1	135,950	126,504	9,446	6.95%	
North	2	364,584	324,987	39,597	10.86%	
Southeast	1	95,002	74,772	20,230	21.29%	
Southwest	2	267,313	235,037	32,276	12.07%	
West	9	1,022,789	972,818	49,971	4.89%	
Boise Subtotal	17	2,218,902	2,022,757	196,145	8.84%	
Eagle						
Eagle	2	264,700	261,995	2,705	1.02%	
Eagle Subtotal	2	264,700	261,995	2,705	1.02%	
Meridian						
Meridian	6	963,851	932,783	31,068	3.22%	
S Meridian	1	183,932	183,932	0	0.00%	
Meridian Subtotal	7	1,147,783	1,116,715	31,068	2.71%	
ADA SUBTOTAL	26	3,631,385	3,401,467	229,918	6.33%	
CANYON COUNTY						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa						
Caldwell Blvd	5	665,625	593,436	72,189	10.85%	
Nampa Subtotal	5	665,625	593,436	72,189	10.85%	
Caldwell						
Caldwell	1	244,400	238,998	5,402	2.21%	
Caldwell Subtotal	1	244,400	238,998	5,402	2.21%	
CANYON SUBTOTAL	6	910,025	832,434	77,591	8.53%	
SUMMARY						
	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
TOTAL	32	4,541,410	4,233,901	307,509	6.77%	

Retail Vacancy Report By Subtype: 4/2012

Tuesday, May 01, 2012

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						
Central	5	504,894	434,803	70,091	13.88%	
Downtown	1	33,000	33,000	0	0.00%	
North	3	276,389	204,756	71,633	25.92%	
Southeast	7	499,461	361,553	137,908	27.61%	
Southwest	3	314,122	261,259	52,863	16.83%	
West	7	744,975	672,579	72,396	9.72%	
Boise Subtotal	26	2,372,841	1,967,950	404,891	17.06%	
Eagle						
Eagle	2	102,850	76,639	26,211	25.48%	
Eagle Subtotal	2	102,850	76,639	26,211	25.48%	
Meridian						
Meridian	5	286,802	278,794	8,008	2.79%	
Meridian Subtotal	5	286,802	278,794	8,008	2.79%	
ADA SUBTOTAL	33	2,762,493	2,323,383	439,110	15.90%	
CANYON COUNTY						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa						
Caldwell Blvd	5	260,317	249,017	11,300	4.34%	
South Nampa	5	208,640	192,882	15,758	7.55%	
Nampa Subtotal	10	468,957	441,899	27,058	5.77%	
CANYON SUBTOTAL	10	468,957	441,899	27,058	5.77%	
SUMMARY						
	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
TOTAL	43	3,231,450	2,765,282	466,168	14.43%	

Retail Vacancy Report By Subtype: 4/2012

Tuesday, May 01, 2012

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						
Southeast	1	428,292	405,858	22,434	5.24%	
West	2	1,808,386	1,805,842	2,544	0.14%	
Boise Subtotal	3	2,236,678	2,211,700	24,978	1.12%	
Meridian						
Meridian	1	532,367	518,210	14,157	2.66%	
Meridian Subtotal	1	532,367	518,210	14,157	2.66%	
ADA SUBTOTAL	4	2,769,045	2,729,910	39,135	1.41%	
CANYON COUNTY						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa						
Caldwell Blvd	2	1,287,132	1,194,968	92,164	7.16%	
Idaho Center	1	468,625	351,216	117,409	25.05%	
Nampa Subtotal	3	1,755,757	1,546,184	209,573	11.94%	
CANYON SUBTOTAL	3	1,755,757	1,546,184	209,573	11.94%	
SUMMARY						
TOTAL	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
TOTAL	7	4,524,802	4,276,094	248,708	5.50%	

Retail Vacancy Report By Subtype: 4/2012

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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						
Central	2	109,886	109,886	0	0.00%	
Downtown	1	87,000	87,000	0	0.00%	
North	2	262,069	262,069	0	0.00%	
Southwest	3	368,000	368,000	0	0.00%	
West	5	483,882	483,882	0	0.00%	
Boise Subtotal	13	1,310,837	1,310,837	0	0.00%	
Meridian						
Meridian	3	297,861	297,861	0	0.00%	
S Meridian	1	70,485	70,485	0	0.00%	
Meridian Subtotal	4	368,346	368,346	0	0.00%	
ADA SUBTOTAL	17	1,679,183	1,679,183	0	0.00%	
CANYON COUNTY						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa						
Caldwell Blvd	1	100,000	100,000	0	0.00%	
Idaho Center	1	200,000	200,000	0	0.00%	
South Nampa	3	273,000	273,000	0	0.00%	
Nampa Subtotal	5	573,000	573,000	0	0.00%	
Caldwell						
Caldwell	1	40,000	40,000	0	0.00%	
Caldwell Subtotal	1	40,000	40,000	0	0.00%	
CANYON SUBTOTAL	6	613,000	613,000	0	0.00%	
SUMMARY						
	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
TOTAL	23	2,292,183	2,292,183	0	0.00%	

Retail Vacancy Report By Subtype: 4/2012

Tuesday, May 01, 2012

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						
Central	3	53,378	53,378	0	0.00%	
Downtown	5	94,575	94,575	0	0.00%	
Southwest	1	15,120	15,120	0	0.00%	
West	5	117,509	117,509	0	0.00%	
Boise Subtotal	14	280,582	280,582	0	0.00%	
Eagle						
Eagle	1	15,000	15,000	0	0.00%	
Eagle Subtotal	1	15,000	15,000	0	0.00%	
Meridian						
Meridian	4	89,068	89,068	0	0.00%	
Meridian Subtotal	4	89,068	89,068	0	0.00%	
ADA SUBTOTAL	19	384,650	384,650	0	0.00%	
CANYON COUNTY						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa						
Caldwell Blvd	3	68,760	68,760	0	0.00%	
South Nampa	2	30,120	30,120	0	0.00%	
Nampa Subtotal	5	98,880	98,880	0	0.00%	
Caldwell						
Caldwell	6	131,687	116,687	15,000	11.39%	
Caldwell Subtotal	6	131,687	116,687	15,000	11.39%	
CANYON SUBTOTAL	11	230,567	215,567	15,000	6.51%	
SUMMARY						
	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
TOTAL	30	615,217	600,217	15,000	2.44%	

Retail Vacancy Report By Subtype: 4/2012

Tuesday, May 01, 2012

Strip Center: Multitenant center (no anchor)

ADA COUNTY						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Boise						
Airport	1	4,016	4,016	0	0.00%	
Central	34	349,672	261,161	88,511	25.31%	
Downtown	27	449,487	381,647	67,840	15.09%	
North	30	316,972	243,411	73,561	23.21%	
Southeast	28	268,045	247,630	20,415	7.62%	
Southwest	13	211,743	174,088	37,655	17.78%	
West	31	530,340	426,591	103,749	19.56%	
Boise Subtotal	164	2,130,275	1,738,544	391,731	18.39%	
Eagle						
Eagle	18	235,761	175,300	60,461	25.65%	
Eagle Subtotal	18	235,761	175,300	60,461	25.65%	
Meridian						
Meridian	44	545,685	443,882	101,803	18.66%	
S Meridian	18	203,125	147,582	55,543	27.34%	
Meridian Subtotal	62	748,810	591,464	157,346	21.01%	
ADA SUBTOTAL	244	3,114,846	2,505,308	609,538	19.57%	
CANYON COUNTY						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa						
Caldwell Blvd	20	179,239	155,986	23,253	12.97%	
Idaho Center	9	92,054	67,303	24,751	26.89%	
South Nampa	36	326,622	293,990	32,632	9.99%	
Nampa Subtotal	65	597,915	517,279	80,636	13.49%	
Caldwell						
Caldwell	22	193,833	167,682	26,151	13.49%	
Caldwell Subtotal	22	193,833	167,682	26,151	13.49%	
CANYON SUBTOTAL	87	791,748	684,961	106,787	13.49%	
SUMMARY						
	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
TOTAL	331	3,906,594	3,190,269	716,325	18.34%	