

Retail Vacancy Report: 1/2012

Friday, February 03, 2012

ADA COUNTY

Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Boise					
Airport	2	160,580	113,955	46,625	29.04%
Central	44	1,190,840	1,022,624	168,216	14.13%
Downtown	34	792,265	711,435	80,830	10.20%
North	37	1,216,784	967,982	248,802	20.45%
Southeast	35	1,299,016	1,092,774	206,242	15.88%
Southwest	22	1,183,496	1,063,035	120,461	10.18%
West	58	4,692,381	4,416,476	275,905	5.88%
Boise Subtotal	232	10,535,362	9,388,281	1,147,081	10.89%
Eagle					
Eagle	22	618,311	519,353	98,958	16.00%
Eagle Subtotal	22	618,311	519,353	98,958	16.00%
Meridian					
Meridian	61	2,699,637	2,539,161	160,476	5.94%
S Meridian	20	457,492	396,672	60,820	13.29%
Meridian Subtotal	81	3,157,129	2,935,833	221,296	7.01%
ADA SUBTOTAL	335	14,310,802	12,843,467	1,467,335	10.25%

CANYON COUNTY

Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa					
Caldwell Blvd	35	2,561,073	2,360,402	200,671	7.84%
Idaho Center	11	760,679	617,936	142,743	18.77%
South Nampa	44	836,682	777,781	58,901	7.04%
Nampa Subtotal	90	4,158,434	3,756,119	402,315	9.67%
Caldwell					
Caldwell	30	609,920	563,367	46,553	7.63%
Caldwell Subtotal	30	609,920	563,367	46,553	7.63%
CANYON SUBTOTAL	120	4,768,354	4,319,486	448,868	9.41%

SUMMARY	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
TOTAL	455	19,079,156	17,162,953	1,916,203	10.04%

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Community Center

ADA COUNTY						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Boise						
Airport	1	156,564	109,939	46,625	29.78%	
Central	3	500,393	422,557	77,836	15.55%	
Downtown	1	135,950	123,734	12,216	8.99%	
North	3	471,503	313,329	158,174	33.55%	
Southeast	2	291,502	163,472	128,030	43.92%	
Southwest	2	267,313	236,022	31,291	11.71%	
West	12	1,432,565	1,302,960	129,605	9.05%	
Boise Subtotal	24	3,255,790	2,672,013	583,777	17.93%	
Eagle						
Eagle	1	264,700	256,425	8,275	3.13%	
Eagle Subtotal	1	264,700	256,425	8,275	3.13%	
Meridian						
Meridian	6	998,704	967,636	31,068	3.11%	
S Meridian	1	183,932	183,932	0	0.00%	
Meridian Subtotal	7	1,182,636	1,151,568	31,068	2.63%	
ADA SUBTOTAL	32	4,703,126	4,080,006	623,120	13.25%	
CANYON COUNTY						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa						
Caldwell Blvd	4	665,625	593,316	72,309	10.86%	
Nampa Subtotal	4	665,625	593,316	72,309	10.86%	
Caldwell						
Caldwell	1	244,400	238,998	5,402	2.21%	
Caldwell Subtotal	1	244,400	238,998	5,402	2.21%	
CANYON SUBTOTAL	5	910,025	832,314	77,711	8.54%	
SUMMARY						
	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
TOTAL	37	5,613,151	4,912,320	700,831	12.49%	

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Neighborhood Center

ADA COUNTY						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Boise						
Central	3	181,201	167,669	13,532	7.47%	
Downtown	1	33,000	33,000	0	0.00%	
North	2	169,470	157,957	11,513	6.79%	
Southeast	4	311,177	280,334	30,843	9.91%	
Southwest	3	321,320	268,457	52,863	16.45%	
West	4	335,199	324,733	10,466	3.12%	
Boise Subtotal	17	1,351,367	1,232,150	119,217	8.82%	
Eagle						
Eagle	2	102,850	76,639	26,211	25.48%	
Eagle Subtotal	2	102,850	76,639	26,211	25.48%	
Meridian						
Meridian	4	247,712	239,704	8,008	3.23%	
Meridian Subtotal	4	247,712	239,704	8,008	3.23%	
ADA SUBTOTAL	23	1,701,929	1,548,493	153,436	9.02%	
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	3	208,800	183,531	25,269	12.10%	
Nampa Subtotal	8	469,117	432,548	36,569	7.80%	
CANYON SUBTOTAL	8	469,117	432,548	36,569	7.80%	
SUMMARY						
	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
TOTAL	31	2,171,046	1,981,041	190,005	8.75%	

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Power Center/Mall

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	1,775,842	32,544	1.80%
Boise Subtotal	3	2,236,678	2,181,700	54,978	2.46%
Meridian					
Meridian	1	532,367	522,426	9,941	1.87%
Meridian Subtotal	1	532,367	522,426	9,941	1.87%
ADA SUBTOTAL	4	2,769,045	2,704,126	64,919	2.34%

CANYON COUNTY

Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
Nampa					
Caldwell Blvd	2	1,287,132	1,194,218	92,914	7.22%
Idaho Center	1	468,625	351,216	117,409	25.05%
Nampa Subtotal	3	1,755,757	1,545,434	210,323	11.98%
CANYON SUBTOTAL	3	1,755,757	1,545,434	210,323	11.98%

SUMMARY	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate
TOTAL	7	4,524,802	4,249,560	275,242	6.08%

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ST Big Box

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%	

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ST Mid Box

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%	

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Strip Center

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	33	345,982	269,134	76,848	22.21%	
Downtown	26	441,740	373,126	68,614	15.53%	
North	30	313,742	234,627	79,115	25.22%	
Southeast	28	268,045	243,110	24,935	9.30%	
Southwest	13	211,743	175,436	36,307	17.15%	
West	30	514,840	411,550	103,290	20.06%	
Boise Subtotal	161	2,100,108	1,710,999	389,109	18.53%	
Eagle						
Eagle	18	235,761	171,289	64,472	27.35%	
Eagle Subtotal	18	235,761	171,289	64,472	27.35%	
Meridian						
Meridian	43	533,925	422,466	111,459	20.88%	
S Meridian	18	203,075	142,255	60,820	29.95%	
Meridian Subtotal	61	737,000	564,721	172,279	23.38%	
ADA SUBTOTAL	240	3,072,869	2,447,009	625,860	20.37%	
CANYON COUNTY						
Areas and Submarkets	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
Nampa						
Caldwell Blvd	20	179,239	155,091	24,148	13.47%	
Idaho Center	9	92,054	66,720	25,334	27.52%	
South Nampa	36	324,762	291,130	33,632	10.36%	
Nampa Subtotal	65	596,055	512,941	83,114	13.94%	
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	789,888	680,623	109,265	13.83%	
SUMMARY						
	# Bldgs	Total SF	Occupied SF	Total Vacant SF	Total Vacancy Rate	
TOTAL	327	3,862,757	3,127,632	735,125	19.03%	