

Retail Market Report

Treasure Valley | Idaho | Q1 2021



Vacancy Rate — 3.7%



Absorption SF — 392K



Asking Rate — \$17.24

Overview

Retail enters 2021 on a high note. The last few quarters have shown just how strong our retail market is. The Treasure Valley's population increase has kept our retailers fairly isolated from COVID challenges when compared to larger markets. Although 2021 began with uncertainty in the retail market, vacancy is on the decline and absorption has increased this quarter.

Highlights

The Lucy and Thomas Logan, a new project at 6th & Grove in downtown Boise, is under construction and will feature 4,932 SF of new retail space in addition to office space and 60 residential units. Lucy/Thomas Logan will be the first live-work-play complex in Boise.

Albertsons recently broke ground on their newest 63k SF grocery store in Star to keep up with their growing population. Population and retail growth continues to head west in the Treasure Valley.

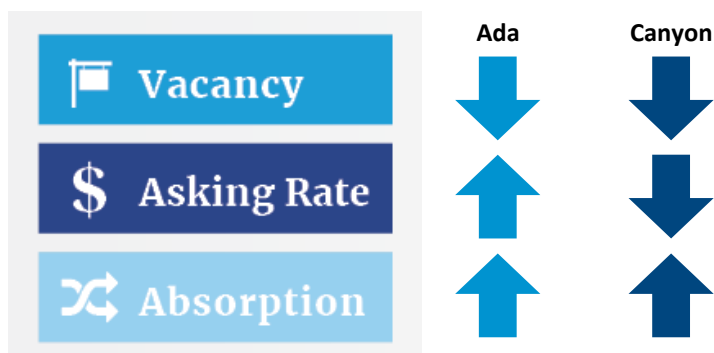
Idaho appears in a very strong position and may be among the lowest risk markets for retail properties. Effects of COVID will likely linger but not as heavily as we enter into warmer weather and outdoor dining is more heavily utilized.

Vacancy & Absorption

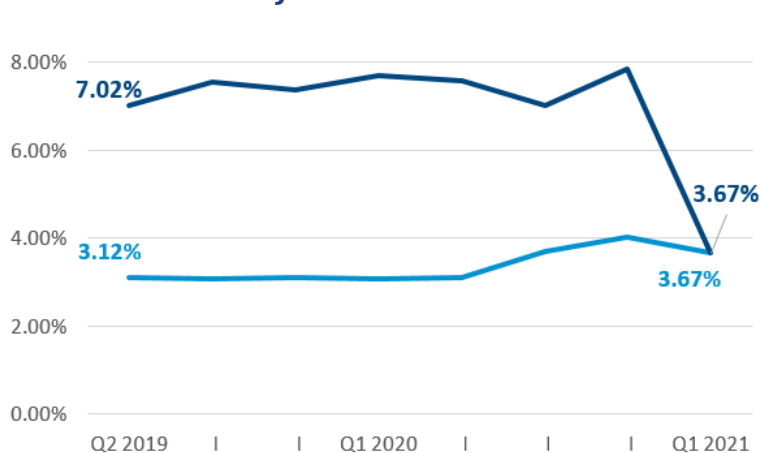
Vacancy took a dive in Canyon County with a 4.18% decrease from last quarter. Both counties have equal footing this quarter with vacancy on a downward trend.

With the positive outlook in consumers feeling more optimistic at this time in the pandemic, expect this trend to continue into Q2.

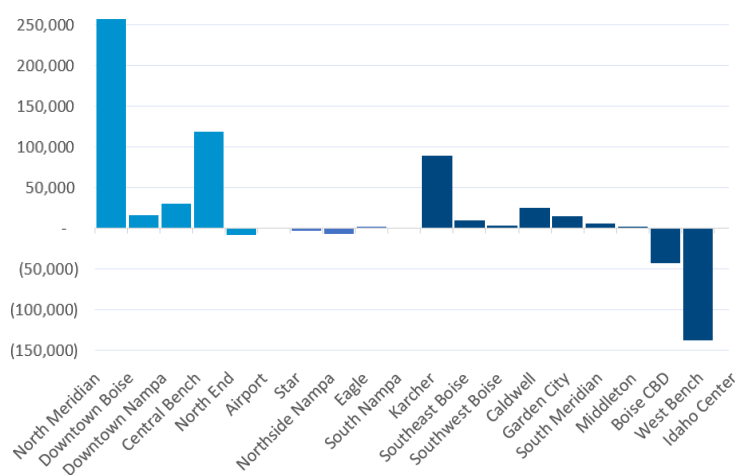
Market Direction Q4 2020-Q1 2021



Market Vacancy (24 Mo.)



Q4-Q1 Net Absorption by Submarket



Retail Market Report

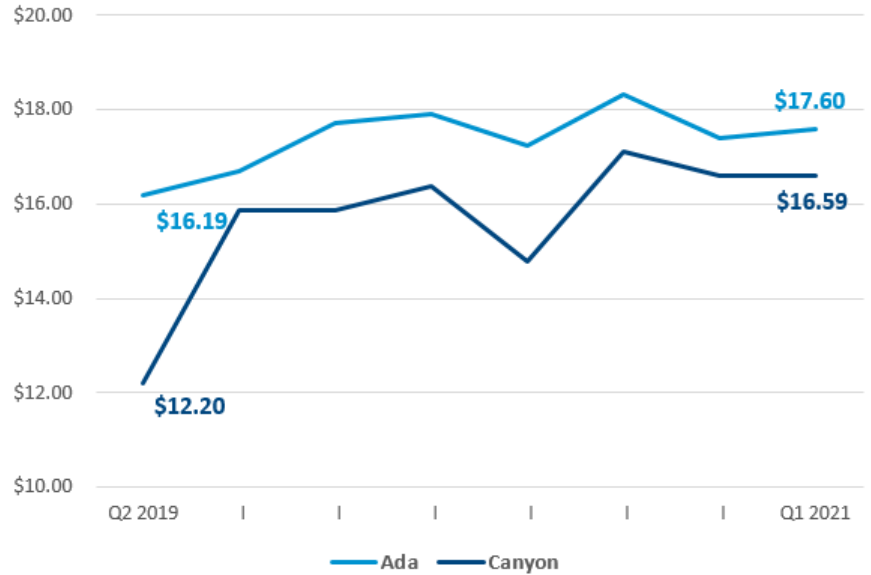
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Asking Rate

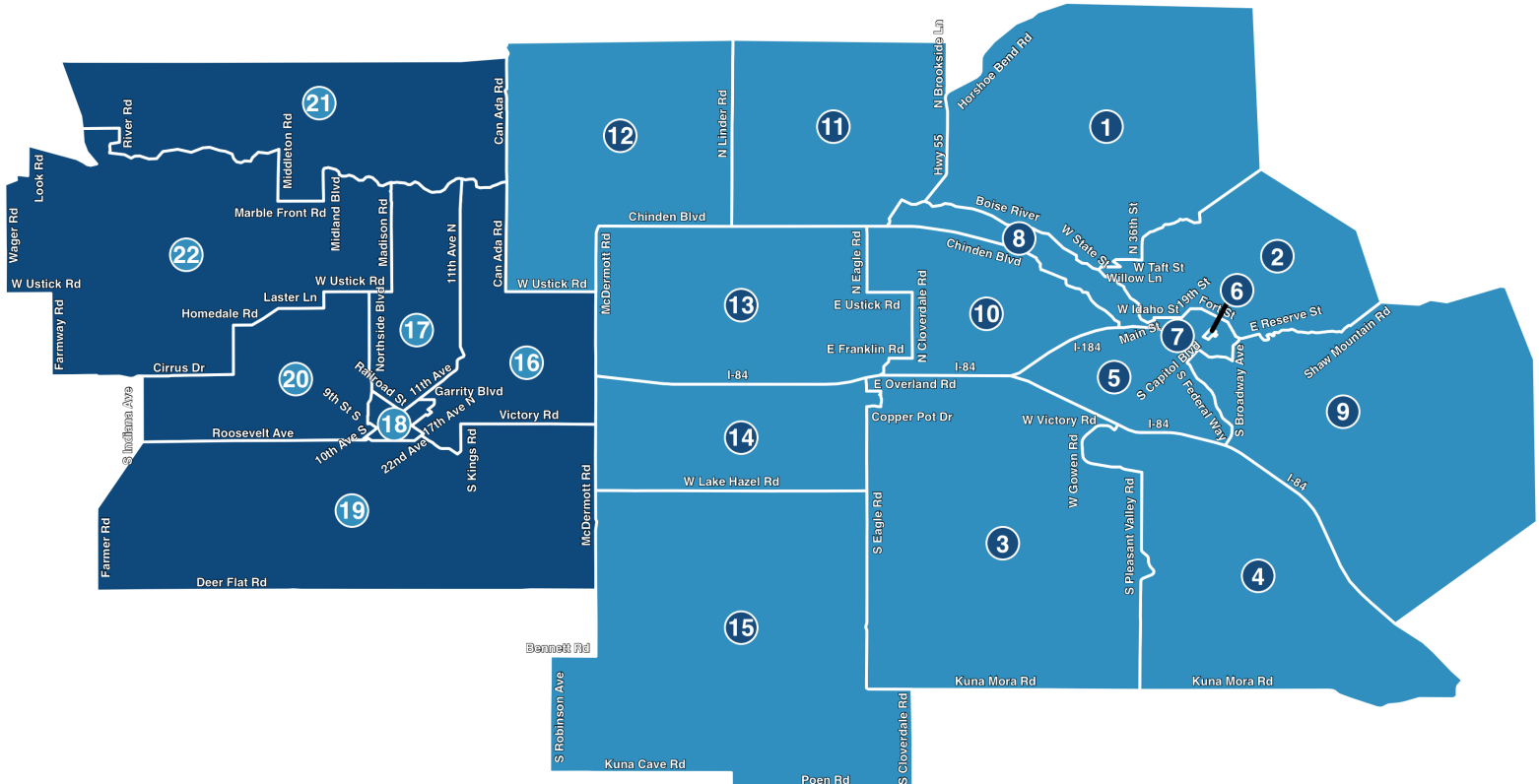
Asking rates remain consistent with the prior quarter with Ada County experiencing a slight rise. Q1 is showing near historically high rates when compared to the last 24 months with an increase of \$0.67 in the last 12 months. Watch closely for this trend to increase through next quarter.

In Ada County, West Boise into Eagle saw the largest increase in asking rates in the entire Treasure Valley as growth in the population heads the same direction.

Treasure Valley NNN Asking Rate



Submarket Map



- | | | | | |
|------------------|-------------------|--------------------|--------------------|---------------|
| 1. Northwest | 6. Downtown CBD | 11. Eagle | 16. Idaho Center | 21. Middleton |
| 2. North End | 7. Downtown Boise | 12. Star | 17. Northside | 22. Caldwell |
| 3. Southwest | 8. Garden City | 13. North Meridian | 18. Downtown Nampa | |
| 4. Airport | 9. Southeast | 14. South Meridian | 19. South Nampa | |
| 5. Central Bench | 10. West Bench | 15. Kuna | 20. Karcher | |

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Data Tables

| Submarkets | NNN Asking Rate | Asking Rate Change Q4-Q1 | Total Square Feet in Submarket | Vacant Square Feet | Vacancy | Vacancy Change Q4-Q1 | Net Absorption Q4-Q1 | Net Absorption YTD |
|---------------------------------|-----------------|--------------------------|--------------------------------|--------------------|--------------|----------------------|----------------------|--------------------|
| Airport | N/A | N/A | 430,043 | 0 | 0.00% | 0.00% | 0 | 0 |
| Central Bench | \$ 12.32 | \$ (2.04) | 3,250,499 | 89,739 | 2.76% | -3.64% | 118,293 | 118,293 |
| Boise Central Business District | \$ 18.86 | \$ (0.03) | 330,499 | 72,197 | 21.84% | 13.06% | (43,179) | (43,179) |
| Downtown Boise | \$ 18.78 | \$ (0.40) | 2,072,815 | 61,187 | 2.95% | -0.79% | 16,336 | 16,336 |
| Eagle | \$ 22.81 | \$ 5.55 | 1,449,030 | 32,968 | 2.28% | -0.01% | 215 | 215 |
| South Meridian | \$ 19.33 | \$ (6.47) | 1,052,575 | 11,545 | 1.10% | -0.58% | 6,138 | 6,138 |
| North Meridian | \$ 18.98 | \$ (3.53) | 5,344,654 | 56,286 | 1.05% | -1.82% | 257,106 | 257,106 |
| North End | \$ 22.21 | \$ 4.90 | 550,500 | 13,829 | 2.51% | 1.49% | (8,214) | (8,214) |
| Northwest Boise | \$ 15.56 | \$ 4.87 | 1,446,327 | 131,613 | 9.10% | -1.63% | 23,578 | 23,578 |
| Garden City | \$ 14.75 | \$ 2.14 | 871,235 | 37,238 | 4.27% | -1.72% | 14,949 | 14,949 |
| Southeast Boise | \$ 18.70 | \$ (3.54) | 1,717,488 | 17,390 | 1.01% | -0.59% | 10,090 | 10,090 |
| Southwest Boise | \$ 16.48 | \$ 2.78 | 1,783,235 | 57,065 | 3.20% | -0.16% | 2,852 | 2,852 |
| West Bench | \$ 17.23 | \$ 1.15 | 7,332,674 | 435,017 | 5.93% | 1.87% | (137,310) | (137,310) |
| Star | \$ 12.74 | \$ (2.63) | 186,894 | 3,840 | 2.05% | 2.05% | (3,840) | (3,840) |
| ADA COUNTY TOTAL | \$ 17.60 | \$ 0.21 | 27,818,468 | 1,019,914 | 3.67% | -0.35% | 257,013 | 257,013 |
| Downtown Nampa | \$ 12.35 | \$ (2.10) | 1,016,329 | 15,656 | 1.54% | -2.92% | 29,672 | 29,672 |
| Idaho Center | \$ 19.66 | \$ 3.98 | 1,843,460 | 12,201 | 0.66% | -16.69% | | |
| Karcher | \$ 16.21 | \$ 0.37 | 3,463,475 | 169,413 | 4.89% | -2.56% | 88,616 | 88,616 |
| Northside Nampa | \$ 19.39 | \$ (0.61) | 233,162 | 10,915 | 4.68% | 3.20% | (7,464) | (7,464) |
| South Nampa | \$ 14.42 | \$ (1.48) | 1,191,183 | 84,335 | 7.08% | 0.09% | (1,071) | (1,071) |
| Caldwell | \$ 17.09 | \$ 0.62 | 2,572,584 | 83,730 | 3.25% | -0.99% | 25,348 | 25,348 |
| Middleton | \$ 17.00 | \$ (0.85) | 262,433 | 11,646 | 4.44% | 0.00% | 6 | 6 |
| CANYON COUNTY TOTAL | \$ 16.59 | \$ (0.01) | 10,582,626 | 387,896 | 3.67% | -4.18% | 135,106 | 442,746 |
| TREASURE VALLEY TOTAL | \$ 17.24 | \$ (0.13) | 38,401,094 | 1,407,810 | 3.67% | -1.41% | 392,119 | 699,758 |