

# Central Bench

Industrial: \$11 – \$15/SF | Weighted Average: \$12.89/SF

Office: \$8 – \$25/SF | Weighted Average: \$18.14/SF

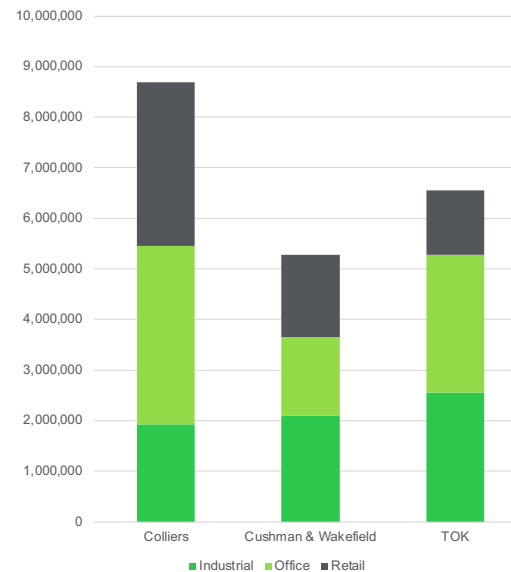
Retail: \$10 – \$35/SF | Weighted Average: \$15.62/SF

## LOCAL DEMOGRAPHIC PROFILE

- Listen to a variety of the latest music and download music online.
- Majority have cell phones only, no landlines.
- Use the internet for social media, downloading video games and watching TV programs.
- Own used, imported vehicles.
- Prefer shopping for bargains at Walmart, including discount stores like Kmart, Big Lots, and the local dollar store.
- Enjoy leisure activities including going to rock concerts, night clubs, and the zoo.

Source: ESRI Tapestry Report

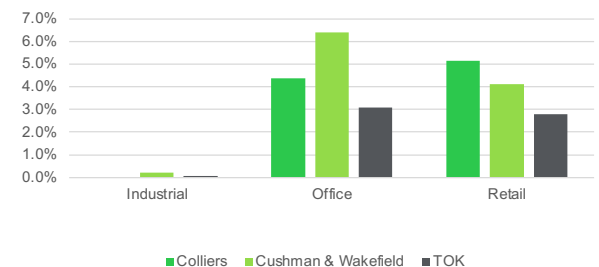
## DISTRIBUTION OF INVENTORY



Source: Colliers, Cushman & Wakefield, TOK

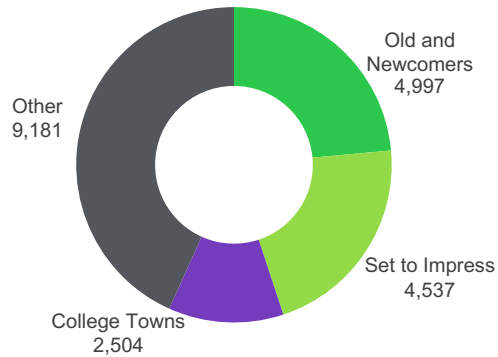


## VACANCY BY PROPERTY TYPE IN %

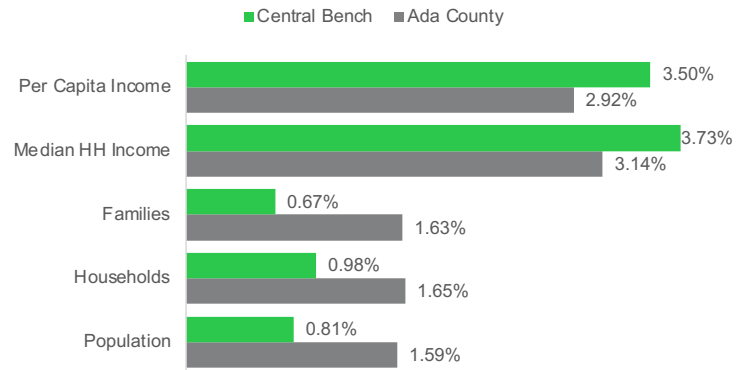


Source: Colliers, Cushman & Wakefield, TOK

### HOUSEHOLD SEGMENTATION



### ANNUAL GROWTH RATES 2022-2027 (IN%)

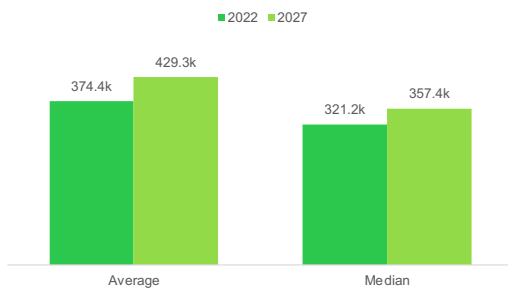


### TOP - 5 SECTORS

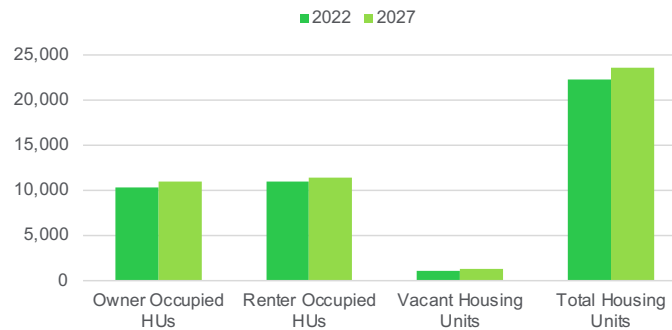
#### EMPLOYEES

1. Healthcare & Social Assistance 10,223
2. Educational Services 5,783
3. Professional, Scientific & Tech 4,918
4. Retail Trade 2,968
5. Accommodation & Food 2,230

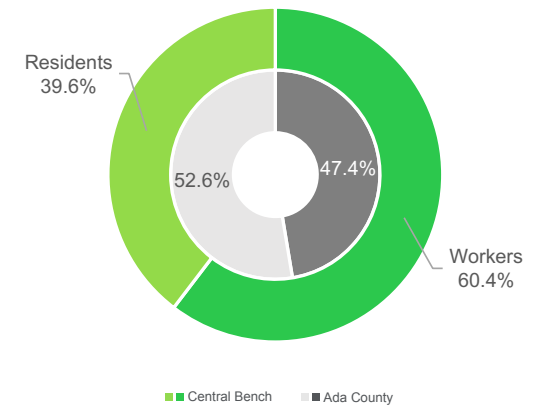
### HOME VALUES



### HOUSING UNITS



### DAYTIME POPULATION COMPARED TO MSA



# SPOTLIGHT: CENTRAL BENCH Pipeline Highlights



## 1 MODA FRANKLIN

PROPERTY TYPE | Mixed-use apartments and retail  
COMPLETION | 2023

SIZE&UNITS | 280,000 SF with 205 units, 17,029 SF of commercial space, and 11,528 SF of parking

PROJECT | J. Fisher Companies

Address: 227, 273, 239, 261, 203 S Orchard St, Boise, ID 83705

## 2 FRANKLIN DEVELOPMENT

PROPERTY TYPE | Multi-Family  
COMPLETION | 2023

SIZE&UNITS | 21,567 SF with 24 apartments  
PROJECT | Franklin Spokane LLC

Address: 5510 W Franklin Rd, Boise, ID 83705

## 3 FRANKLIN MULTI-FAMILY

PROPERTY TYPE | Multi-Family  
COMPLETION | 2023

SIZE&UNITS | 192,444 SF with 112 units  
PROJECT | RJG Corp.

Address: 5618 W Franklin Rd, Boise, ID 83705