

Downtown Boise

Office: \$9 – \$27/SF | Weighted Average: \$22.08/SF

Retail: \$16 – \$35/SF | Weighted Average: \$23.33/SF

LOCAL DEMOGRAPHIC PROFILE

- Liberal segment that contributes to NPR and PBS.
- Shop at Trader Joe’s and Whole Foods.
- Budget time—utilize home cleaning services so there’s time for yoga.
- Use the web for professional networking, blogging, making travel plans, shopping, and sports news.
- Read magazines and books on a tablet, sometimes while exercising at home.
- Attend venues like art galleries, museums, and concerts. At home they like to cook and bake.

Source: ESRI Tapestry Report

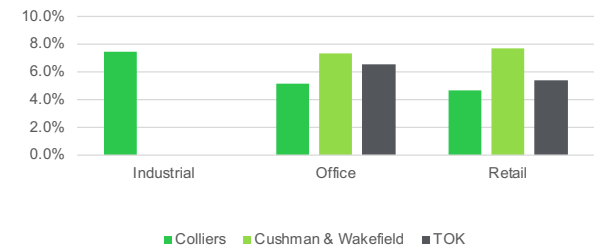
DISTRIBUTION OF INVENTORY



Source: Colliers, Cushman & Wakefield, TOK

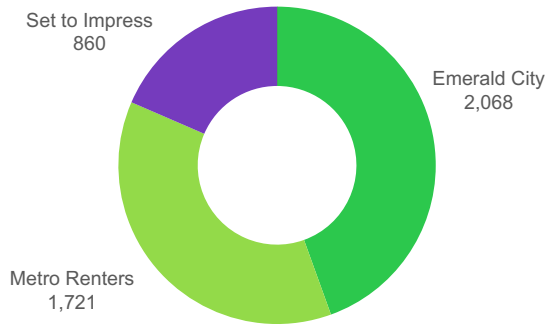


VACANCY BY PROPERTY TYPE IN %

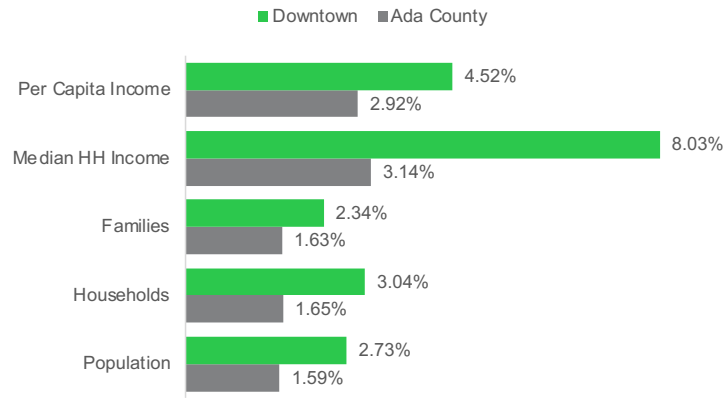


Source: Colliers, Cushman & Wakefield, TOK

HOUSEHOLD SEGMENTATION



ANNUAL GROWTH RATES 2022-2027 (IN%)

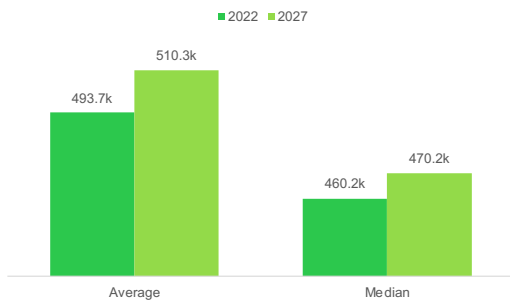


TOP - 5 SECTORS

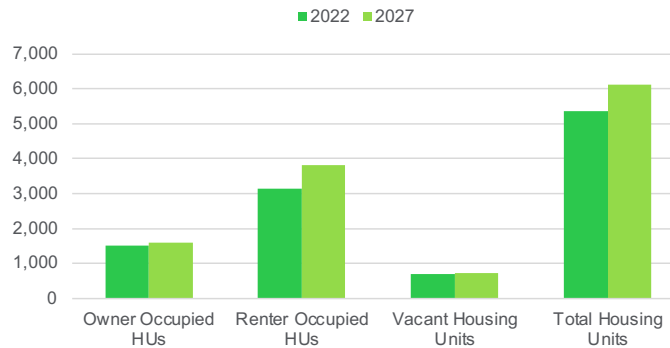
EMPLOYEES

- Healthcare & Social Assistance: 18,722
- Public Administration: 7,009
- Professional, Scientific & Tech: 4,146
- Accommodation & Food: 3,330
- Food & Drinking: 2,666

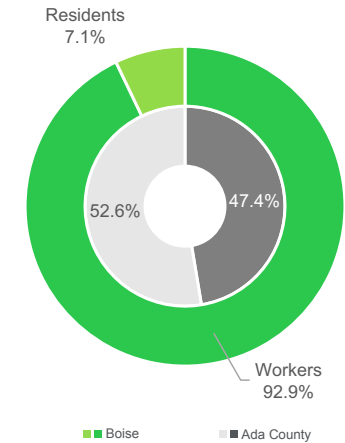
HOME VALUES



HOUSING UNITS



DAYTIME POPULATION COMPARED TO MSA





- 1 THE AVERY**
PROPERTY TYPE | Hotel, Restaurant, Lounge
COMPLETION | 2022
SIZE&UNITS | 30,500 SF with 39 rooms
PROJECT | CTY Studios/Michael Hormachea
Address: 1010 W. Main St, Boise, ID 83702
- 2 HOTEL RENEGADE**
PROPERTY TYPE | Boutique Hotel
COMPLETION | 2024
SIZE&UNITS | 120,000 SF with 122 rooms
PROJECT | Hendricks Commercial Properties
Address: 1110 Grove St, Boise, ID 83702
- 3 TRAVIS CONDOMINIUMS**
PROPERTY TYPE | Mixed-use commercial and residential
COMPLETION | 2023
SIZE&UNITS | 42,600 SF with 22 residential
condominiums and 9,562 SF of commercial space
PROJECT | TAO/Travis Condos, LLC
Address: 1620 W Bannock St, Boise, ID 83702