

Garden City

Industrial: \$12 – \$15/SF | Weighted Average: \$14.18/SF

Office: \$8 – \$14/SF | Weighted Average: \$10.35/SF

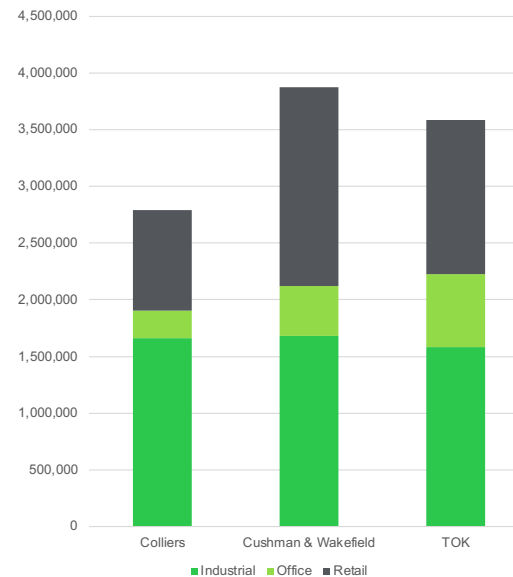
Retail: \$10 – \$33/SF | Weighted Average: \$16.67/SF

LOCAL DEMOGRAPHIC PROFILE

- Residents have a strong sense of community. They volunteer for charities, help fundraise, and recycle.
- They prefer cell phones to landlines.
- Entertainment features the internet (employment searches, rating products, updating social media profiles), watching movies at home, listening to country music, and reading the paper.
- Vehicles are basically just a means of transportation.
- Food features convenience, frozen, and fast food.
- They do banking as likely in person as online.

Source: ESRI Tapestry Report

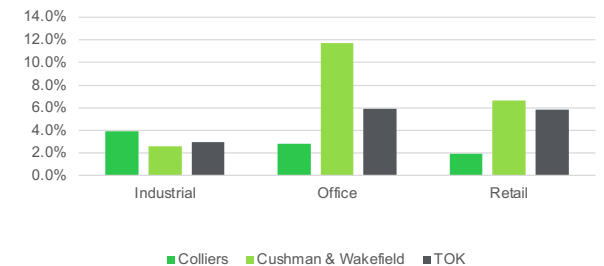
DISTRIBUTION OF INVENTORY



Source: Colliers, Cushman & Wakefield, TOK

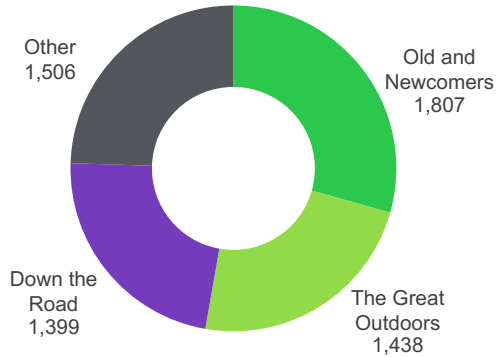


VACANCY BY PROPERTY TYPE IN %

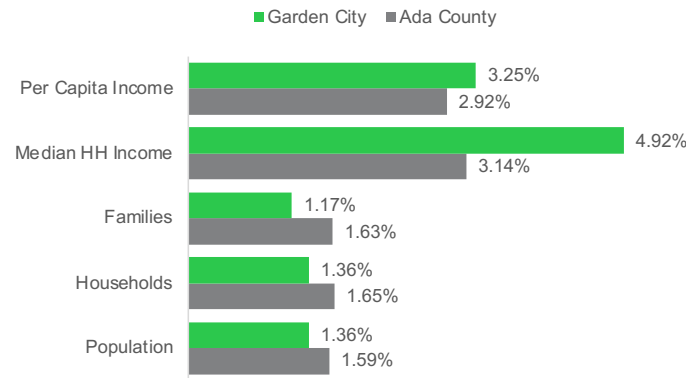


Source: Colliers, Cushman & Wakefield, TOK

HOUSEHOLD SEGMENTATION



ANNUAL GROWTH RATES 2022-2027 (IN%)

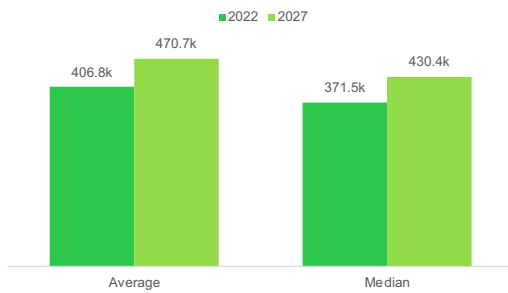


TOP - 5 SECTORS

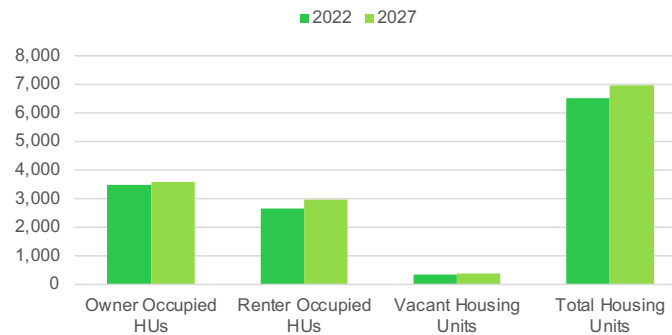
EMPLOYEES

- Retail Trade: 1,238
- Construction Businesses: 1,167
- Accommodation & Food: 1,047
- Other Services: 1,008
- Professional, Scientific & Tech: 880

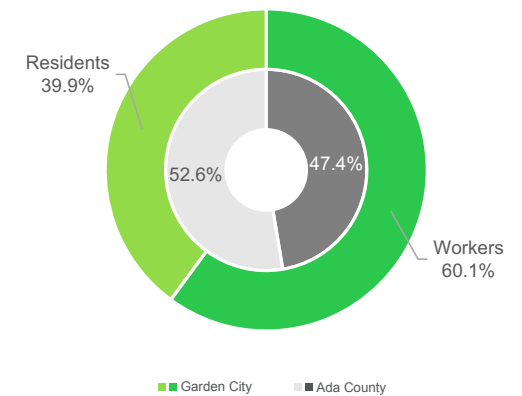
HOME VALUES

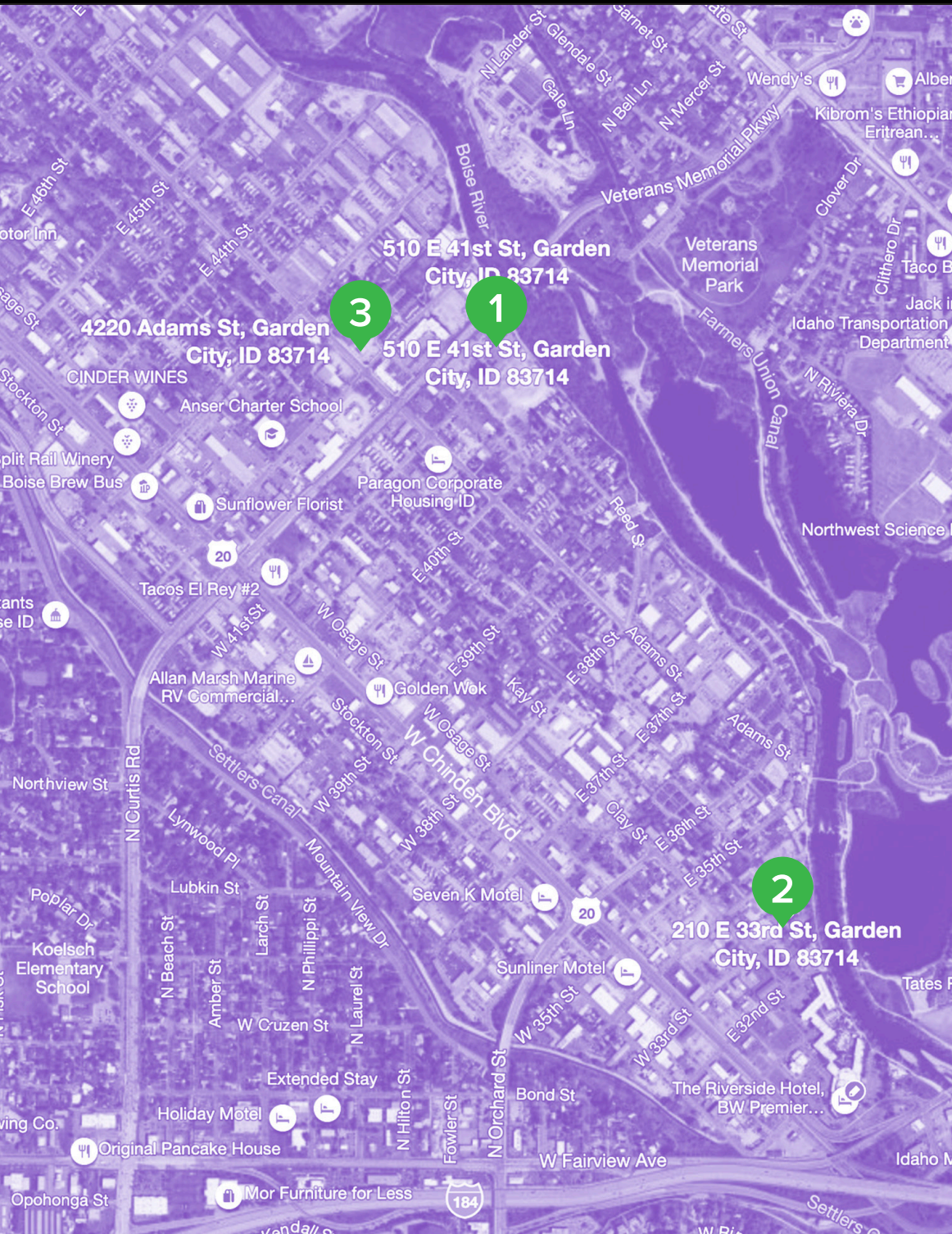


HOUSING UNITS



DAYTIME POPULATION COMPARED TO MSA





- 1 THE BOARDWALK APARTMENTS**
PROPERTY TYPE | Mixed-use apartment community
COMPLETION | 2022-2023
SIZE&UNITS | 330,000 sf with 234 apartments
PROJECT | Erstad Architects
Address: 510 E 41st St Garden City, ID

- 2 PARK 33**
PROPERTY TYPE | Mixed-use
COMPLETION | Unknown
SIZE&UNITS | 6,000 SF with 7 residential units, artist workspaces, and food vendors
PROJECT | Jason Jones and Wee Boise
Address: 210 E 33rd St Garden City, ID

- 3 LOT 50 @ PARKWAY STATION**
PROPERTY TYPE | Mixed-use apartments and retail
COMPLETION | Unknown
SIZE&UNITS | 132,000 SF with 143 residential units
PROJECT | Galena
Address: 4220 N Adams St Garden City, ID 83714