

Airport, Idaho

Industrial: \$.68 – \$.85/SF | Weighted Average: \$.80/SF | NNN

Office: \$8.11 – \$16.80/SF | Weighted Average: \$12.73/SF | FS

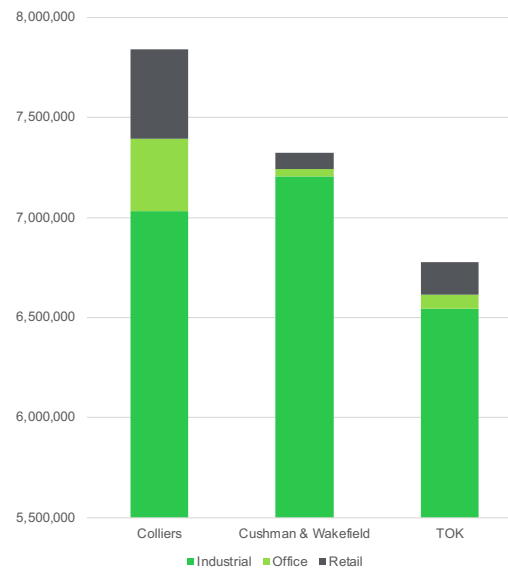
Retail: \$11.28 – \$12/SF | Weighted Average: \$11.63/SF

LOCAL DEMOGRAPHIC PROFILE

“Parks and Recreation” suburbanites have achieved the dream of homeownership and purchased homes that are within their means. Their homes are older, and townhomes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes and they budget wisely, but do not plan on retiring or moving anytime soon. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.

Source: ESRI Tapestry Report

DISTRIBUTION OF INVENTORY

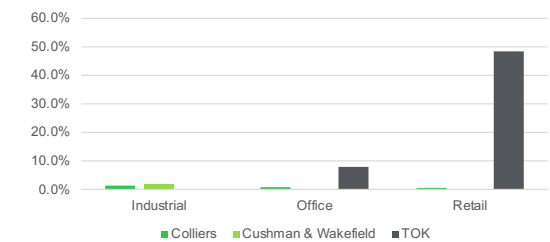


Source: Colliers, Cushman & Wakefield, TOK



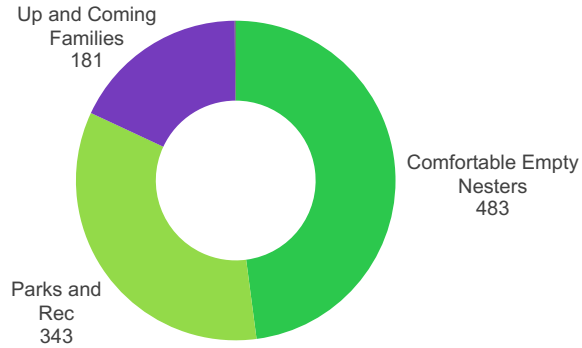
Photo: © Google Earth

VACANCY BY PROPERTY TYPE IN %

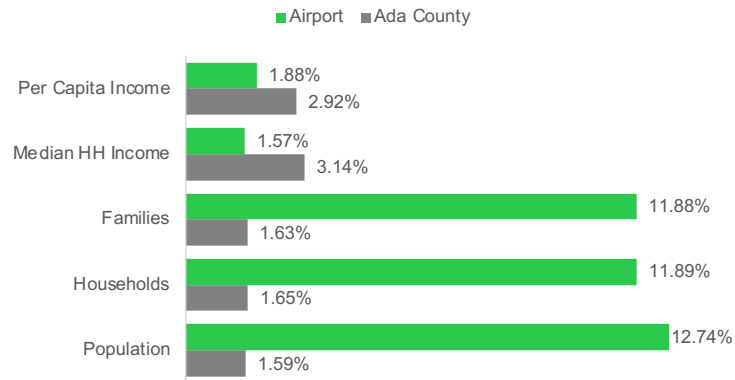


Source: Colliers, Cushman & Wakefield, TOK

HOUSEHOLD SEGMENTATION



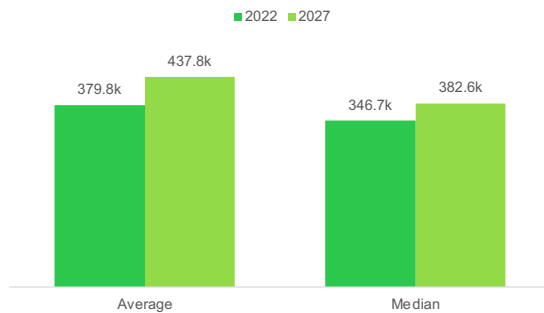
ANNUAL GROWTH RATES 2022-2027 (IN%)



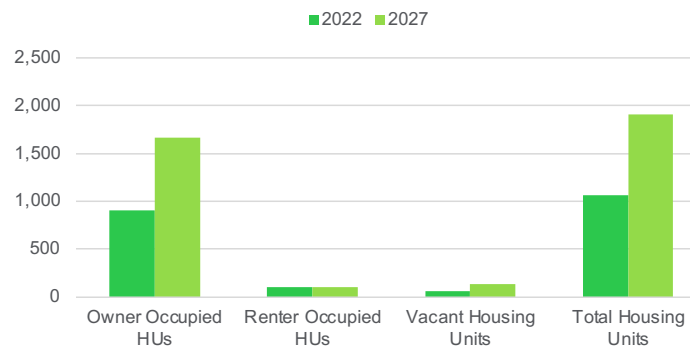
TOP 5 SECTORS

EMPLOYEES	
1. Manufacturing Businesses	4,918
2. Public Administration	3,466
3. Retail Trade Businesses	1,951
4. Wholesale Trade Businesses	1,618
5. Construction Businesses	1,340

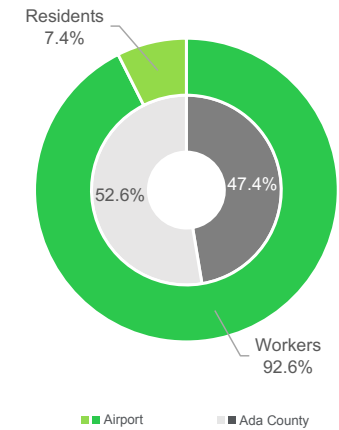
HOME VALUES



HOUSING UNITS



DAYTIME POPULATION COMPARED TO MSA



SPOTLIGHT: AIRPORT Pipeline Highlights



- 1 535 E GOWEN RD**
PROPERTY TYPE | Industrial
COMPLETION | 2023
SIZE&UNITS | 220,160 SF - Divisible 18,576 SF
PROJECT | Adler Construction
Address: 535 E Gowen Rd Boise, ID
- 2 PENSKE TRUCK LEASING**
PROPERTY TYPE | Industrial
COMPLETION | 2022
SIZE&UNITS | 21,864 SF
PROJECT | Camburas and Theodore
Address: 652 E Gowen Rd Boise, ID
- 3 BOISE AIRPORT EXPANSION**
PROPERTY TYPE | Parking Garages
COMPLETION | 2023-2024
SIZE&UNITS | Employee 700 Stalls - Public 1,150 Stalls
PROJECT | McAlvain Construction
Address: 3201 W Airport Way