

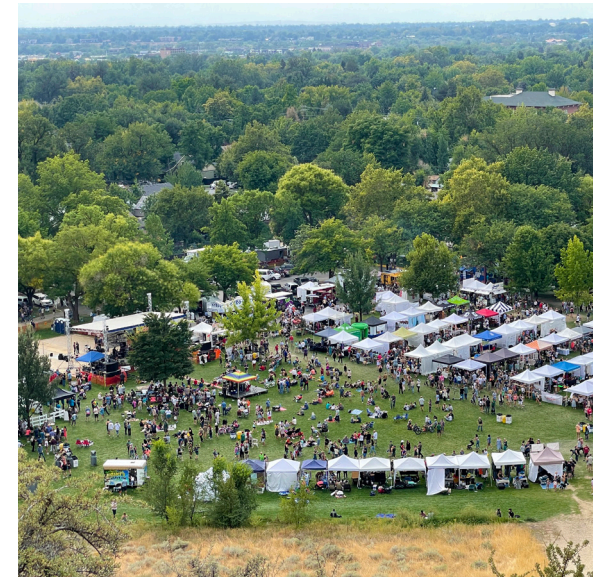
# North Boise, Idaho

Office: \$12 – \$18/SF | Weighted Average: \$14.13/SF

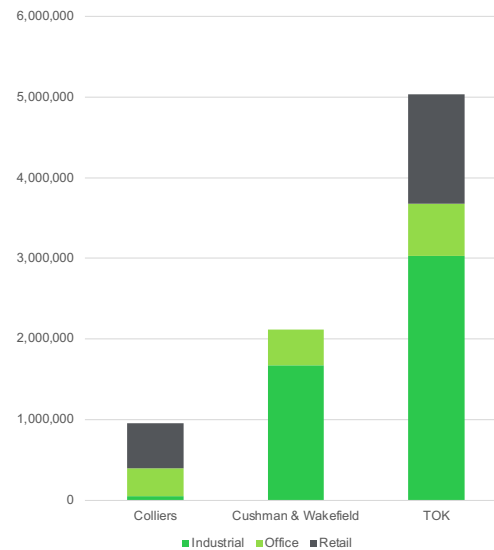
Retail: \$10 – \$22/SF | Weighted Average: \$14.32/SF

## LOCAL DEMOGRAPHIC PROFILE

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester aspirants, who still have adult children at home. Typically located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city’s cultural events.

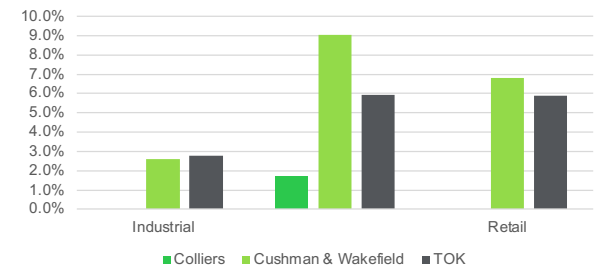


## DISTRIBUTION OF INVENTORY



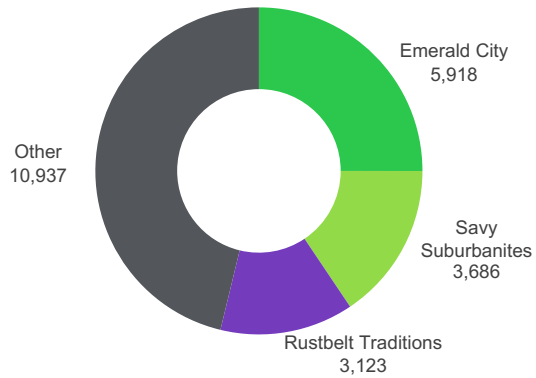
Source: Colliers, Cushman & Wakefield, TOK

## VACANCY BY PROPERTY TYPE IN %

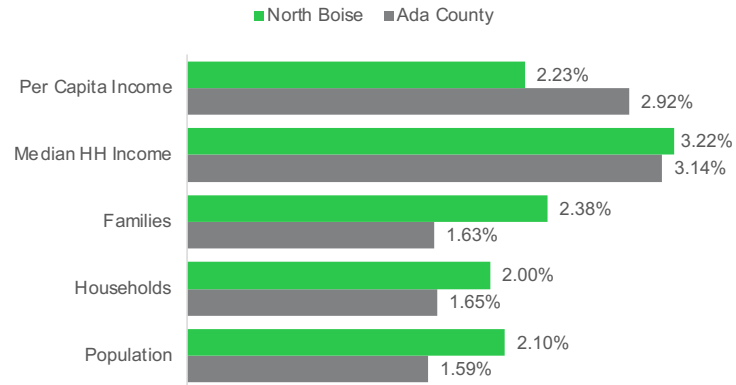


Source: Colliers, Cushman & Wakefield, TOK

### HOUSEHOLD SEGMENTATION



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

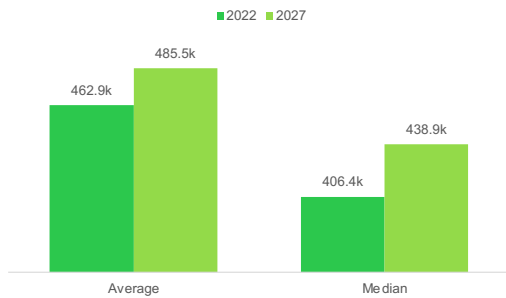


### TOP - 5 SECTORS

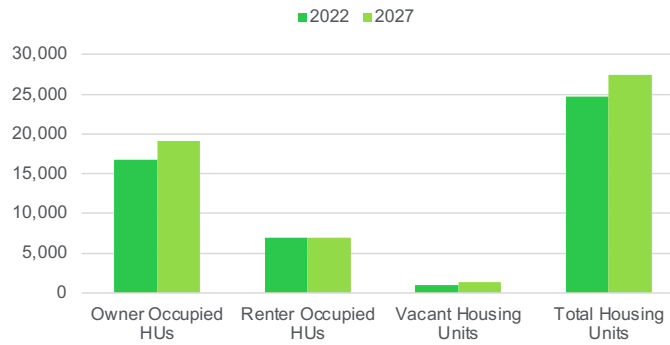
EMPLOYEES

- Public Administration Bus 2,610
- HealthCare/Social Assist Bus 2,145
- Accommodation/Food Service Bus 1,787
- Retail Trade Businesses 1,510
- Food Service/Drinking Estab Bus 1,202

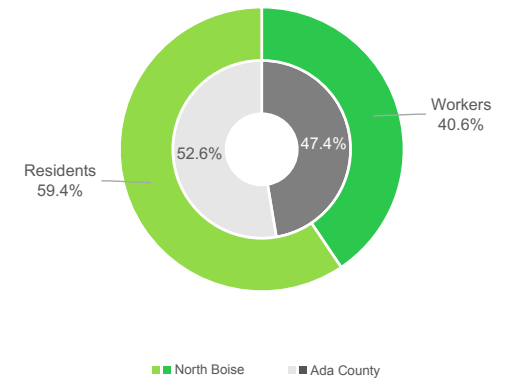
### HOME VALUES



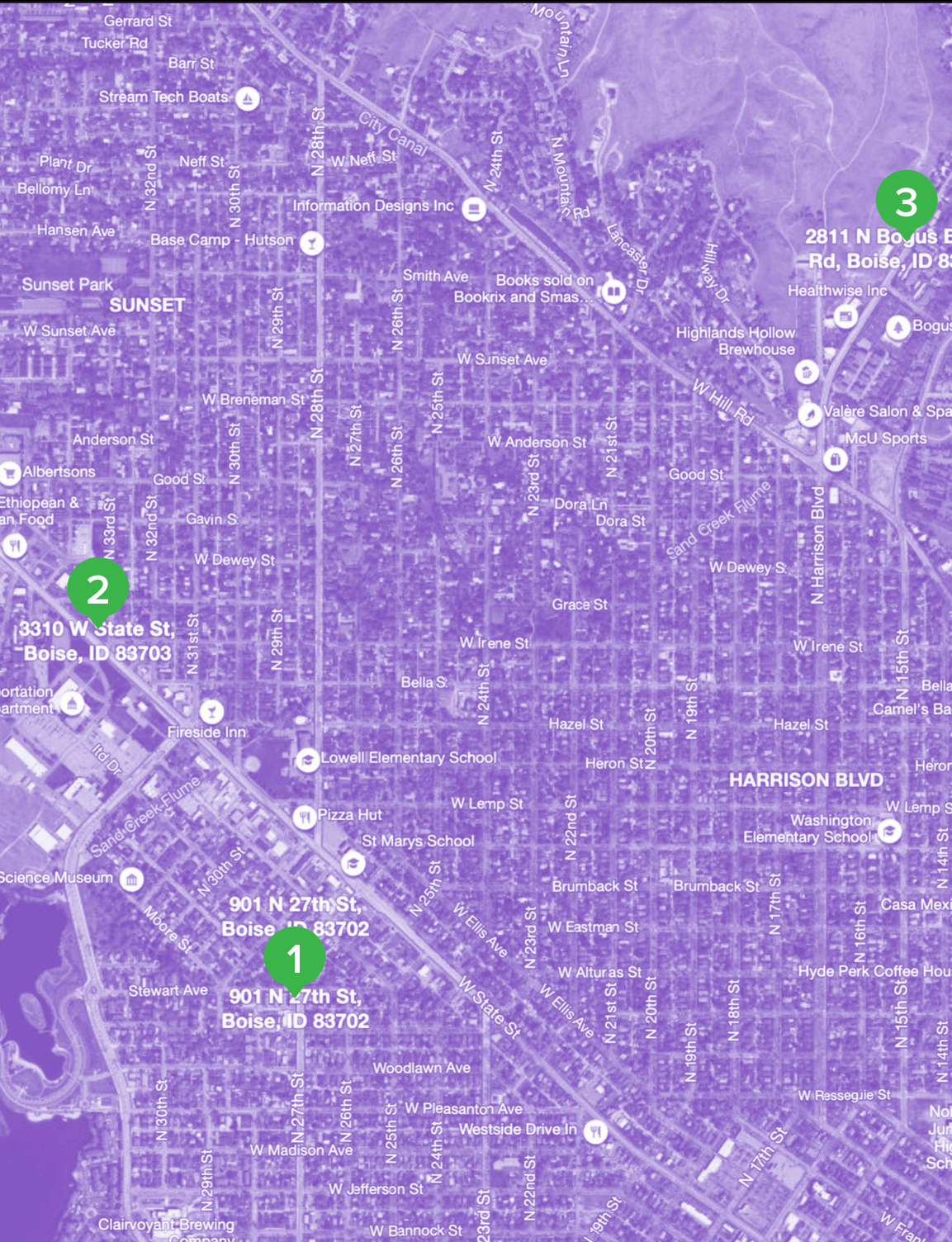
### HOUSING UNITS



### DAYTIME POPULATION COMPARED TO MSA



# SPOTLIGHT: NORTH BOISE Pipeline Highlights



- 1 27TH STREET CROSSING**  
PROPERTY TYPE | Mixed-Use  
COMPLETION | 2022  
SIZE&UNITS | 77,310 sf / 65 units  
PROJECT | [Scott Hedrick Construction Inc](#)  
Address: 901 N 27th St, Boise, ID 83702
- 2 BLUE BIRD CAR WASH**  
PROPERTY TYPE | Car Wash  
COMPLETION | 2022  
SIZE&UNITS | 6,923 sf / 1.42 lot size  
PROJECT | [Rocky Mountain Companies](#)  
Address: 3310 W State St, Boise, ID 83703
- 3 NORTH END STORAGE**  
PROPERTY TYPE | Self-storage  
COMPLETION | 2022  
SIZE&UNITS | 26,703 sf / 236 units  
PROJECT | [Hummel Architects](#)  
Address: 2811 N Bogus Basin Rd, Boise, ID 83702