

### Boise, ID

The Boise-Nampa Metropolitan Statistical Area (MSA) was one of the fastest-growing population centers in the U.S. over the past decade—ranking 85<sup>th</sup> in size out of 365 MSAs in 2008, and the third largest MSA in the Northwest. Boise is Idaho's largest city and the capital of the state, serving as a center of industry, tourism, finance, government and agribusiness. Growth has moderated, coinciding with the end of the housing boom, yet business opportunities abound. Located along I-84, Boise serves as a regional transportation hub between Seattle, Portland, Spokane and Salt Lake, and is renowned for its work ethic, high quality of life, and the diversity of proximate recreational pursuits.

Demographics

### Population

Boise-Nampa MSA: 616,522

▲ 2.66% annual\*

Source: STDB (ESRI); \*projected 2009-2014

### Unemployment Rate

Boise-Nampa MSA: 9.9% ▲

Idaho: 9.4% ▲

United States: 9.7% ▼

Source: U.S. Department of Labor

### Avg. Household Income

Boise-Nampa MSA: \$69,875

Idaho: \$61,662

United States: \$71,393

Source: STDB (ESRI)

For more information contact:

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## Metro Area Vital Signs



<b>Inventory</b>	21.7 MM SF	↔
<b>Overall Vacancy Rate</b>	15.7%	↑
<b>Multi-Tenant Vacancy</b>	20.1%	↔
<b>Supply</b>	31 Months	↑
<b>YTD Absorption</b>	-19 M SF	↓
<b>Cap Rate – Class A</b>	±7.75%	↑
<b>Cap Rate – Class B</b>	±8.75%	↑

<b>Inventory</b>	13,460 Units	↑
<b>Vacancy Rate</b>	8%	↓
<b>Average Monthly Rent</b>	\$0.82/SF/MO	↓
<b>YTD Absorption</b>	Unavailable	↑
<b>Pipeline</b>	0 Units	↓
<b>Cap Rate – Class A</b>	±6.75%	↑
<b>Cap Rate – Class B</b>	±7.50%	↔



<b>Inventory</b>	19.1 MM SF	↑
<b>Overall Vacancy Rate</b>	14.3%	↑
<b>Unanchored Vacancy</b>	23.8%	↓
<b>YTD Absorption</b>	-206 M SF	↓
<b>Supply</b>	43 Months	↑
<b>Cap Rate – Class A</b>	±8.25%	↑
<b>Cap Rate – Class B</b>	±9.0%	↔

<b>Inventory</b>	31.1 MM SF	↑
<b>Vacancy Rate</b>	11.7%	↓
<b>Supply</b>	36 Months	↔
<b>YTD Absorption Rate</b>	-55 M SF	↓
<b>Cap Rate – Class A</b>	±7.75%	↑
<b>Cap Rate – Class B</b>	±8.75%	↑



Data Sources: IRR-Boise, Thornton Oliver Keller, Ada Real Estate Surveys

Office

Multi-Family

Retail

Industrial