



Colliers

Idaho

Eastern & Southern

23Q4

New businesses continue to develop and open in both Eastern & Southern Idaho as **vacancy rates** and **unemployment remain low.**

Accelerating success.



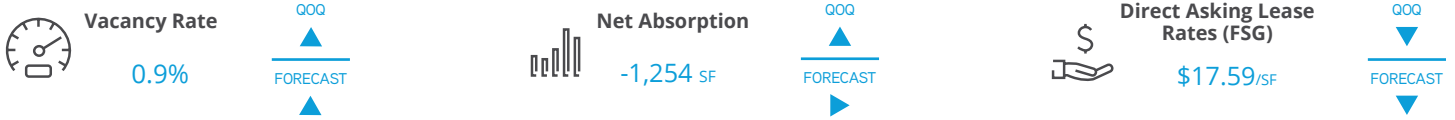
Idaho Eastern & Southern 23Q4

Highlights

- The Idaho Falls Regional Airport is continuing to upgrade in an effort to offer “efficient and premier travel experiences” to customers and support economic growth in their region.
- Investor interest in multifamily projects is picking up again. “Mega projects”, which are large scale, multi-use buildings including a mix of retail, residential and office space are experiencing a surge in popularity.

Office

Southern



Eastern



Overview

The economy is stable in Eastern and Southern Idaho. The labor market in Idaho overall is growing; from November 2022 to November 2023, employment increased by 4.2% in Idaho Falls and 5.8% in the Pocatello MSA. In Twin Falls, employment decreased by 10.4%.

Vacancy & Absorption

This quarter, vacancy increased slightly in both Southern Idaho and Eastern Idaho. Absorption decreased in both markets; by 24,122 sq. ft. in Eastern Idaho and 1,254 sq. ft. in Southern Idaho.

Asking Rate

This quarter, asking rates decreased in both Southern and Eastern Idaho. Since last quarter, they were down 9.7% in Southern Idaho and 2.2% in Eastern Idaho. With a US national average cost of \$8.00-23.00 square foot in similarly-sized markets, Eastern and Southern Idaho remain appealing with an average cost of \$14.82 per square foot in Eastern Idaho and \$17.59 per square foot in Southern Idaho.

Submarket	Total Inventory SF	Vacant SF	Vacant SF (Last Quarter)	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (FSG)
Southern Idaho								
Cassia	227,988	1,408	0	-1,408	-1,408	0	0	\$12.79
Jerome	209,984	8,886	8,886	0	-8,886	0	0	\$16.00
Twin Falls	2,292,031	13,317	13,471	154	16,205	0	0	\$19.09
TOTAL	2,730,003	23,611	22,357	-1,254	5,911	0	0	\$17.59
Eastern Idaho								
Bannock	2,360,774	135,410	108,234	-27,176	40,521	0	0	\$13.10
Bingham	271,752	9,000	9,750	750	350	0	0	\$9.50
Bonneville	4,273,986	34,496	29,146	2,304	85,761	0	10,054	\$17.20
TOTAL	6,906,512	178,906	147,130	-24,122	126,632	0	10,054	\$14.82

Sources:

boisedev.com/news/2023/11/06/idaho-falls-airport/
idahobusinessreview.com/2023/10/31/building-idahos-future-multifamily-to-mega-projects/



Idaho

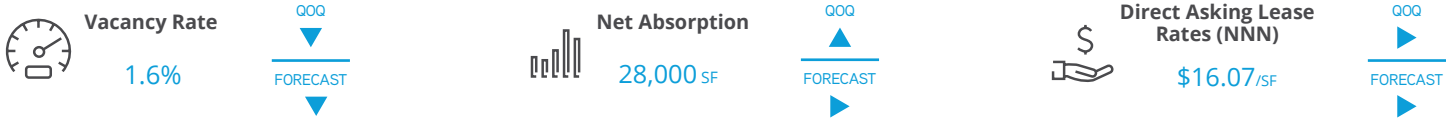
Eastern & Southern
23Q4

Highlights

- A fourth Starbucks location just announced it was “coming soon” to Pole Line Road in Twin Falls.
- The Idaho Falls Parks and Recreation Department is searching for entrepreneurs to run and operate 3 cafes at the Idaho Falls Municipal Golf Courses. A request for proposals has been issued for the operation of the cafes from years 2024-2026.
- A local woman has opened Soul Sister Float Therapy in Rigby at 255 Farnsworth Way, with the goal of providing a relaxing sensory-deprivation therapy to the community.
- The Pocatello Community Recreation Center has broken ground on a \$1.3 million-dollar expansion project to add over 3,000 square feet of indoor space and a new weight room to the center.

Retail

Southern



Eastern



Overview

New stores continue to open throughout Eastern and Southern Idaho, and vacancy remains low in both markets. Yearly net absorption is positive in Eastern Idaho and negative in Southern Idaho. Asking rates are holding steady in Southern Idaho and increasing in Eastern Idaho.

Vacancy & Absorption

Vacancy remained low this quarter. At 2.1% in Eastern Idaho and 1.6% in Southern Idaho, it dropped in markets that are well below the national average of 10.3%. Since the start of the year, occupied square footage has remained relatively steady in both markets.

Asking Rate

Asking rates increased this quarter in Eastern Idaho, up 4.3% from last quarter, and remained steady in Southern Idaho.

Submarket	Total Inventory SF	Vacant SF	Vacant SF (Last Quarter)	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (NNN)
Southern Idaho								
Cassia	1,539,645	11,621	15,621	4,000	6,880	0	0	\$11.46
Jerome	1,026,754	1,185	1,185	0	8,000	0	8,000	\$14.00
Twin Falls	7,362,072	145,870	169,870	24,000	-48,891	7,194	7,840	\$16.49
TOTAL	9,928,471	158,676	186,676	28,000	-34,011	7,194	15,840	\$16.07
Eastern Idaho								
Bannock	5,023,637	119,604	144,331	29,893	56,924	0	21,266	\$17.04
Bingham	1,059,283	21,792	21,792	0	0	0	0	\$15.13
Bonneville	8,092,840	157,149	152,842	-4,307	2,786	6,720	38,200	\$12.96
TOTAL	14,175,760	298,545	318,965	25,586	59,710	6,720	59,466	\$15.15

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- www.eastidahonews.com/2024/01/local-woman-opens-float-therapy-business-in-rigby/
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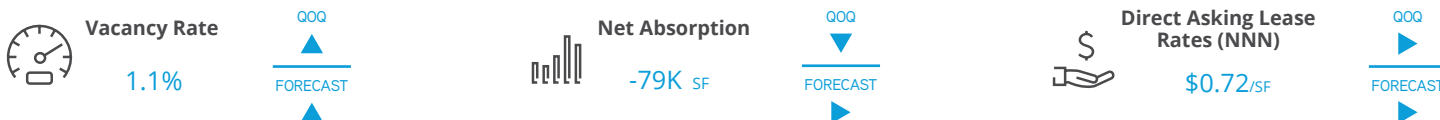
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Highlights

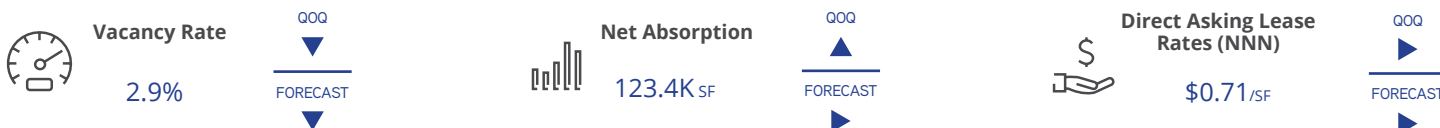
- A new industrial park is bringing high-quality, Class “A” space to Gemini Business Park in Twin Falls. The new development plans to offer more than 1.2 million square feet of space leased anywhere from 6,000-200,000 square feet.
- Reed’s Dairy of Idaho Falls is working to rebuild after their barn burned to a “complete loss” in early January. The dairy has already returned to being fully operational amidst construction planning.
- Idaho Grimm Growers Warehouse Corp. of Blackfoot celebrated its 100th anniversary during the COVID pandemic, becoming Blackfoot’s oldest continuously operated business. The warehouse, specializing in customized seed blends, has no plans to stop production any time soon.
- Burns Industries LLC, a local Idaho Falls company, is seeking to open a limestone mining operation on BLM property about 20 miles northeast of Blackfoot. The operation would actively mine in 20-acre blocks and concurrently reclaim the previously mined 20-acre block, with a total area impact of 262 acres over 100 years.

Industrial

Southern



Eastern



Overview

With vacancy low and yearly net absorption up, industrial assets in Eastern and Southern Idaho continue to prove to be desirable. Asking rates have trended upward over the past three years; this quarter saw no significant change in asking rates in either market.

Vacancy & Absorption

Vacancy decreased in Eastern Idaho this quarter, from 3.7% last quarter to 2.9%. Vacancy increased in Southern Idaho, from .4% last quarter to 1.1%. Quarterly net absorption was positive in Southern and negative in Eastern Idaho.

Asking Rate

This quarter, asking rates remained steady in both markets, at an average of \$.71 per square foot in Eastern Idaho and \$.72 in Southern Idaho.

Submarket	Total Inventory SF	Vacant SF	Vacant SF (Last Quarter)	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (NNN)
Southern Idaho								
Cassia	2,479,787	0	0	0	35,000	74,000	0	N/A
Jerome	2,931,676	69,000	0	-69,000	10,404	0	0	\$1.01
Twin Falls	8,766,583	93,161	53,147	-10,014	6,376	144,208	30,000	\$0.66
TOTAL	14,178,046	162,161	53,147	-79,014	51,780	218,208	30,000	\$0.72
Eastern Idaho								
Bannock	3,793,977	68,129	68,215	86	384,008	14,000	15,872	\$0.70
Bingham	709,484	0	12,000	12,000	10,400	0	0	\$0.06
Bonneville	6,550,488	257,062	343,376	111,314	204,481	80,610	433,800	\$0.72
TOTAL	11,053,949	325,191	423,591	123,400	598,889	94,610	449,672	\$0.71

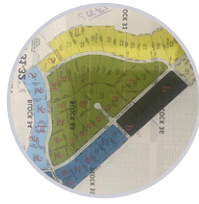
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- www.eastidahonews.com/2023/12/local-company-hoping-to-open-limestone-quarry-near-wolverine-canyon-in-bingham-county/

Notable Transactions



Land Sale 6.38 Ac
 Chubbuck | Idaho
 2420 Orchard, LLC



Land Sale 1.92 Ac
 Idaho Falls | Idaho
 Shelly and Kurt Daniels



Retail Lease 2,871 SF
 Idaho Falls | Idaho
 Boston Government
 Services, LLC



Mixed-Use Sale 16,580 SF
 Twin Falls | Idaho
 George Chappell



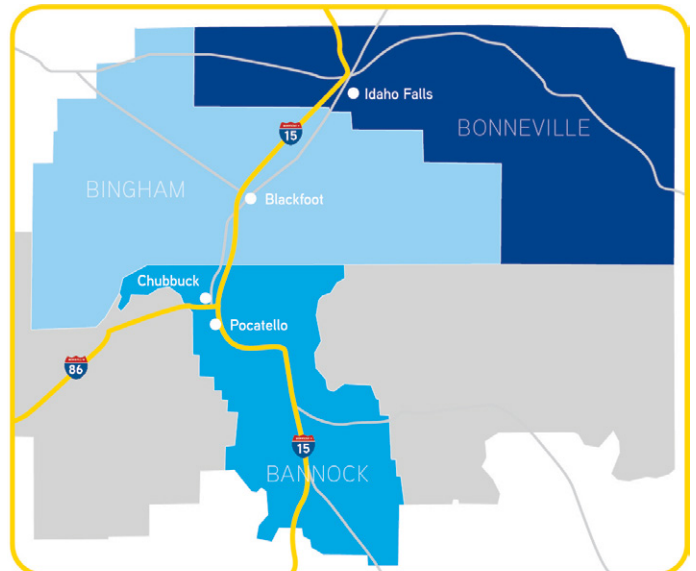
Land Sale 10.37 Ac
 Rupert | Idaho
 Victor Vazquez

Submarket Maps

Southern Idaho



Eastern Idaho



501 offices in 66 countries

5 offices across Idaho

Boise
Nampa
Twin Falls
Idaho Falls
Pocatello



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