

GLOBAL SPOTLIGHT

Idaho Falls, Idaho



Idaho Falls serves as a regional hub for health care, travel and business in southeast Idaho.

- Southeast Idaho continues to experience strong growth and attract national attention for its solid economy, quality of life and low cost of living. USA Today recognized Idaho as the state with the nation's fastest growing economy. In 2007 it also was named: #1 Small City for Bioscience Jobs on Battelle's survey of 360 metro areas; #6 on Careerbuilders.com's 15 Great Cities for Job Seekers; and the #2 City for Low Cost of Living and High Quality of Life by Sperling's Best Places.
- The Taylor Crossing development has spurred growth on the west side of Idaho Falls near the new Super Wal-Mart. Ball Ventures is developing another ambitious project adjacent to Taylor Crossing—a 400-acre master-planned waterfront community called Snake River Landing. Ammon, on the east side of Idaho Falls, is the fastest-growing city in Southeast Idaho and boasts many new developments, including Kohl's department store.
- Pocatello is one of the nation's most strategically positioned inland ports at the junction of I-15 and I-86. The city continues to develop its airport distribution center, providing vast opportunities for businesses, especially given its highly educated workforce and university partnerships. Idaho State University is a vital link in the area's economic growth. Forbes Magazine continues to recognize Pocatello as a great location for small business.
- The Teton Valley has experienced an influx of developers and investors pouring money into the pristine mountain valley for golf courses, condos and multi-million dollar vacation homes. Rexburg has benefited from the expansion of Brigham Young University-Idaho. With enrollment now topping 12,000 students, this innovative private university has flourished under the leadership of President Kim Clark, former Dean of the Harvard School of Business.
- In Bingham County, plans continue for a \$300 million logen Biorefinery facility to produce cellulosic ethanol in Shelley. A \$60 million Logite International Steam Reforming Waste Management and Biofuel Plant is being built in Blackfoot.

Idaho Falls At A Glance

Population	116,980 Metro Area
Location	County seat and largest city of Bonneville County, Idaho, US
Interest	4.38 (US 10yr Treasury Note)
Unemployment	1.9% (City) 2.3% (Idaho)

Property	Rent/SF/Year Low	High	Effective Avg.	Vacancy Rate
Downtown Office Class A	\$16.00	\$18.00	\$17.00	8%
Suburban Office Class A	\$14.00	\$16.00	\$15.00	5%
Industrial Bulk Warehouse	\$3.00	\$4.00	\$3.60	8%
Retail Downtown	\$9.00	\$12.00	\$10.00	18%

NAI Commerce One Real Estate, LLC provides local market expertise in Eastern & Southern Idaho.

About NAI Global:

NAI Global is one of the world's leading providers of commercial real estate services. We bring together people and resources wherever needed to deliver outstanding results for our clients.

At A Glance

375	Offices
55	Countries
8,000	Professionals
\$45 billion	Annual Transaction Volume
250	MSF of Property Management

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