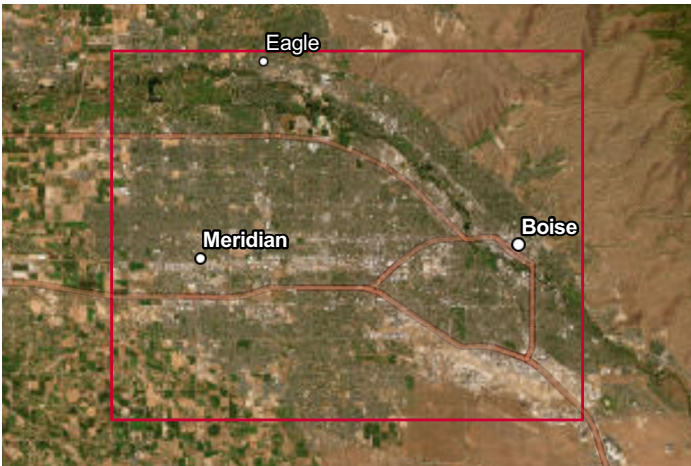
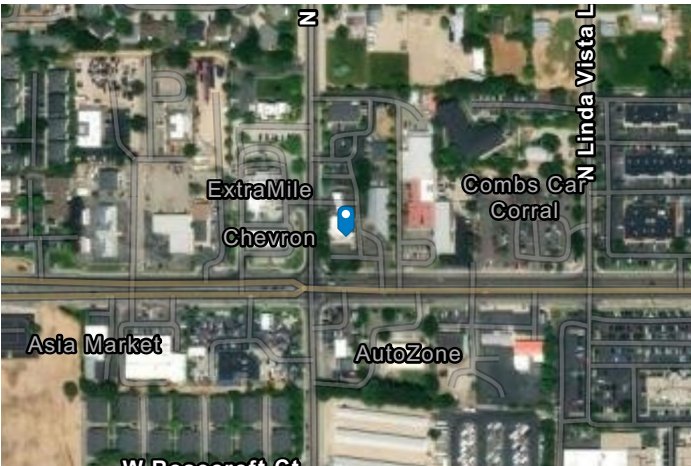
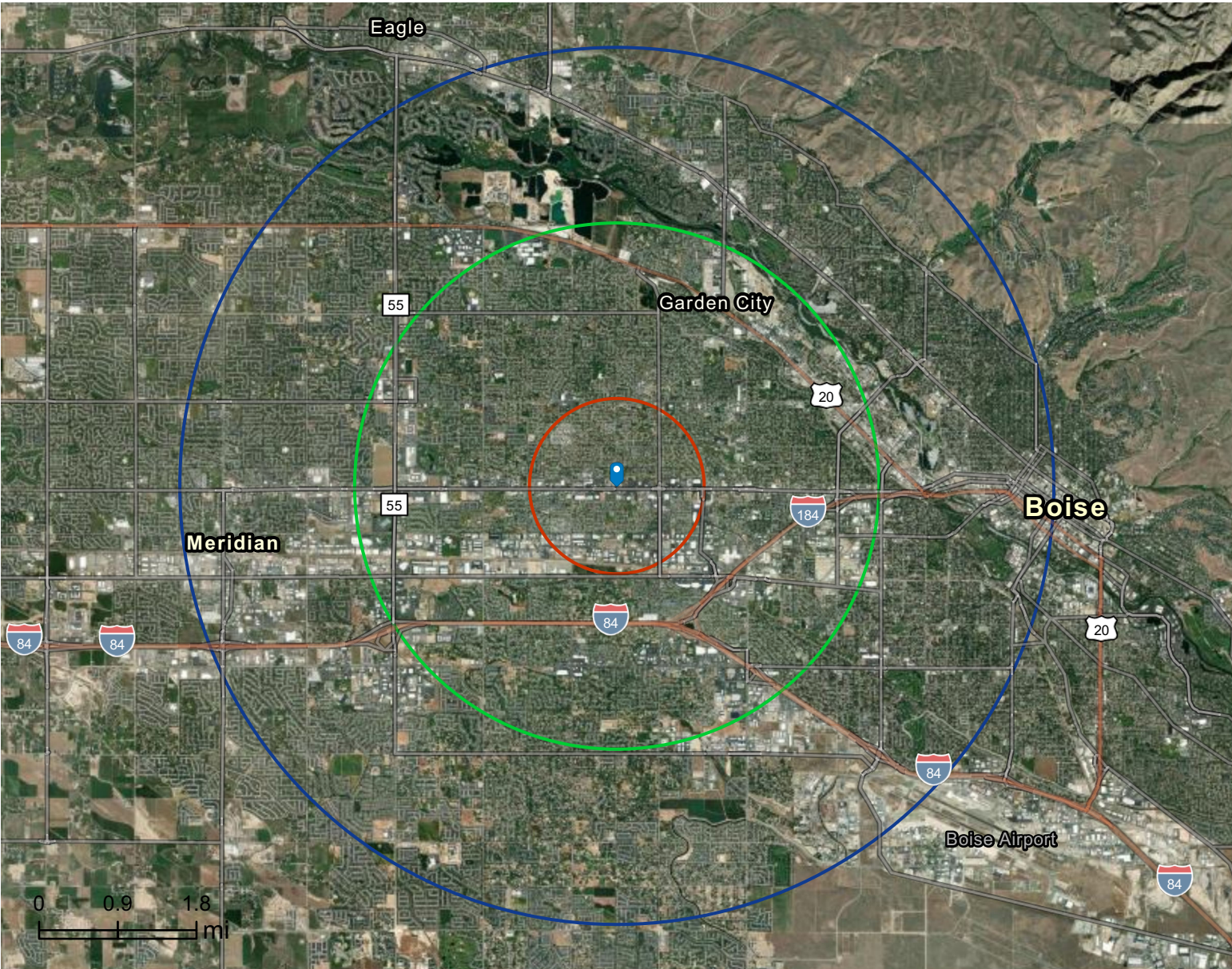


Site Map

9780 W Fairview Ave, Boise, Idaho, 83704

Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.61987
Longitude: -116.30386



Executive Summary

9780 W Fairview Ave, Boise, Idaho, 83704



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	16,424	101,330	252,879
2020 Male Population	48.8%	49.2%	49.3%
2020 Female Population	51.2%	50.8%	50.7%
2026 Population	16,892	103,289	263,089
2026 Male Population	49.4%	49.8%	49.8%
2026 Female Population	50.6%	50.2%	50.2%
2031 Population	17,477	107,429	277,917
2031 Male Population	49.3%	49.7%	49.7%
2031 Female Population	50.7%	50.3%	50.3%
2010-2020 Annual Rate	1.16%	1.07%	1.52%
2020-2026 Annual Rate	0.45%	0.31%	0.64%
2026-2031 Annual Rate	0.68%	0.79%	1.10%

In the identified area, the current year population is **263,089**. In 2020, the Census count in the area was **252,879**. The rate of change since 2020 was **0.64%** annually. The five-year projection for the population in the area is **277,917** representing a change of **1.10%** annually from 2026 to 2031. Currently, the population is **49.8%** male and **50.2%** female.

Median Age

2026 Median Age	36.5	38.9	38.8
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The median age in this area is **38.8**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	68.8%	76.8%	79.1%
2026 Black Alone	5.1%	3.1%	2.5%
2026 American Indian Alone	0.8%	0.7%	0.7%
2026 Asian Alone	4.5%	4.0%	3.5%
2026 Pacific Islander Alone	0.6%	0.3%	0.3%
2026 Some Other Race Alone	9.3%	5.2%	4.3%
2026 Two or More Races	10.8%	9.8%	9.7%
2026 Hispanic Origin	19.2%	12.5%	11.1%
2026 Diversity Index	65.6	52.8	48.8

Persons of Hispanic origin represent **11.1%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **48.8** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	52	79	95
2010 Total Households	6,073	34,947	85,328
2020 Total Households	6,787	39,650	100,371
2026 Total Households	7,196	41,877	108,368
2031 Total Households	7,562	44,353	116,726
2010-2020 Annual Rate	1.12%	1.27%	1.64%
2020-2026 Annual Rate	0.94%	0.88%	1.23%
2026-2031 Annual Rate	1.00%	1.16%	1.50%
2026 Average Household Size	2.32	2.41	2.38

The household count in this area has changed from **100,371** in 2020 to **108,368** in the current year, a change of **1.23%** annually. The five-year projection of households is **116,726**, a change of **1.50%** annually from the current year total. Average household size is currently **2.38**, compared to **2.47** in the year 2020. The number of families in the current year is **65,553** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	33.1%	34.8%	36.6%

Median Household Income			
2026 Median Household Income	\$70,178	\$82,438	\$88,316
2031 Median Household Income	\$77,690	\$95,149	\$103,164
2026-2031 Annual Rate	2.05%	2.91%	3.16%

Average Household Income			
2026 Average Household Income	\$81,280	\$108,576	\$121,222
2031 Average Household Income	\$91,692	\$125,028	\$140,209
2026-2031 Annual Rate	2.44%	2.86%	2.95%

Per Capita Income			
2026 Per Capita Income	\$34,032	\$44,343	\$50,172
2031 Per Capita Income	\$38,956	\$51,959	\$59,186
2026-2031 Annual Rate	2.74%	3.22%	3.36%

Income Equality			
2026 Gini Index	38.2	43.1	45.4

Households by Income

Current median household income is **\$88,316** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$103,164** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$121,222** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$140,209** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$50,172** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$59,186** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	75	72	68
2010 Total Housing Units	6,605	37,766	91,747
2010 Owner Occupied	3,427	23,410	56,336
2010 Renter Occupied	2,646	11,537	28,992
2010 Vacant	532	2,819	6,419
2020 Housing Units	7,067	41,357	104,952
2020 Owner Occupied	3,707	25,309	65,119
2020 Renter Occupied	3,080	14,341	35,252
2020 Vacant	278	1,686	4,712
2026 Housing Units	7,539	43,924	114,047
2026 Owner Occupied	3,941	26,547	69,496
2026 Renter Occupied	3,255	15,330	38,872
2026 Vacant	343	2,047	5,679
2031 Total Housing Units	8,078	46,990	123,821
2031 Owner Occupied	4,114	28,019	74,148
2031 Renter Occupied	3,448	16,333	42,579
2031 Vacant	516	2,637	7,095

Socioeconomic Status

2026 Socioeconomic Status Index	49.2	52.2	54.0
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Currently, **52.3%** of the **114,047** housing units in the area are owner occupied; **43.2%** renter occupied; and **4.5%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **104,952** housing units in the area and **278** vacant housing units. The annual rate of change in housing units since 2020 is **1.34%**. Median home value in the area is **\$548,799**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **4.32%** annually to **\$488,535**.

Business Summary Report (NAICS)

9780 W Fairview Ave, Boise, Idaho, 83704



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	800	5,580	13,413
Total Employees	10,128	78,797	159,795
Total Population	16,892	103,289	263,089
Employee/Population Ratio (per 100)	60.0	76.3	60.7

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	6	0.8%	29	0.3%	23	0.4%	135	0.2%	55	0.4%	355	0.2%
Mining (21)	1	0.1%	2	0.0%	7	0.1%	25	0.0%	14	0.1%	97	0.1%
Utilities (22)	1	0.1%	8	0.1%	8	0.1%	67	0.1%	23	0.2%	1,662	1.0%
Construction (23)	72	9.0%	508	5.0%	458	8.2%	3,930	5.0%	1,125	8.4%	8,782	5.5%
Building Construction (236)	14	1.8%	72	0.7%	139	2.5%	989	1.3%	389	2.9%	2,525	1.6%
Heavy/Civil Eng Construction (237)	3	0.4%	8	0.1%	28	0.5%	333	0.4%	78	0.6%	942	0.6%
Specialty Trade Contractor (238)	55	6.9%	428	4.2%	291	5.2%	2,608	3.3%	658	4.9%	5,314	3.3%
Manufacturing (31-33)	35	4.4%	361	3.6%	220	3.9%	3,050	3.9%	482	3.6%	7,472	4.7%
Wholesale Trade (42)	29	3.6%	608	6.0%	206	3.7%	2,945	3.7%	427	3.2%	6,298	3.9%
Durable Goods (423)	23	2.9%	303	3.0%	168	3.0%	1,836	2.3%	348	2.6%	4,496	2.8%
Nondurable Goods (424)	5	0.6%	248	2.5%	34	0.6%	885	1.1%	71	0.5%	1,549	1.0%
Wholesale Trade Broker (425)	1	0.1%	57	0.6%	4	0.1%	224	0.3%	9	0.1%	252	0.2%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.

Business Summary Report (NAICS)

9780 W Fairview Ave, Boise, Idaho, 83704



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%
Retail Trade (44-45)	158	19.8%	3,565	35.2%	904	16.2%	14,663	18.6%	1,689	12.6%	22,233	13.9%
Motor Vehicle & Parts Dealers (441)	33	4.1%	1,831	18.1%	129	2.3%	3,159	4.0%	238	1.8%	4,842	3.0%
Furniture & Home Furnishings (4491)	6	0.8%	92	0.9%	51	0.9%	494	0.6%	96	0.7%	815	0.5%
Electronics & Appliance Retailers (4492)	8	1.0%	128	1.3%	30	0.5%	393	0.5%	55	0.4%	601	0.4%
Building & Garden Equipment (444)	10	1.3%	192	1.9%	75	1.3%	1,145	1.4%	142	1.1%	1,893	1.2%
Food & Beverage Retailers (445)	14	1.8%	295	2.9%	99	1.8%	2,084	2.6%	224	1.7%	4,072	2.5%
Pharmacy & Personal Care Retailers (456)	12	1.5%	81	0.8%	95	1.7%	764	1.0%	156	1.2%	1,222	0.8%
Gasoline and Other Fuel Dealers (457)	3	0.4%	29	0.3%	27	0.5%	184	0.2%	53	0.4%	401	0.3%
Clothing, Shoe, & Jewelry Retailers (458)	21	2.6%	209	2.1%	138	2.5%	1,514	1.9%	198	1.5%	1,815	1.1%
Sports, Hobby, & Music Retailers (459)	32	4.0%	416	4.1%	160	2.9%	1,795	2.3%	321	2.4%	2,779	1.7%
General Merchandise Retailers (455)	17	2.1%	293	2.9%	100	1.8%	3,131	4.0%	205	1.5%	3,793	2.4%
Transportation & Warehousing (48-49)	7	0.9%	42	0.4%	80	1.4%	679	0.9%	211	1.6%	2,408	1.5%
Truck Transportation (484)	3	0.4%	28	0.3%	33	0.6%	316	0.4%	76	0.6%	620	0.4%
Information (51)	16	2.0%	132	1.3%	106	1.9%	1,862	2.4%	259	1.9%	3,801	2.4%
Finance & Insurance (52)	40	5.0%	236	2.3%	276	5.0%	2,520	3.2%	772	5.8%	8,765	5.5%
Central Bank, Credit & Related (521-522)	18	2.3%	104	1.0%	125	2.2%	806	1.0%	287	2.1%	2,212	1.4%
Securities & Commodity Contracts (523)	12	1.5%	67	0.7%	75	1.3%	261	0.3%	228	1.7%	950	0.6%
Funds, Trusts & Other Financial (524-525)	10	1.3%	65	0.6%	75	1.3%	1,454	1.9%	257	1.9%	5,604	3.5%
Real Estate, Rental & Leasing (53)	39	4.9%	232	2.3%	251	4.5%	2,968	3.8%	744	5.5%	6,030	3.8%
Professional, Scientific & Tech Services (54)	59	7.4%	512	5.1%	444	8.0%	6,395	8.1%	1,407	10.5%	12,680	7.9%
Legal Services (5411)	6	0.8%	67	0.7%	45	0.8%	383	0.5%	260	1.9%	1,452	0.9%
Management of Companies (55)	3	0.4%	13	0.1%	12	0.2%	40	0.1%	37	0.3%	138	0.1%
Admin, Support & Waste Mgmt (56)	40	5.0%	207	2.0%	211	3.8%	1,799	2.3%	531	4.0%	4,373	2.7%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.

Business Summary Report (NAICS)

9780 W Fairview Ave, Boise, Idaho, 83704



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%
Educational Services (61)	14	1.8%	237	2.3%	115	2.1%	2,418	3.1%	312	2.3%	6,851	4.3%
Health Care & Social Assistance (62)	82	10.3%	1,479	14.6%	796	14.3%	14,565	18.5%	1,707	12.7%	25,298	15.8%
Ambulatory Health Care (621)	53	6.6%	825	8.2%	550	9.9%	9,020	11.4%	1,145	8.5%	15,603	9.8%
Physicians & Doctors (6211)	16	2.0%	165	1.6%	201	3.6%	2,953	3.8%	361	2.7%	4,996	3.1%
Dentists (6212)	11	1.4%	105	1.0%	91	1.6%	731	0.9%	184	1.4%	1,595	1.0%
Specialty Health Practitioners (6213)	8	1.0%	54	0.5%	110	2.0%	627	0.8%	290	2.2%	1,722	1.1%
Outpatient & Urgent Care (6214)	1	0.1%	26	0.3%	22	0.4%	2,122	2.7%	34	0.3%	2,475	1.6%
Medical & Diagnostic Labs (6215)	1	0.1%	12	0.1%	15	0.3%	182	0.2%	31	0.2%	275	0.2%
Home Health Care Services (6216)	3	0.4%	28	0.3%	33	0.6%	505	0.6%	70	0.5%	1,321	0.8%
Other Ambulatory Health (6219)	13	1.6%	436	4.3%	79	1.4%	1,900	2.4%	174	1.3%	3,220	2.0%
Hospital (622)	7	0.9%	151	1.5%	64	1.1%	1,990	2.5%	94	0.7%	2,539	1.6%
Nursing/Residential Care Facilities (623)	4	0.5%	255	2.5%	46	0.8%	2,069	2.6%	99	0.7%	3,408	2.1%
Social Assistance (624)	18	2.3%	0.3%	2.5%	135	2.4%	0.6%	1.9%	369	2.8%	0.8%	2.4%
Arts, Entertainment & Recreation (71)	12	1.5%	59	0.6%	85	1.5%	772	1.0%	249	1.9%	2,076	1.3%
Accommodation & Food Services (72)	46	5.8%	788	7.8%	362	6.5%	11,820	15.0%	854	6.4%	19,115	12.0%
Accommodation (721)	1	0.1%	22	0.2%	23	0.4%	384	0.5%	78	0.6%	1,338	0.8%
Food & Drinking Places (722)	45	5.6%	766	7.6%	339	6.1%	11,436	14.5%	776	5.8%	17,777	11.1%
Other Services Except Public Admin (81)	99	12.4%	669	6.6%	689	12.3%	3,984	5.1%	1,657	12.3%	8,760	5.5%
Repair & Maintenance (811)	37	4.6%	295	2.9%	190	3.4%	1,144	1.4%	406	3.0%	2,296	1.4%
Auto Repair & Maintenance (8111)	27	3.4%	249	2.5%	138	2.5%	839	1.1%	288	2.1%	1,528	1.0%
Personal & Laundry Service (812)	32	4.0%	218	2.1%	251	4.5%	1,502	1.9%	591	4.4%	3,071	1.9%
Civic and Other Orgs (813)	30	3.8%	156	1.5%	248	4.4%	1,338	1.7%	659	4.9%	3,393	2.1%
Public Administration (92)	9	1.1%	428	4.2%	115	2.1%	4,119	5.2%	207	1.5%	12,488	7.8%
Unclassified Establishments (99)	33	4.1%	15	0.1%	212	3.8%	40	0.1%	650	4.8%	114	0.1%
Total (11-99)	800	100.0%	10,128	100.0%	5,580	100.0%	78,797	100.0%	13,413	100.0%	159,795	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.