



## Retail Report - Larimer/Weld County

PREPARED BY

**REALTEC**

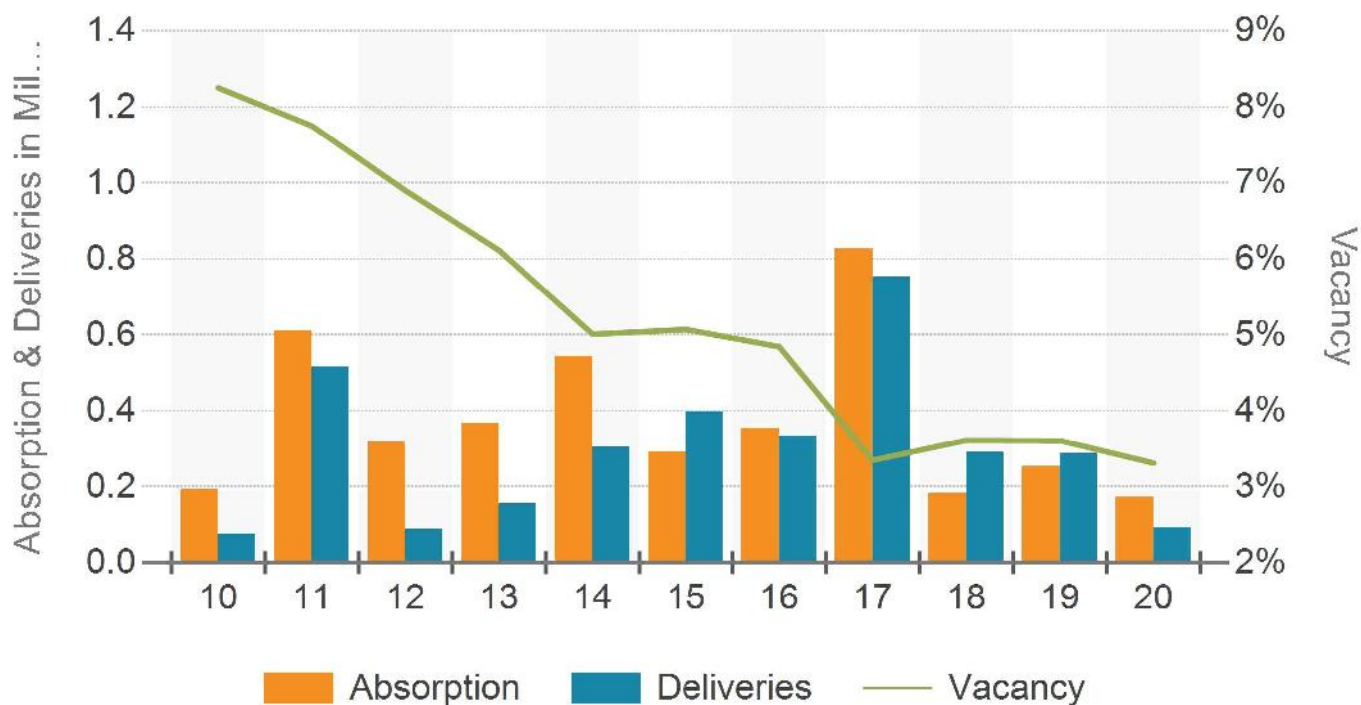
COMMERCIAL REAL ESTATE SERVICES

Jamie Globetnik

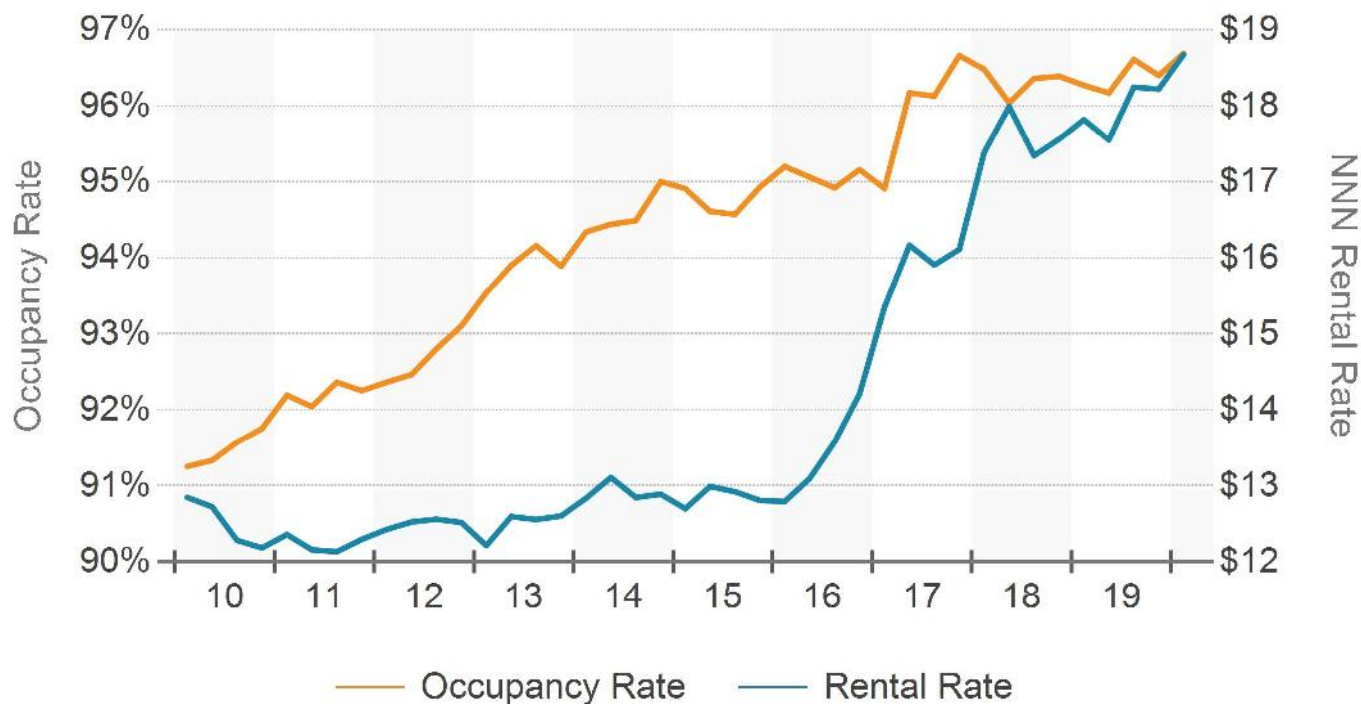
Associate Broker



### ABSORPTION, DELIVERIES, VACANCY



### OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

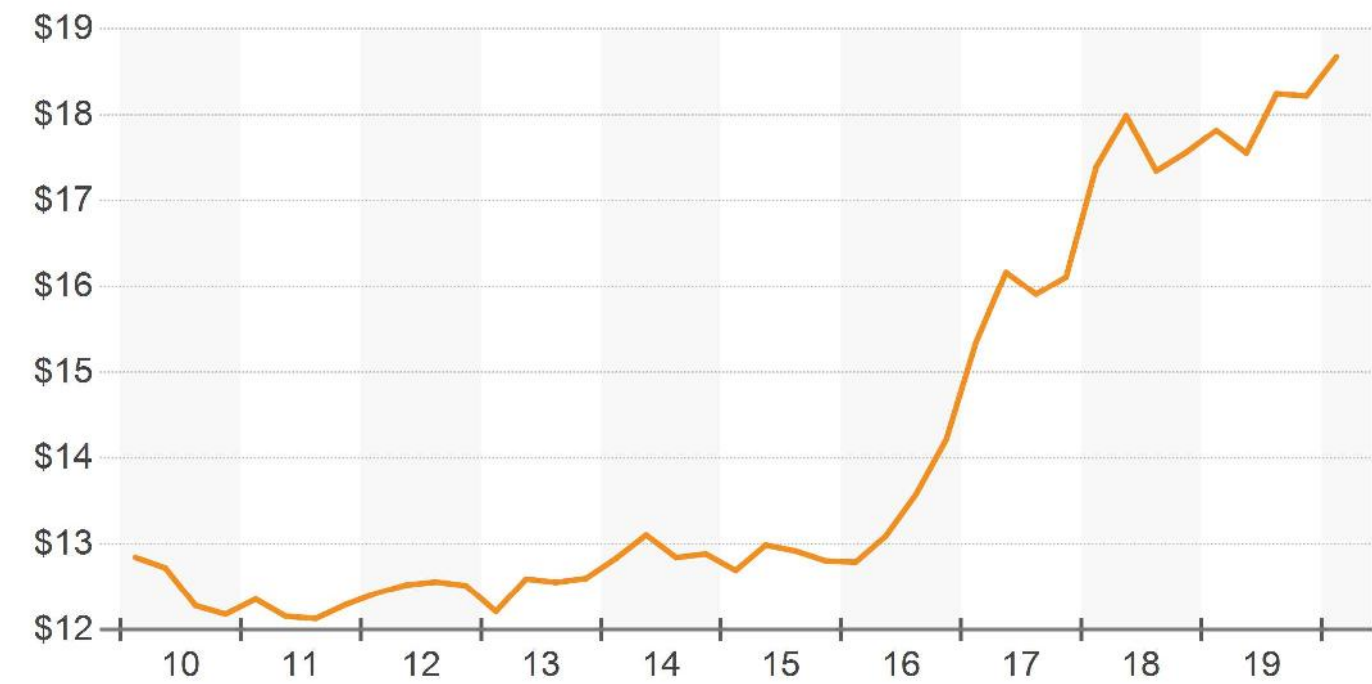
Availability	Survey	5-Year Avg
NNN Rent Per SF	\$18.67	\$14.88
Vacancy Rate	3.3%	4.3%
Vacant SF	1,070,526	1,350,069
Availability Rate	4.8%	5.4%
Available SF	1,562,668	1,709,481
Sublet SF	24,765	76,358
Months on Market	10.4	13.3

Inventory	Survey	5-Year Avg
Existing Buildings	2,749	2,693
Existing SF	32,371,927	31,409,913
12 Mo. Const. Starts	254,275	369,684
Under Construction	141,639	375,297
12 Mo. Deliveries	378,893	397,896

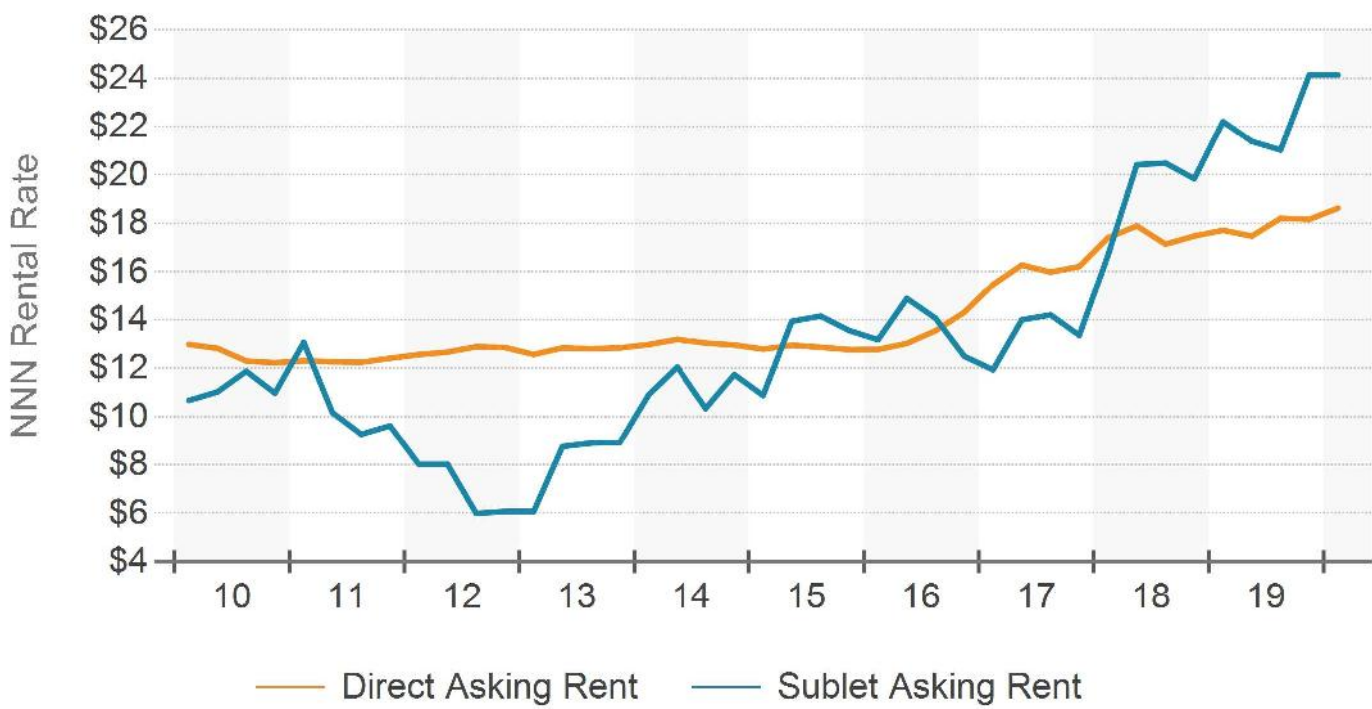
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	433,303	369,053
12 Mo. Leasing SF	770,103	689,753

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$221	\$182
Asking Price Per SF	\$300	\$228
Sales Volume (Mil.)	\$257	\$196
Cap Rate	6.7%	6.6%

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



### VACANCY RATE



### SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



### OCCUPANCY RATE



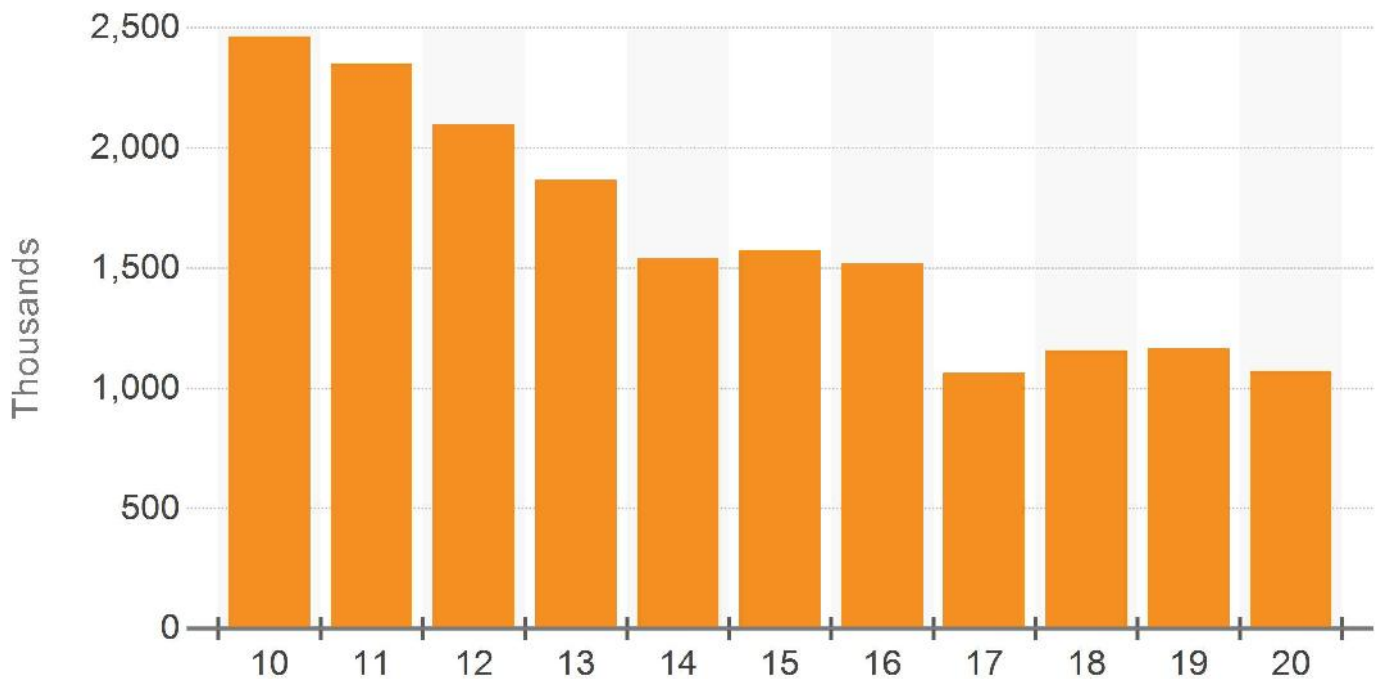
### PERCENT LEASED RATE



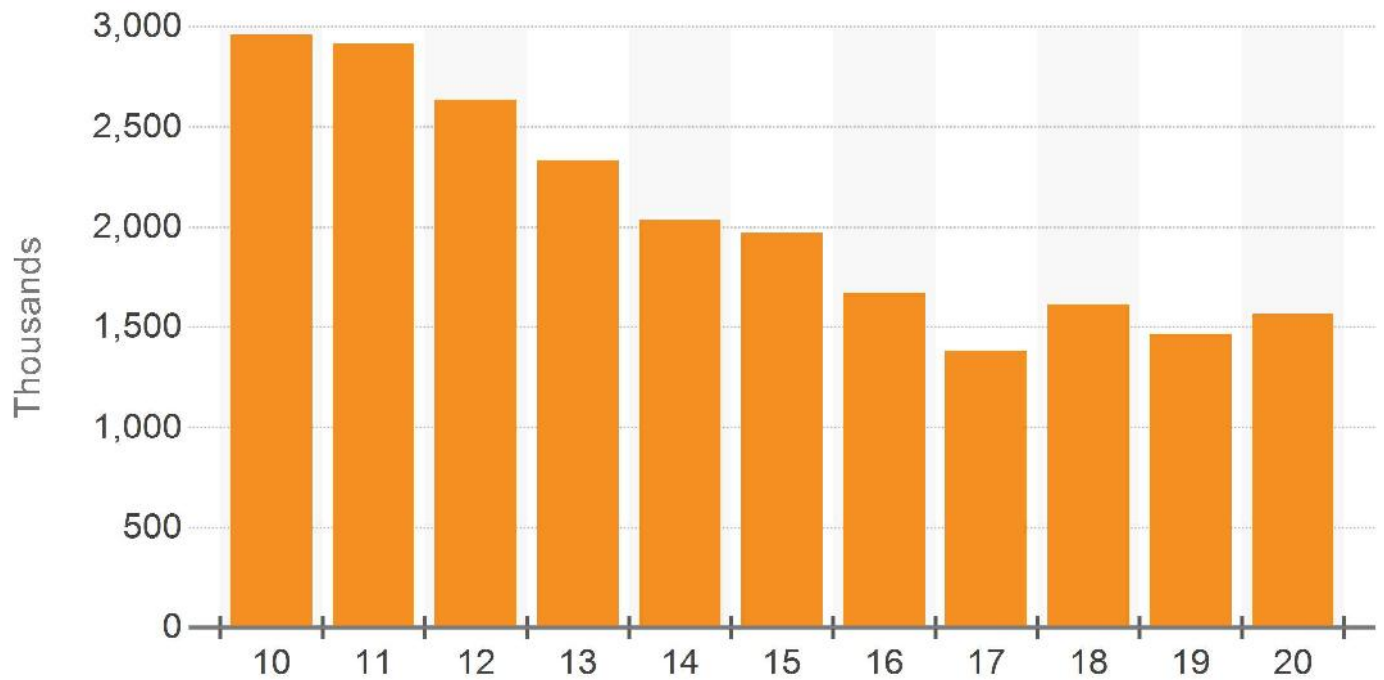
## OCCUPANCY & PERCENT LEASED



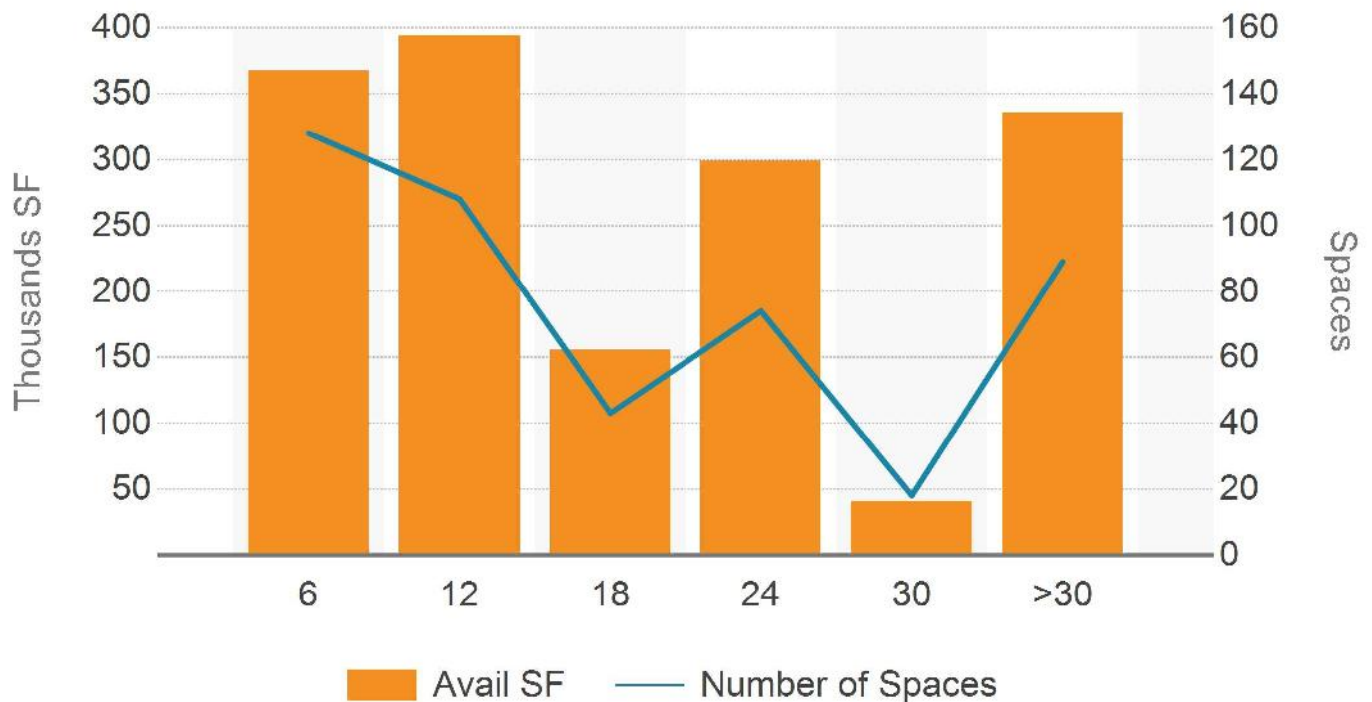
## VACANT SF



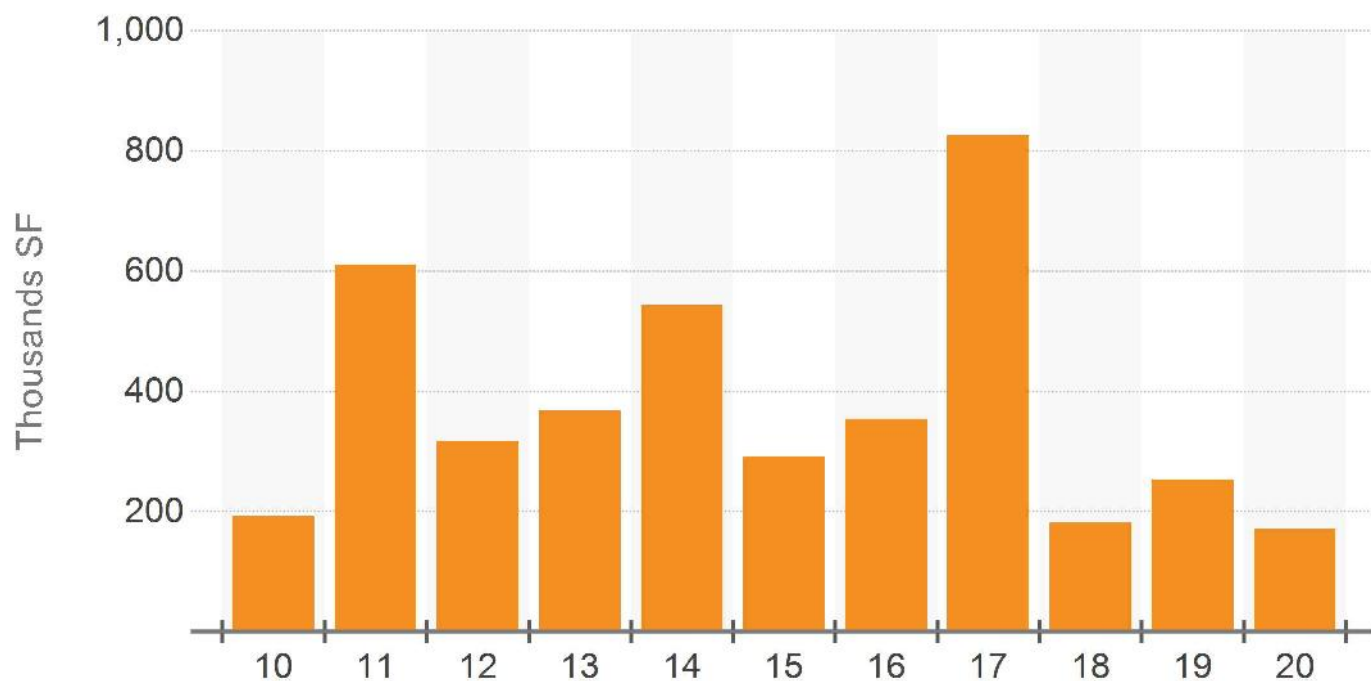
## AVAILABLE SF



## MONTHS ON MARKET DISTRIBUTION



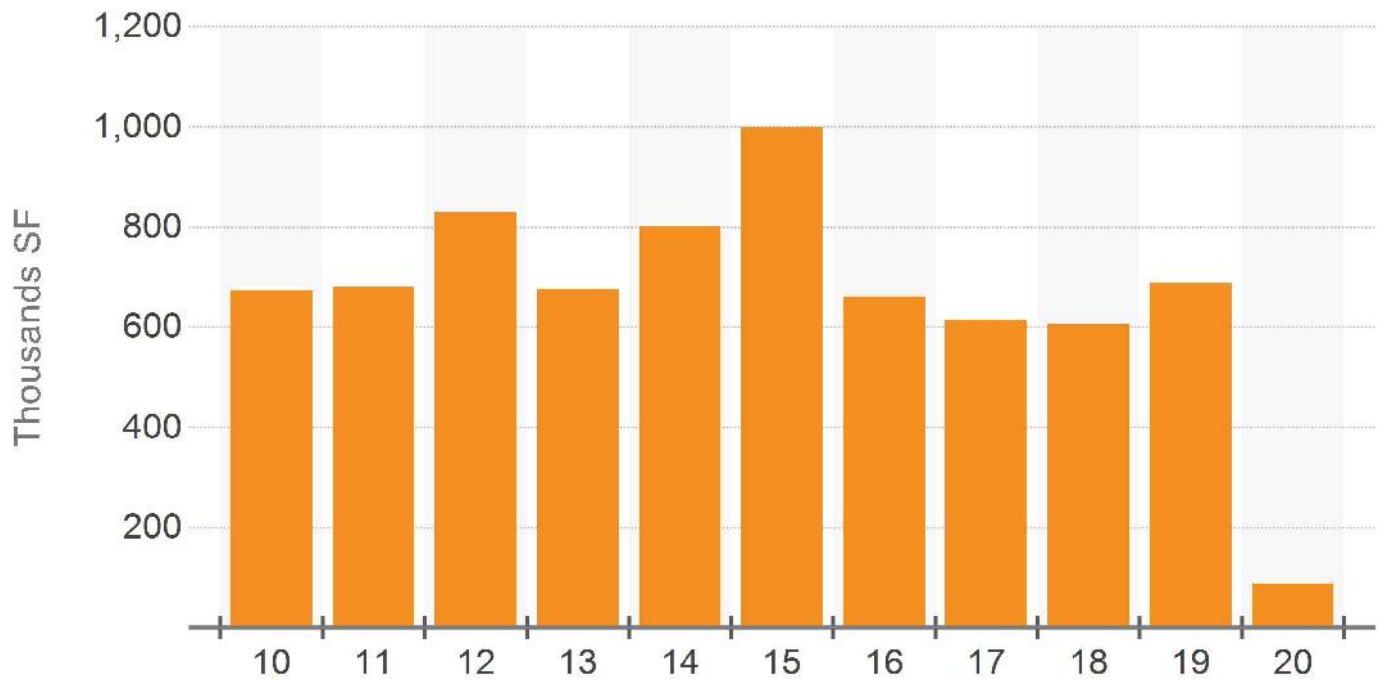
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



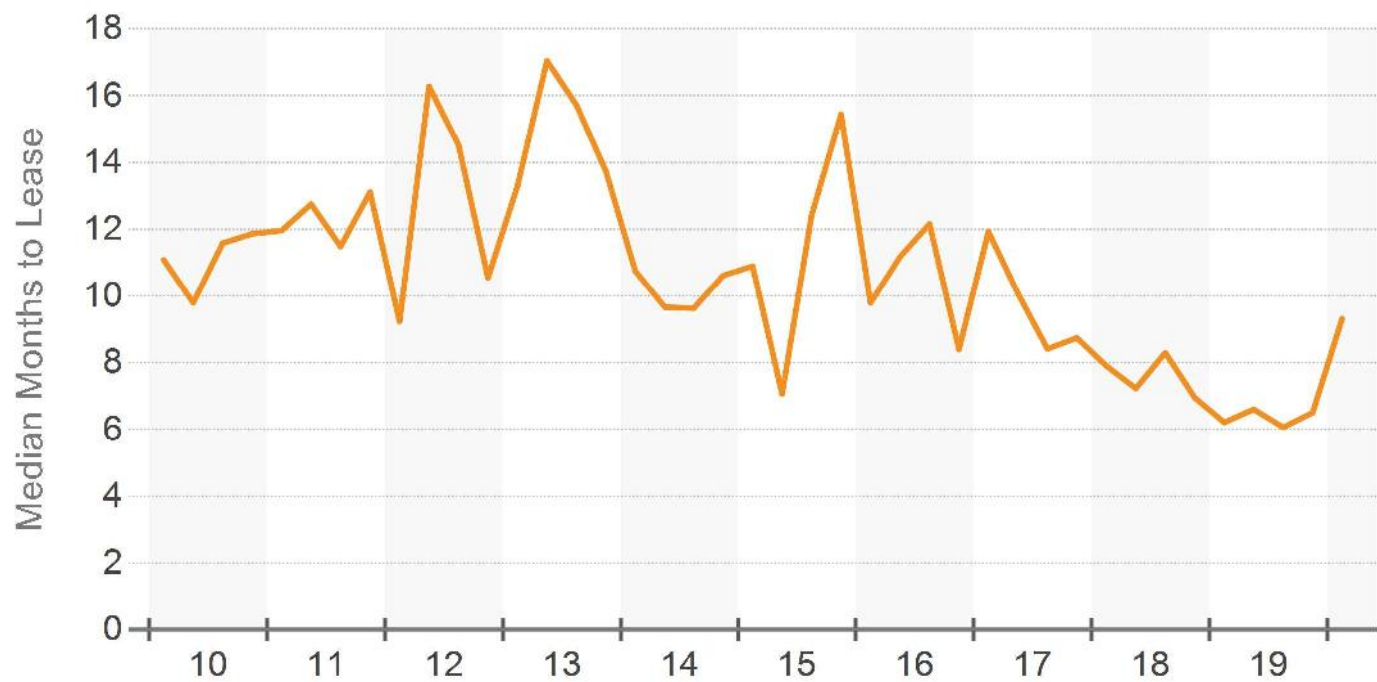
## LEASING ACTIVITY



## MONTHS ON MARKET



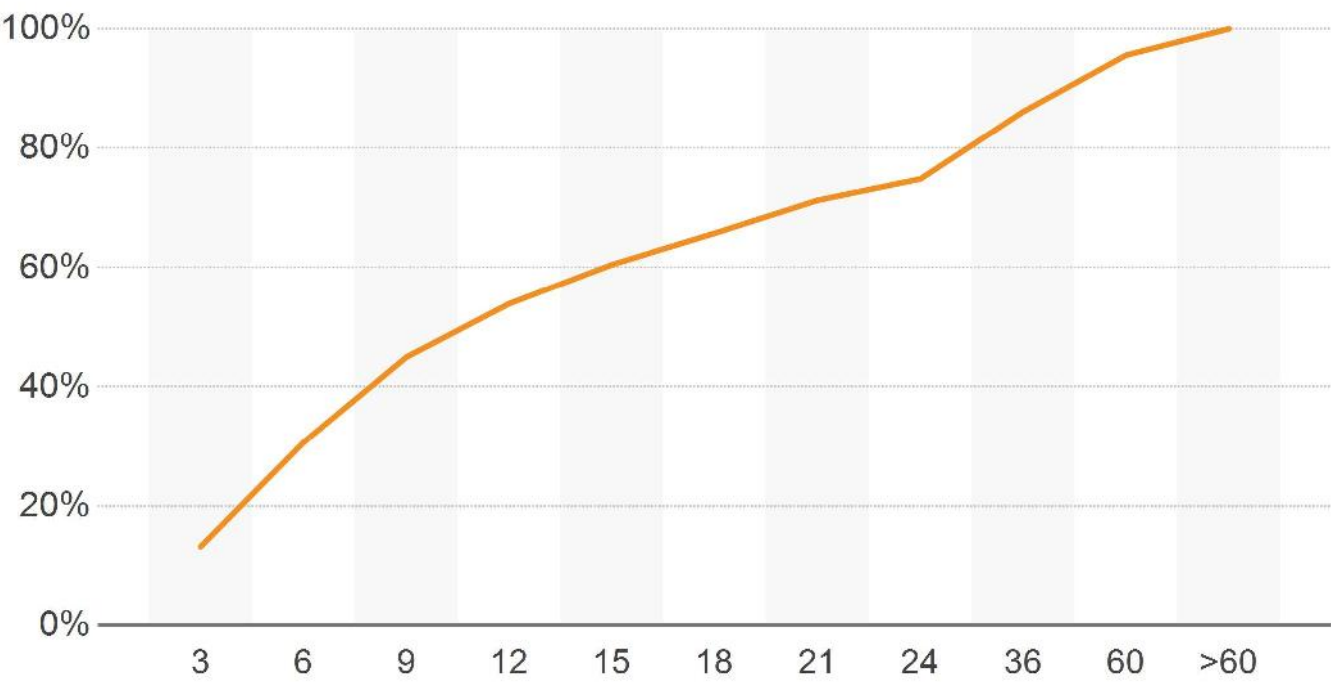
MONTHS TO LEASE



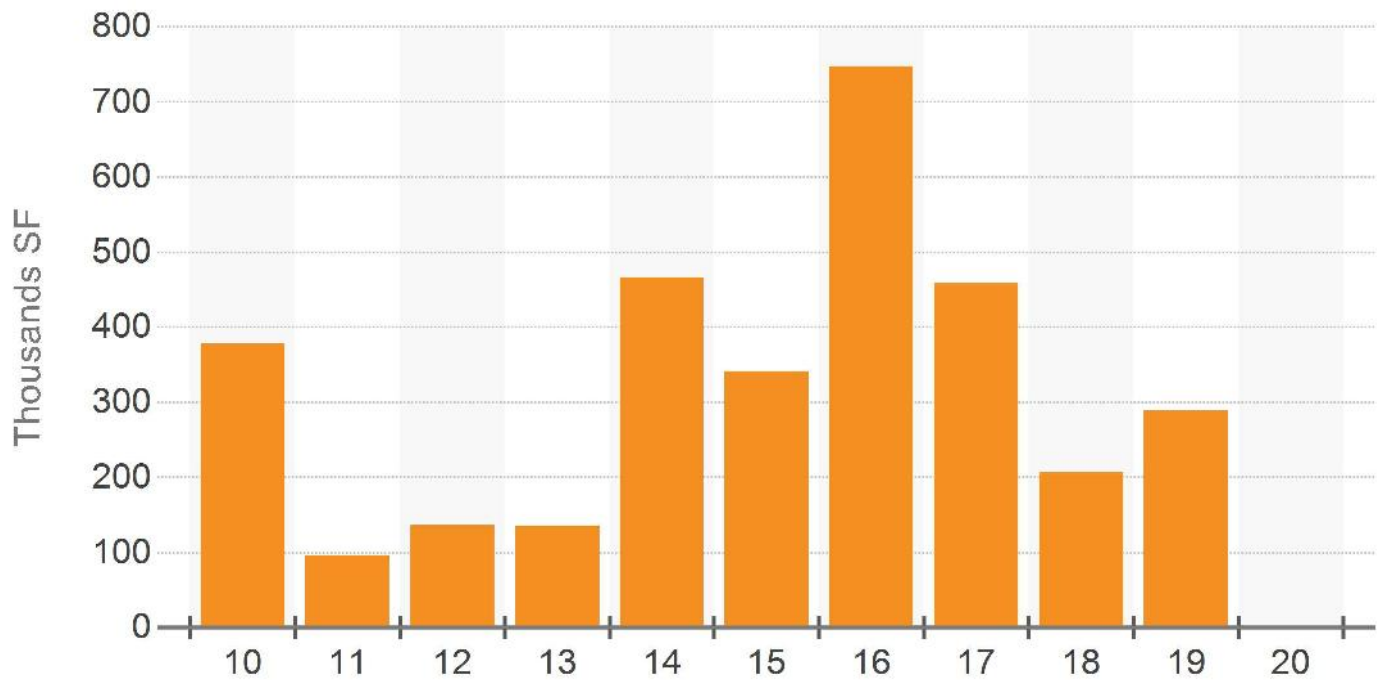
MONTHS VACANT



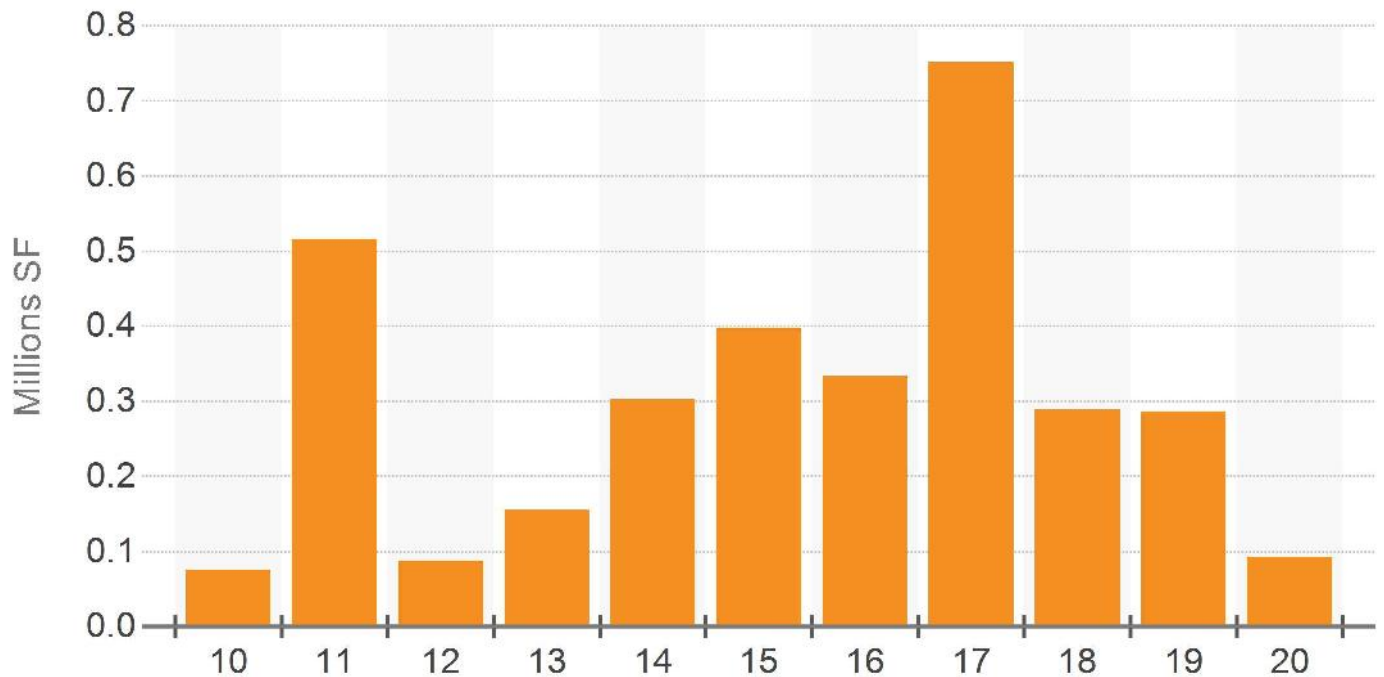
PROBABILITY OF LEASING IN MONTHS



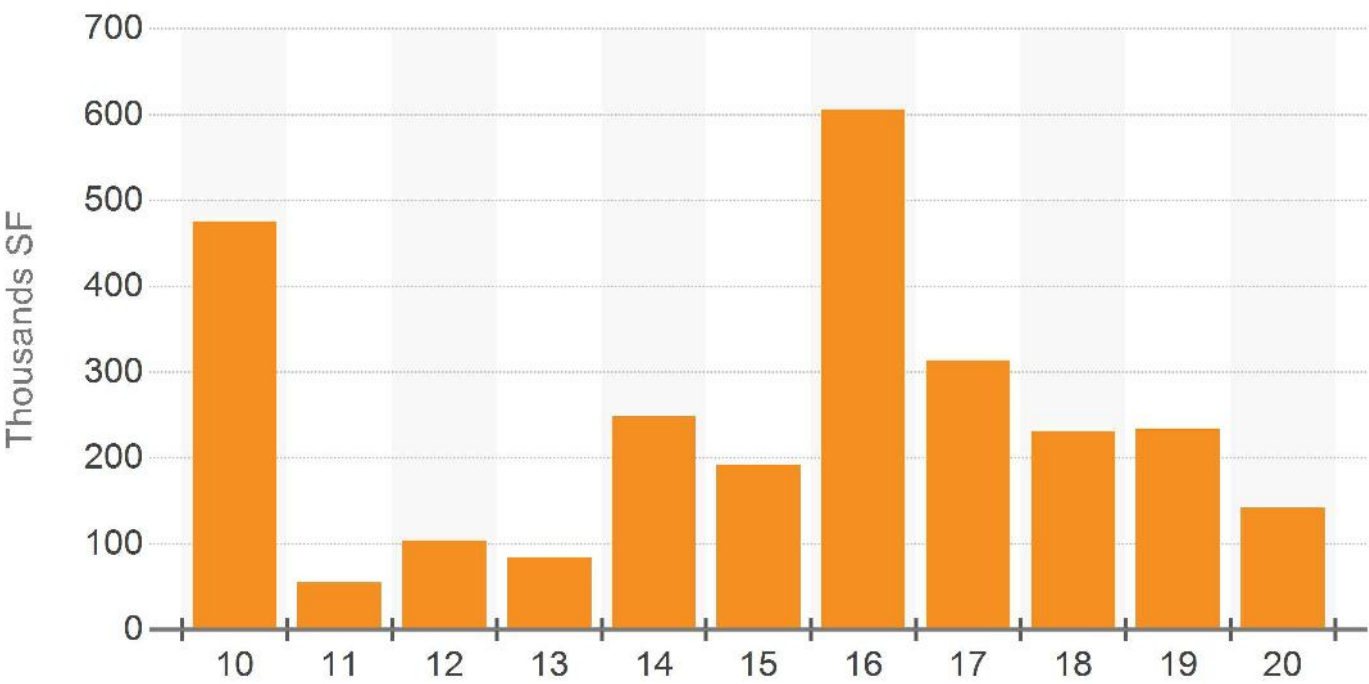
### CONSTRUCTION STARTS



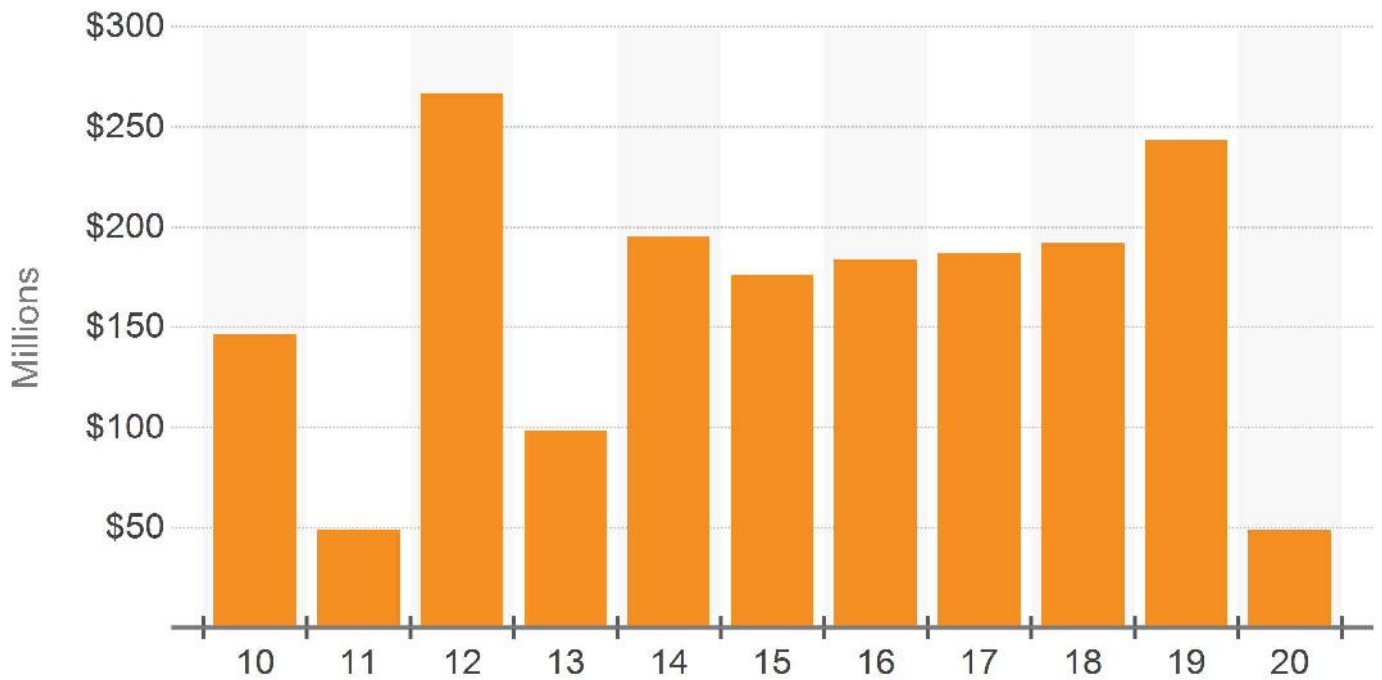
### CONSTRUCTION DELIVERIES



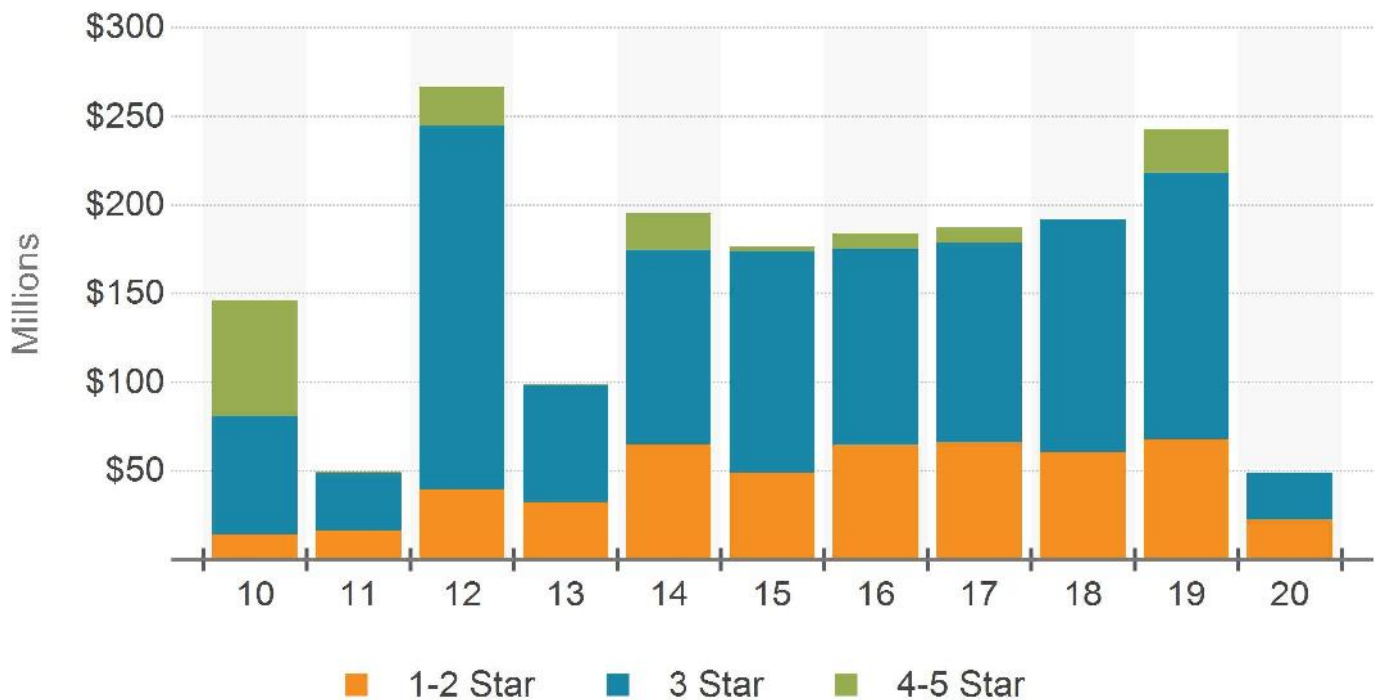
UNDER CONSTRUCTION



## SALES VOLUME



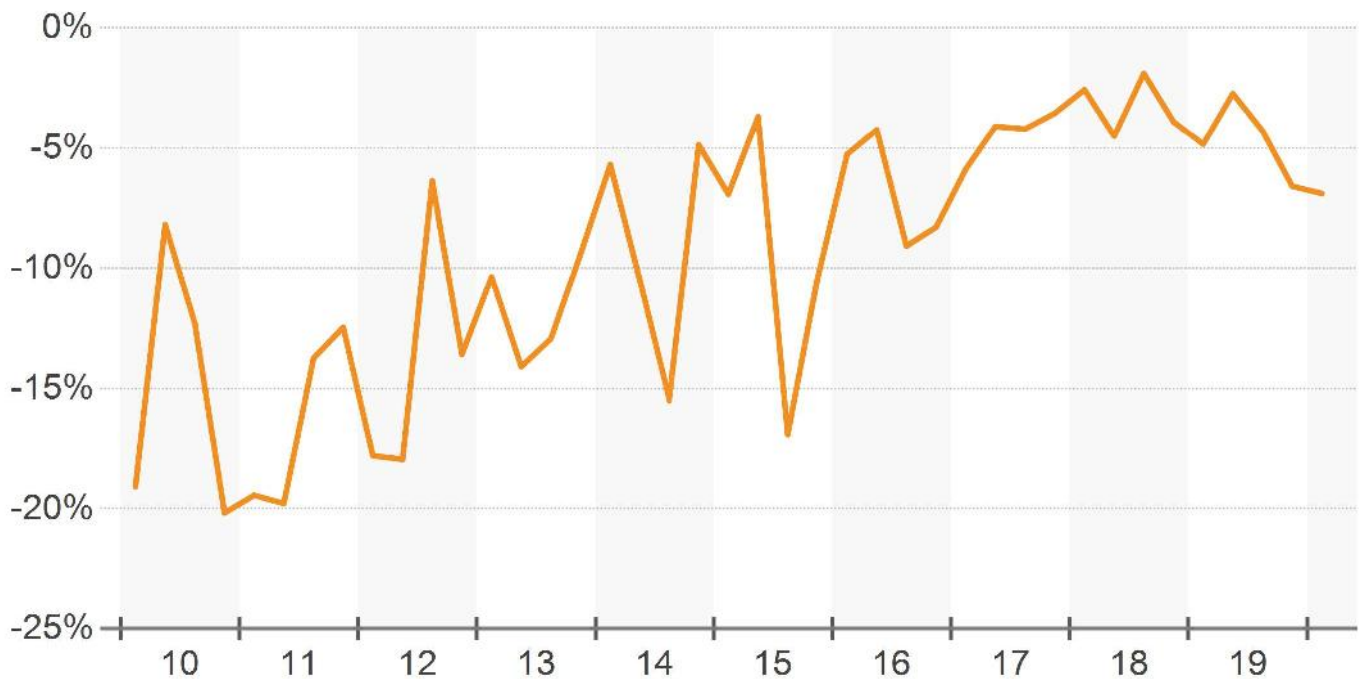
## SALES VOLUME BY STAR RATING



## AVERAGE SALE PRICE PER SF



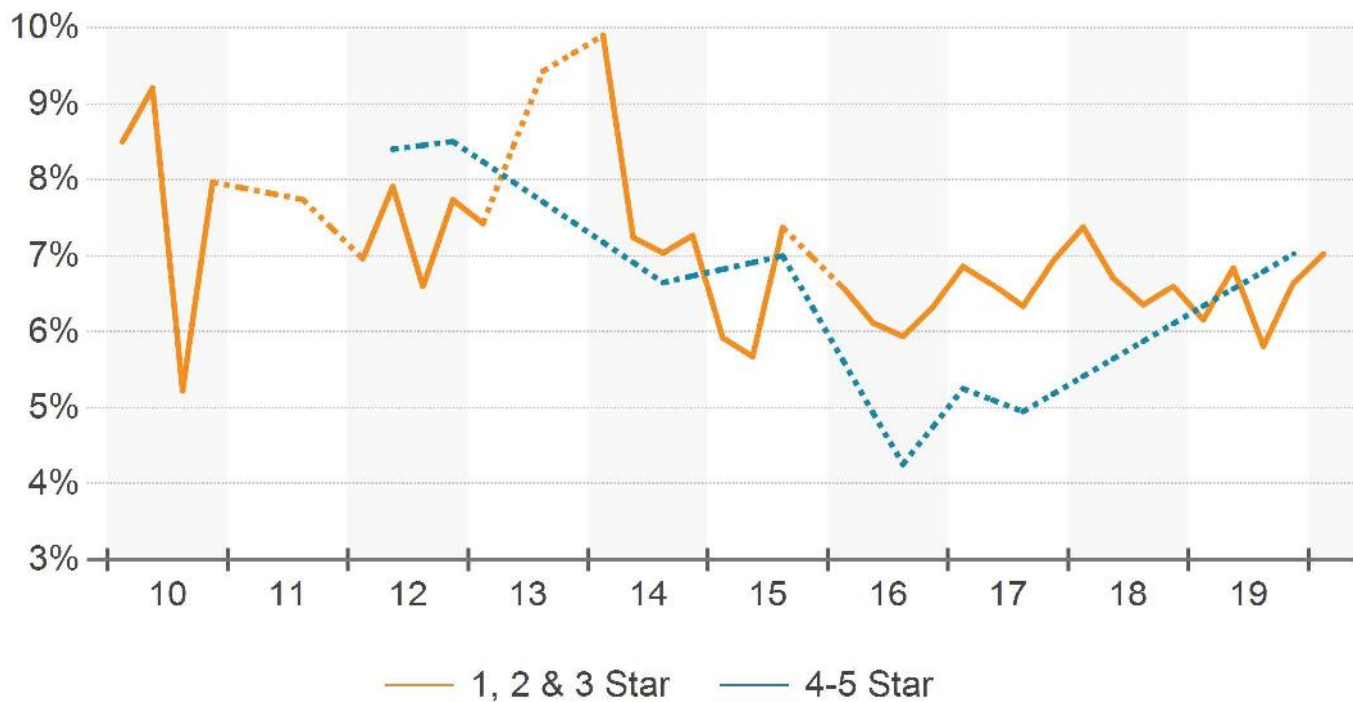
## SALE TO ASKING PRICE DIFFERENTIAL



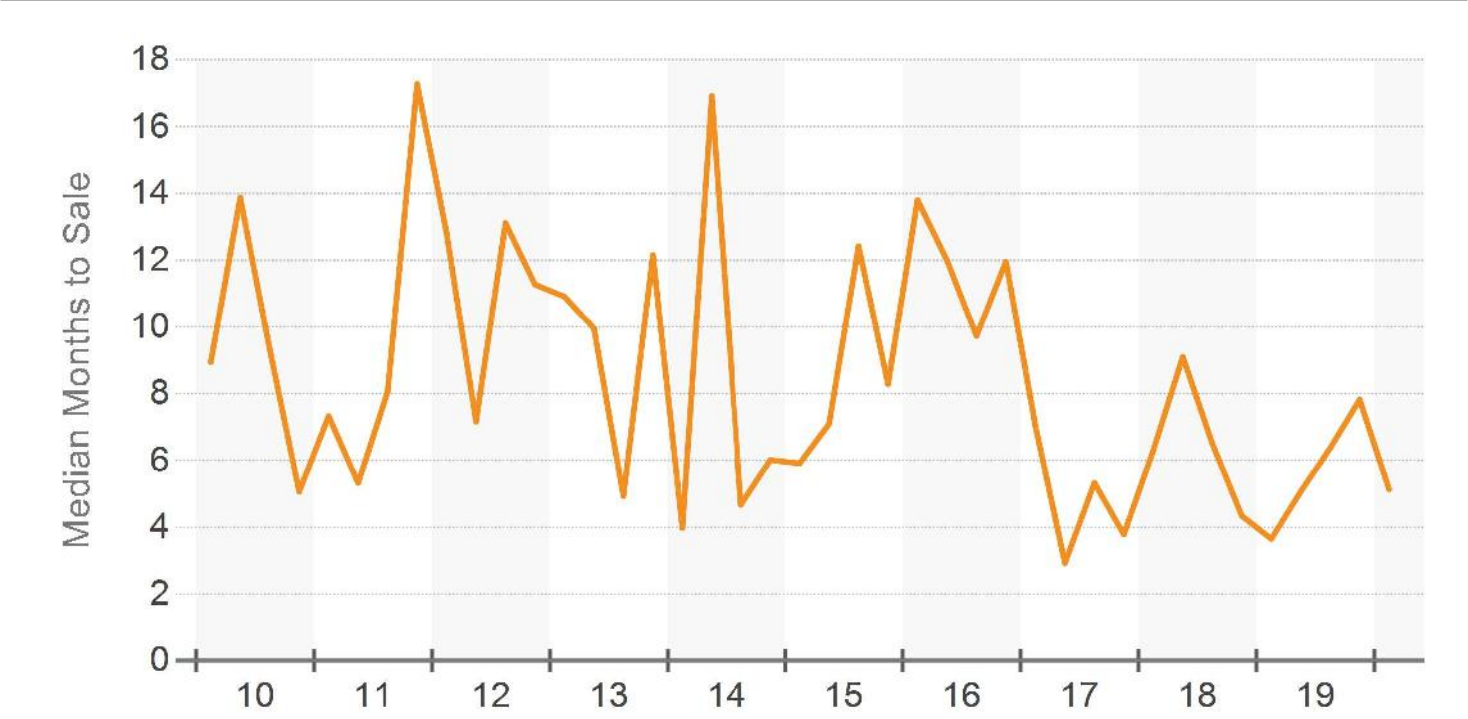
## CAP RATE



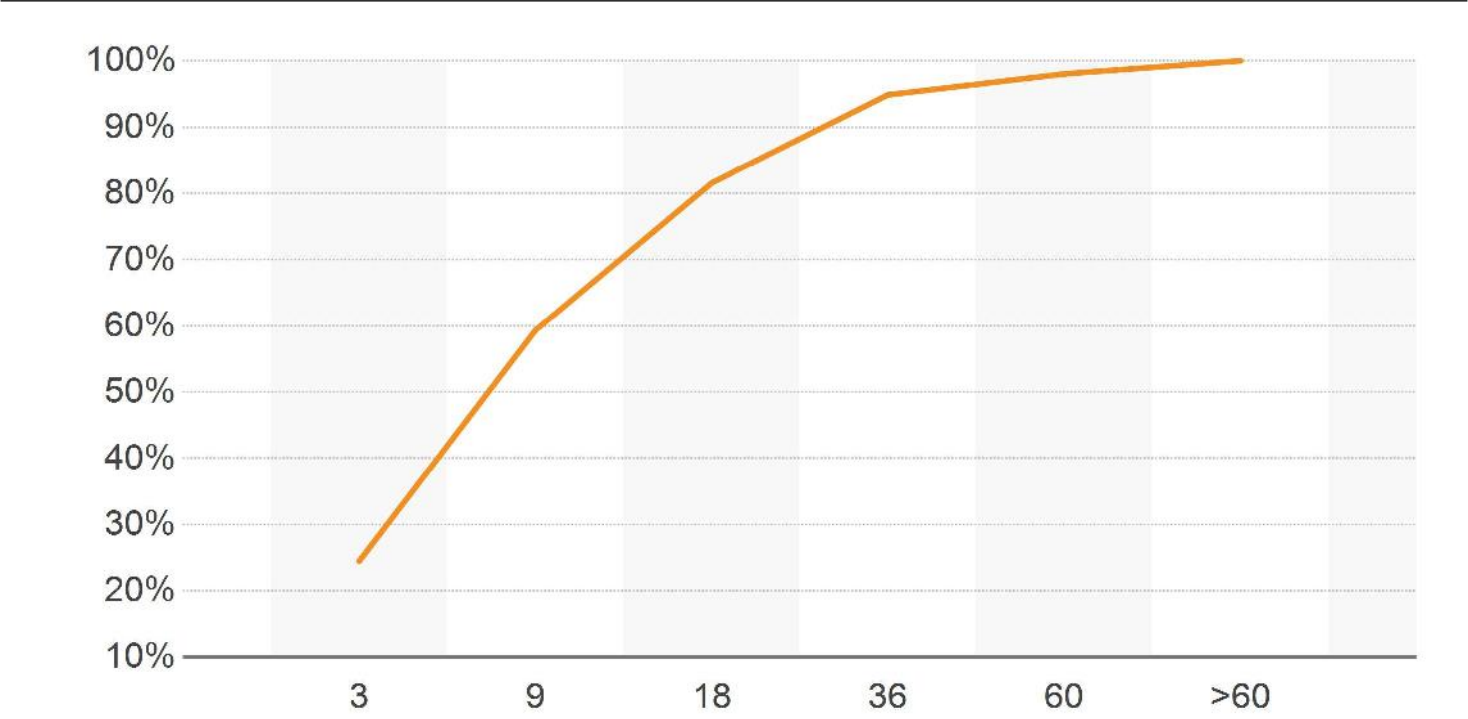
## CAP RATE BY STAR RATING



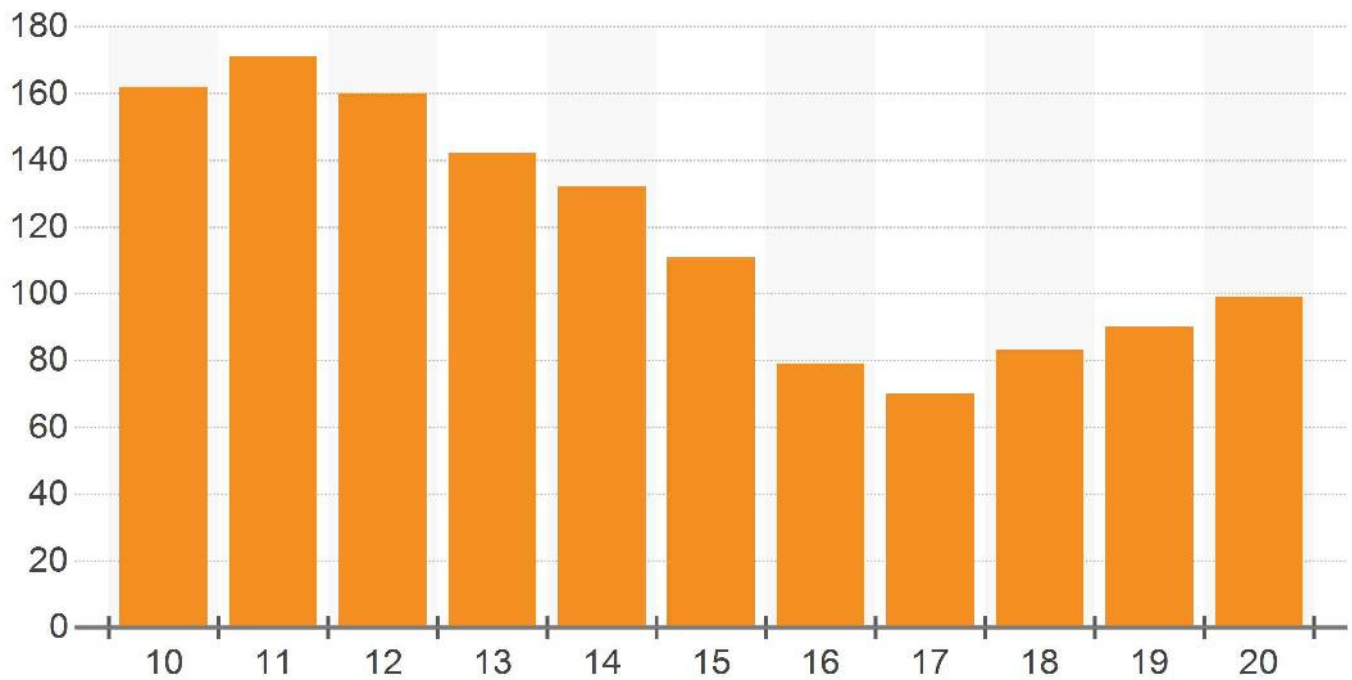
MONTHS TO SALE



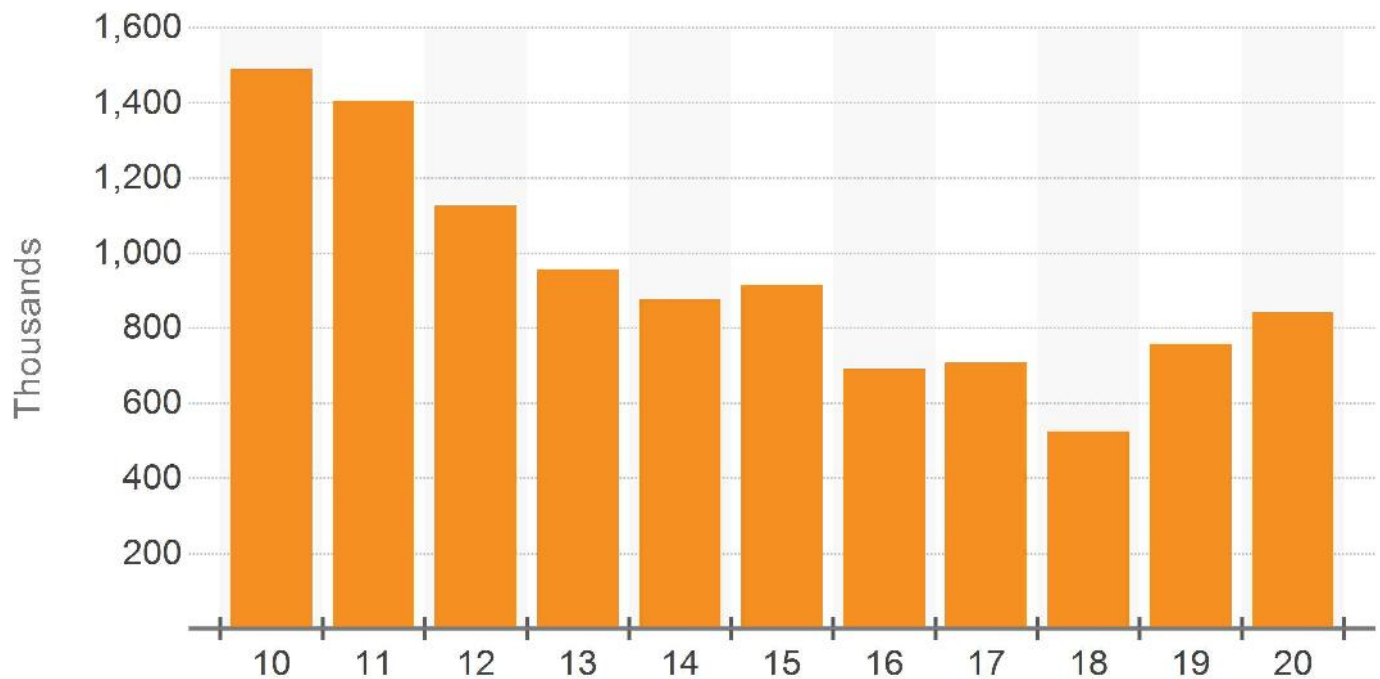
PROBABILITY OF SELLING IN MONTHS



### FOR SALE TOTAL LISTINGS



### FOR SALE TOTAL SF



ASKING PRICE PER SF



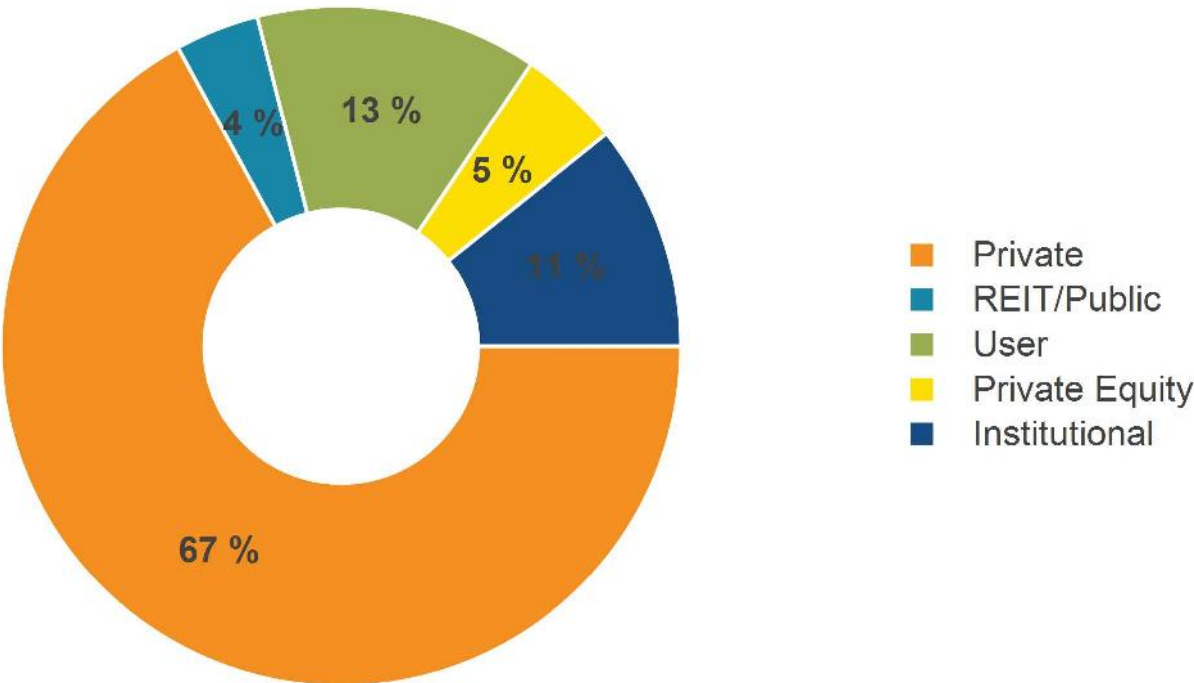
## TOP BUYERS



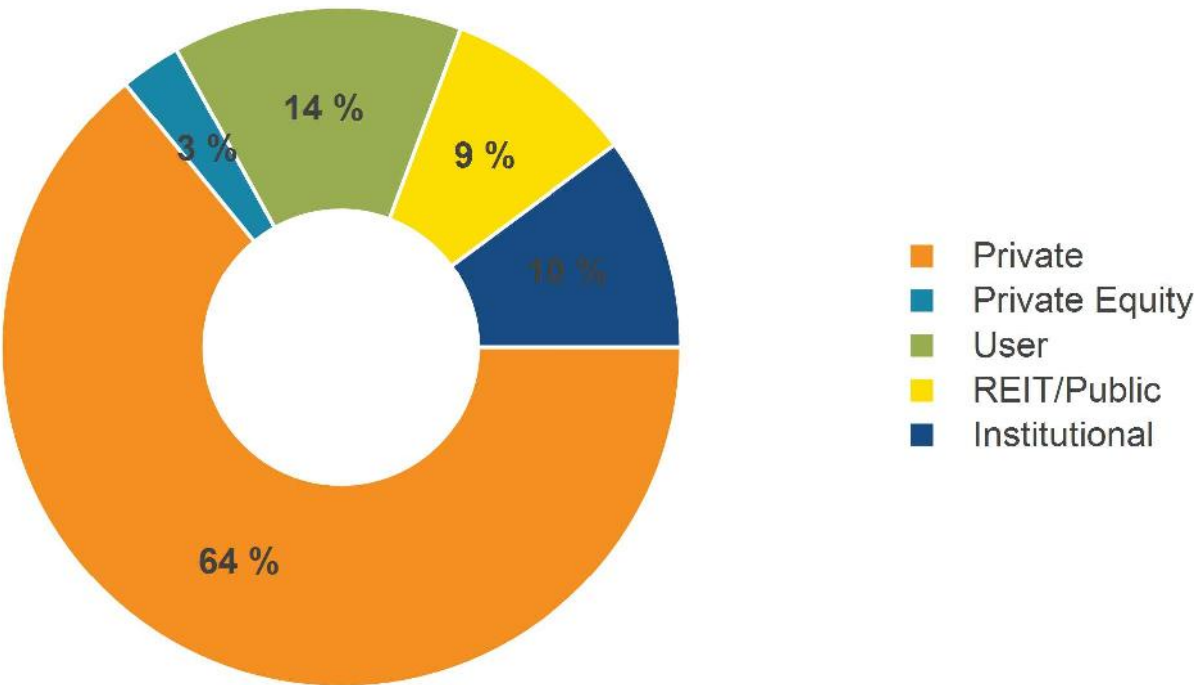
## TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

