



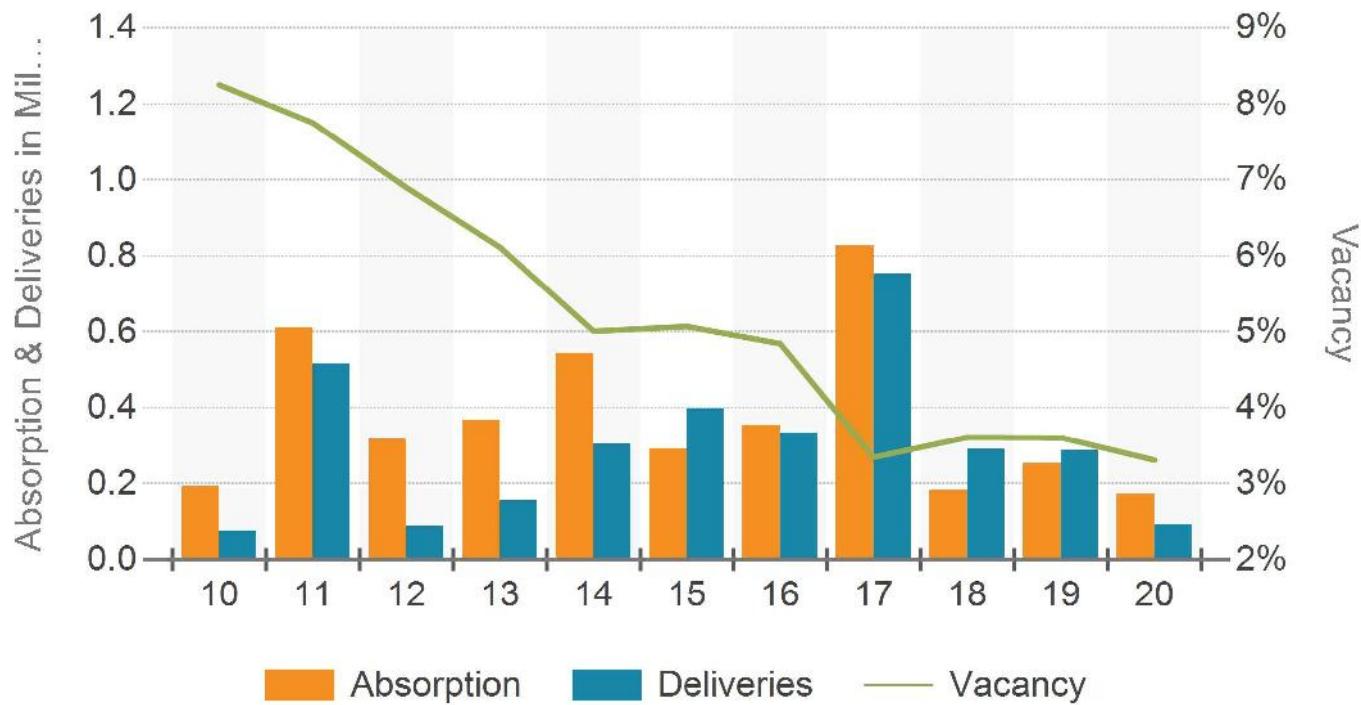
Retail Report - Larimer/Weld County

PREPARED BY

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COMMERCIAL REAL ESTATE SERVICES
Jamie Globelnik
Associate Broker

 CoStar™

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

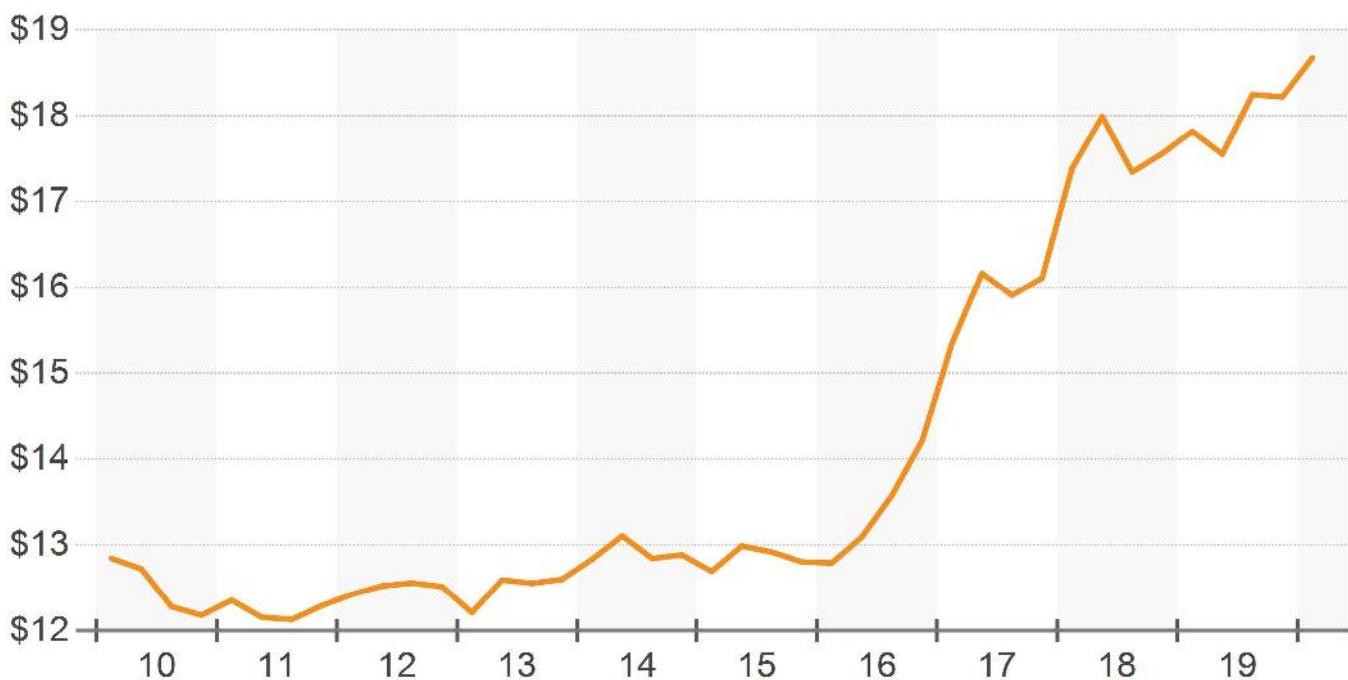
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	433,303	369,053
12 Mo. Leasing SF	770,103	689,753

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%

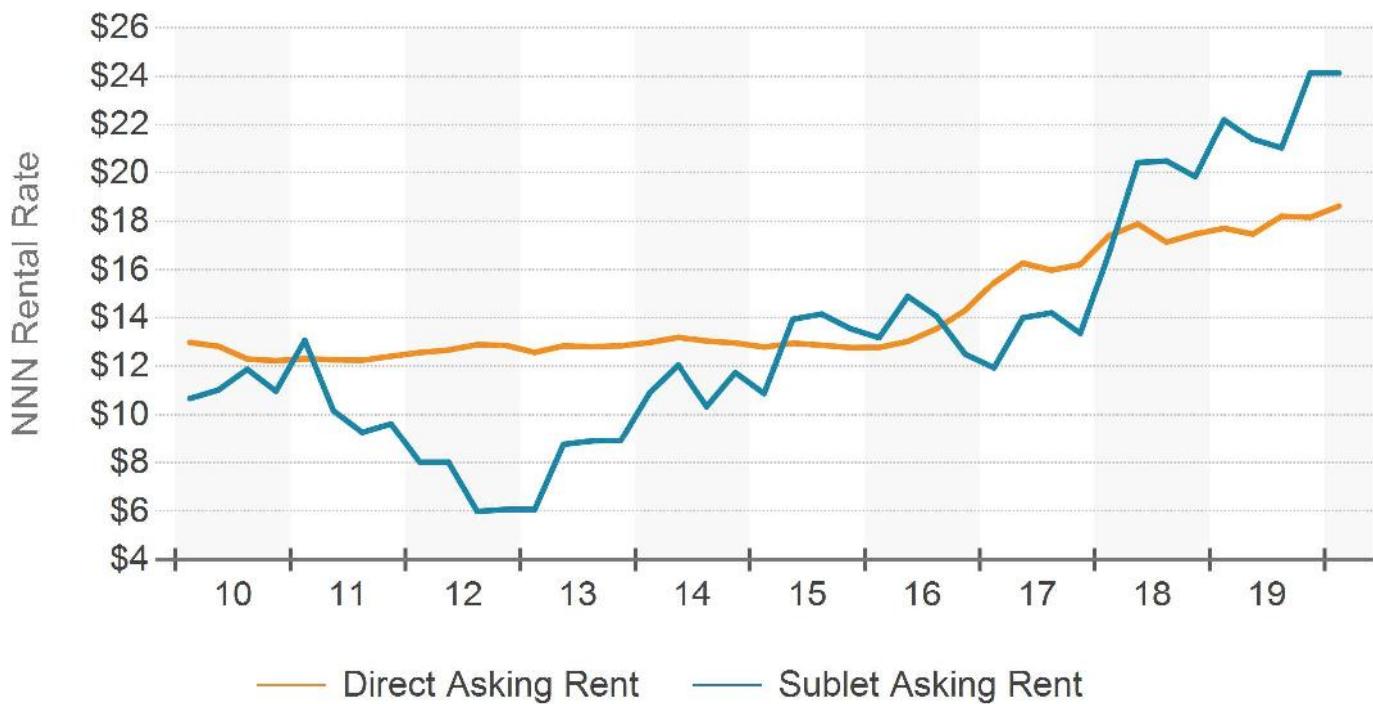
Rental Rates

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NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



Vacancy & Availability

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VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

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AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

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OCCUPANCY RATE



PERCENT LEASED RATE



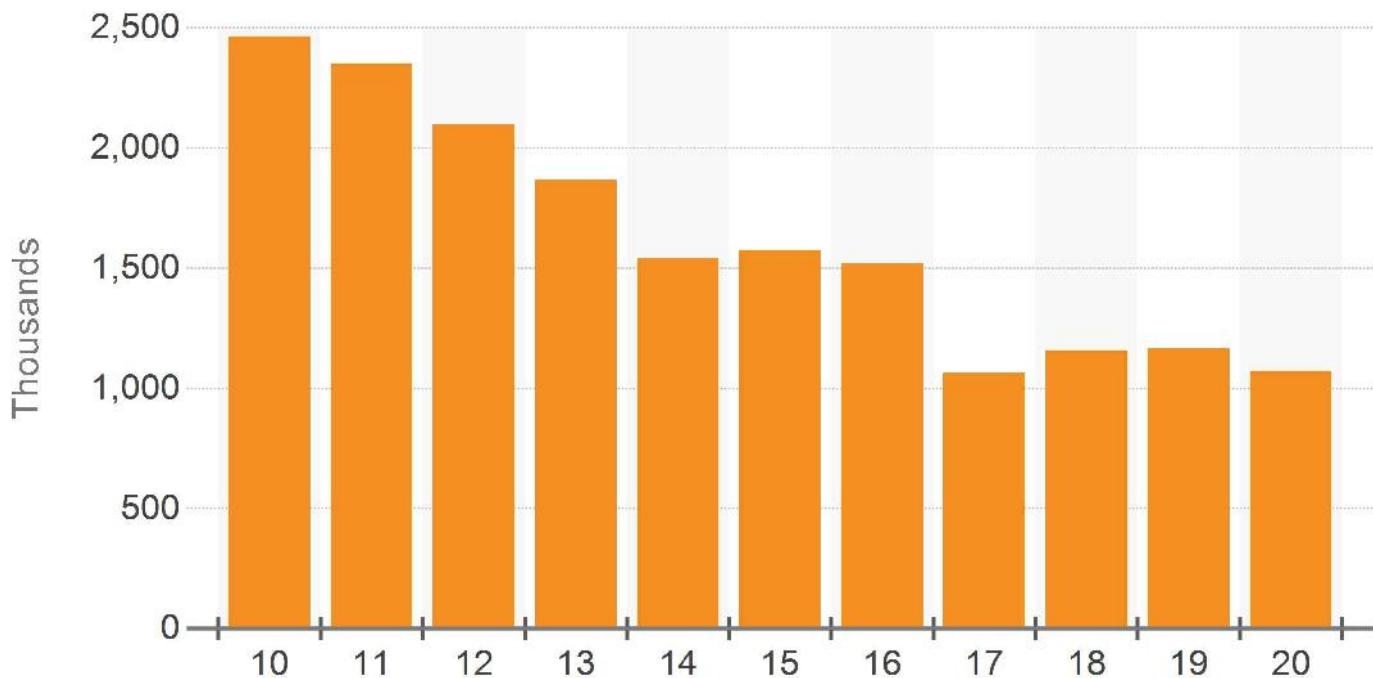
Vacancy & Availability

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OCCUPANCY & PERCENT LEASED



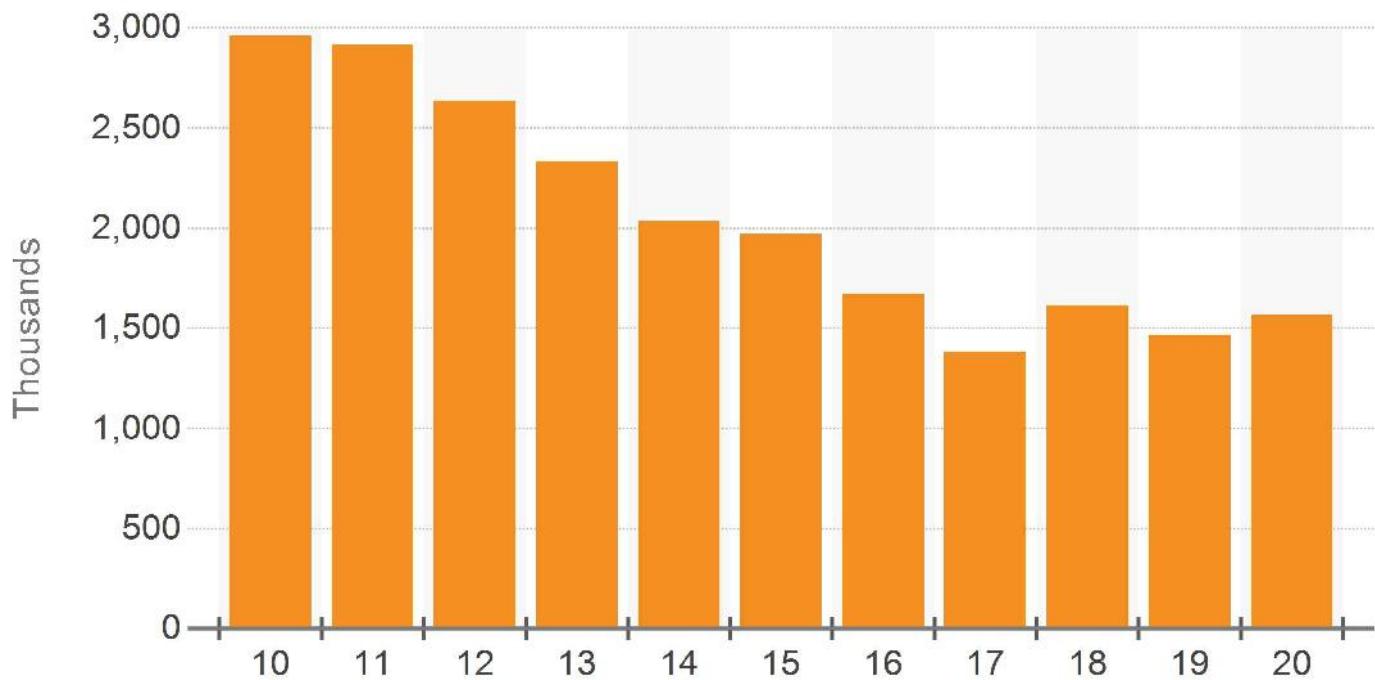
VACANT SF



Vacancy & Availability

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AVAILABLE SF



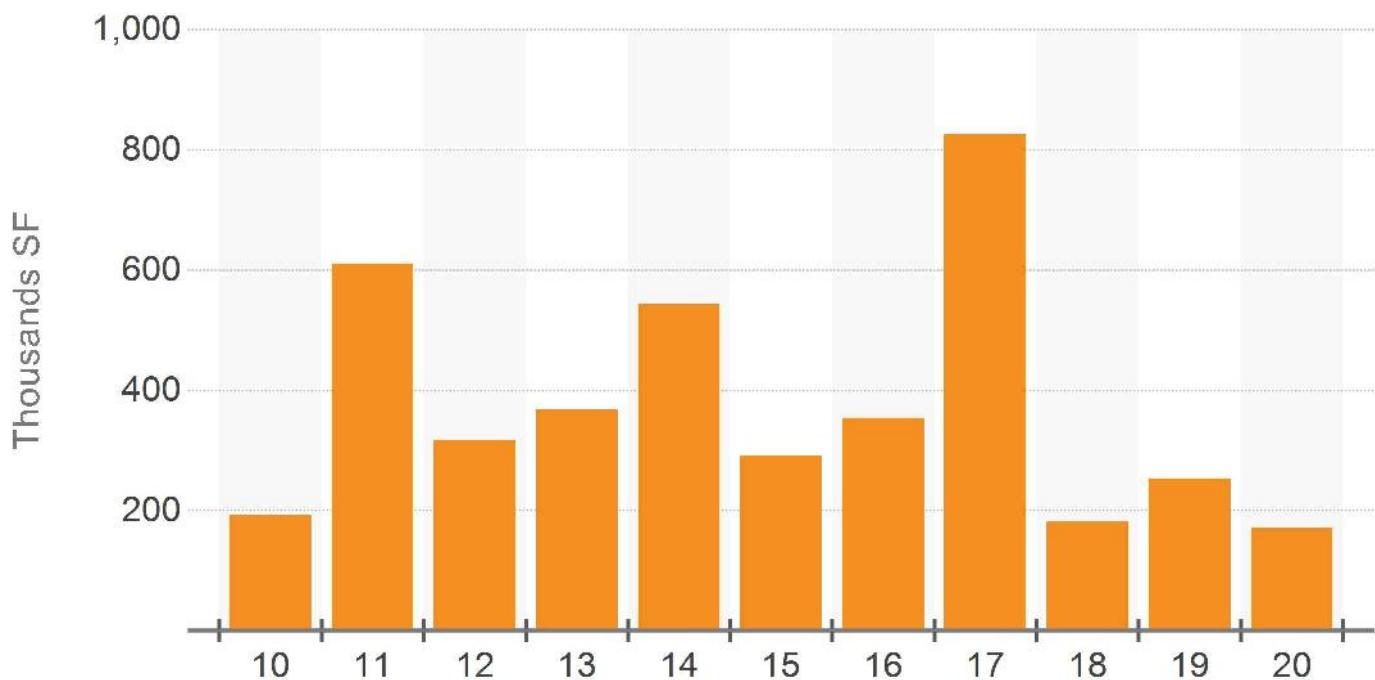
MONTHS ON MARKET DISTRIBUTION



Leasing Demand

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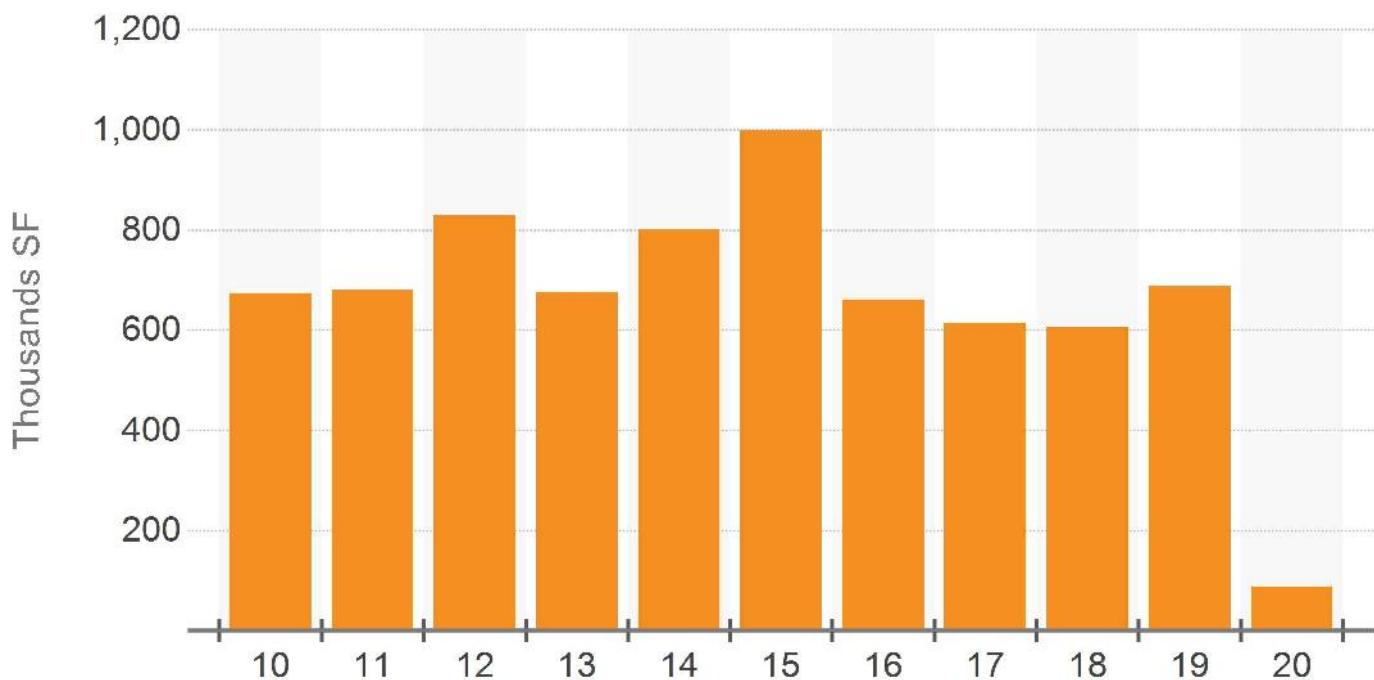
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



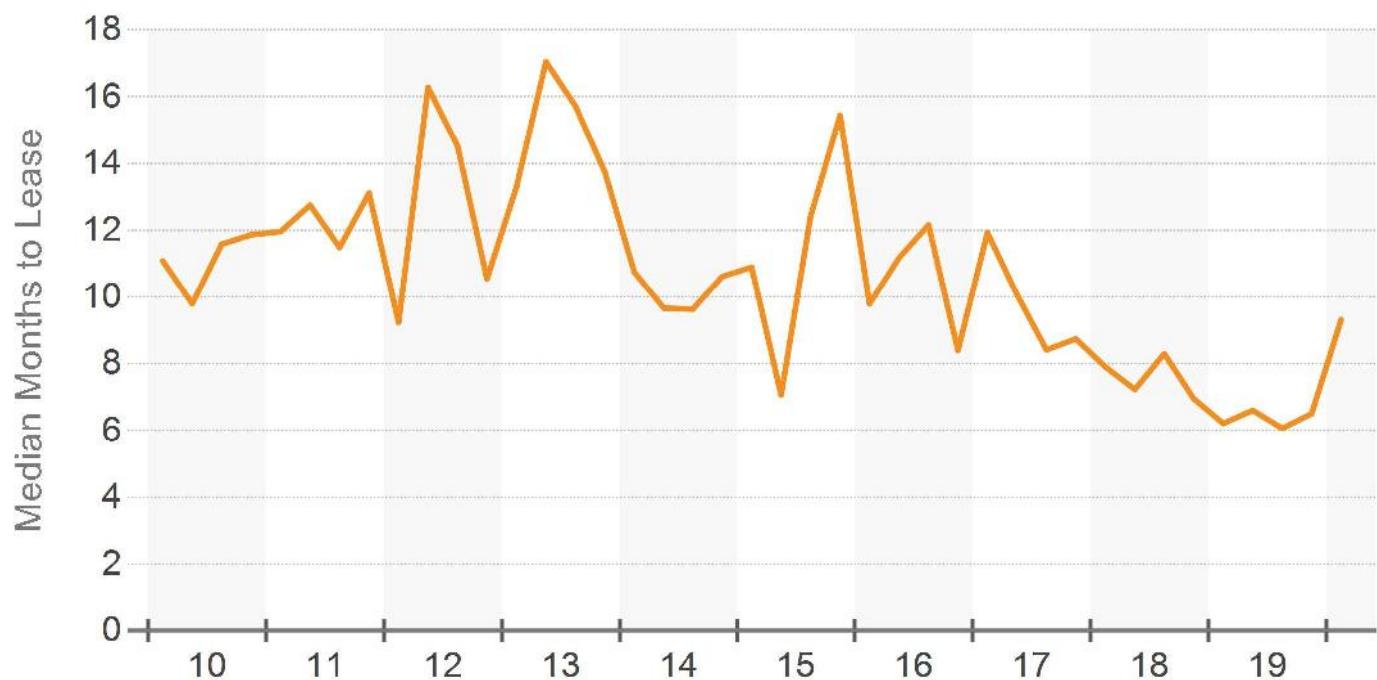
MONTHS ON MARKET



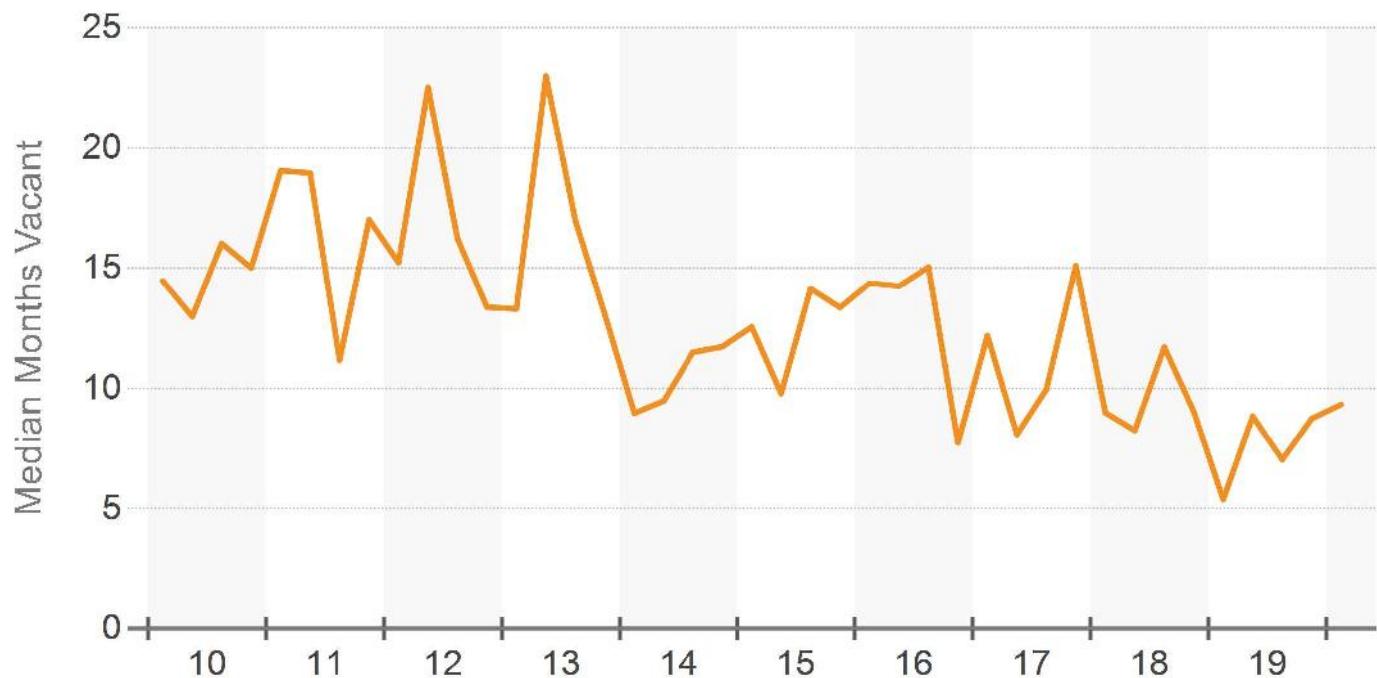
Leasing Demand

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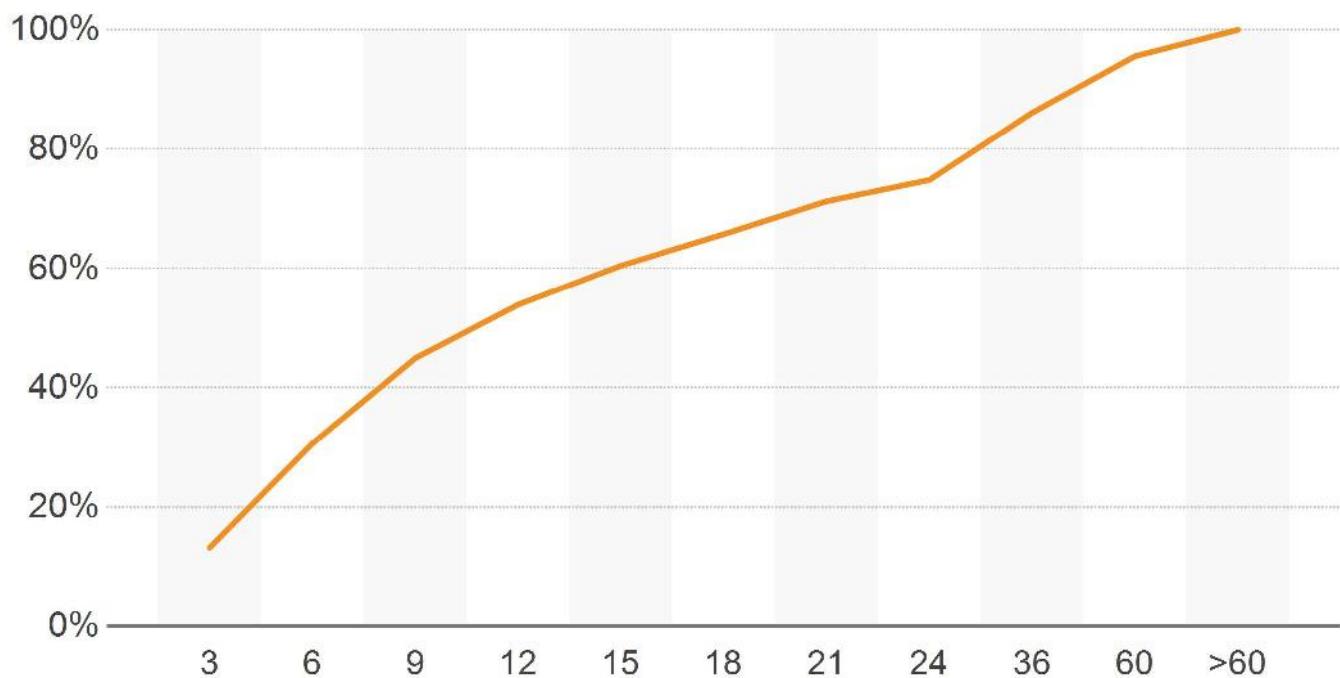
MONTHS TO LEASE



MONTHS VACANT



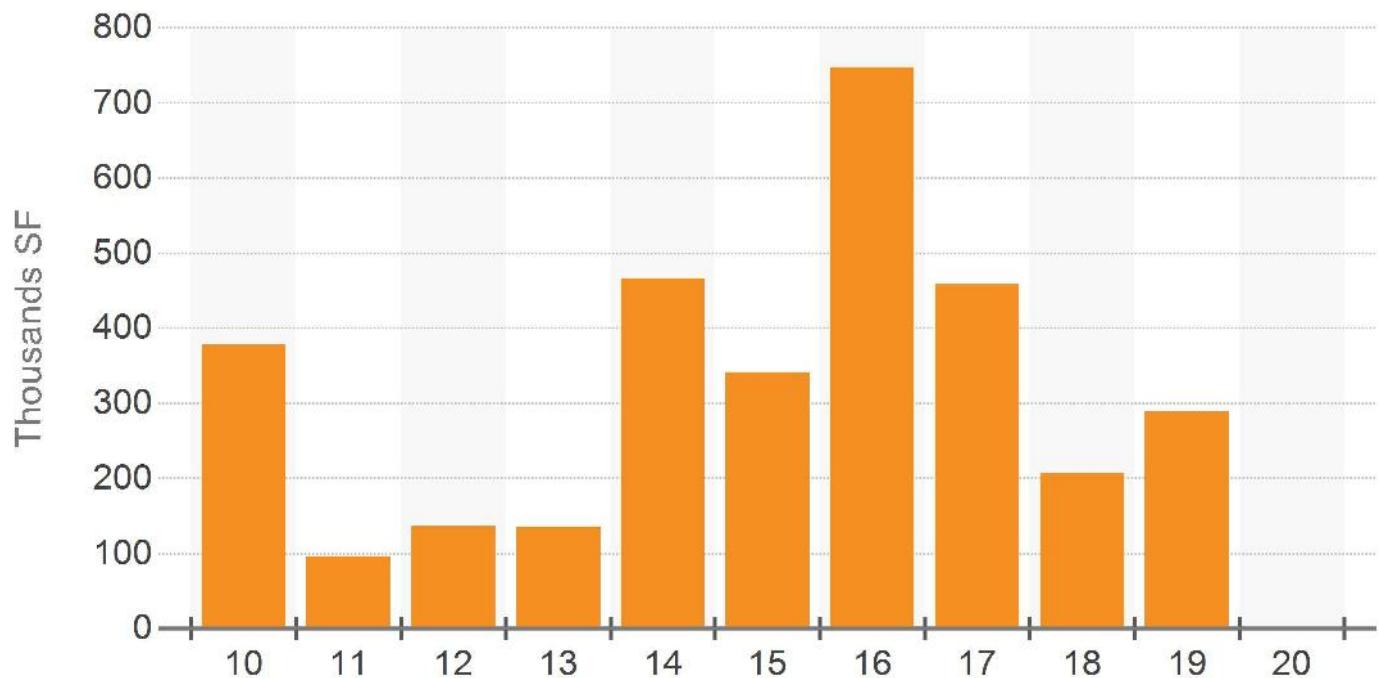
PROBABILITY OF LEASING IN MONTHS



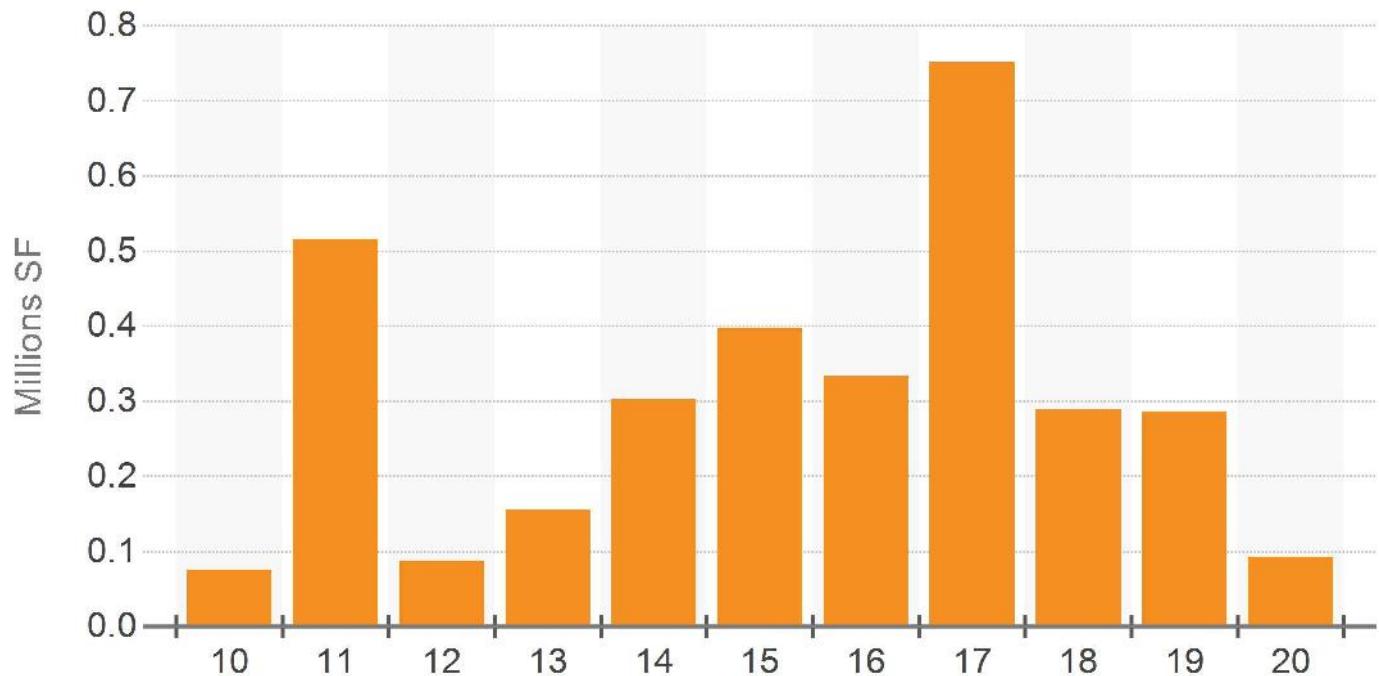
Construction Activity

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CONSTRUCTION STARTS



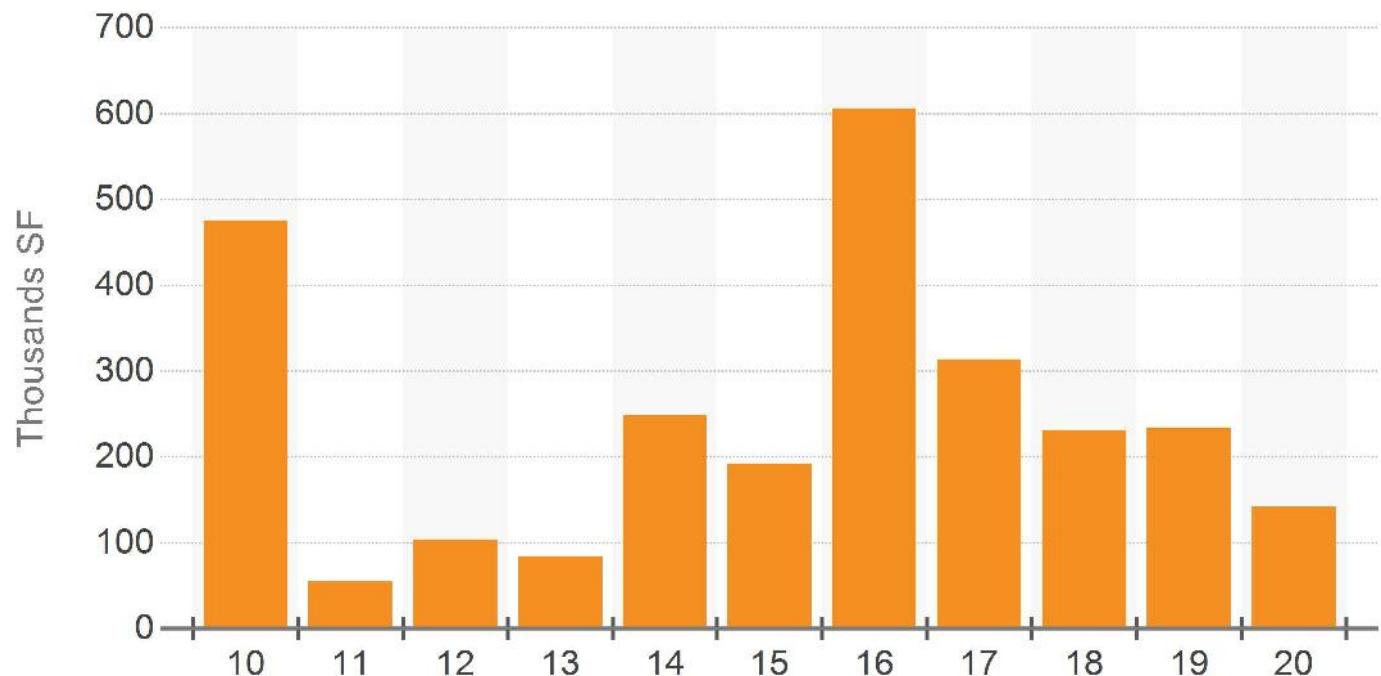
CONSTRUCTION DELIVERIES



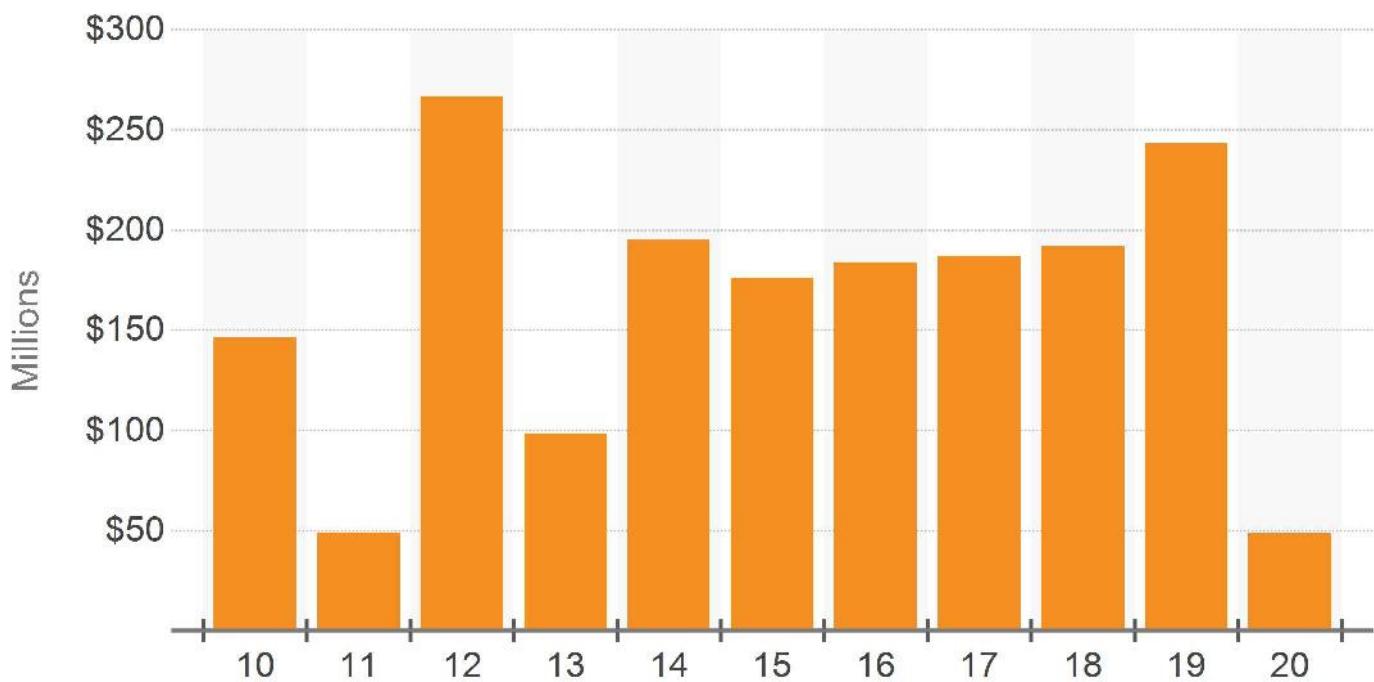
Construction Activity

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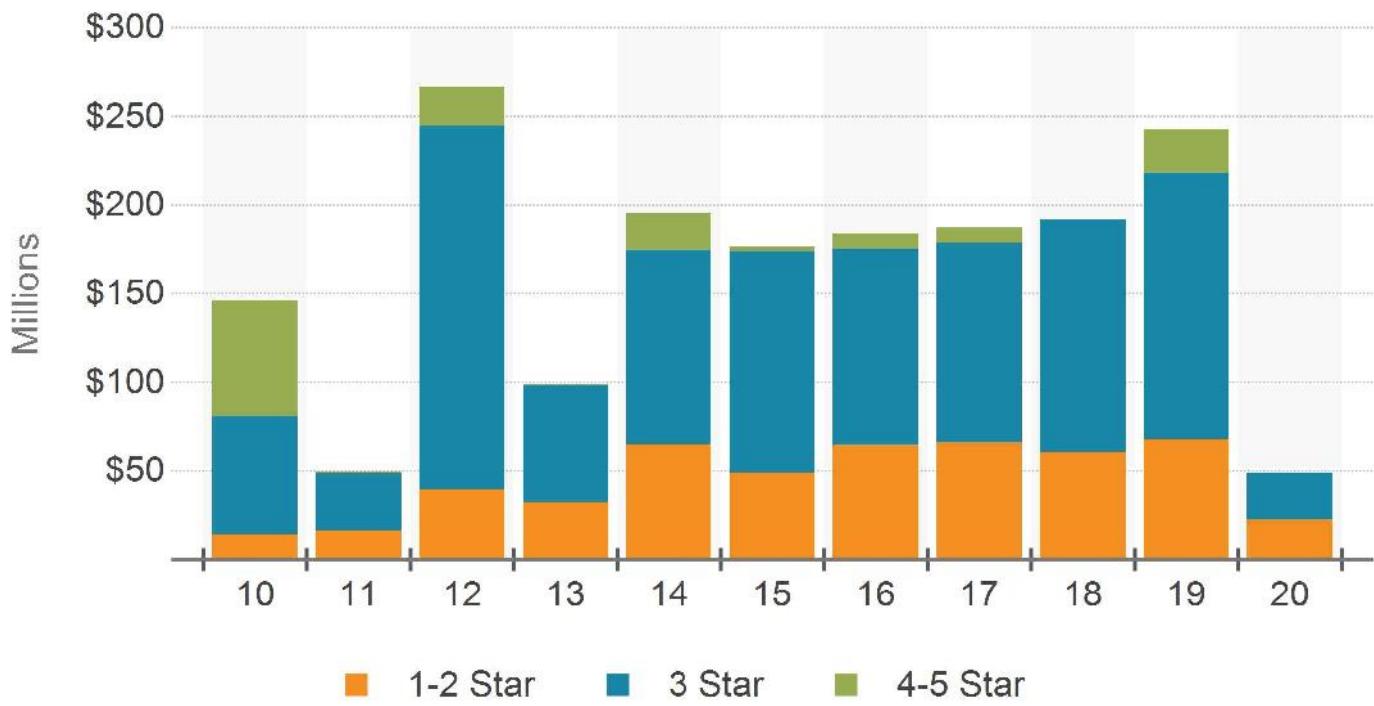
UNDER CONSTRUCTION



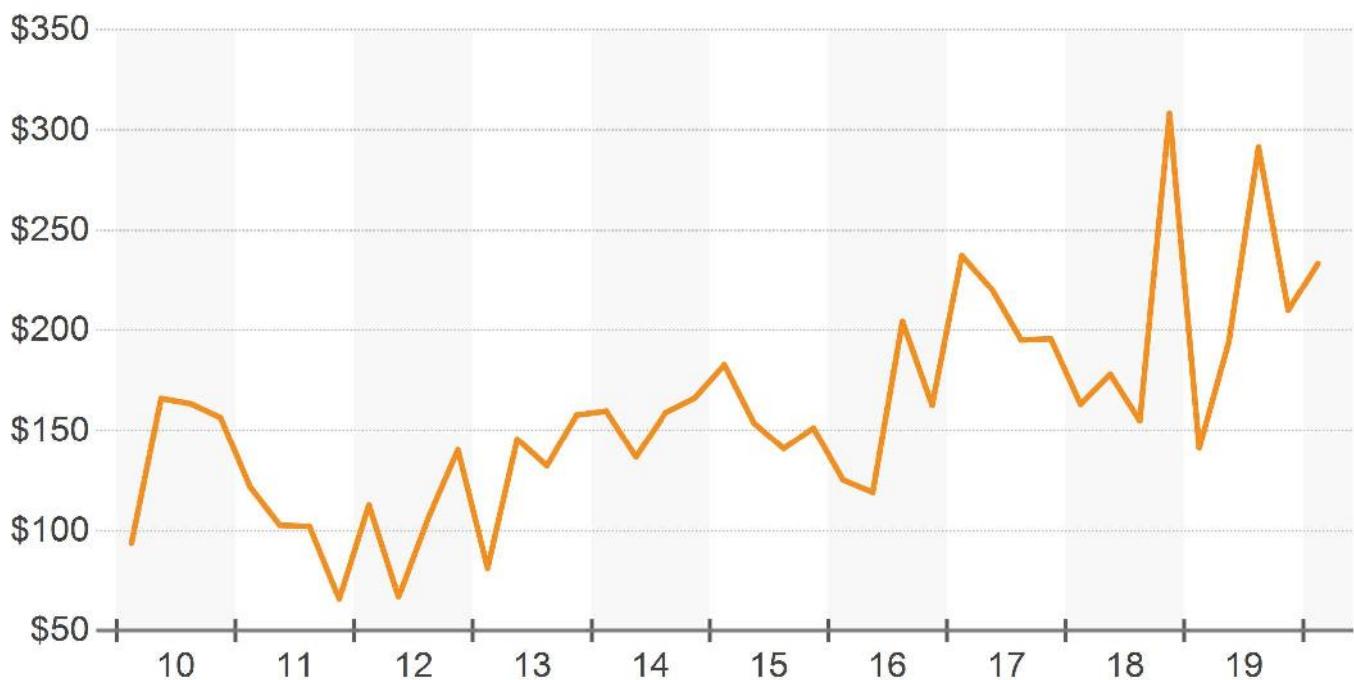
SALES VOLUME



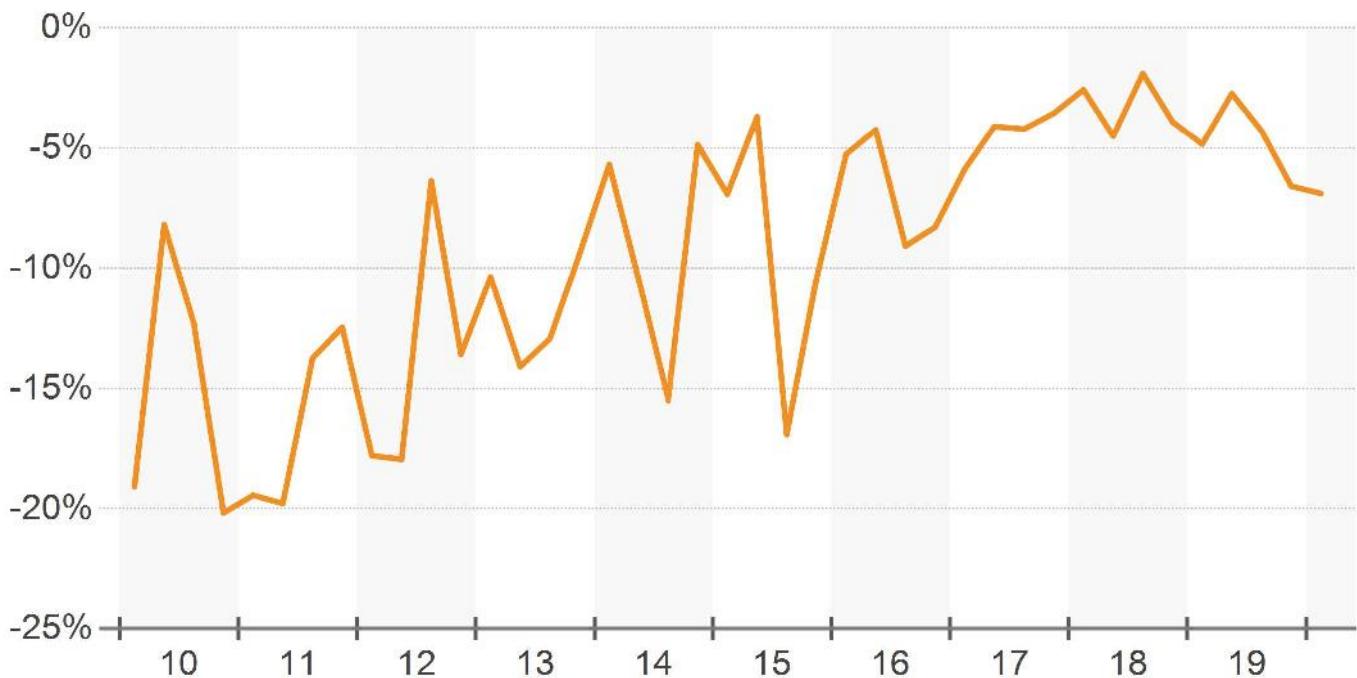
SALES VOLUME BY STAR RATING



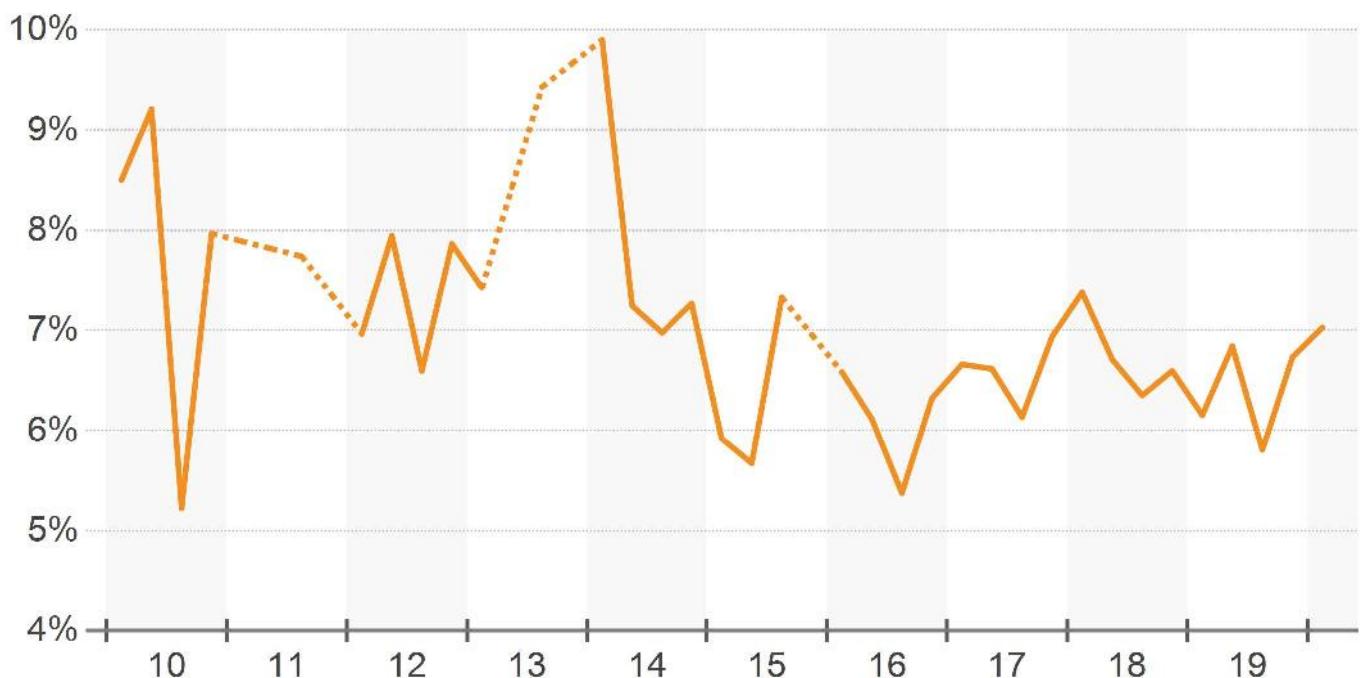
AVERAGE SALE PRICE PER SF



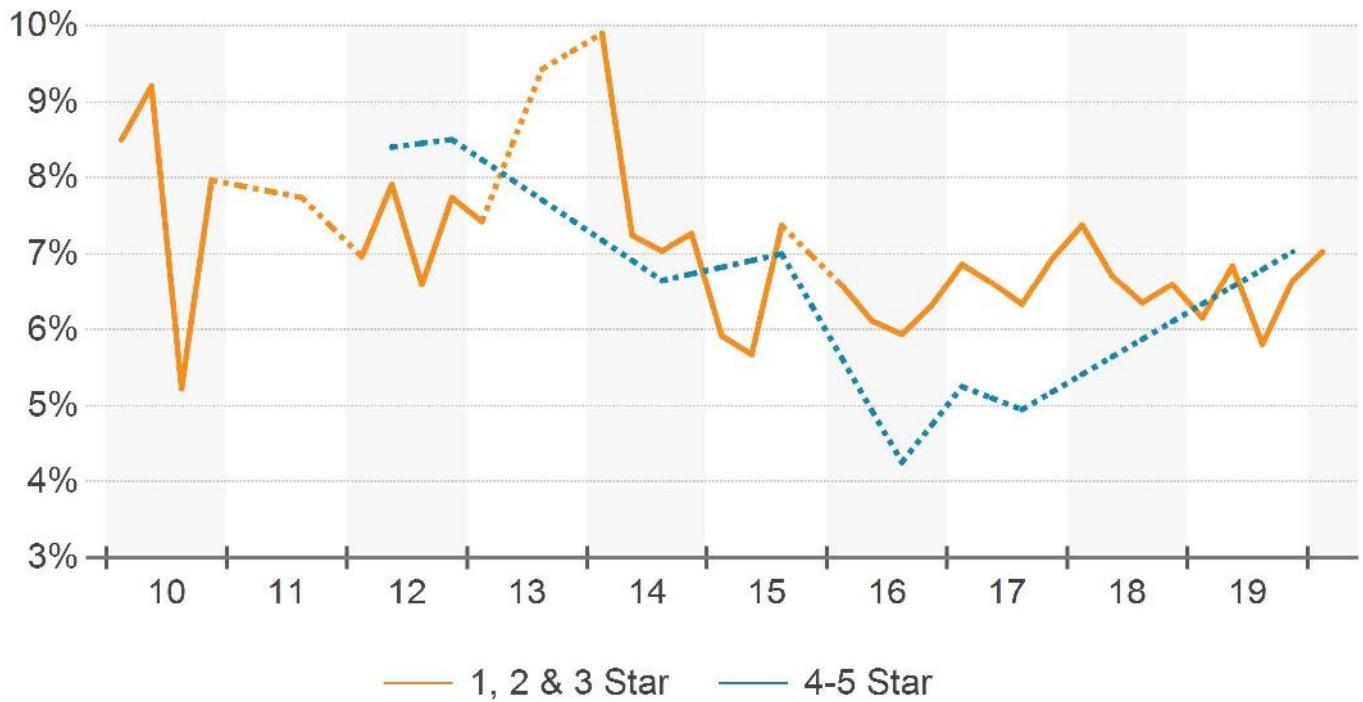
SALE TO ASKING PRICE DIFFERENTIAL



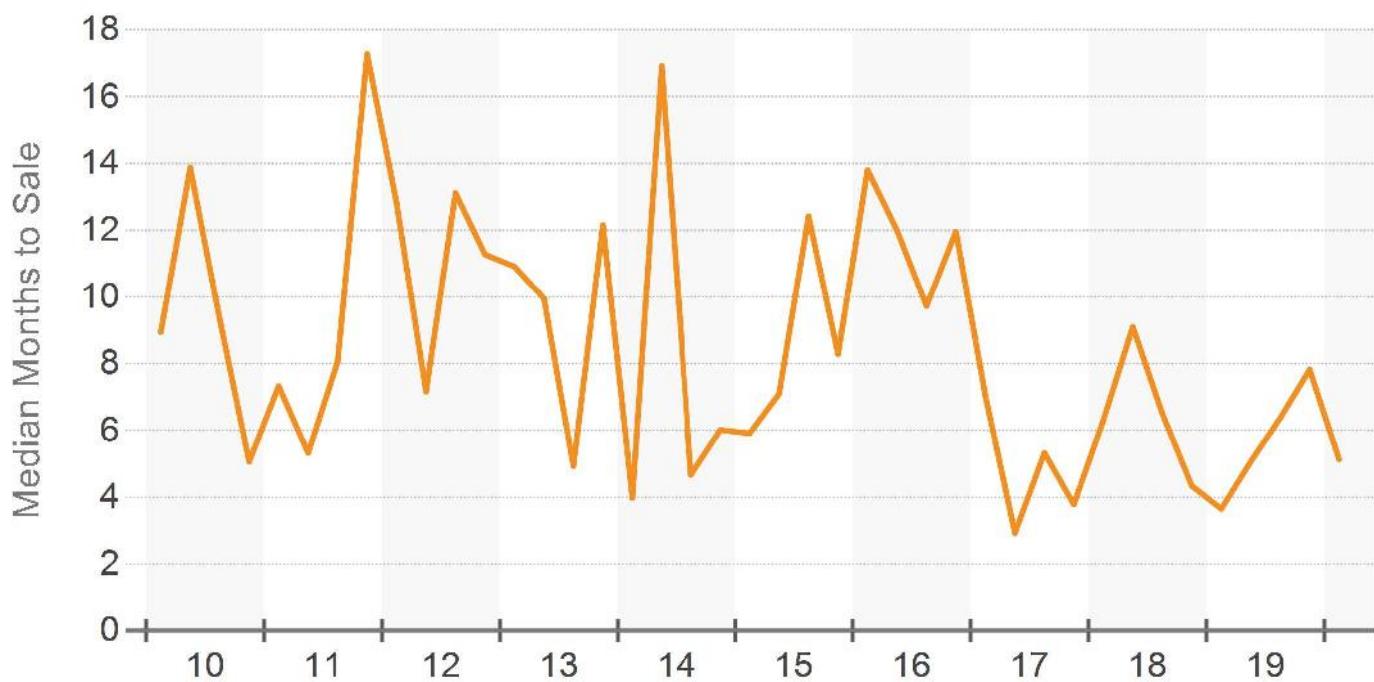
CAP RATE



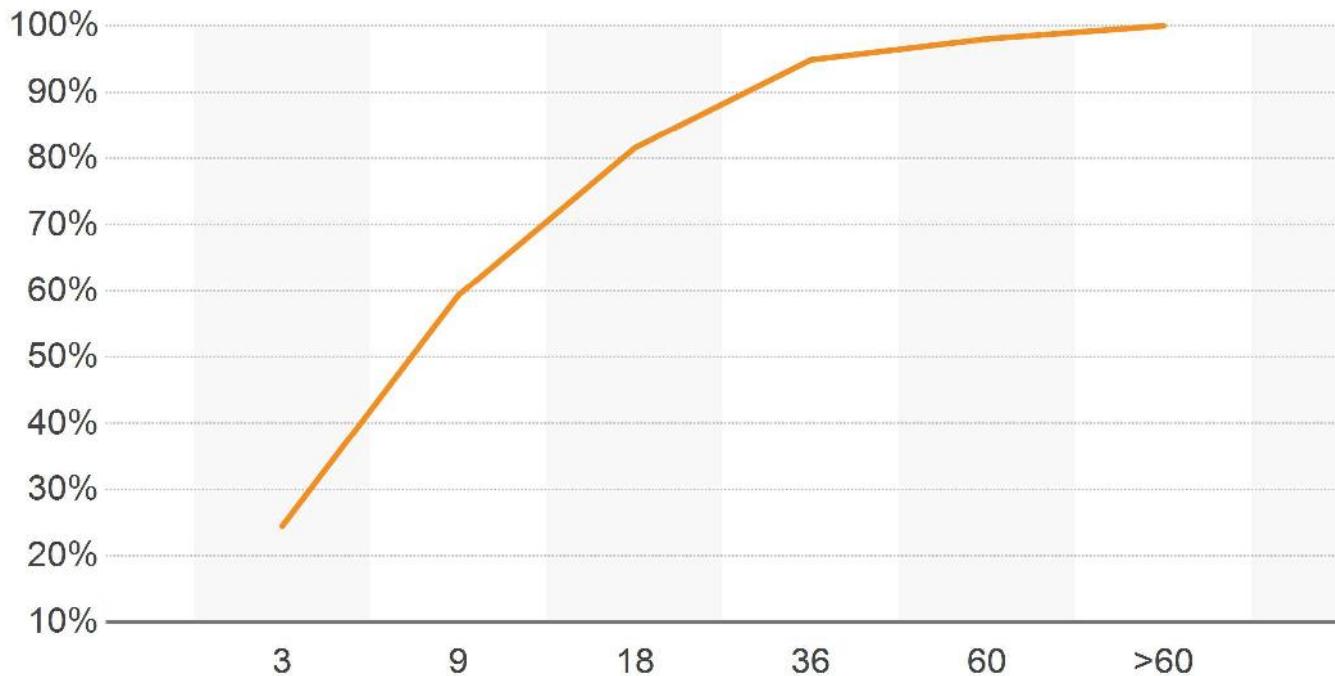
CAP RATE BY STAR RATING



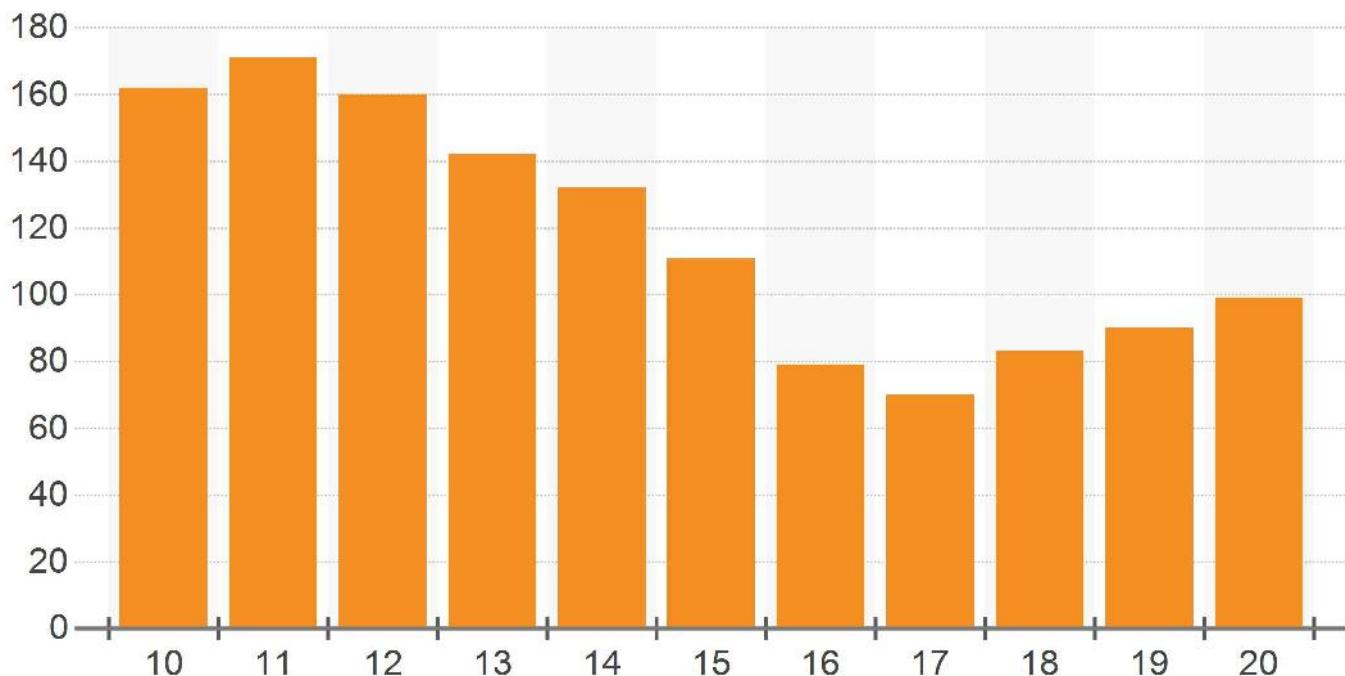
MONTHS TO SALE



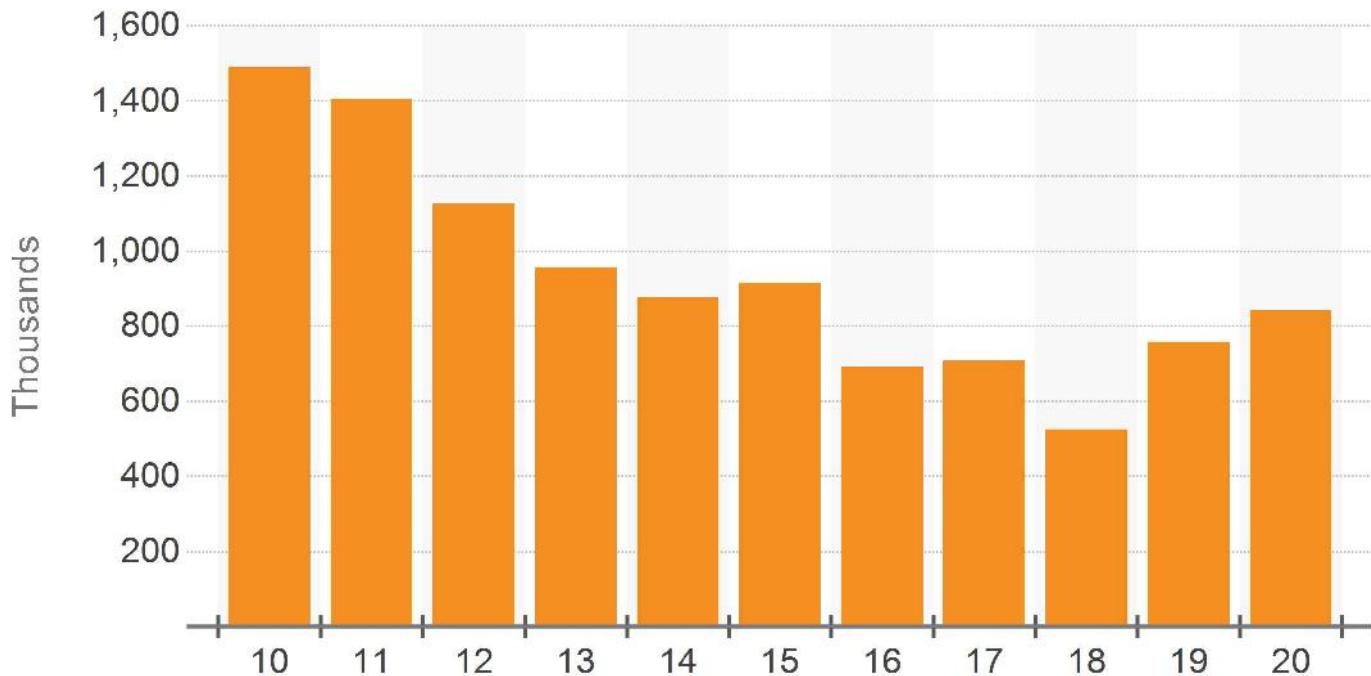
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



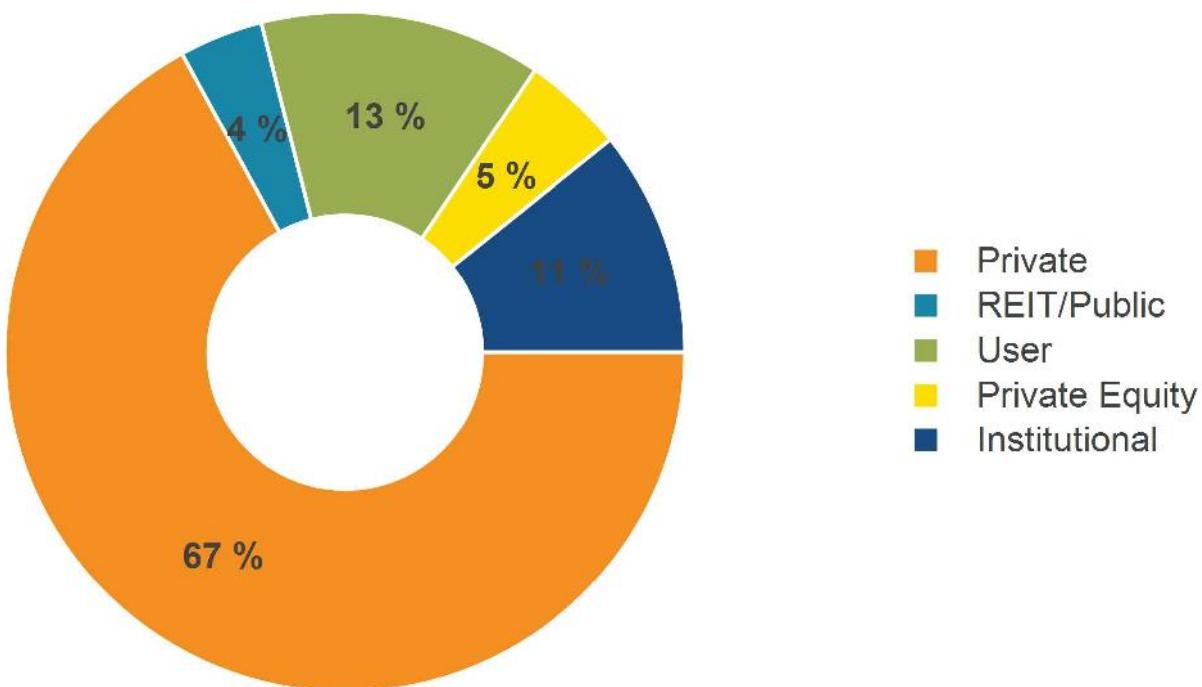
TOP BUYERS



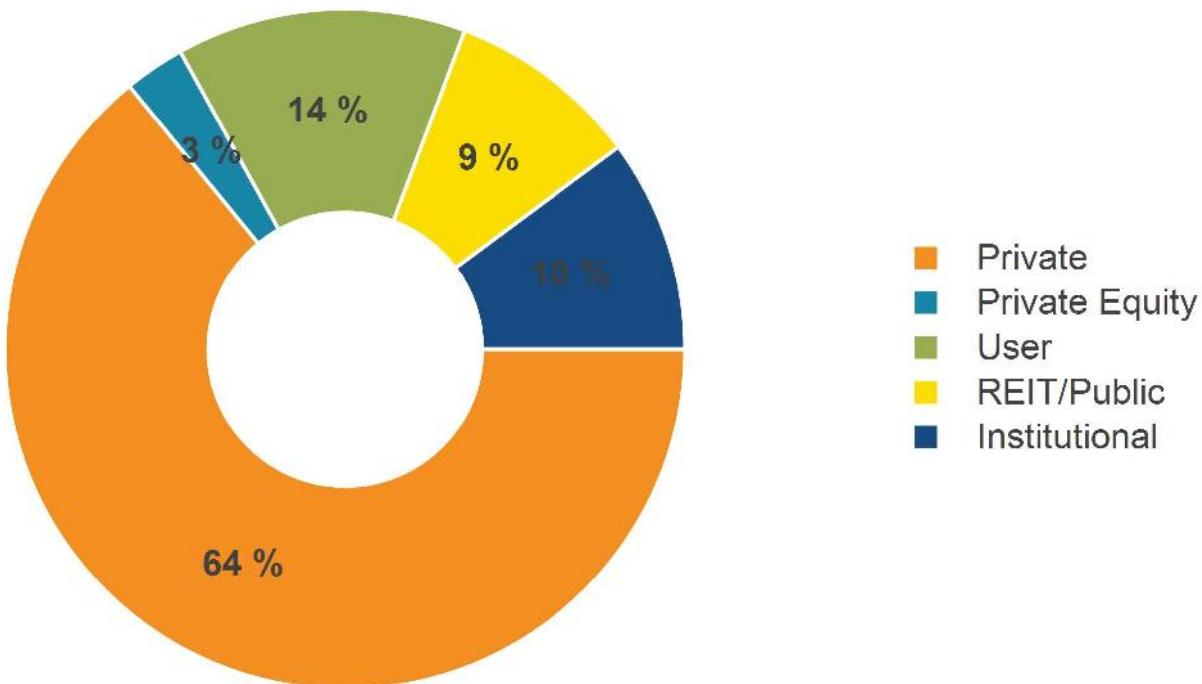
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

