



Retail Report – Larimer & Weld County

Q3 2024

PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES

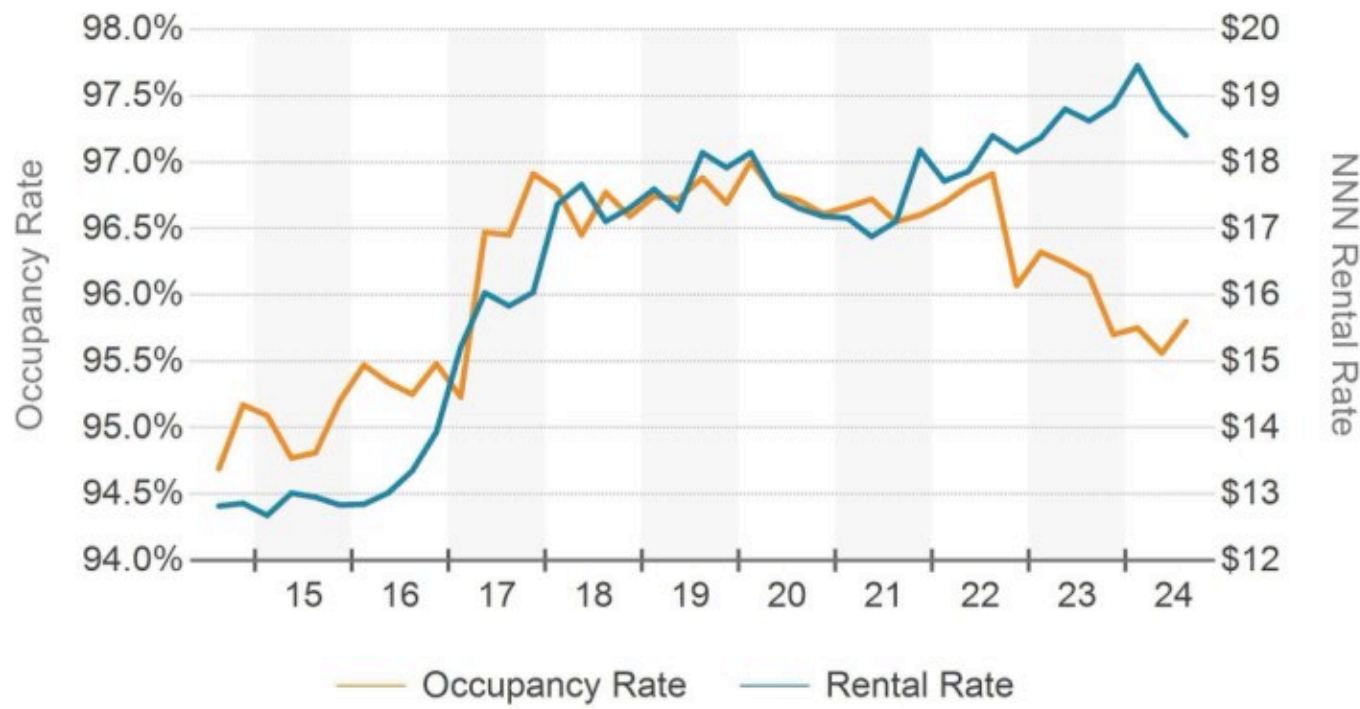
Jamie Globelnik
Broker



ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

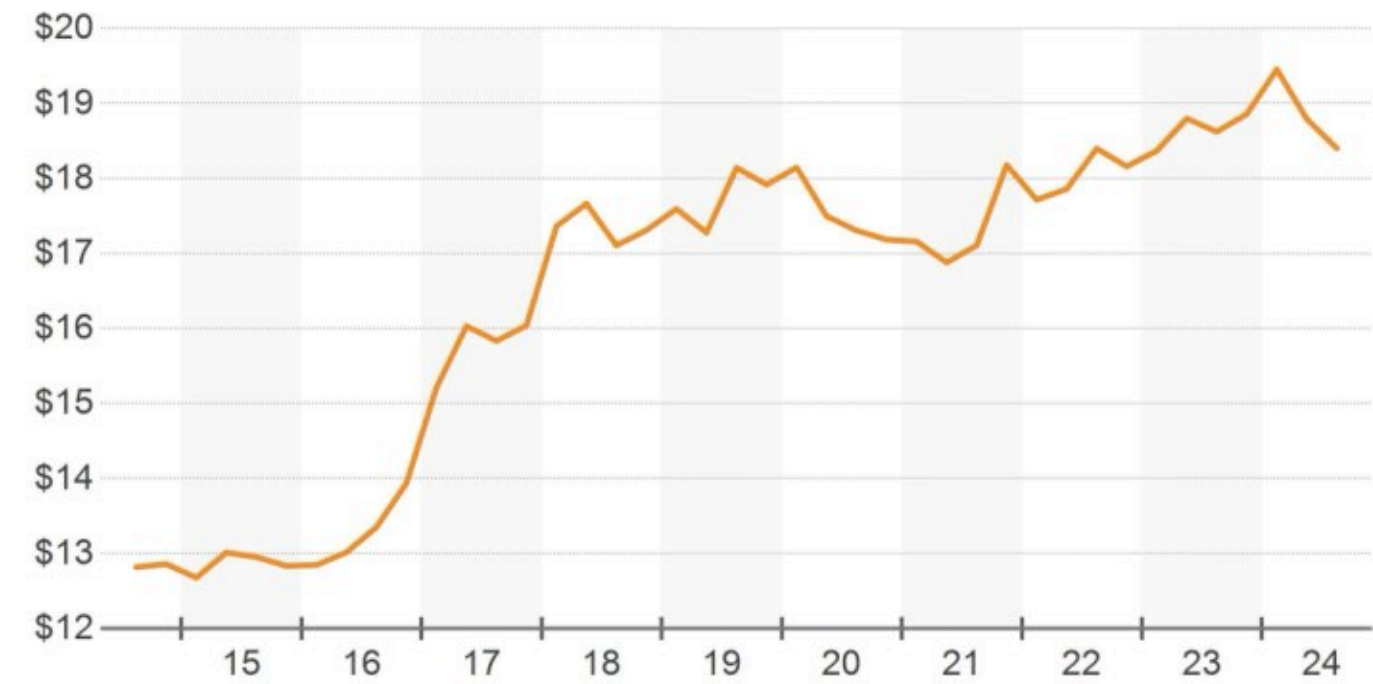
Availability	Survey	5-Year Avg
NNN Rent Per SF	\$18.40	\$17.98
Vacancy Rate	4.2%	3.5%
Vacant SF	1,501,168	1,240,190
Availability Rate	5.0%	4.5%
Available SF	1,802,672	1,579,733
Sublet SF	125,125	113,813
Months on Market	8.1	9.9

Inventory	Survey	5-Year Avg
Existing Buildings	3,029	2,971
Existing SF	35,744,732	35,071,560
12 Mo. Const. Starts	141,932	204,869
Under Construction	123,883	219,287
12 Mo. Deliveries	480,820	278,578

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	261,532	139,186
12 Mo. Leasing SF	647,468	603,008

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$278	\$210
Asking Price Per SF	\$398	\$327
Sales Volume (Mil.)	\$228	\$291
Cap Rate	6.4%	6.2%

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



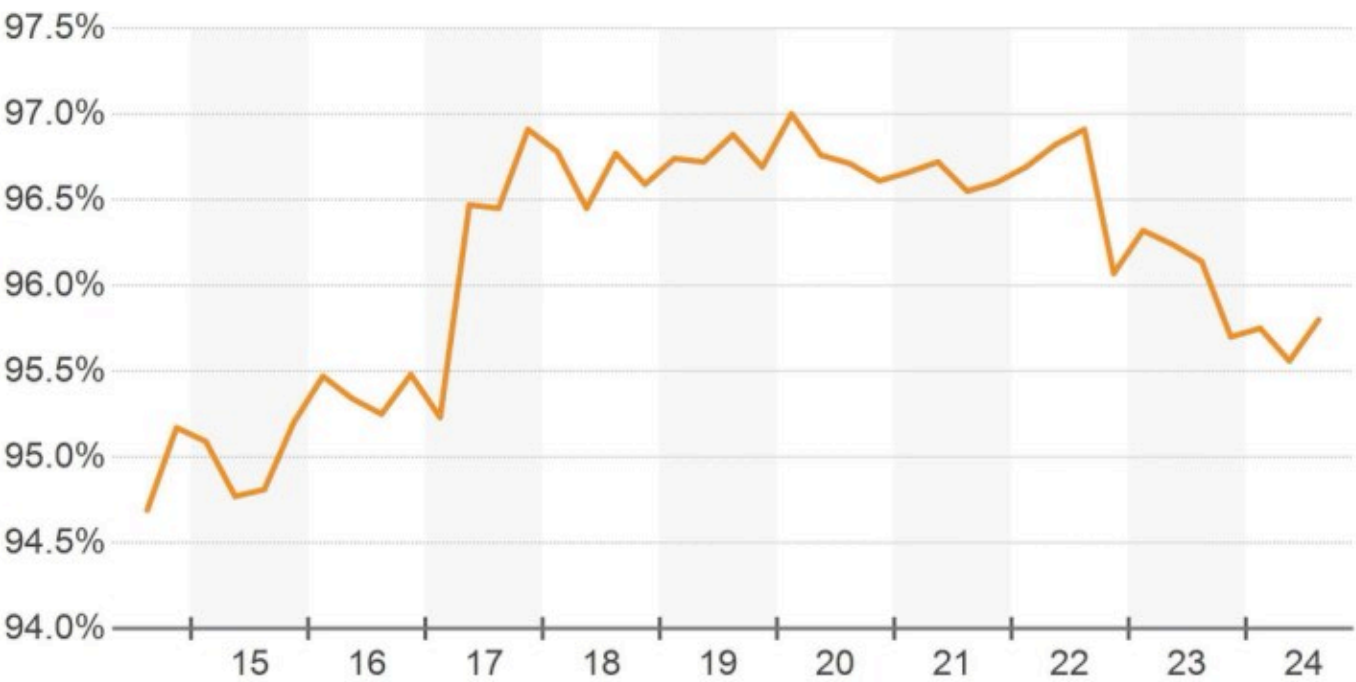
AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



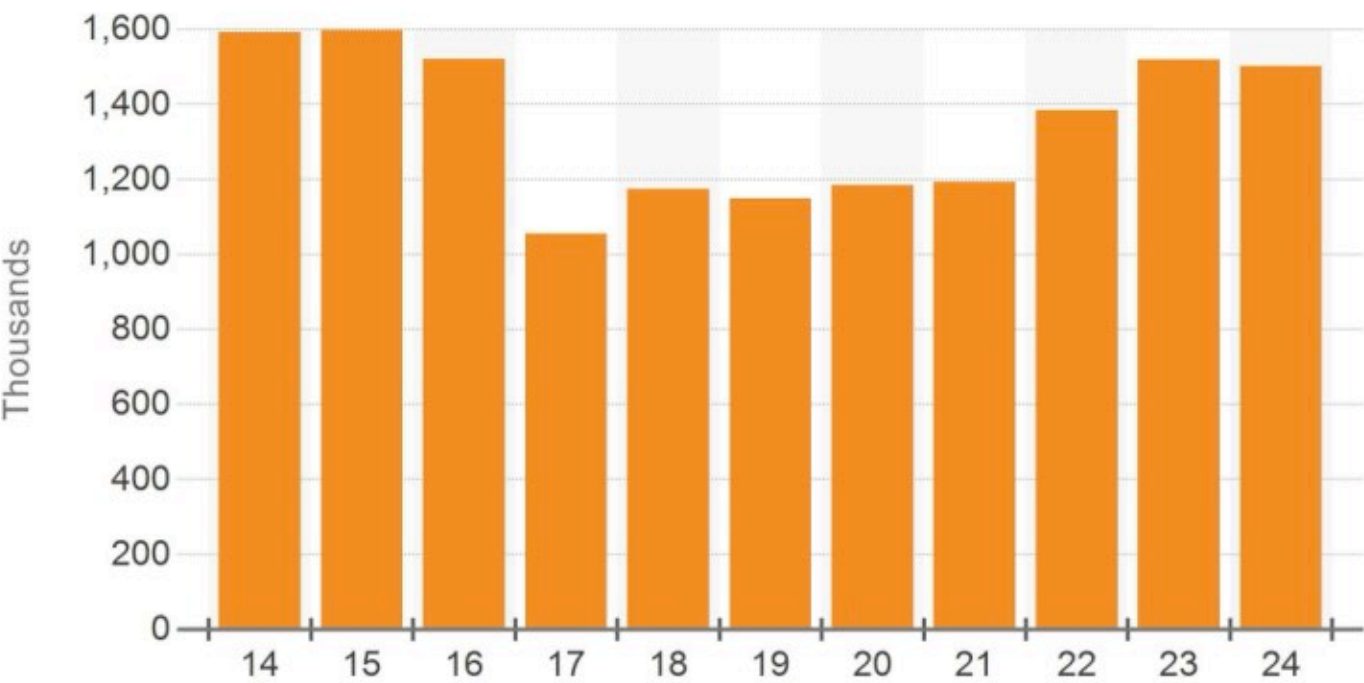
PERCENT LEASED RATE



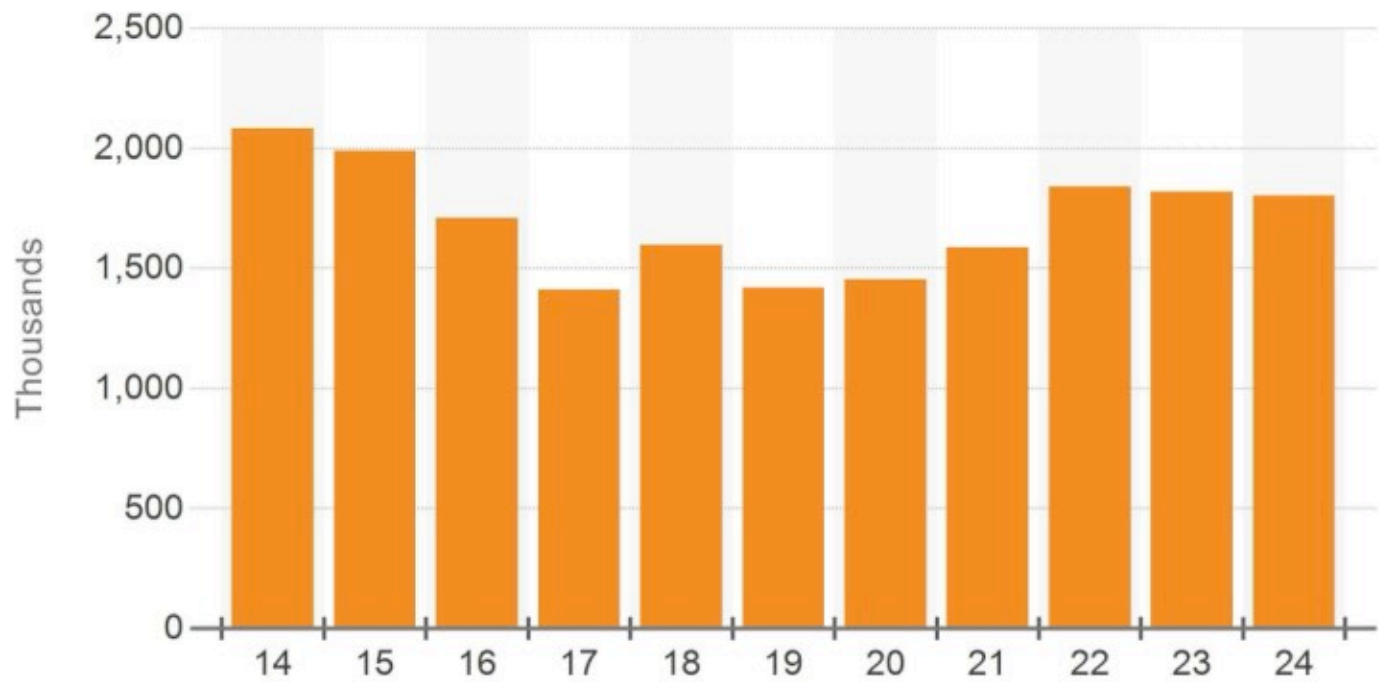
OCCUPANCY & PERCENT LEASED



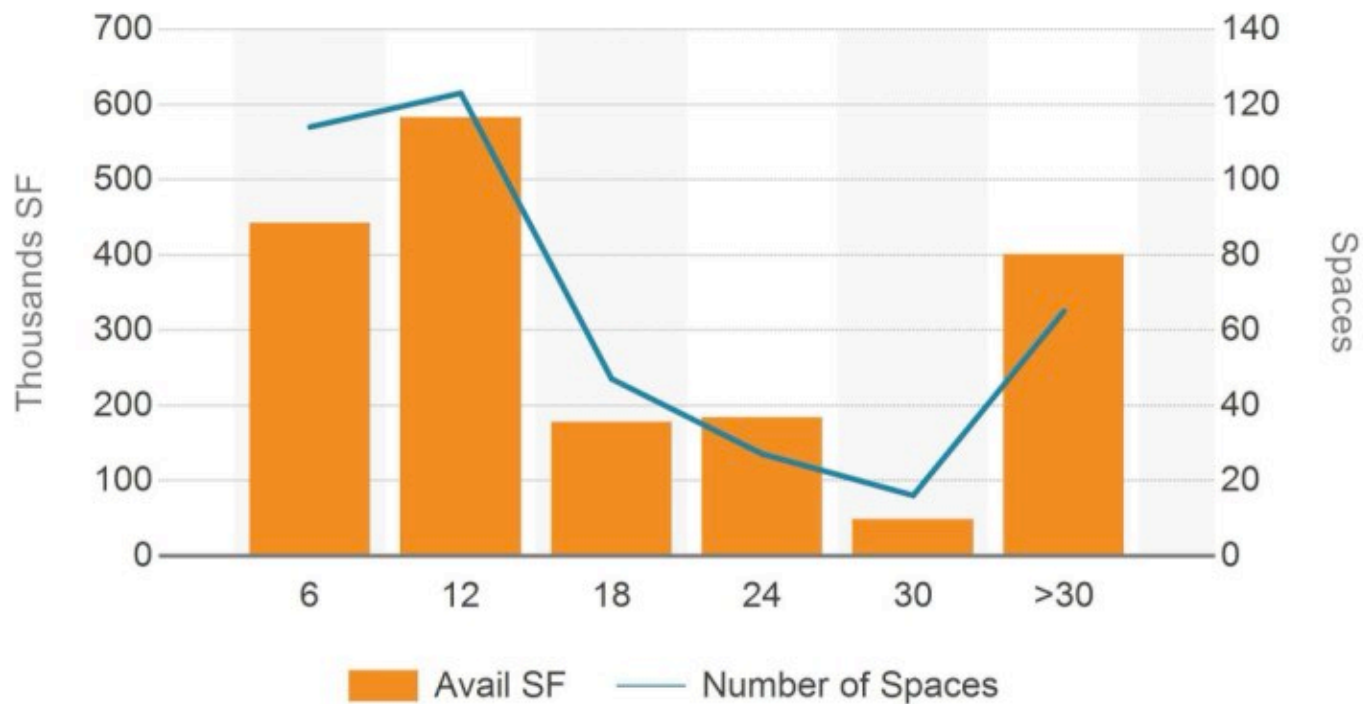
VACANT SF



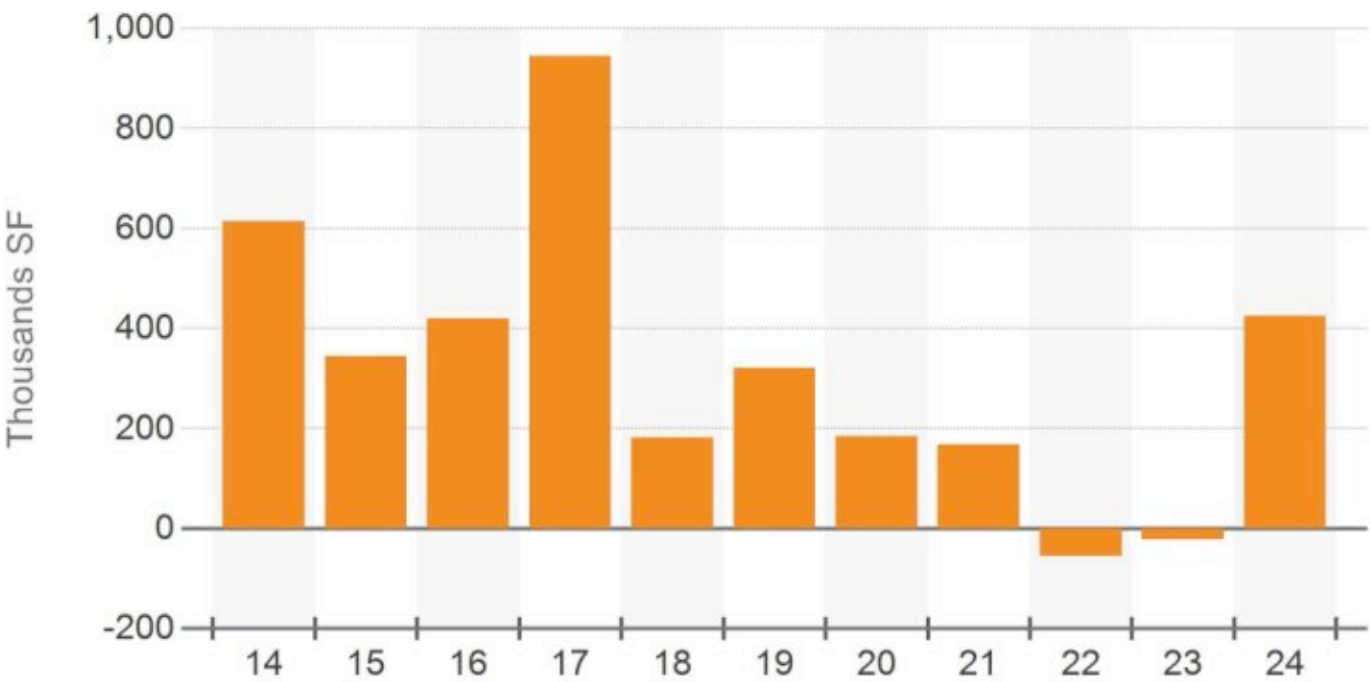
AVAILABLE SF



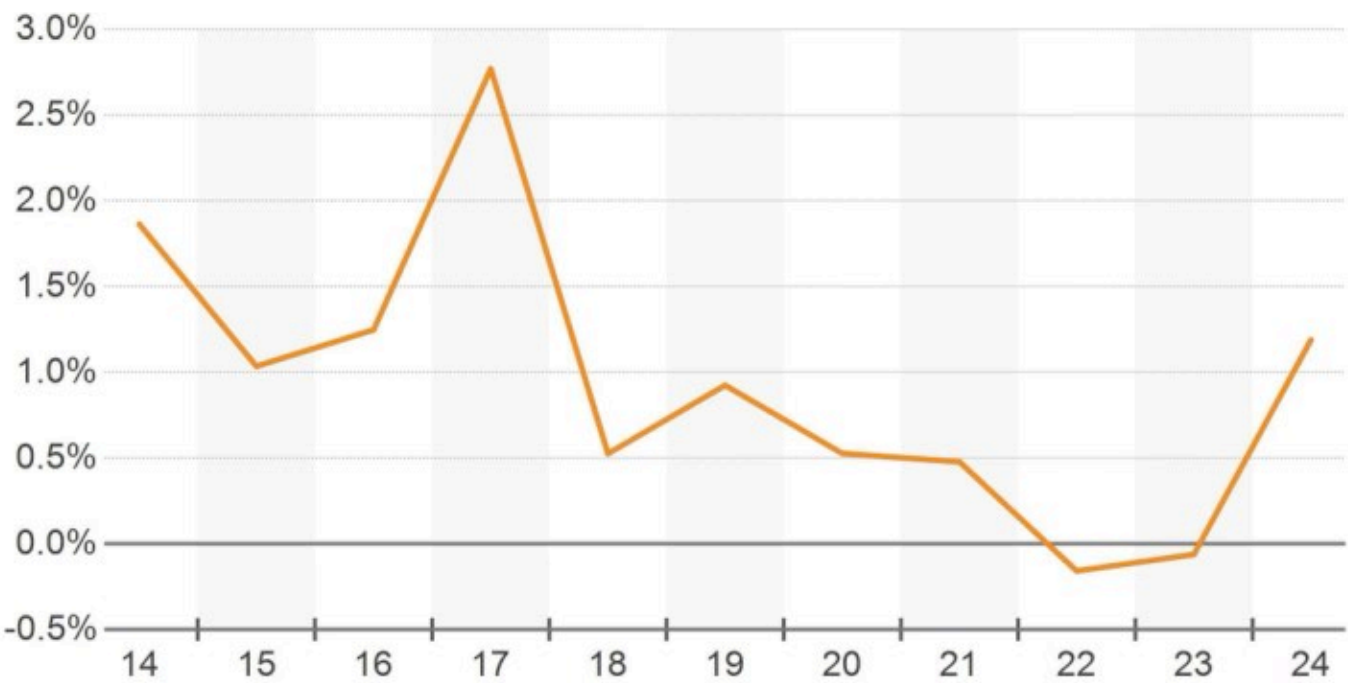
MONTHS ON MARKET DISTRIBUTION



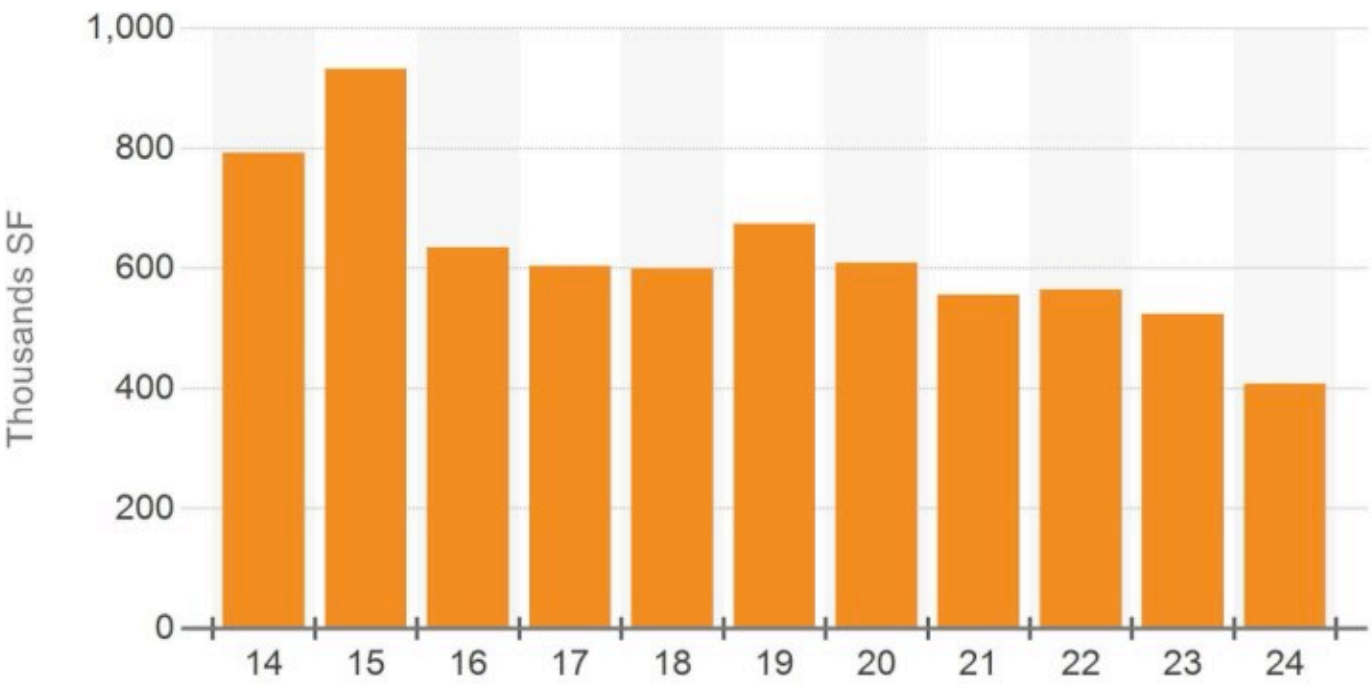
NET ABSORPTION



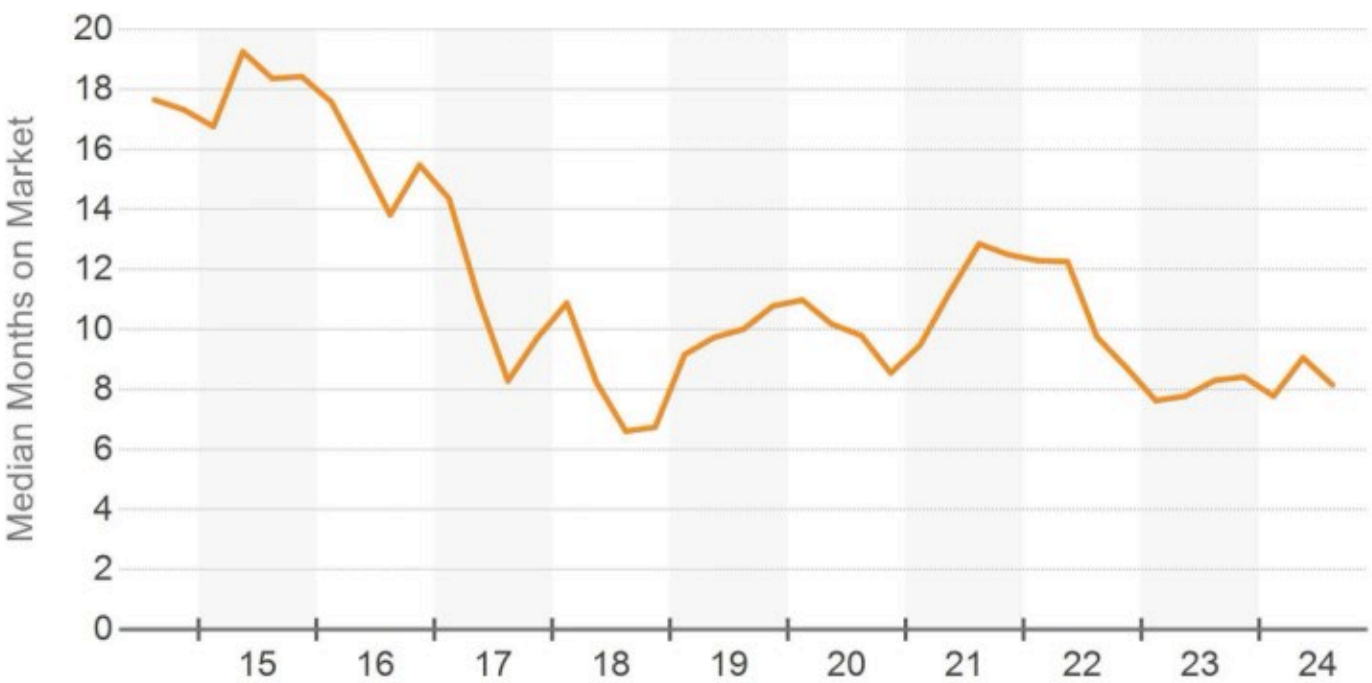
NET ABSORPTION AS % OF INVENTORY



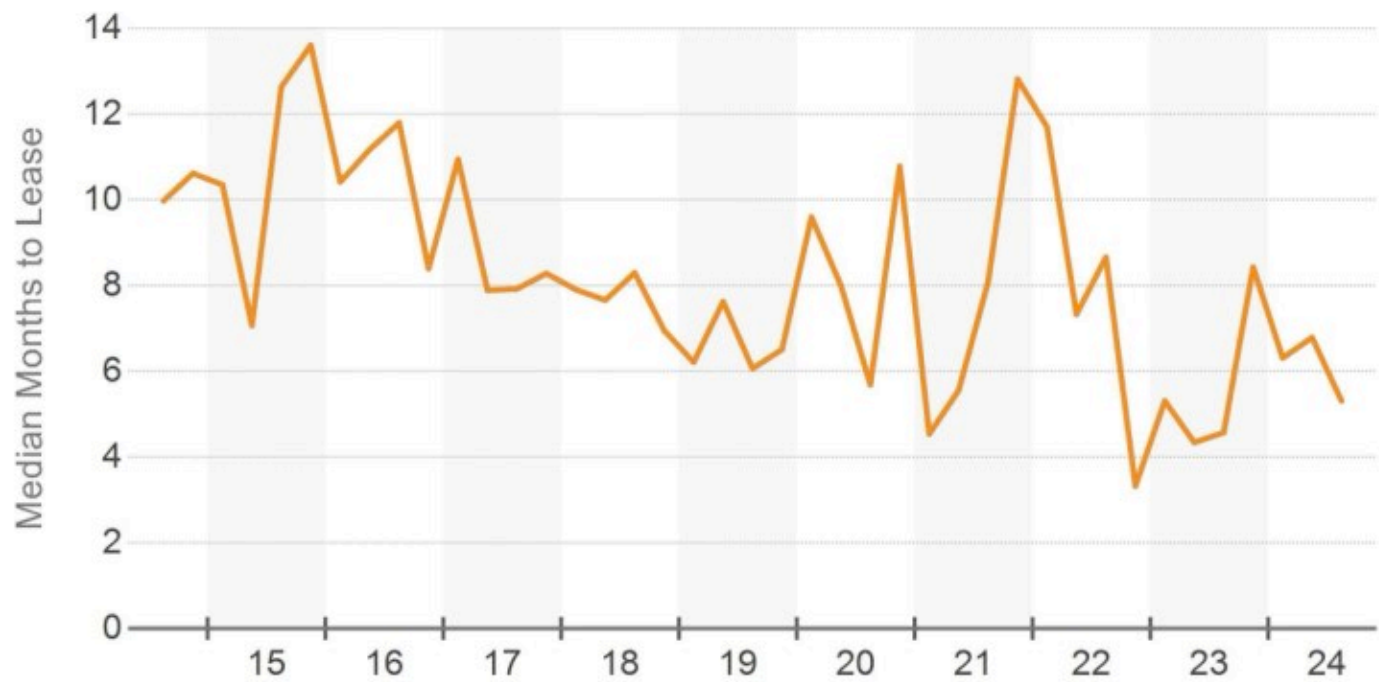
LEASING ACTIVITY



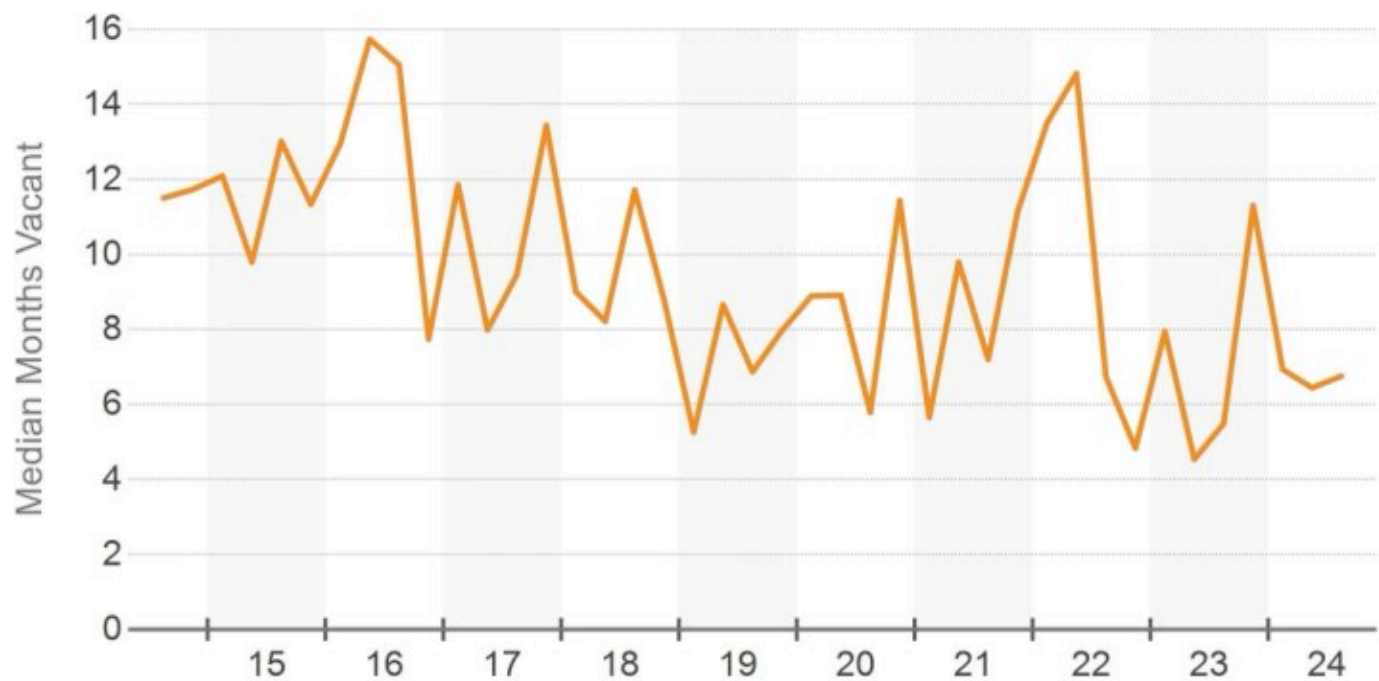
MONTHS ON MARKET



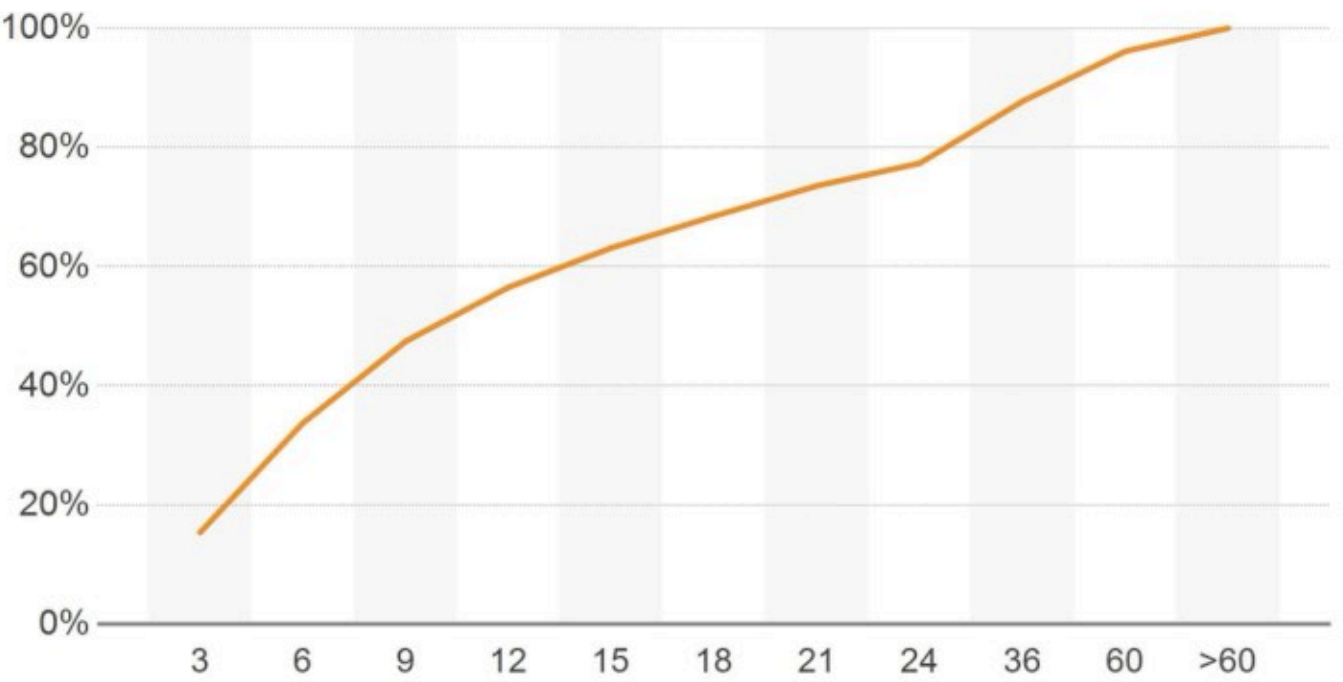
MONTHS TO LEASE



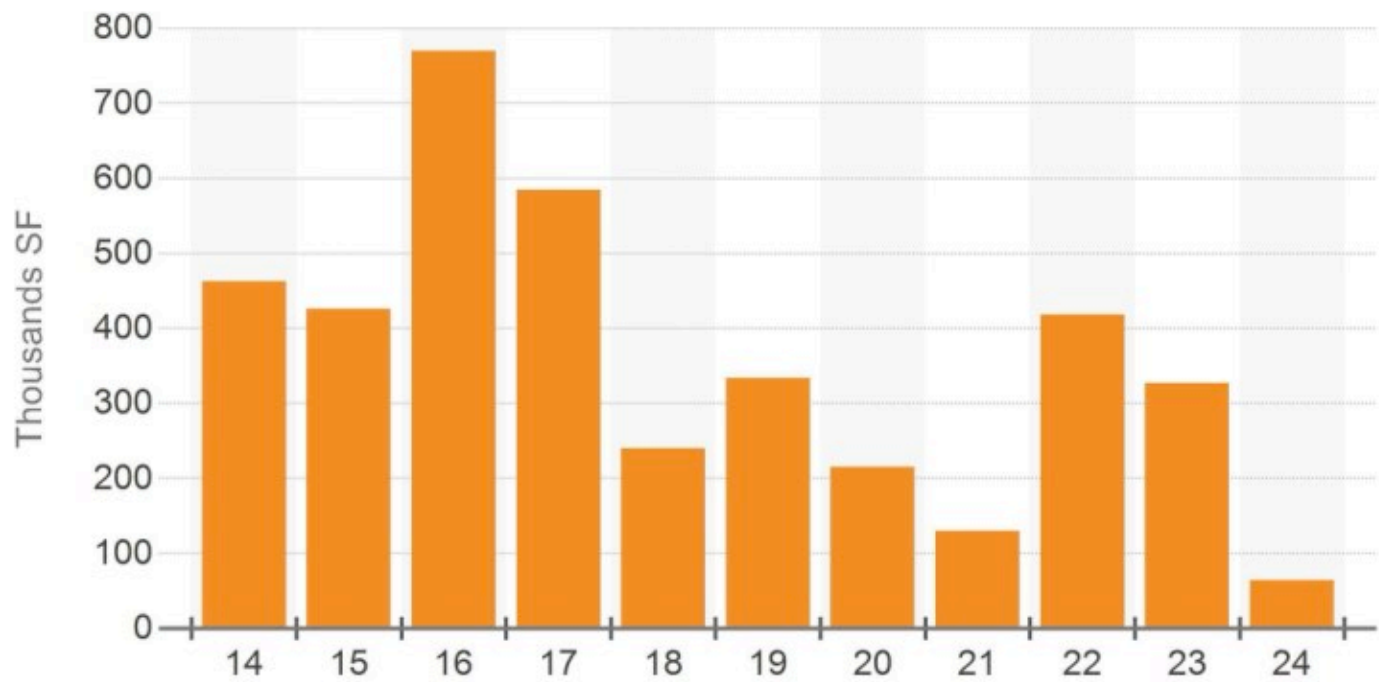
MONTHS VACANT



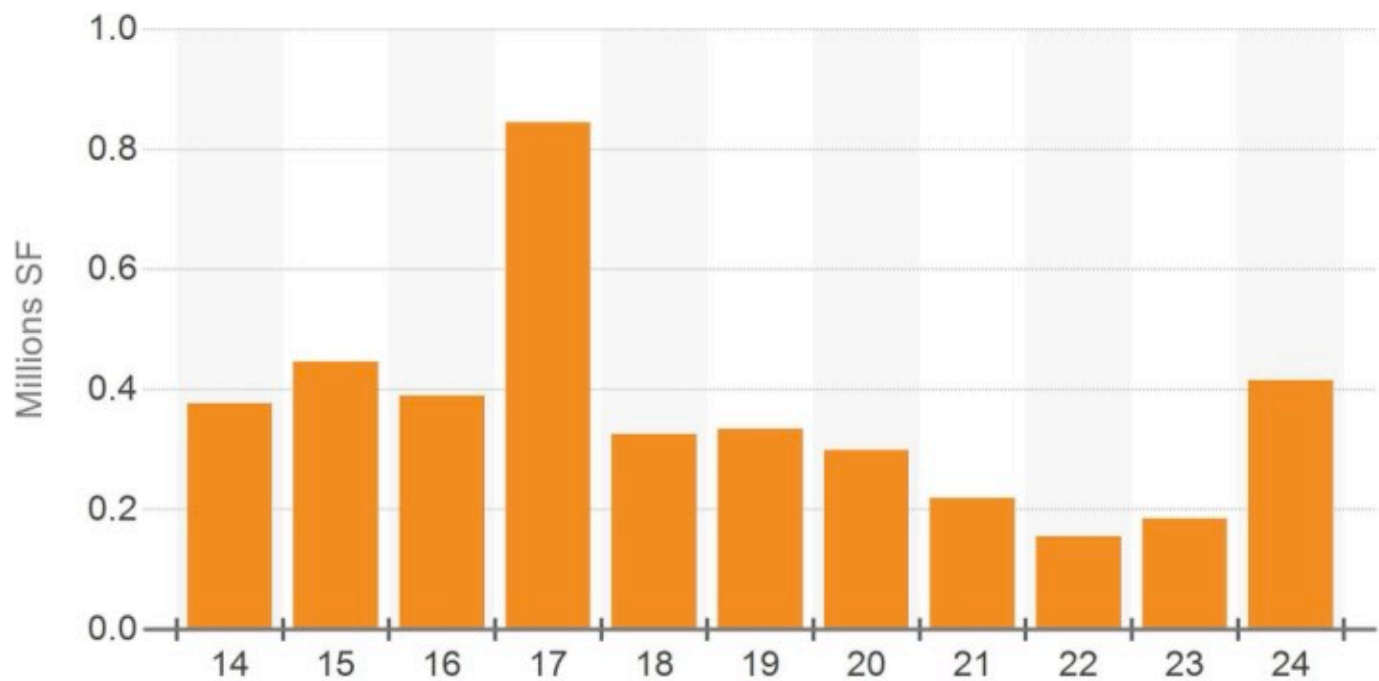
PROBABILITY OF LEASING IN MONTHS



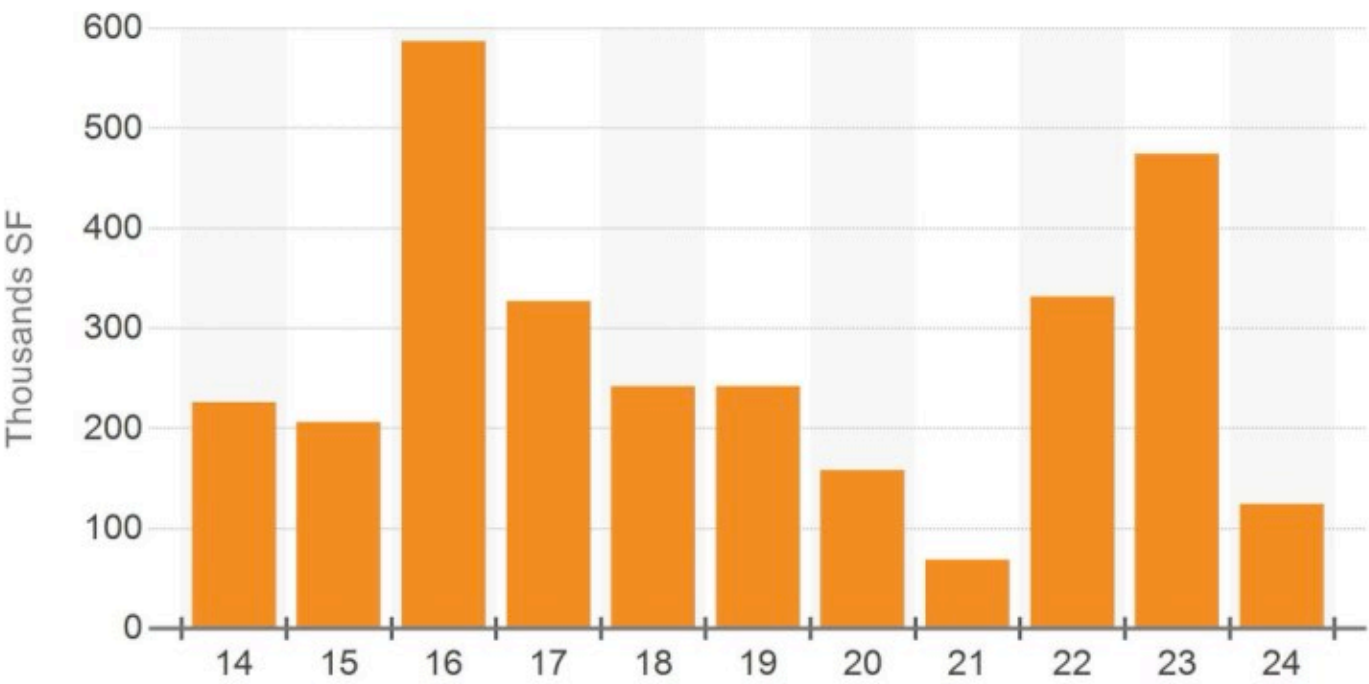
CONSTRUCTION STARTS



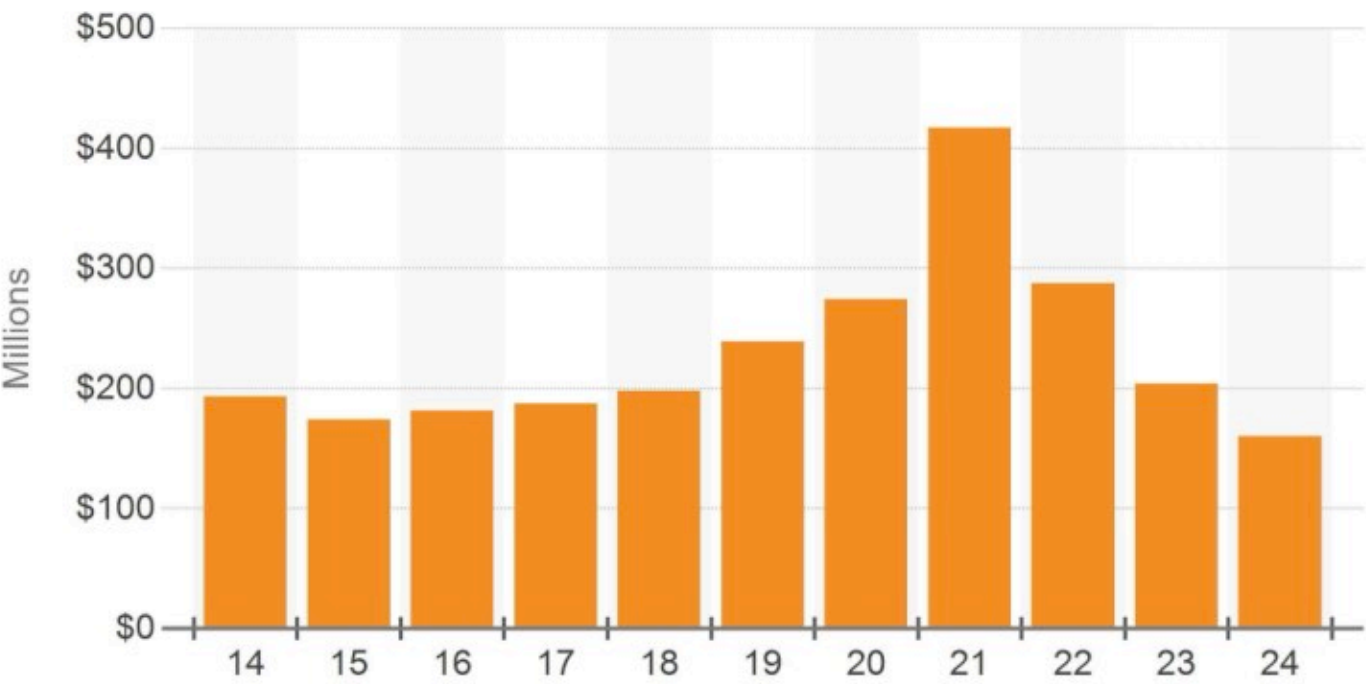
CONSTRUCTION DELIVERIES



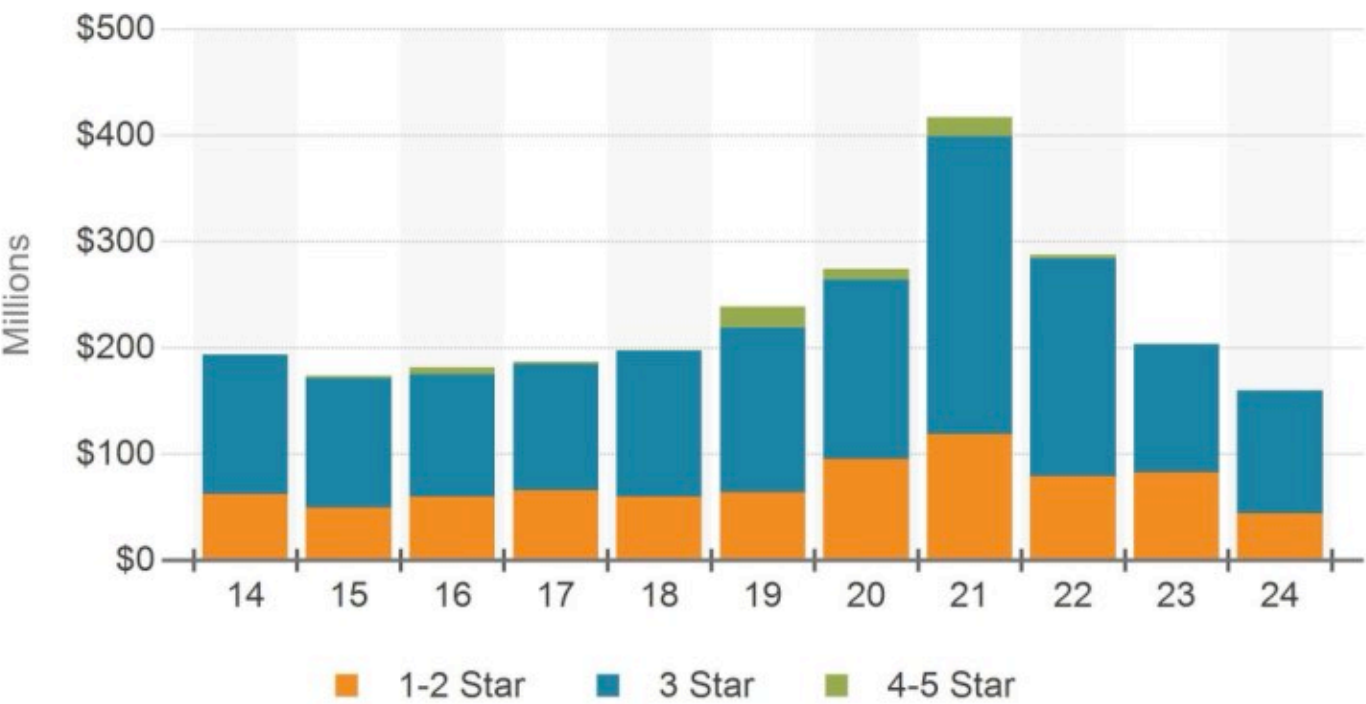
UNDER CONSTRUCTION



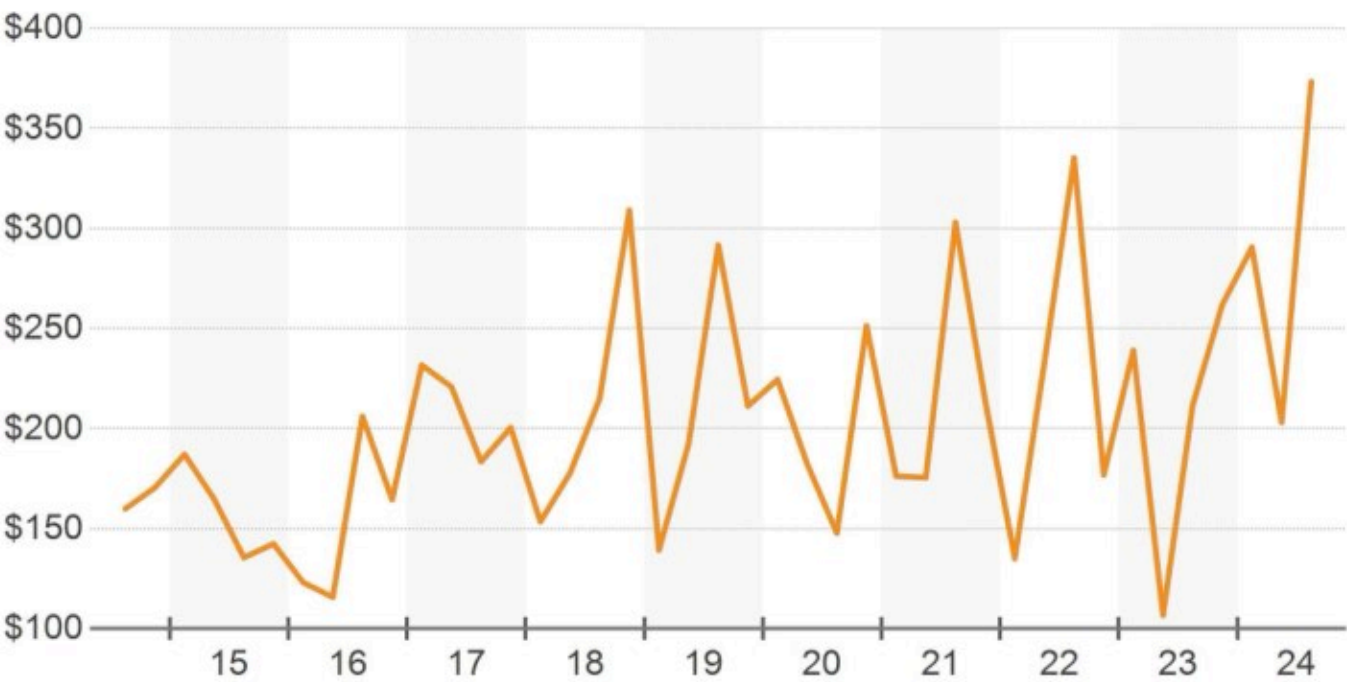
SALES VOLUME



SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



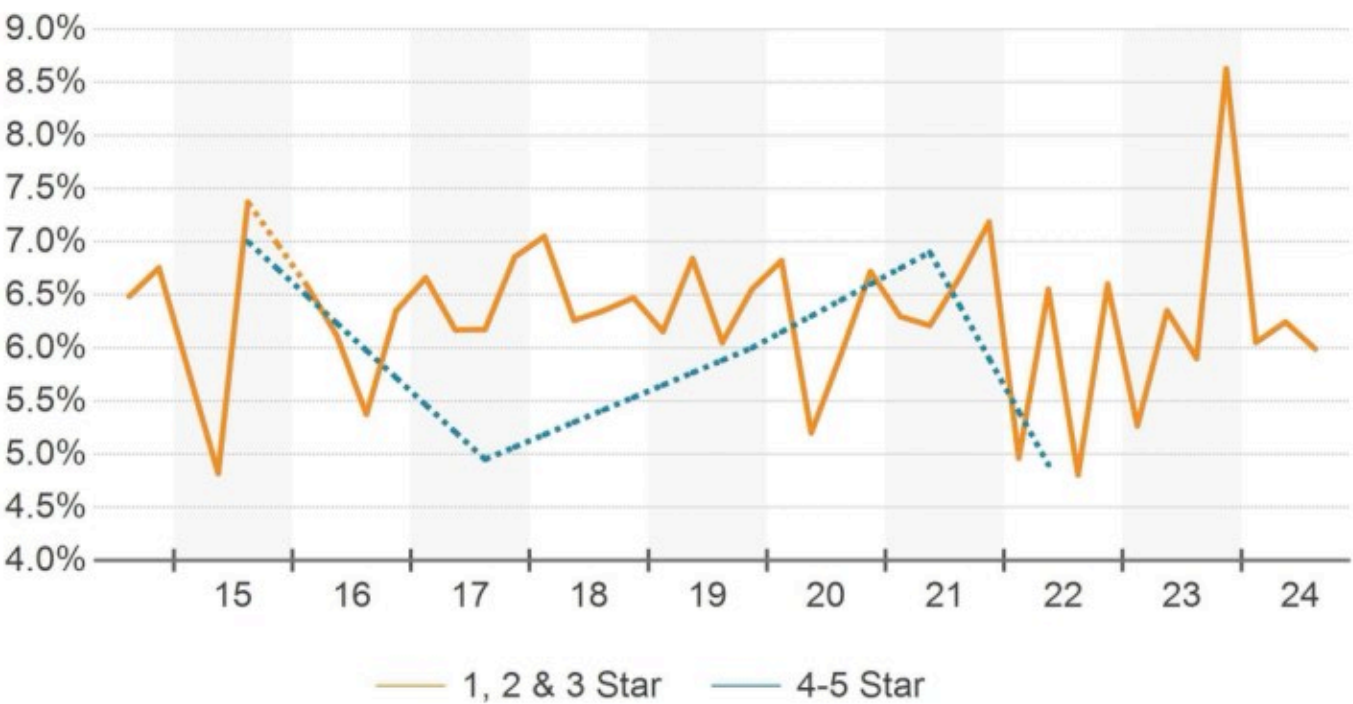
SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE



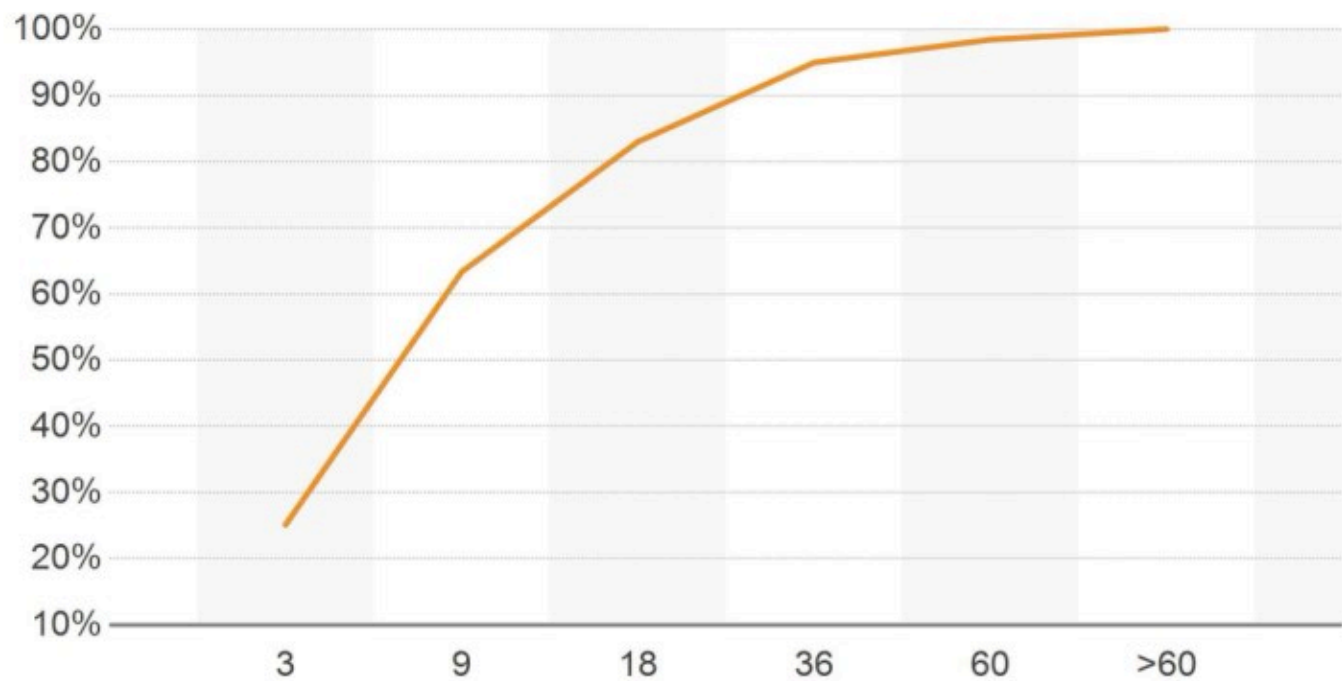
CAP RATE BY STAR RATING



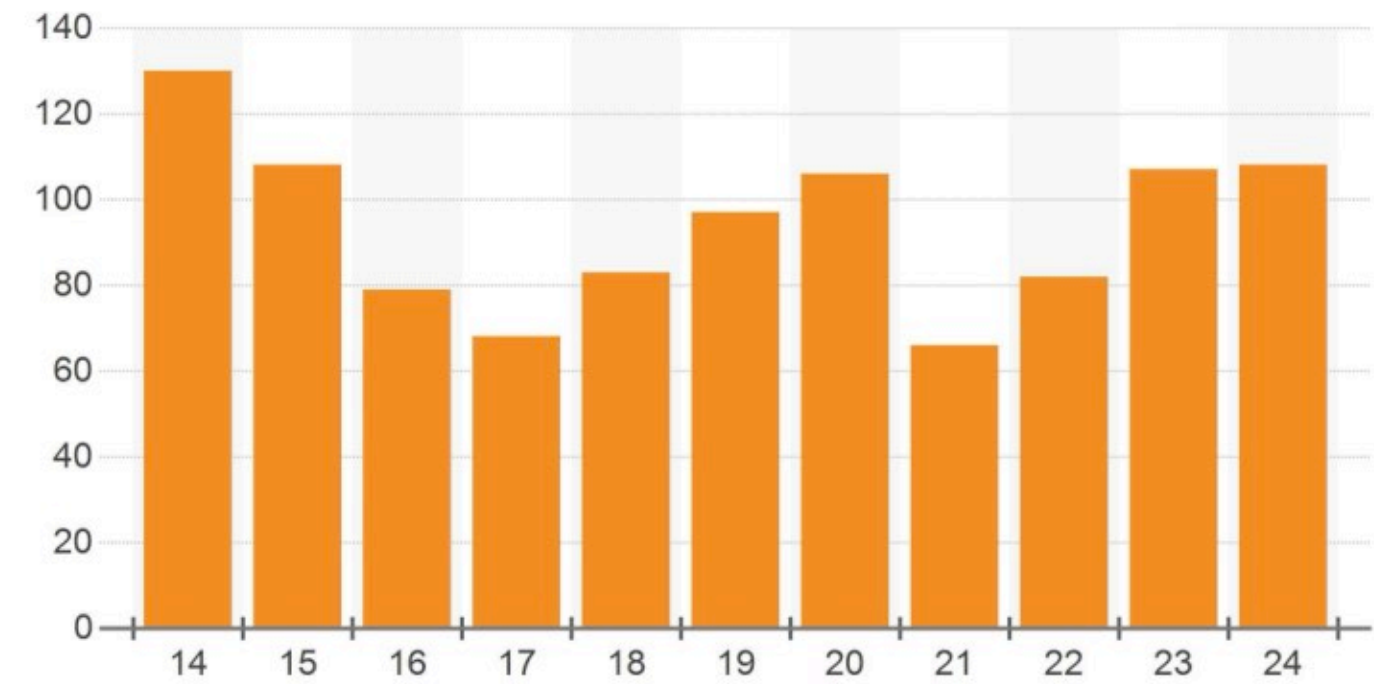
MONTHS TO SALE



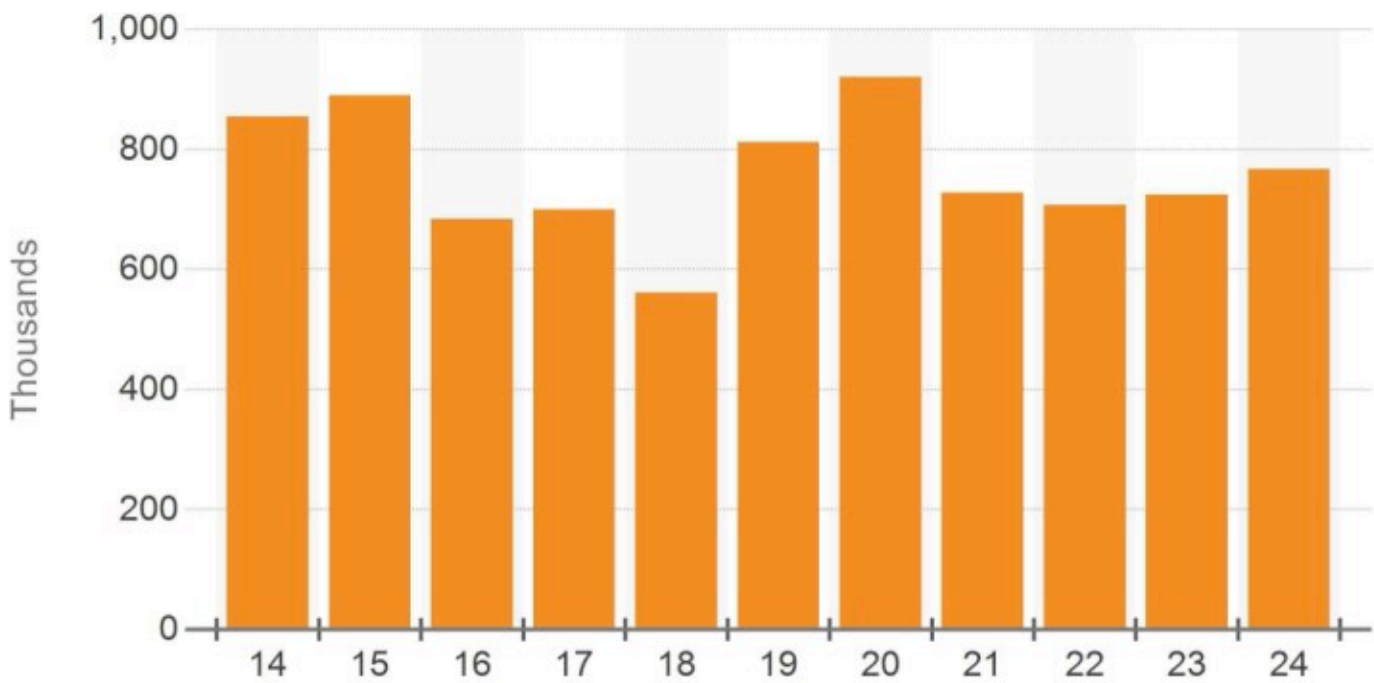
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



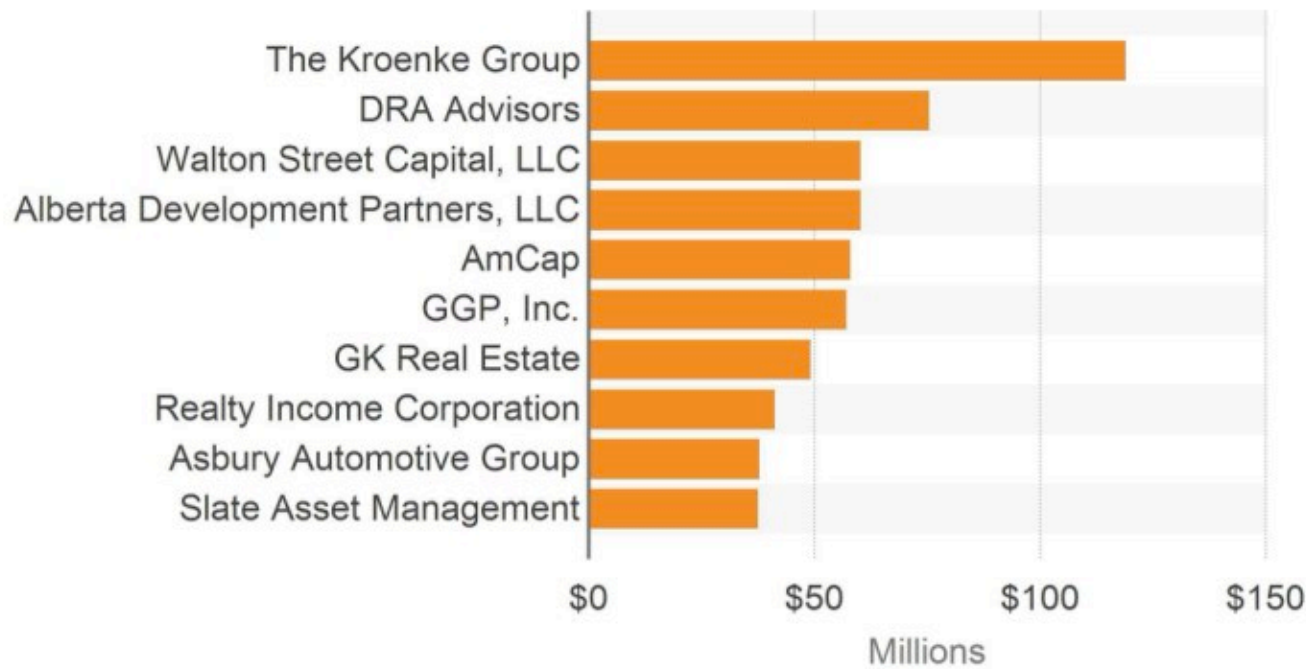
FOR SALE TOTAL SF



ASKING PRICE PER SF



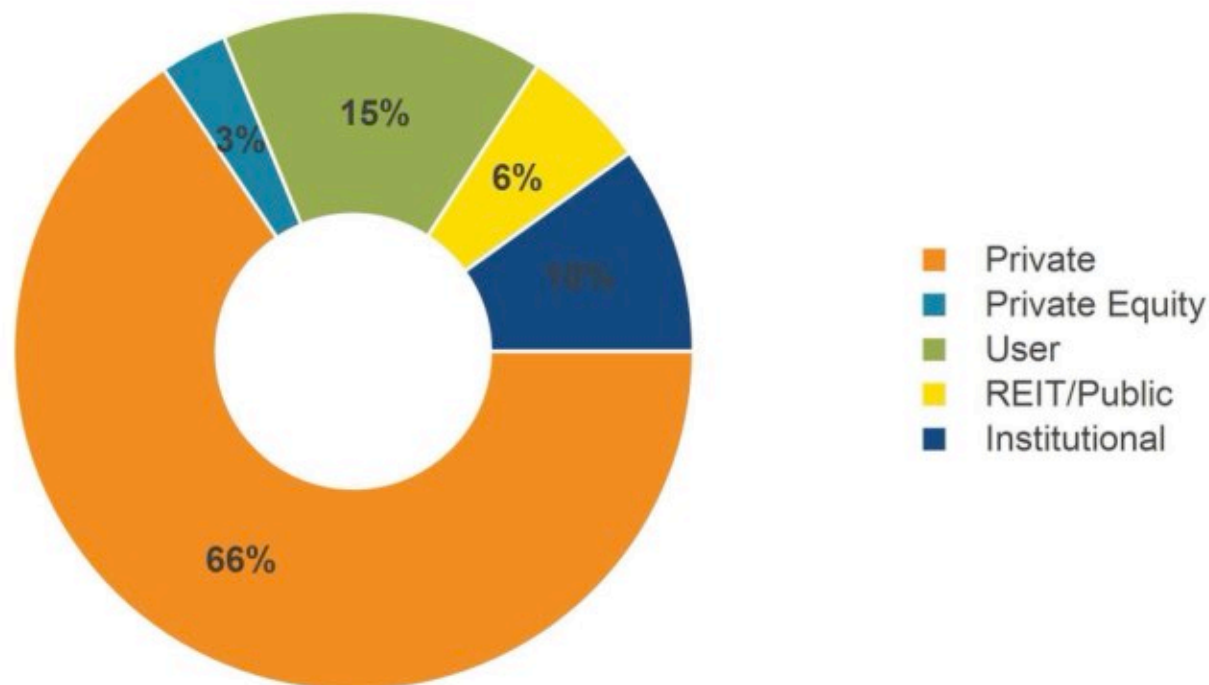
TOP BUYERS



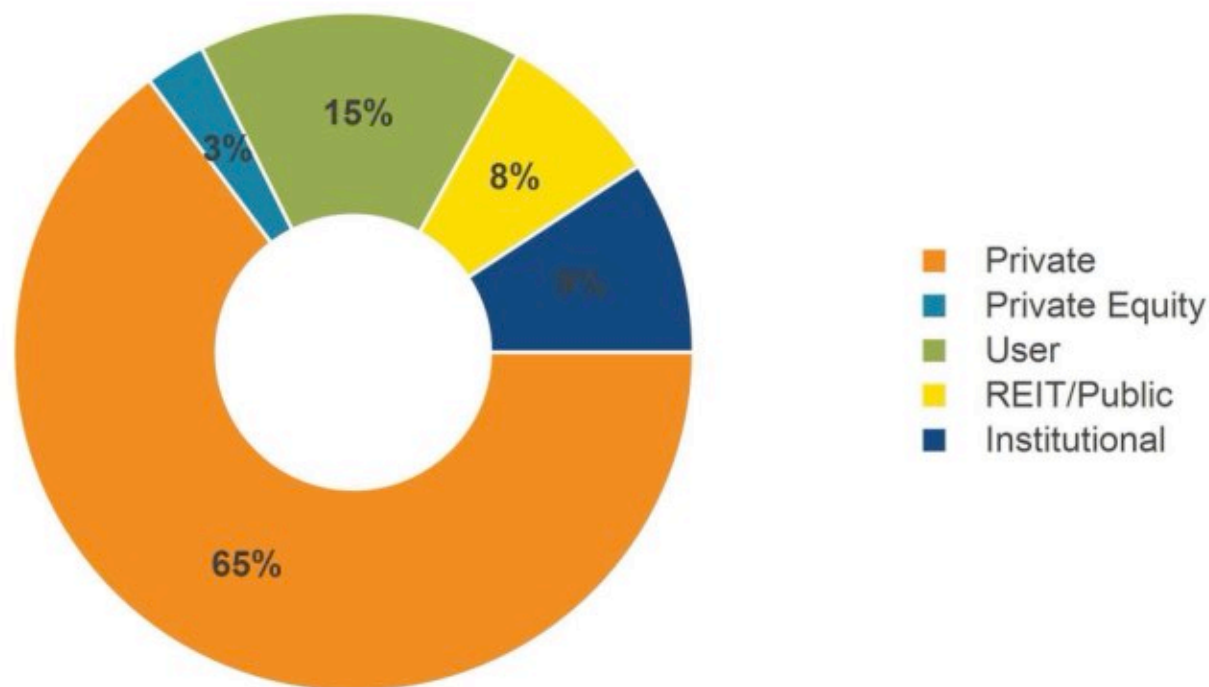
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

