



## Retail Report – Larimer & Weld County

### Q4 2025

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	\$19.13	\$18.27
Vacancy Rate	3.4%	3.6%
Vacant SF	1,224,677	1,282,076
Availability Rate	4.7%	4.5%
Available SF	1,706,639	1,594,054
Sublet SF	34,993	118,995
Months on Market	10.1	9.4

Inventory	Survey	5-Year Avg
Existing Buildings	3,112	3,063
Existing SF	36,153,403	35,482,322
12 Mo. Const. Starts	67,861	264,103
Under Construction	390,266	308,149
12 Mo. Deliveries	166,914	279,845

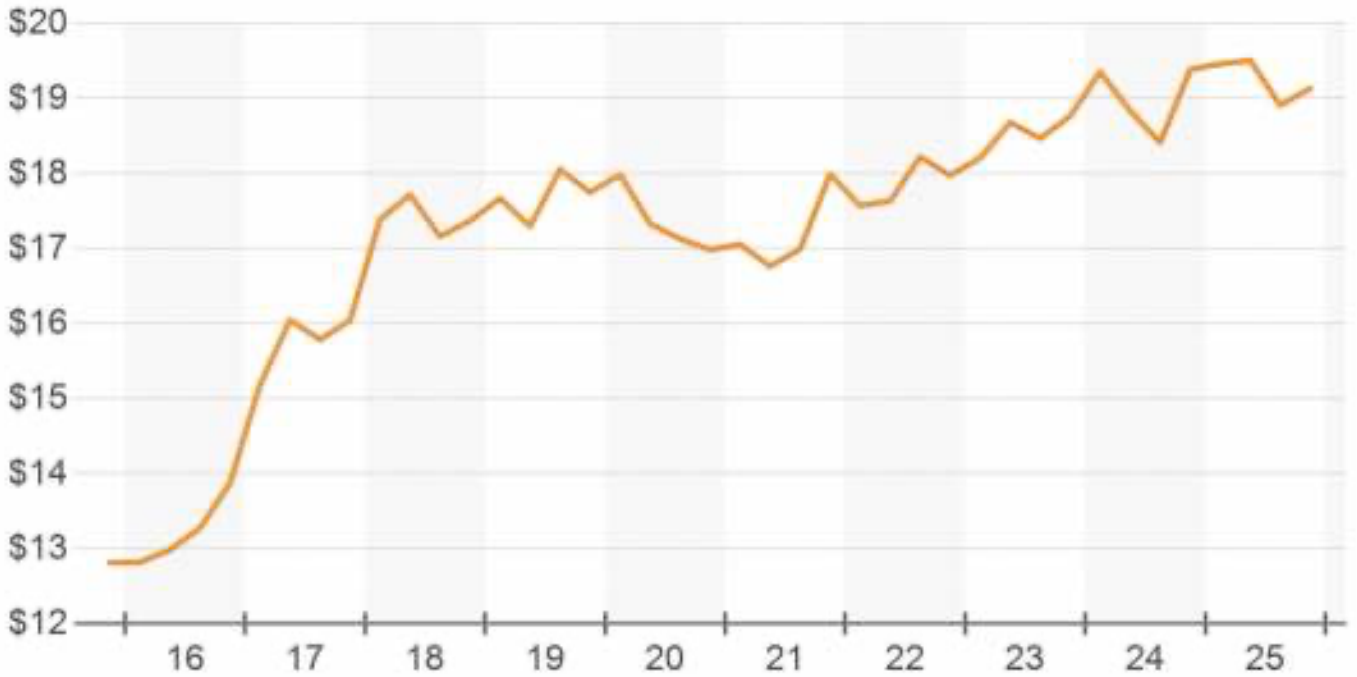
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	419,662	225,370
12 Mo. Leasing SF	574,449	614,166

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$189	\$199
Asking Price Per SF	\$319	\$316
Sales Volume (Mil.)	\$277	\$331
Cap Rate	6.4%	6.3%

# Rental Rates

Retail - Larimer/Weld County Q4 2025

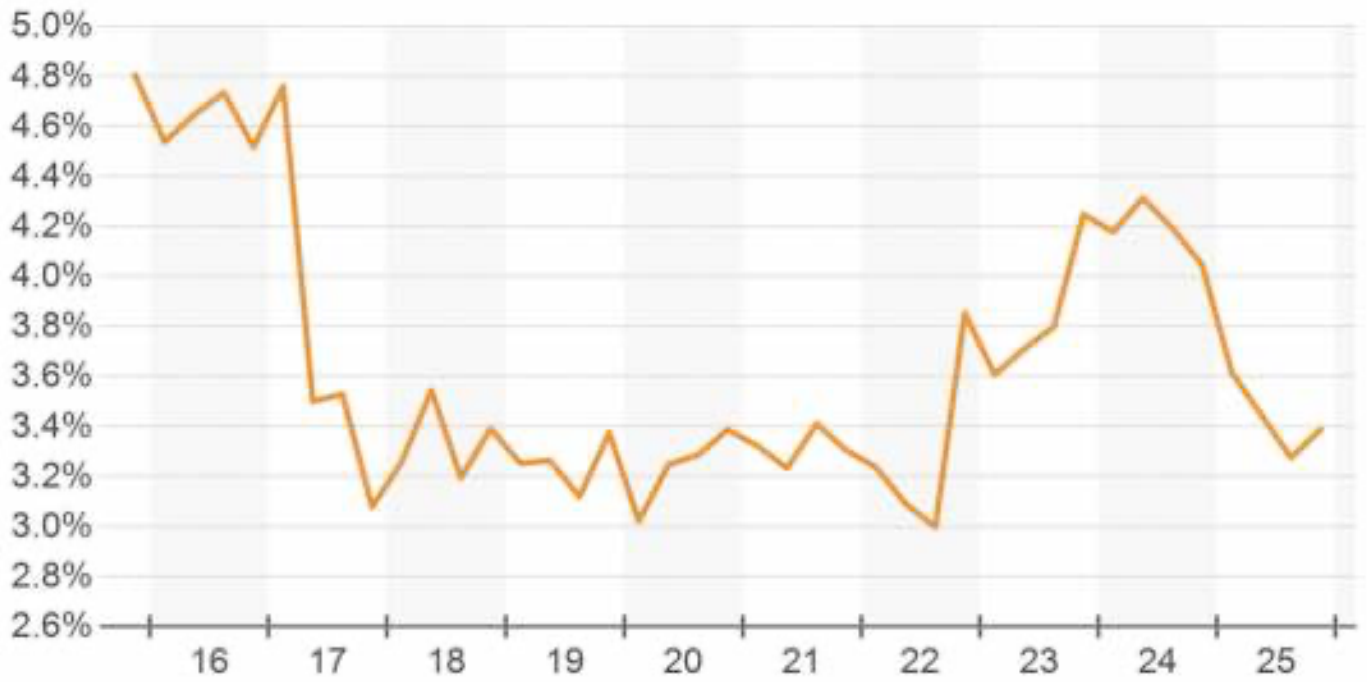
## NNN ASKING RENT PER SF



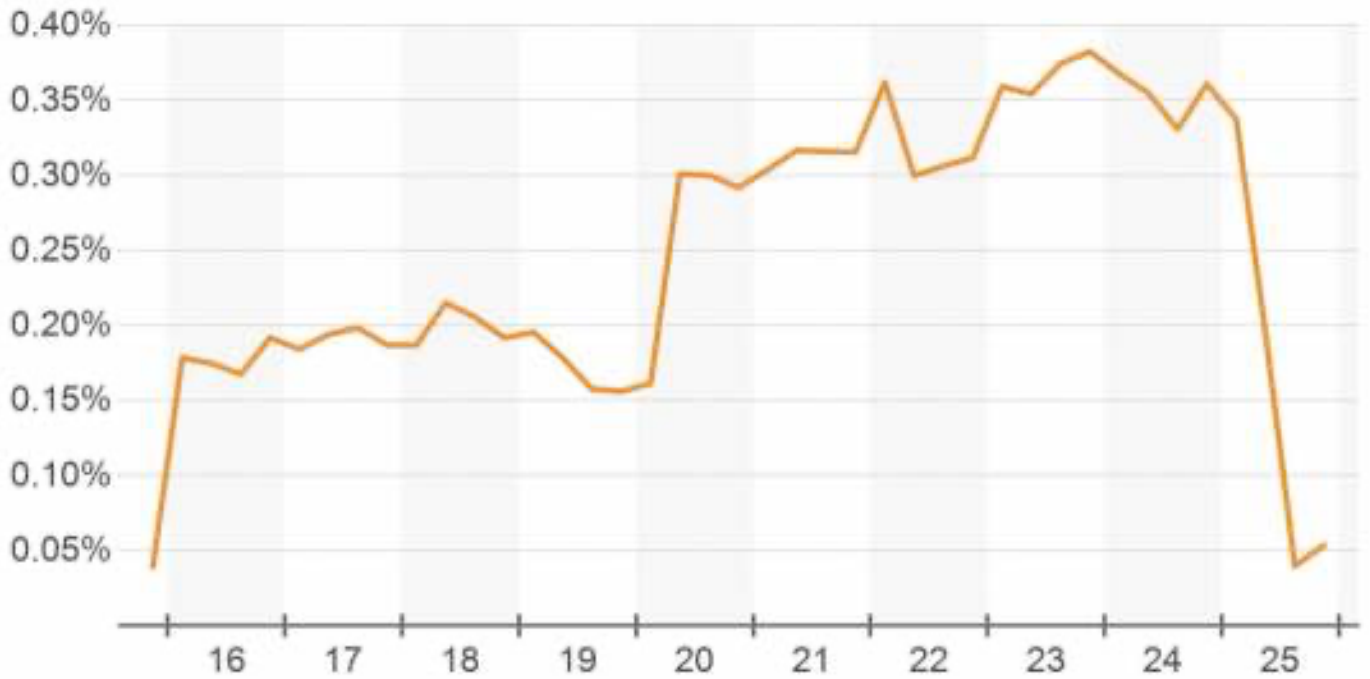
## DIRECT & SUBLET RENTAL RATES



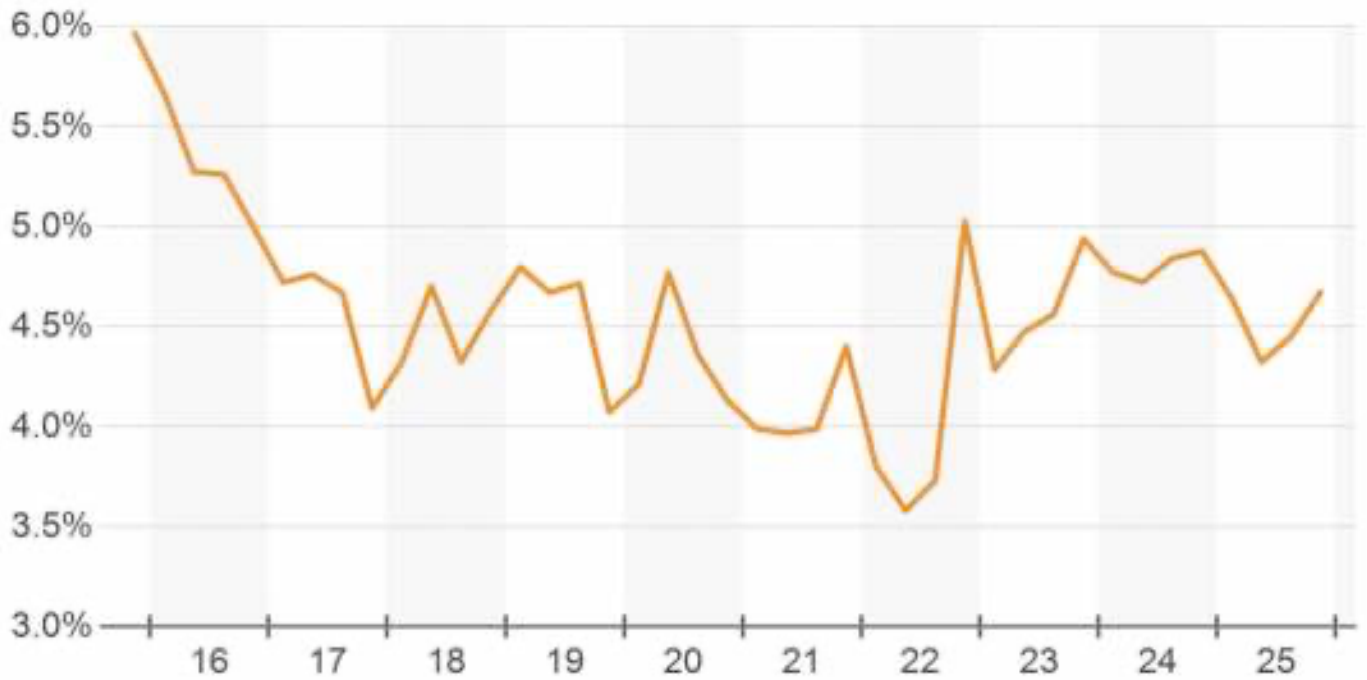
## VACANCY RATE



## SUBLEASE VACANCY RATE



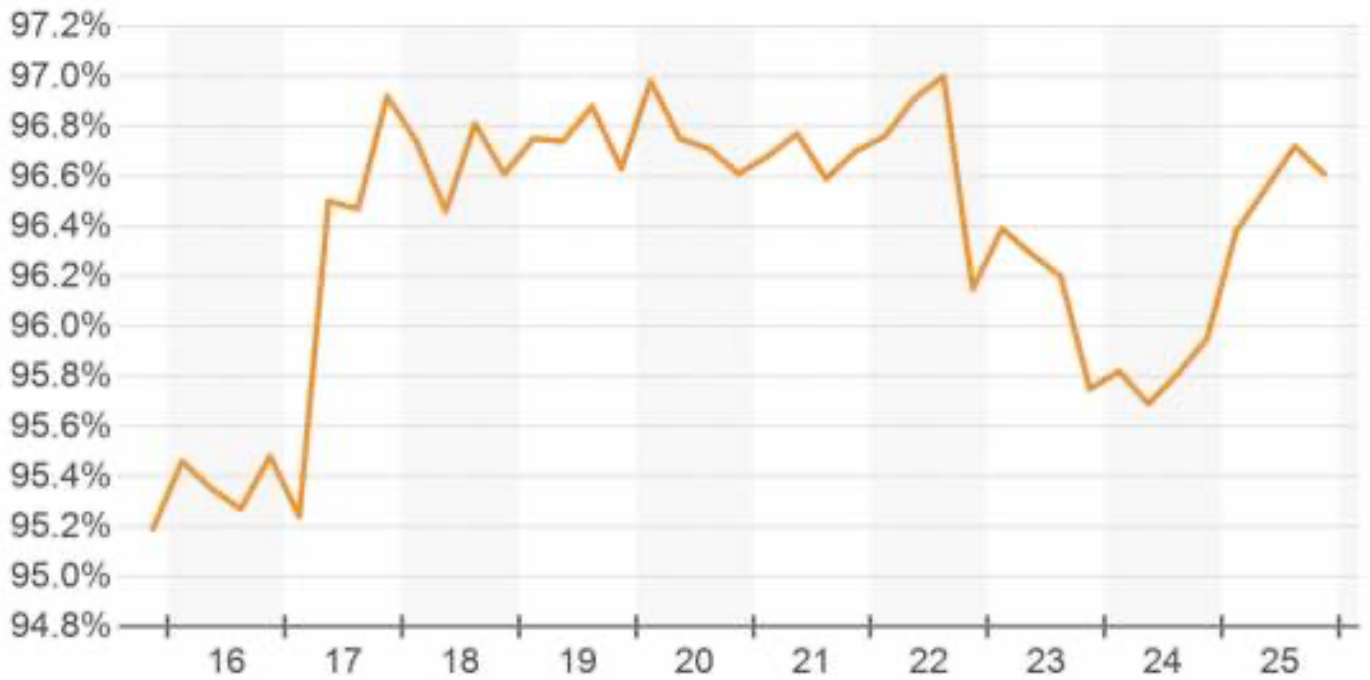
## AVAILABILITY RATE



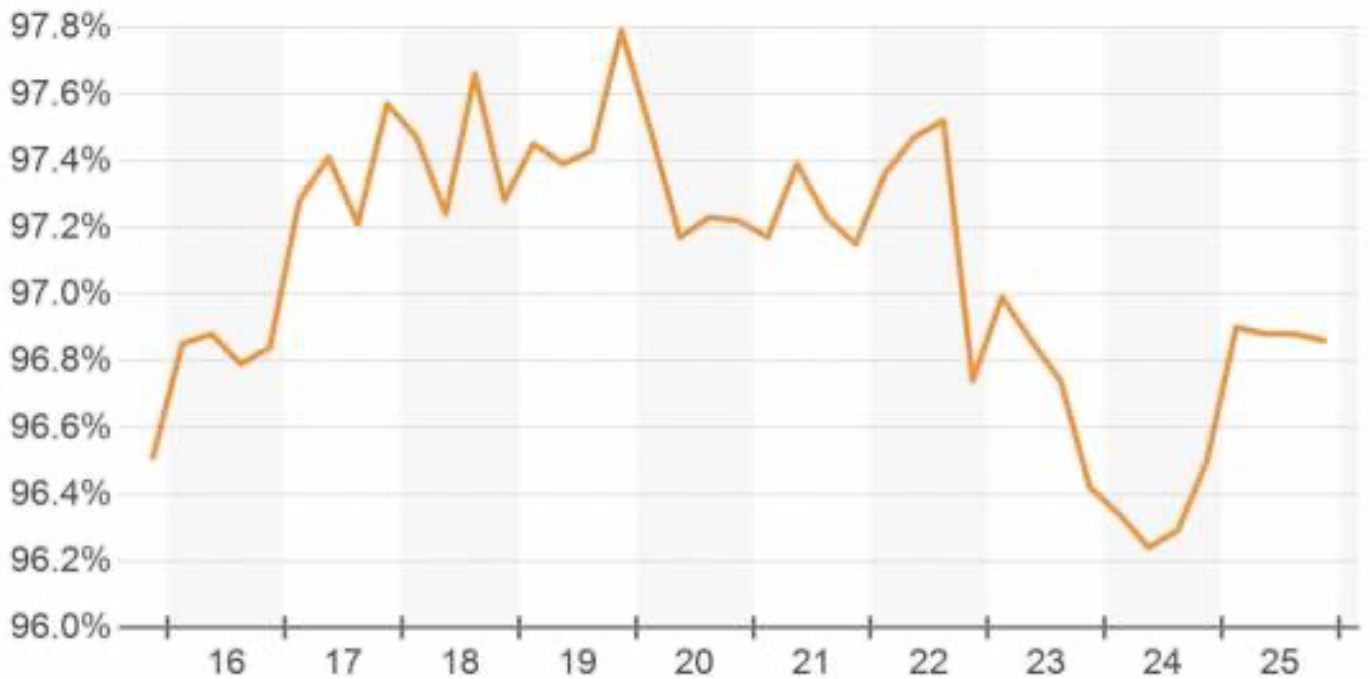
## AVAILABILITY & VACANCY RATE



## OCCUPANCY RATE



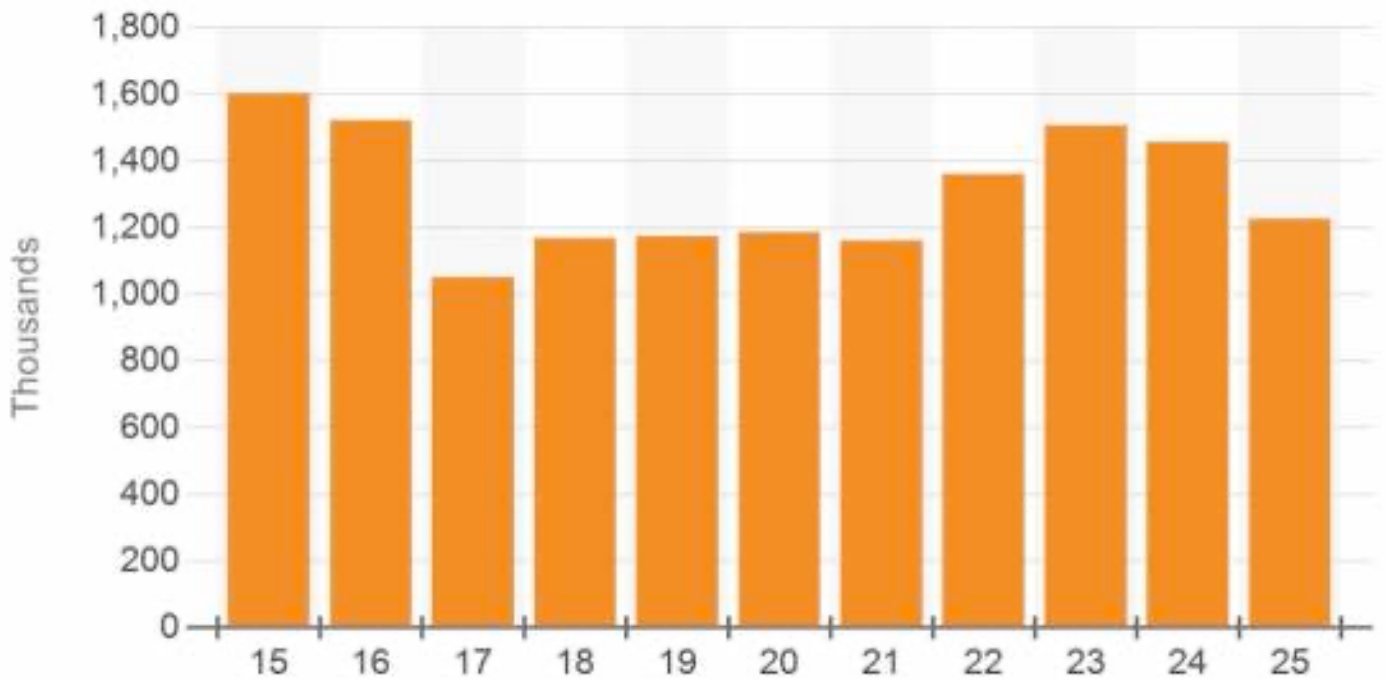
## PERCENT LEASED RATE



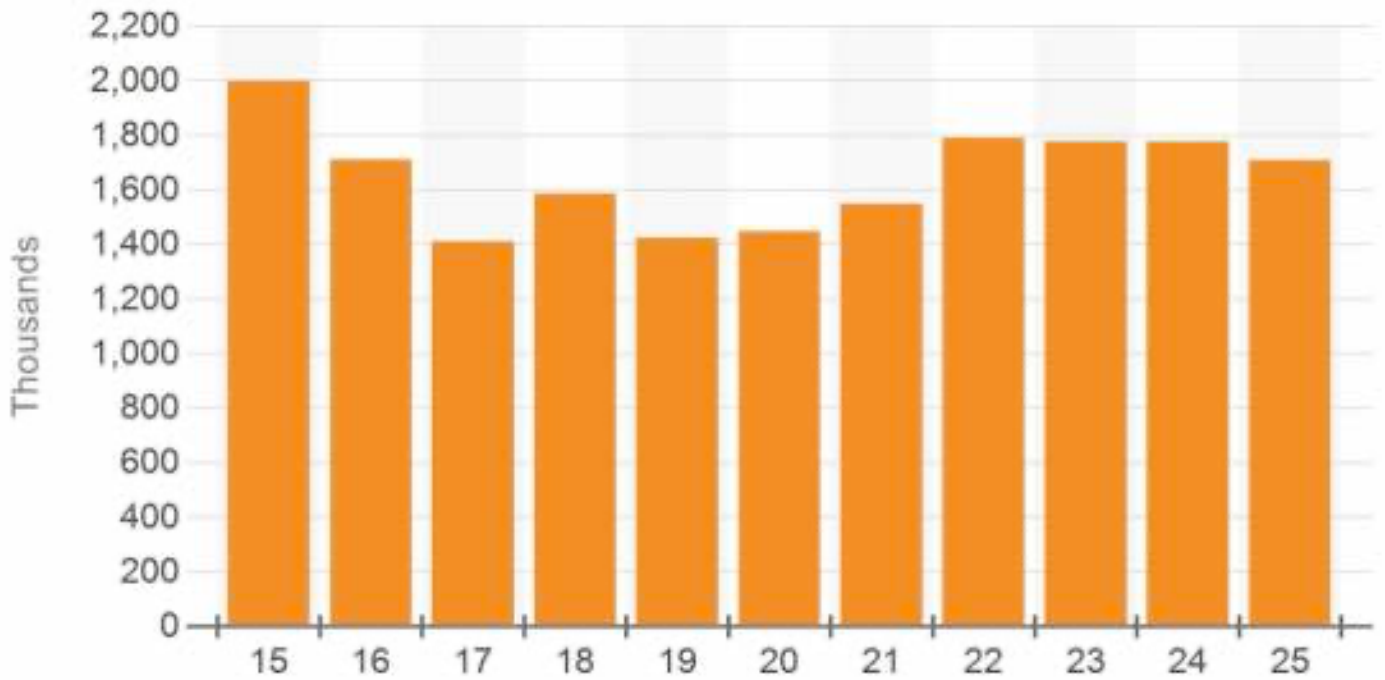
## OCCUPANCY & PERCENT LEASED



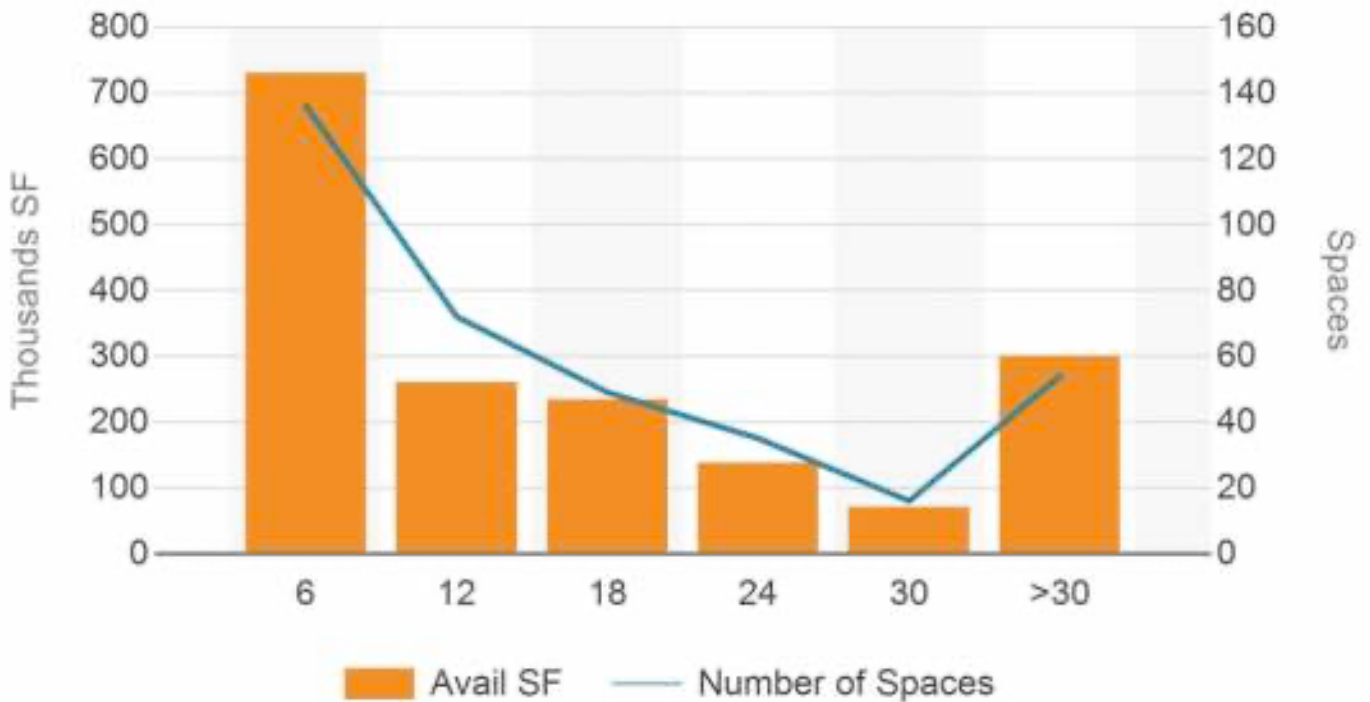
## VACANT SF



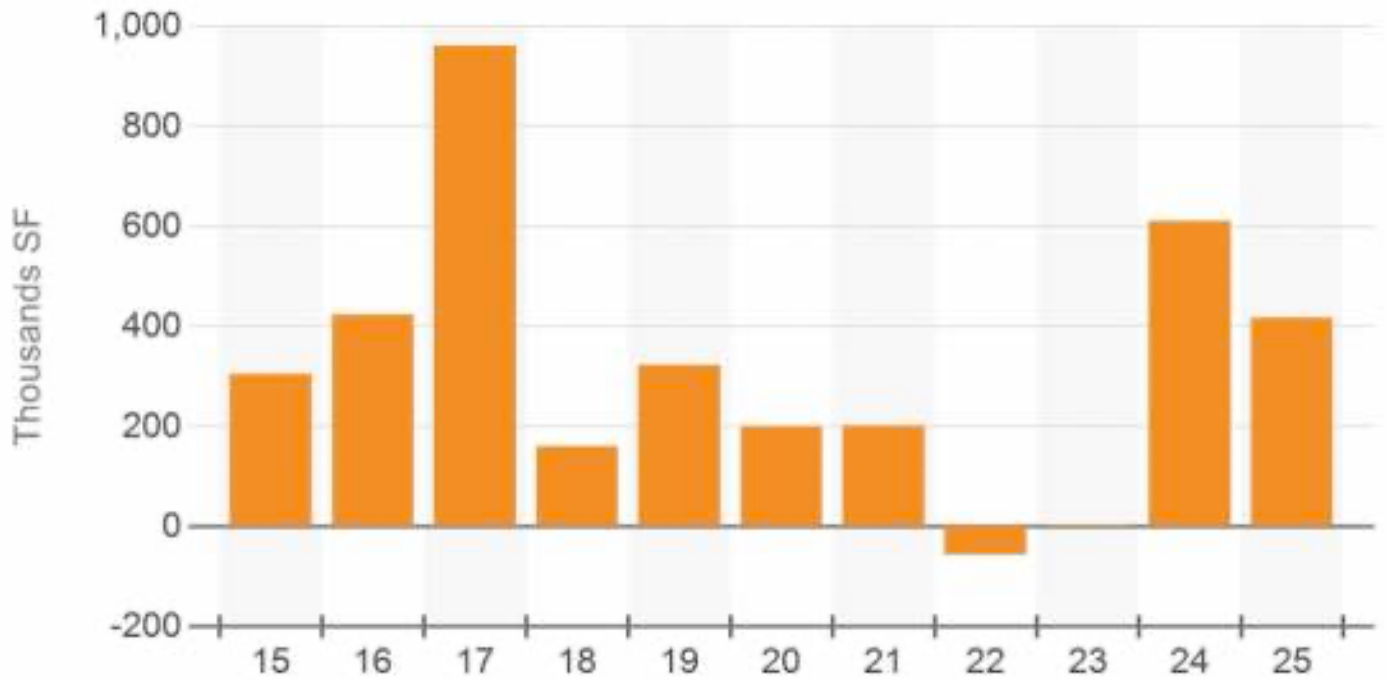
## AVAILABLE SF



## MONTHS ON MARKET DISTRIBUTION



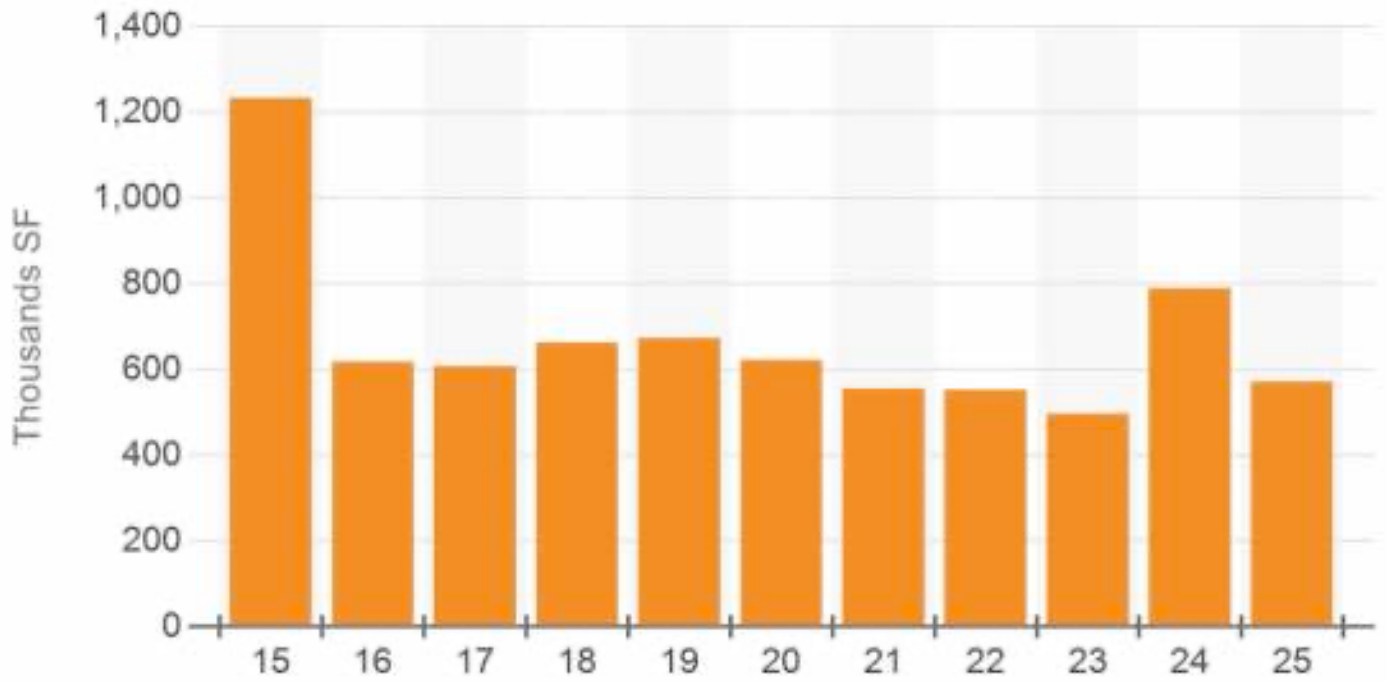
## NET ABSORPTION



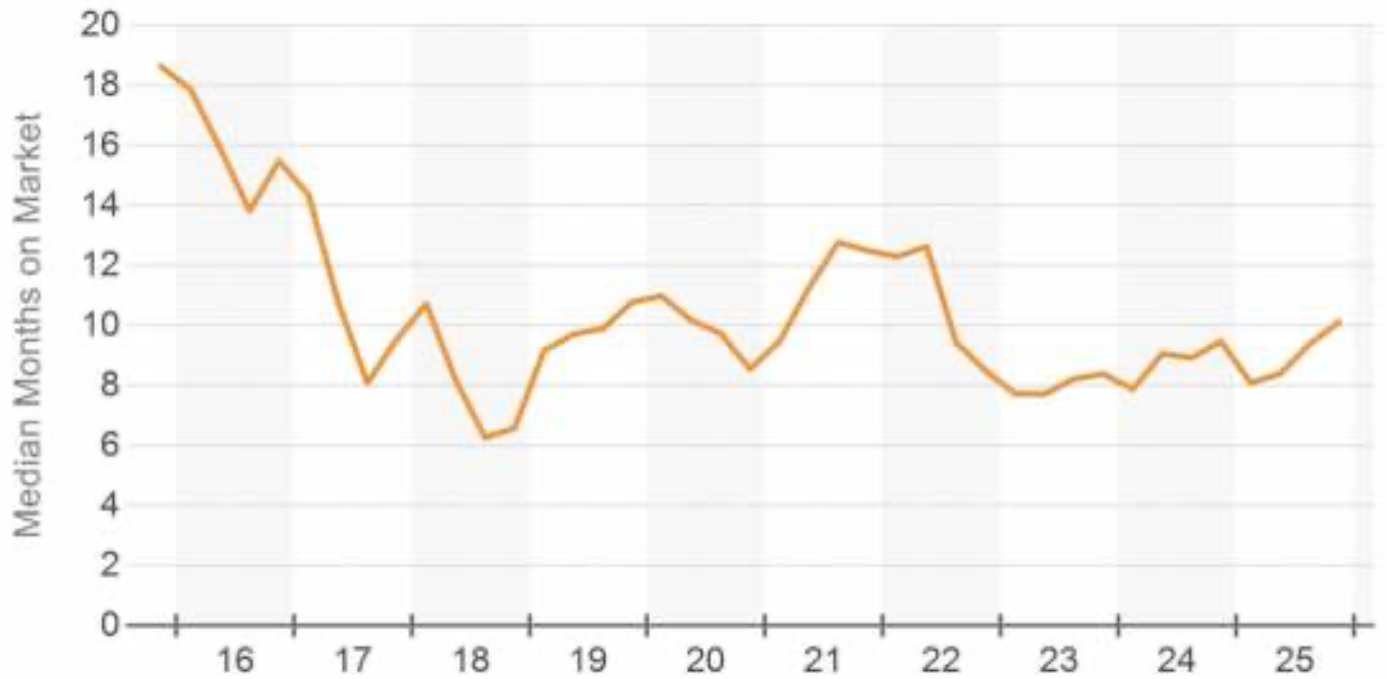
## NET ABSORPTION AS % OF INVENTORY



## LEASING ACTIVITY

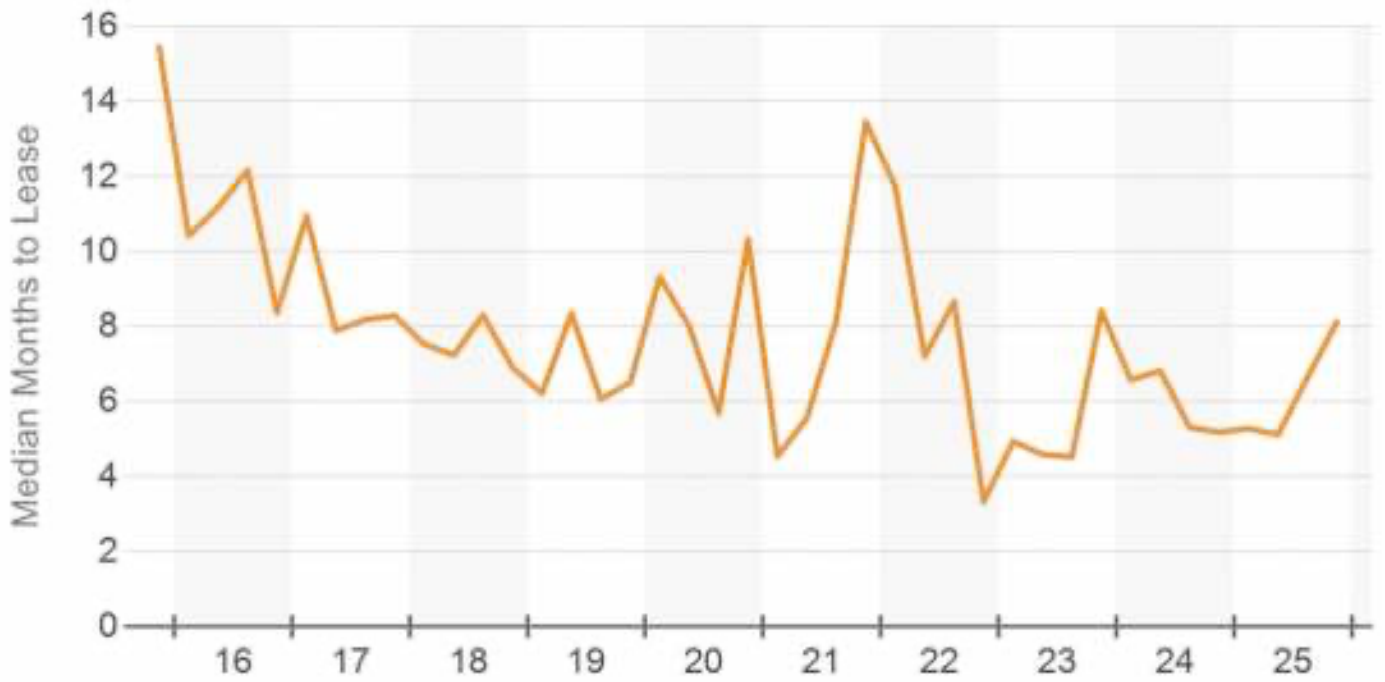


## MONTHS ON MARKET

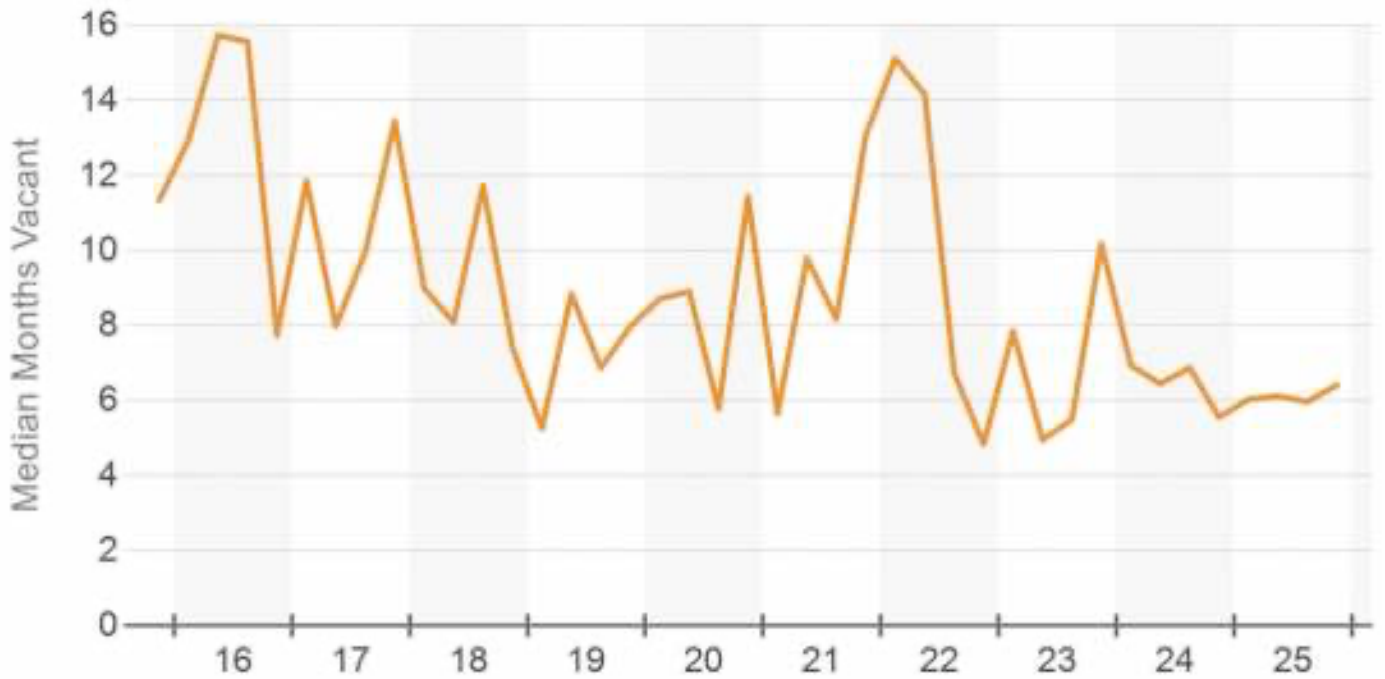


# Leasing Demand

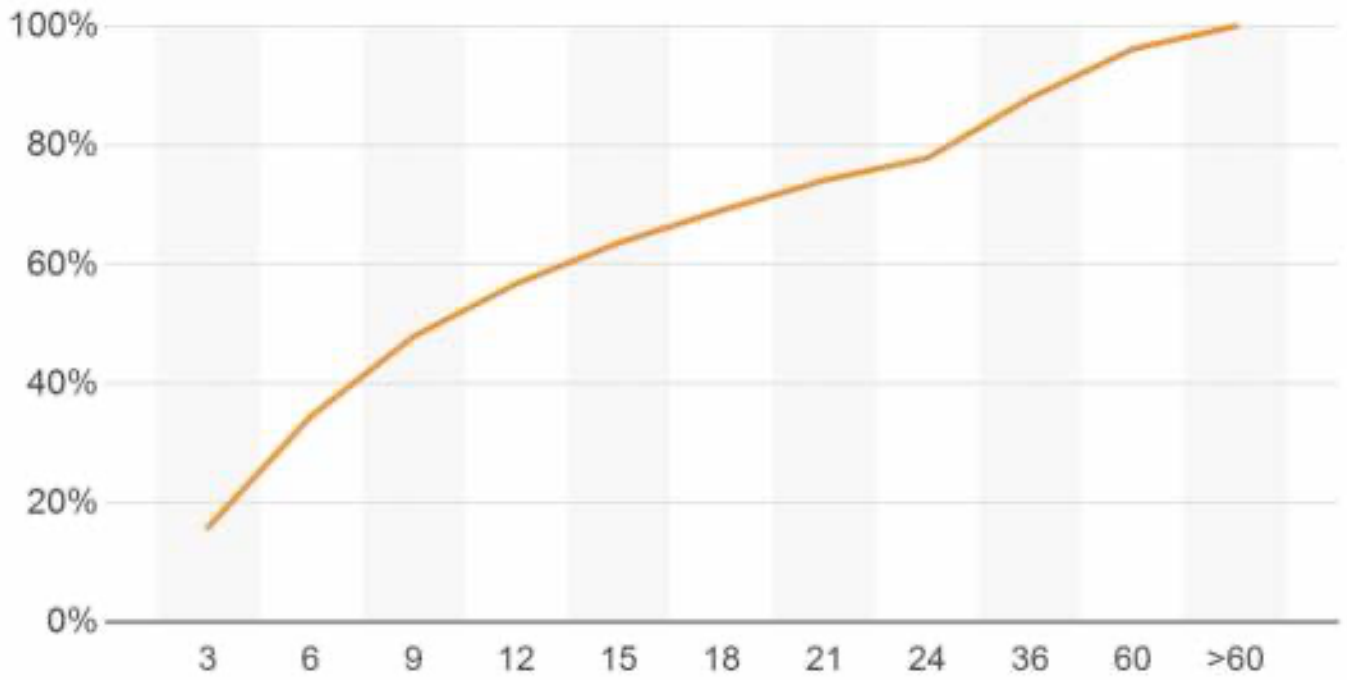
## MONTHS TO LEASE



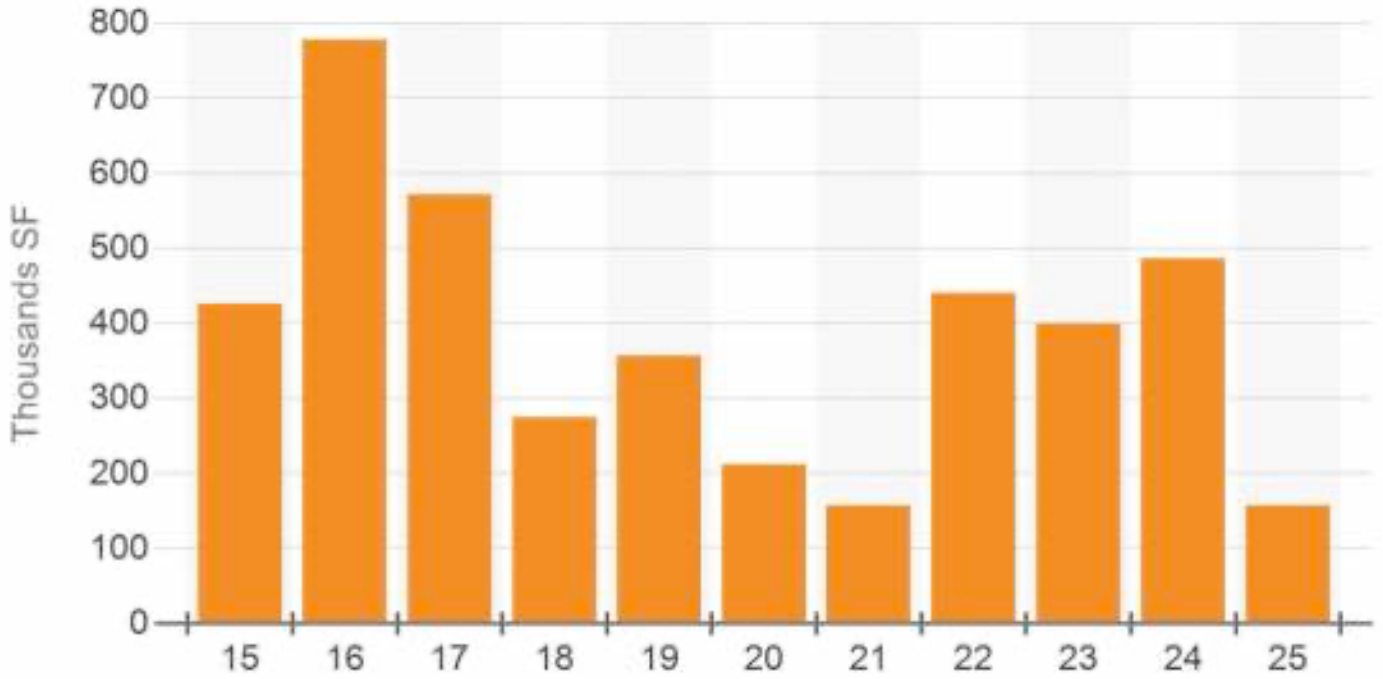
## MONTHS VACANT



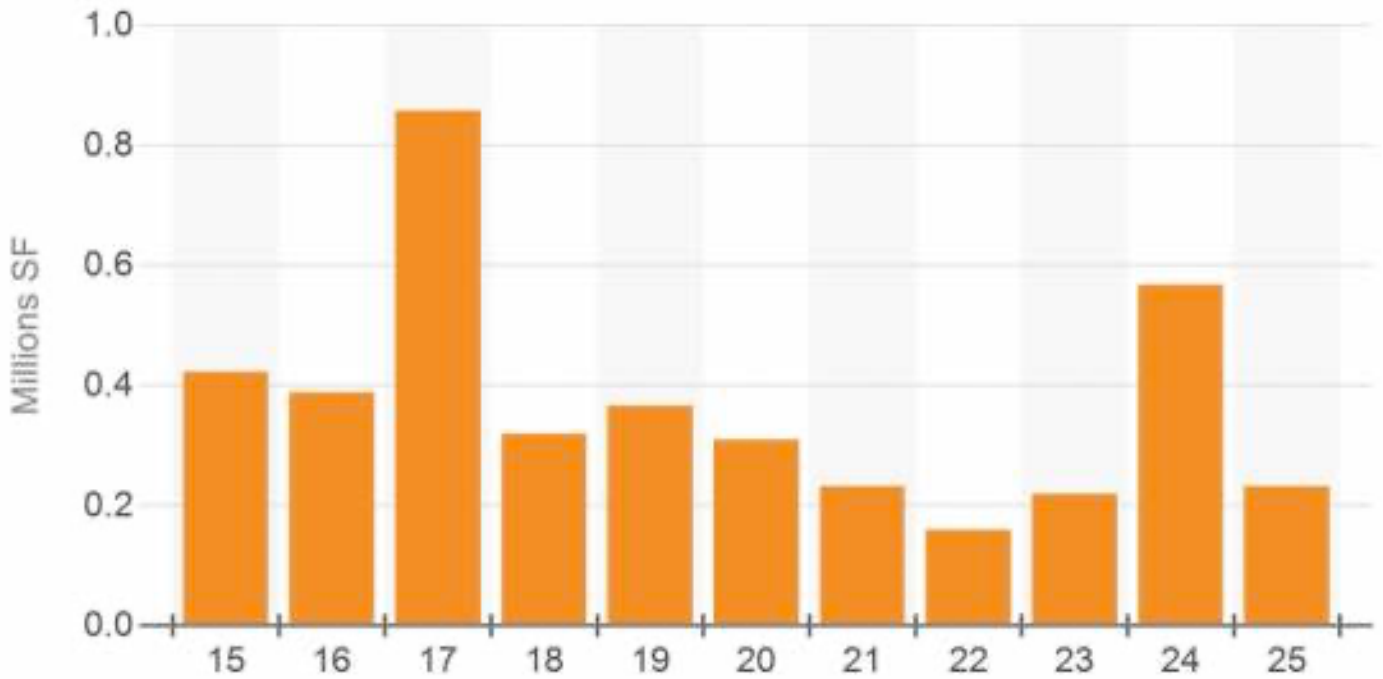
## PROBABILITY OF LEASING IN MONTHS



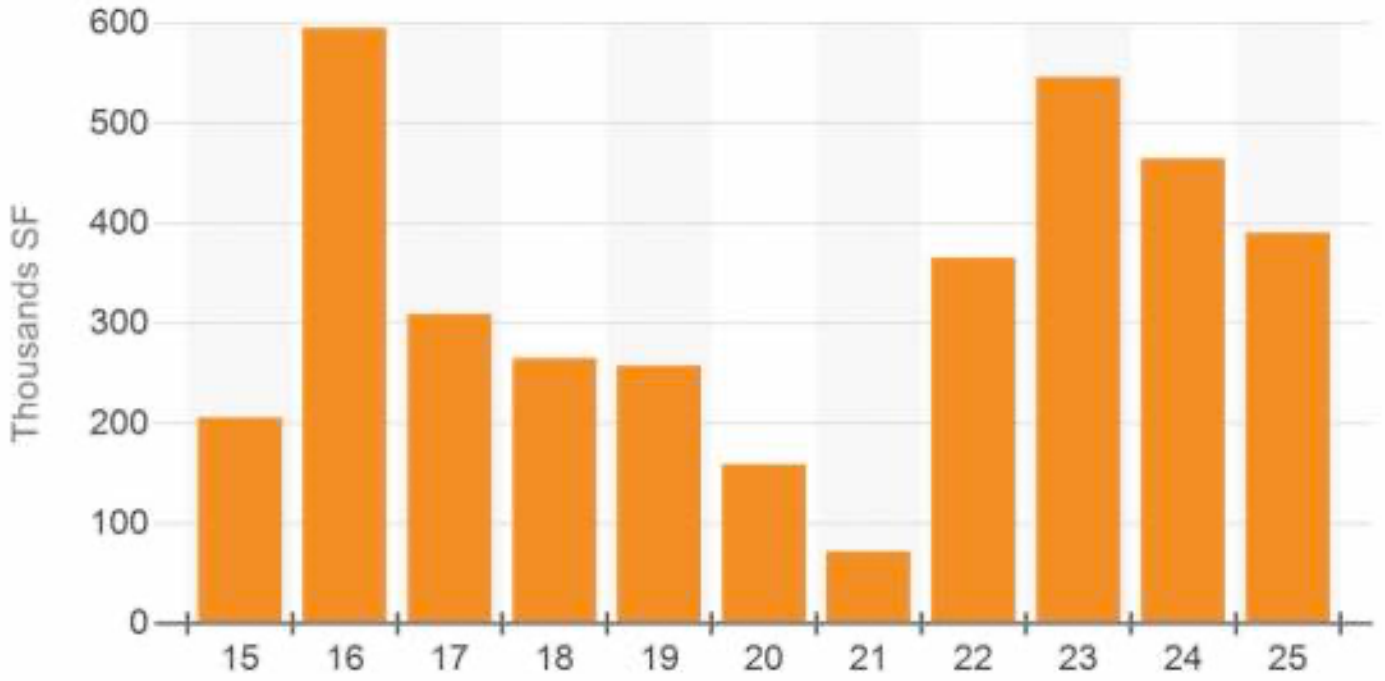
## CONSTRUCTION STARTS



## CONSTRUCTION DELIVERIES

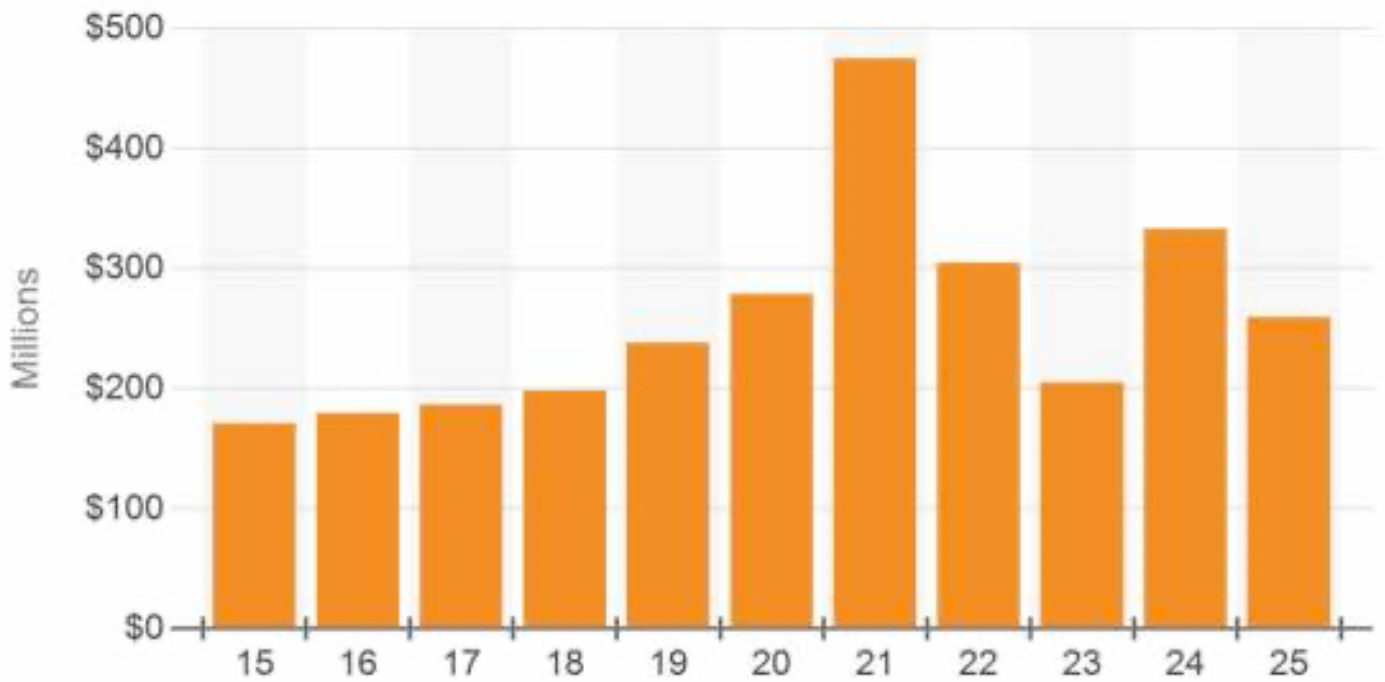


## UNDER CONSTRUCTION

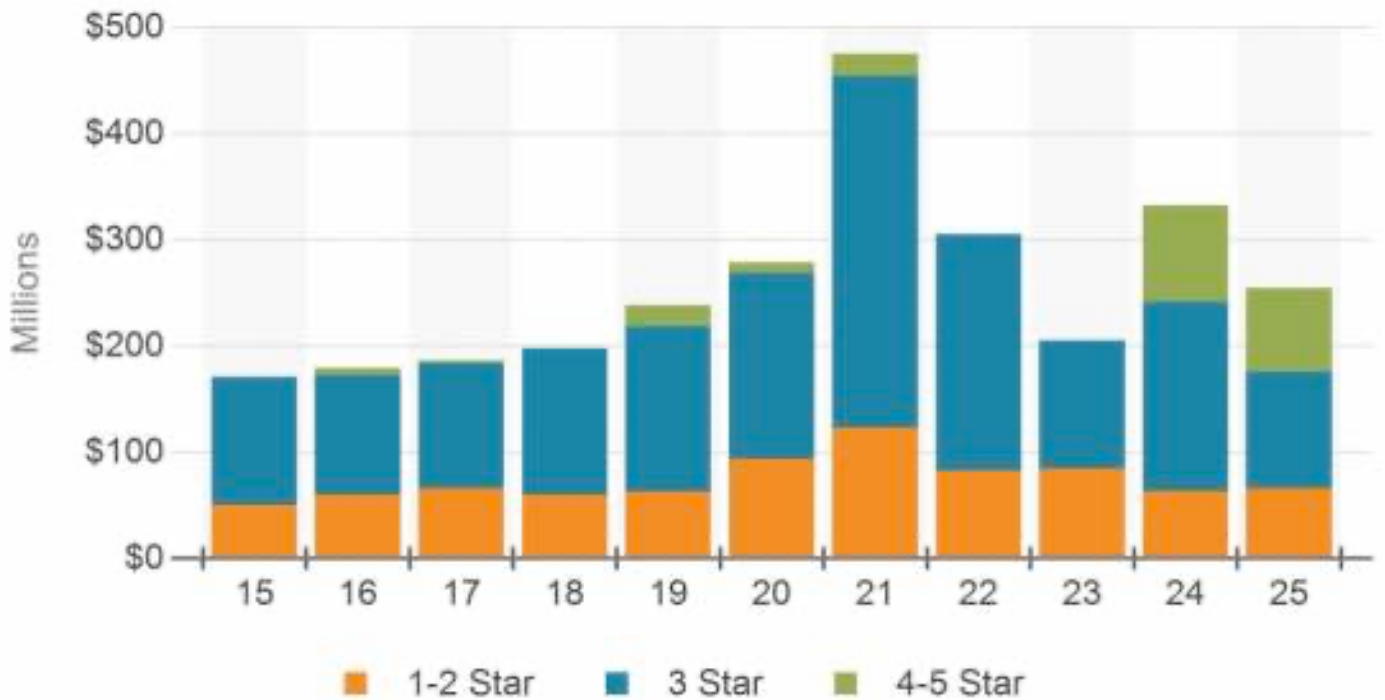


# Sales Volume

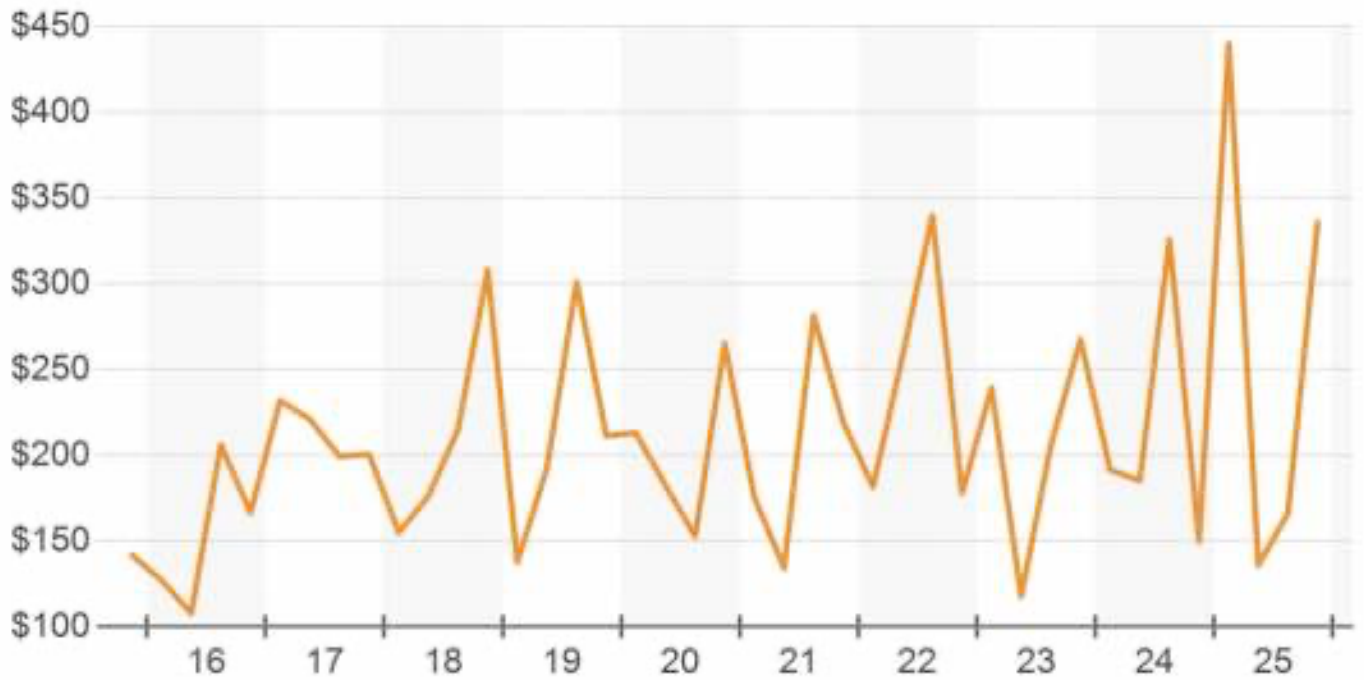
## SALES VOLUME



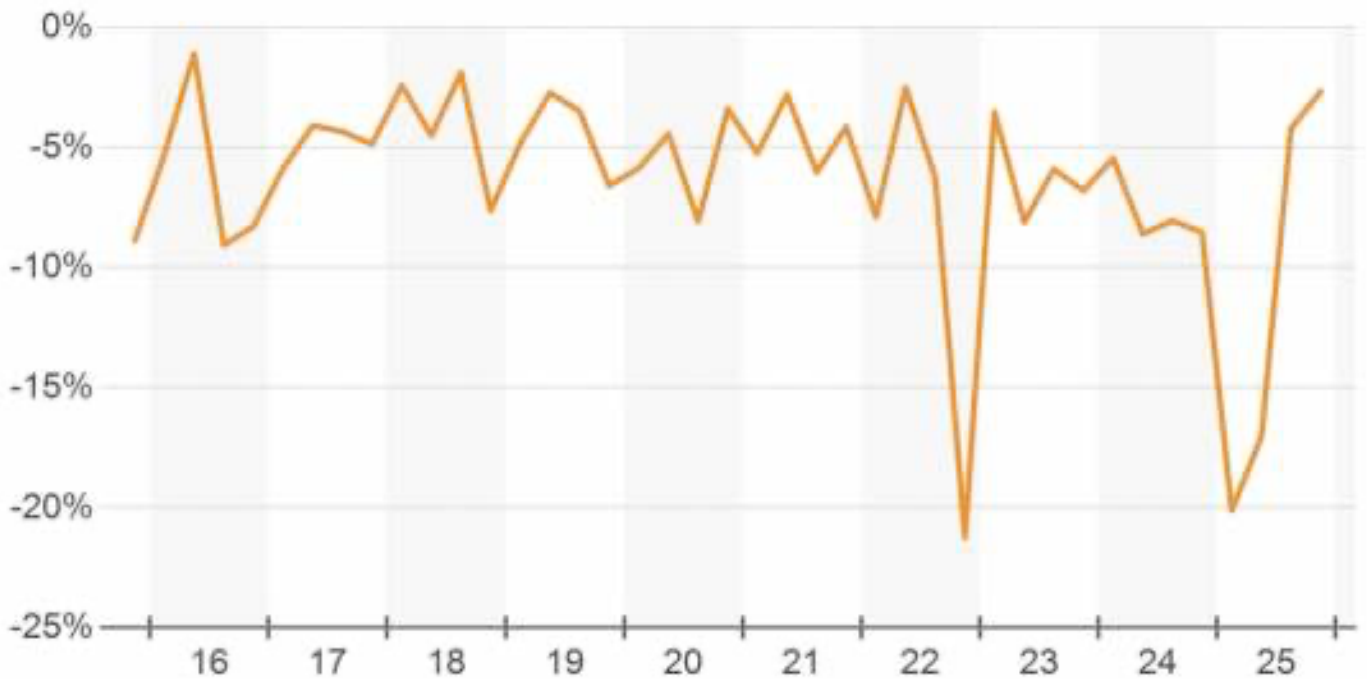
## SALES VOLUME BY STAR RATING



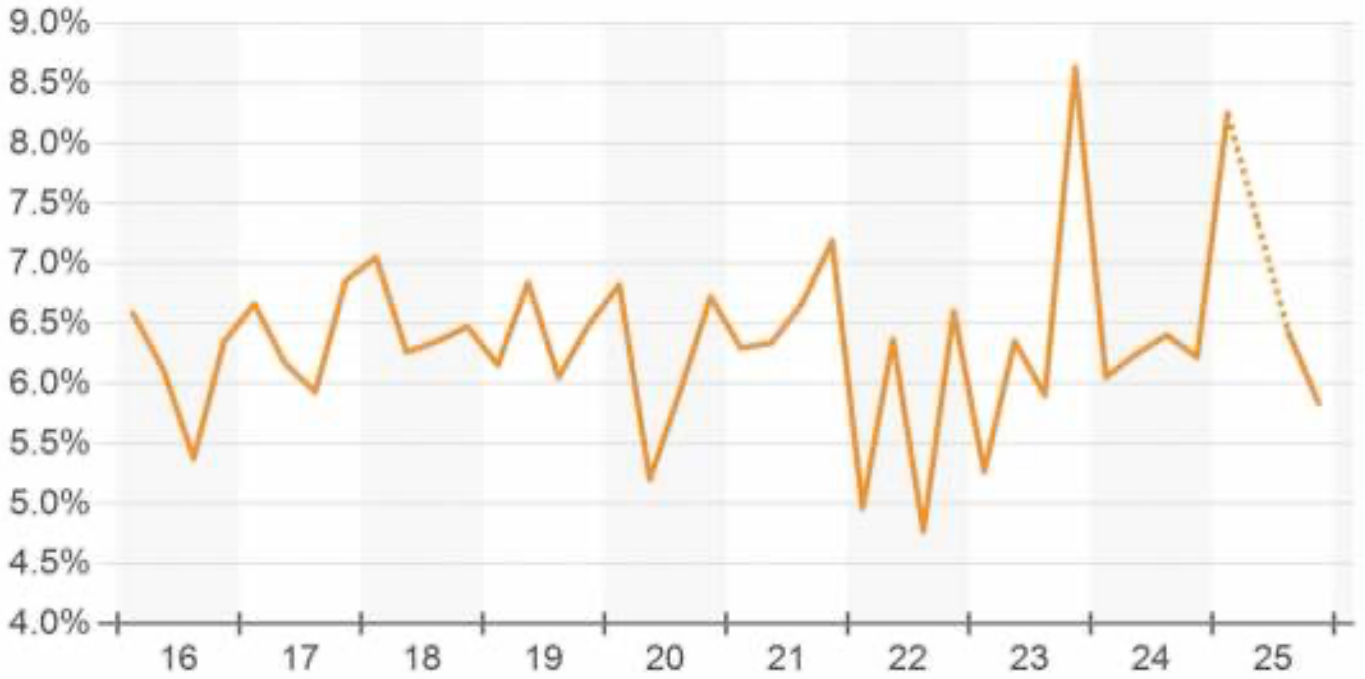
## AVERAGE SALE PRICE PER SF



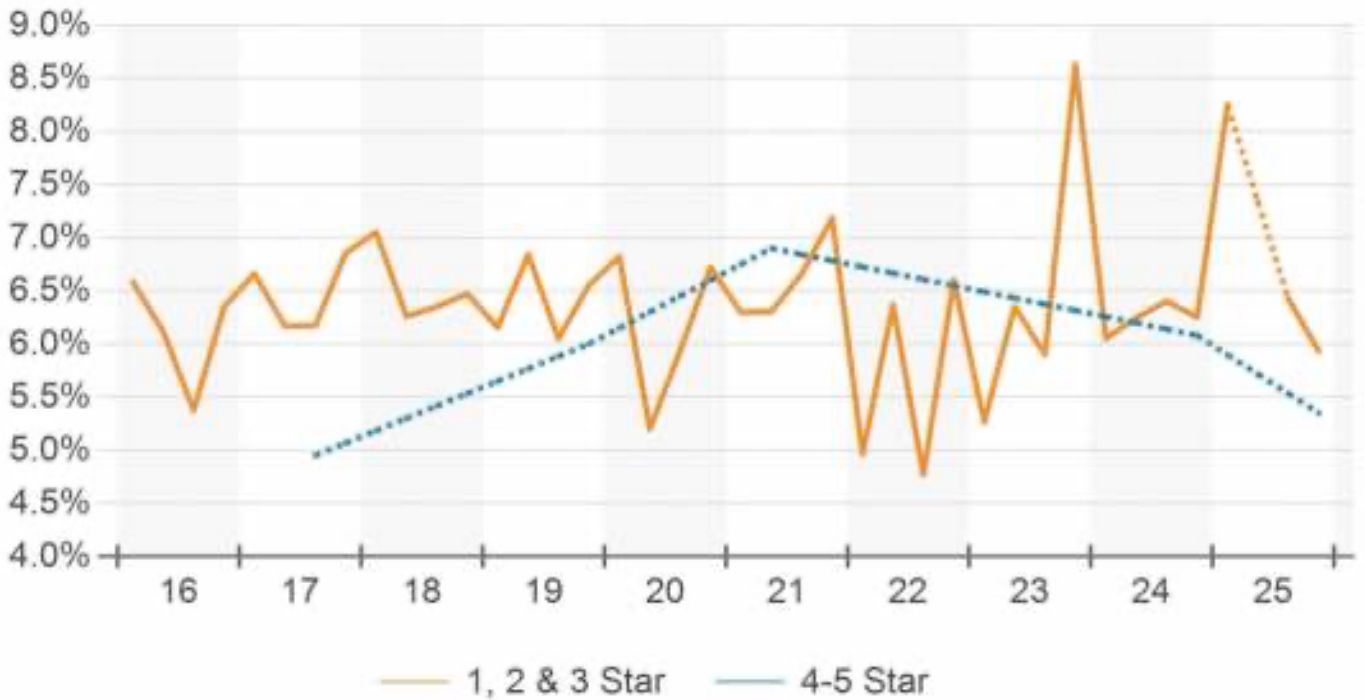
## SALE TO ASKING PRICE DIFFERENTIAL



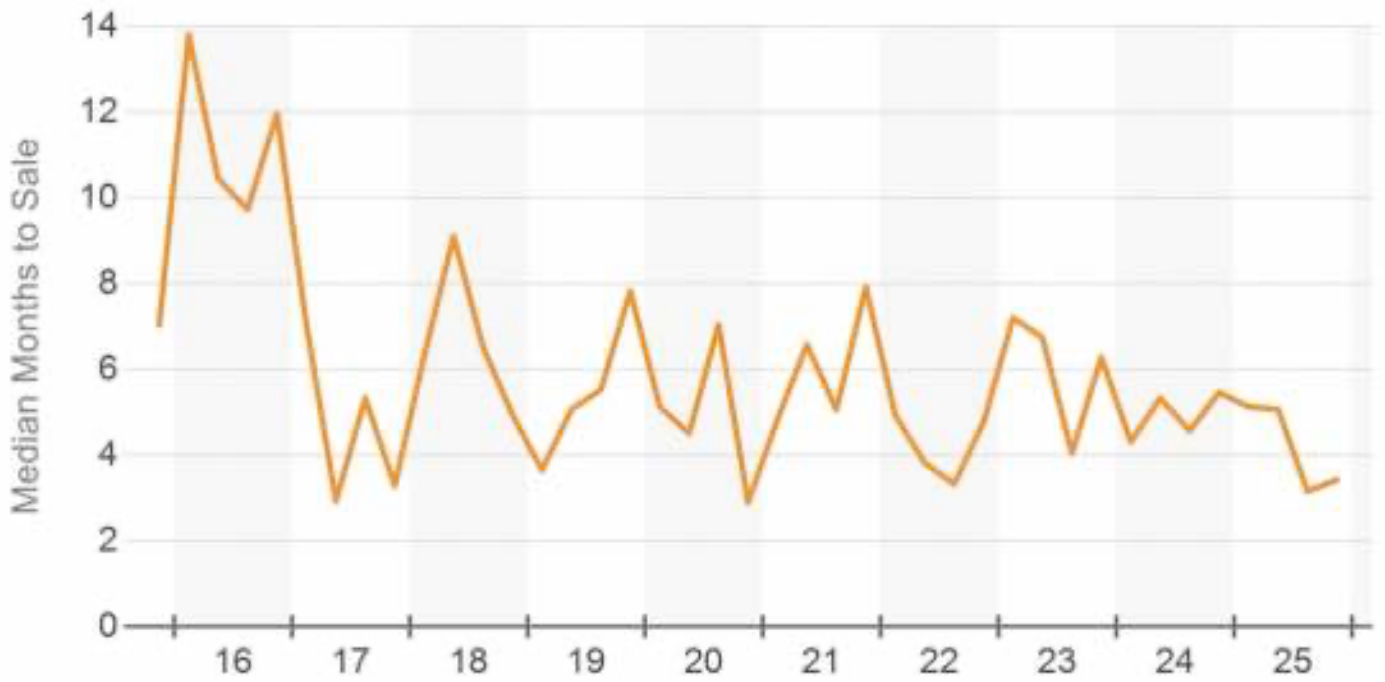
## CAP RATE



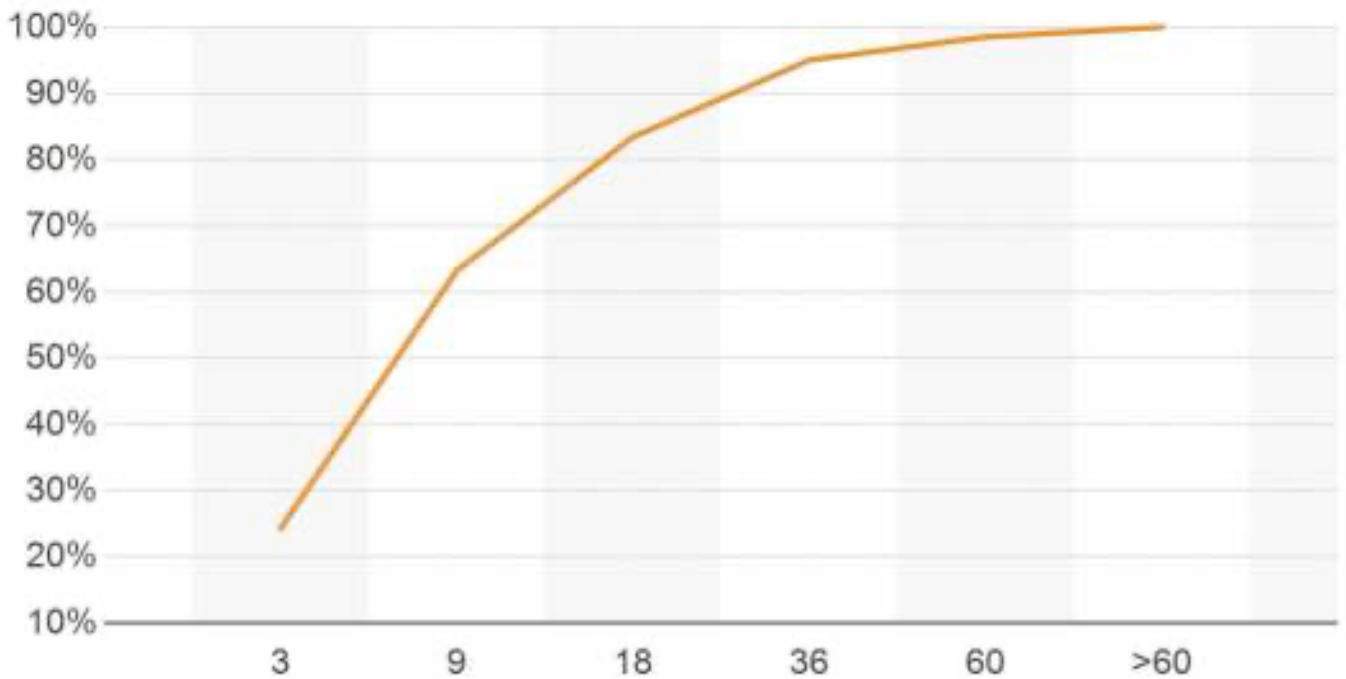
## CAP RATE BY STAR RATING



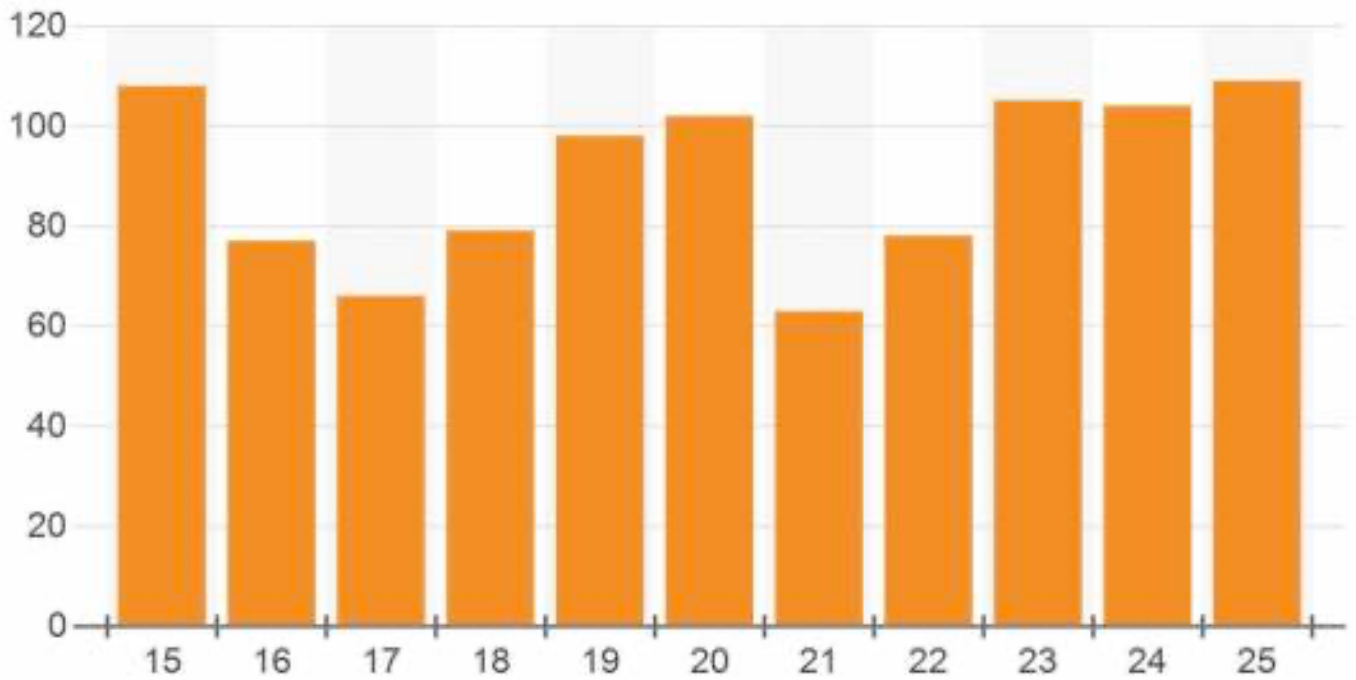
## MONTHS TO SALE



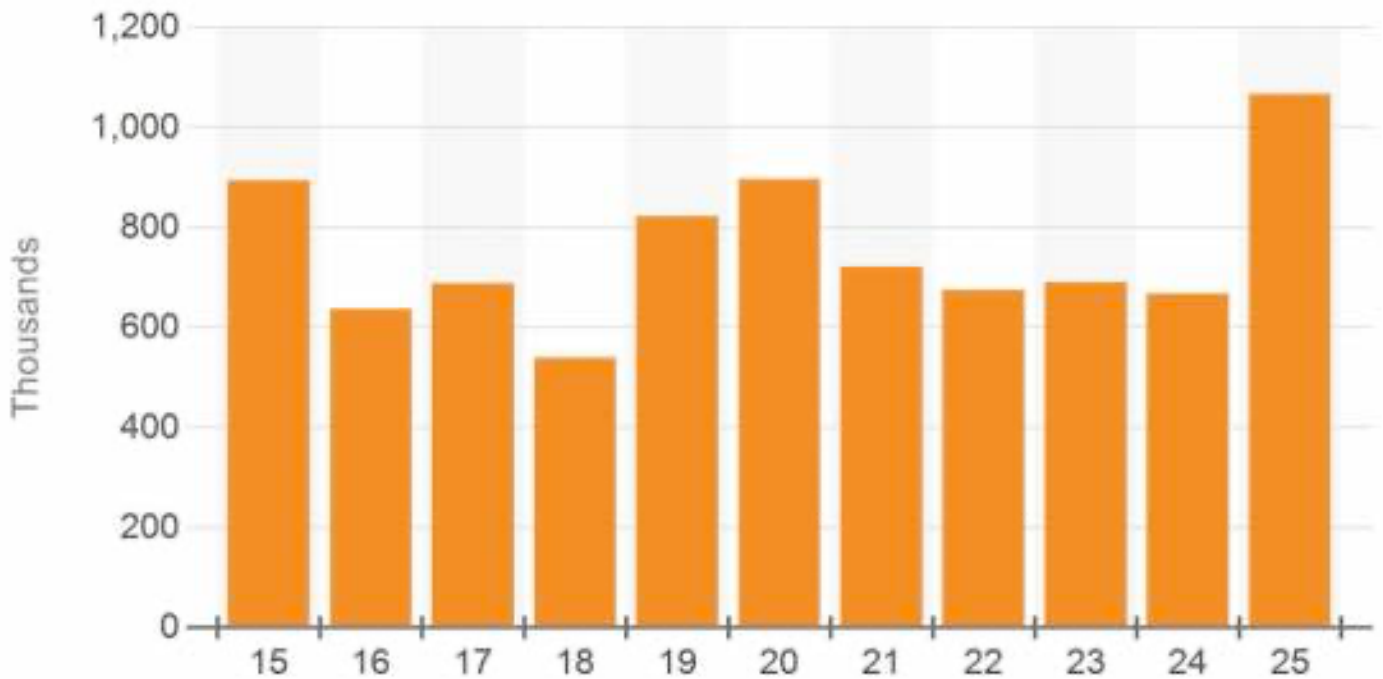
## PROBABILITY OF SELLING IN MONTHS



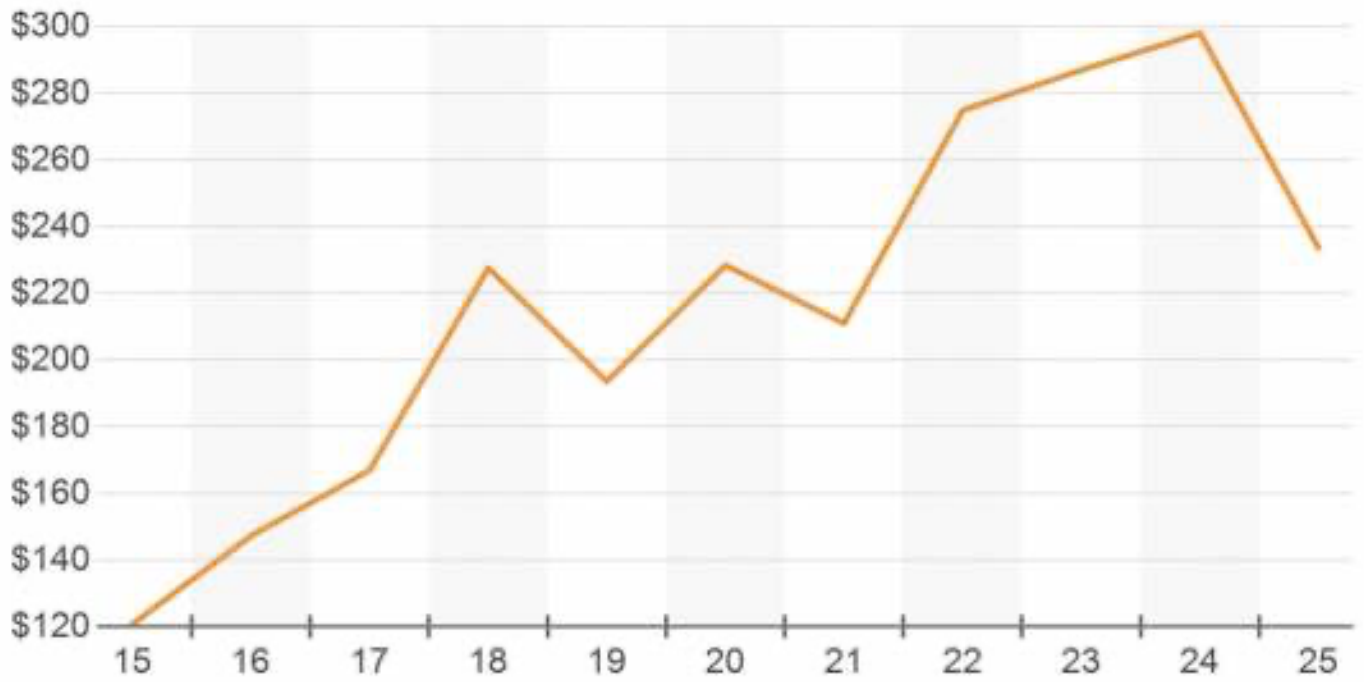
### FOR SALE TOTAL LISTINGS



### FOR SALE TOTAL SF



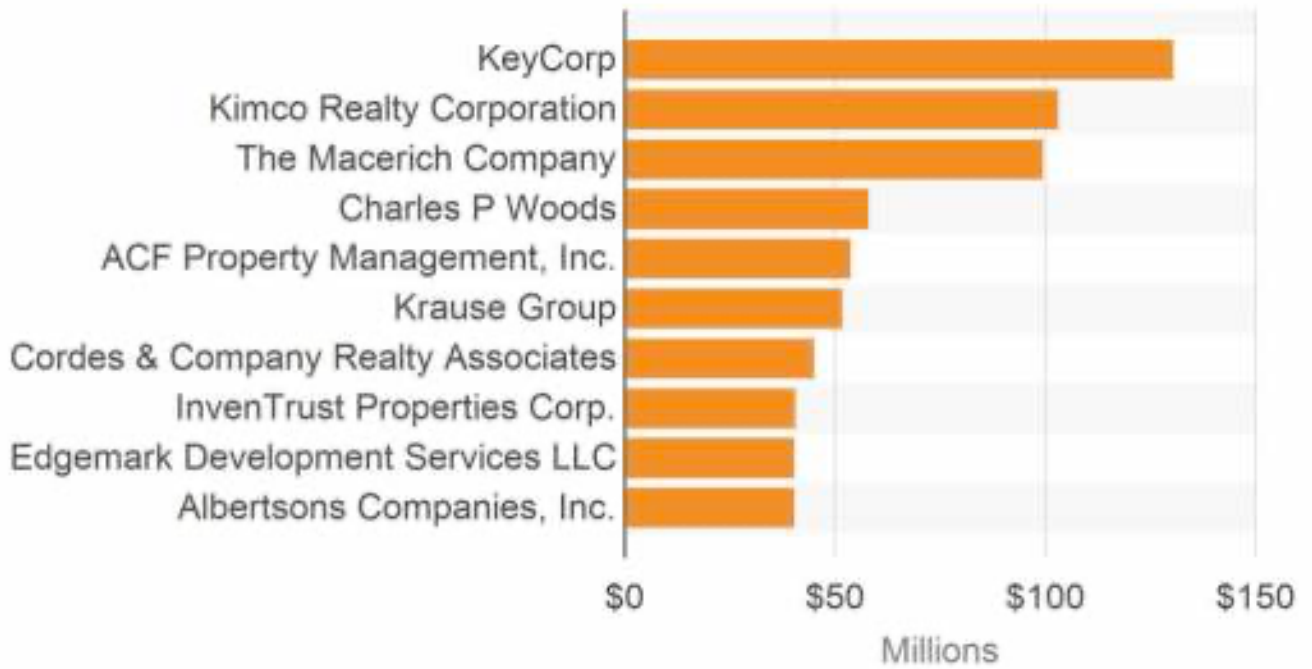
## ASKING PRICE PER SF



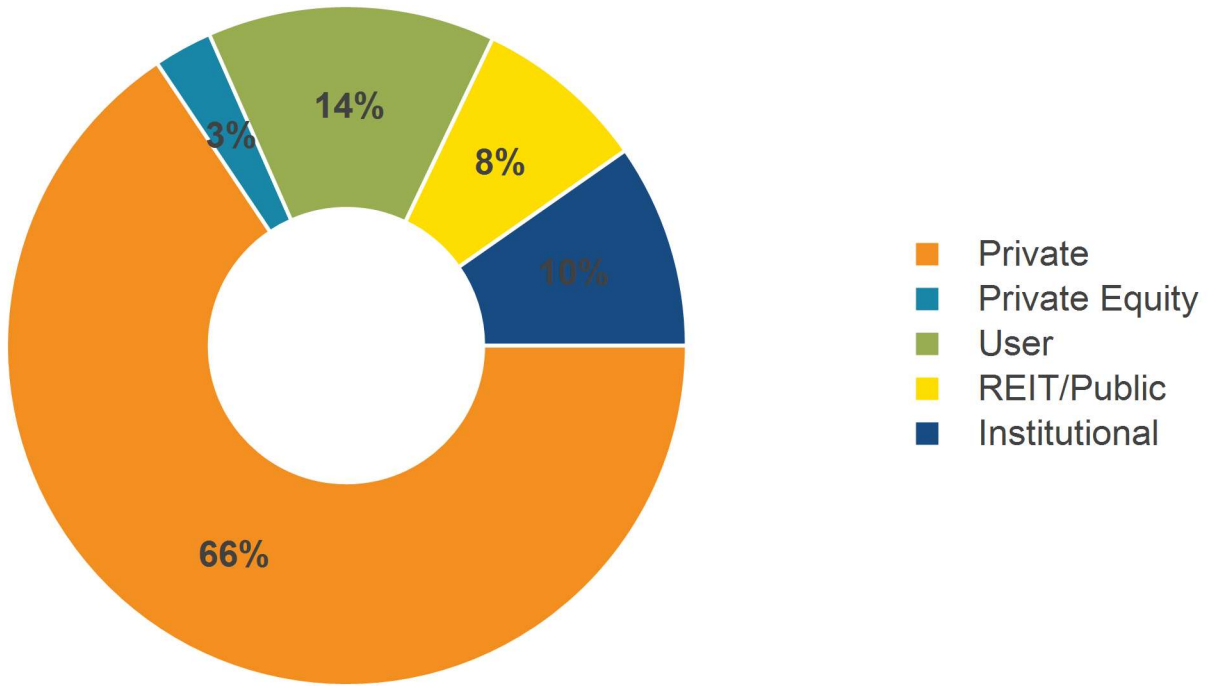
## TOP BUYERS



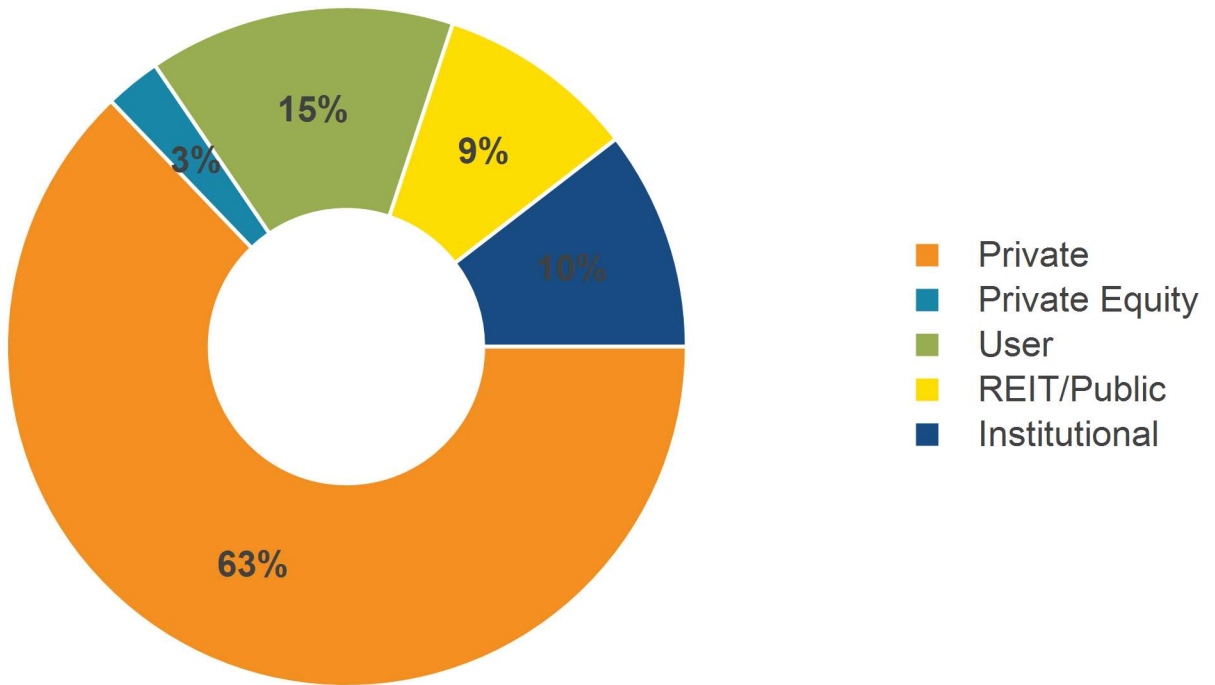
## TOP SELLERS



## SALES VOLUME BY BUYER TYPE



## SALES VOLUME BY SELLER TYPE



## TOP BUYER BROKERS



## TOP SELLER BROKERS

