



## Retail Report - Larimer/Weld County

PREPARED BY

**REALTEC**

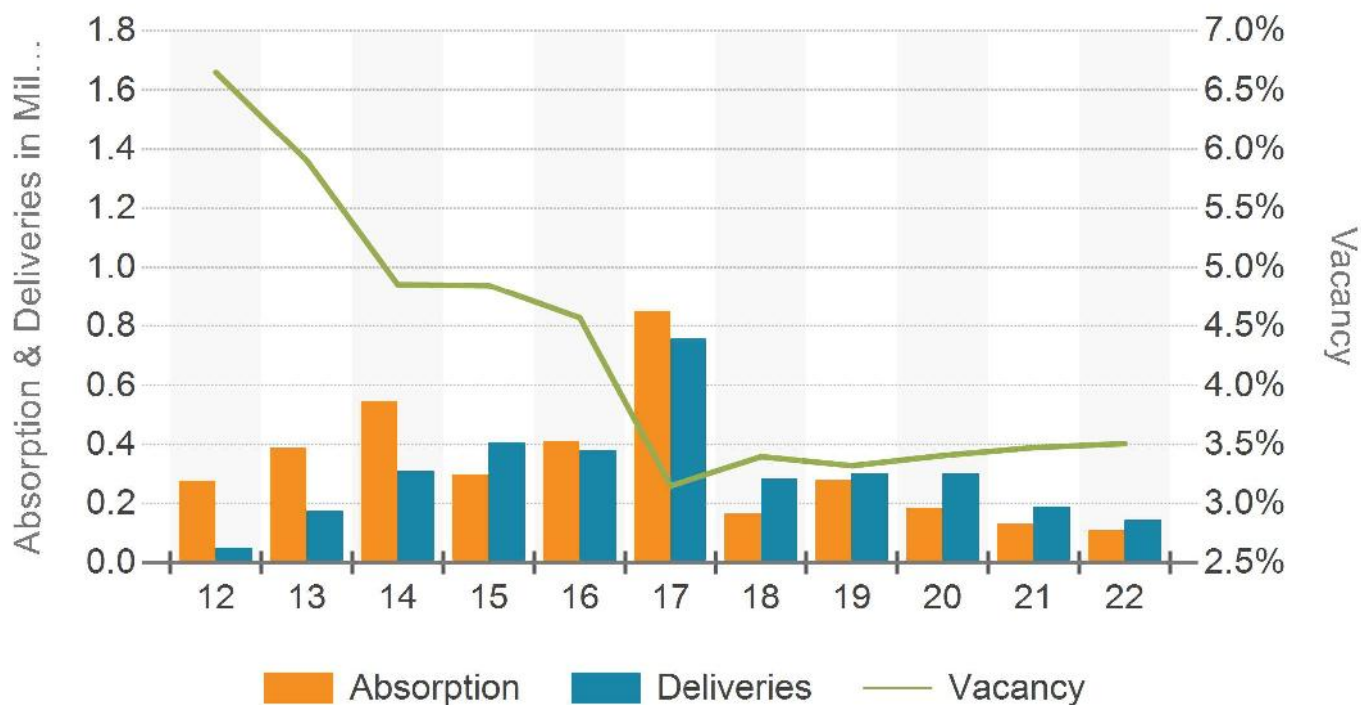
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

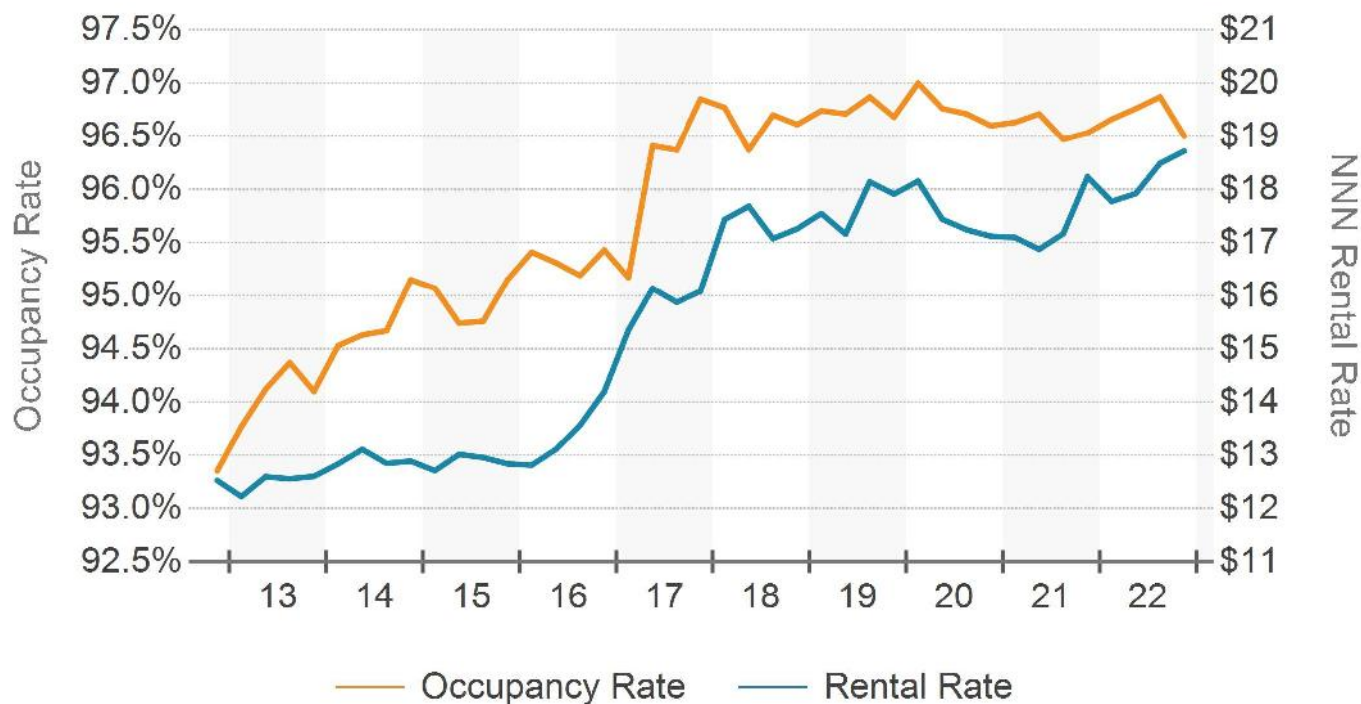
Associate Broker



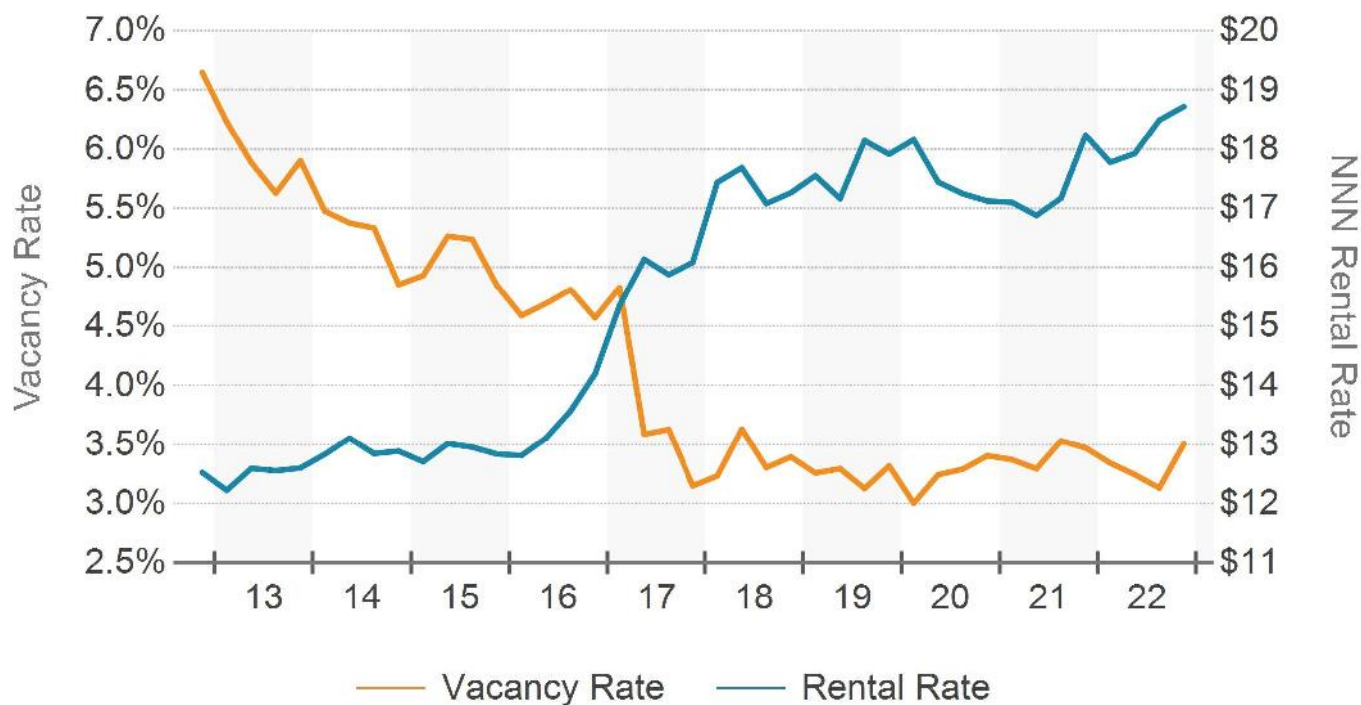
### ABSORPTION, DELIVERIES, VACANCY



### OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$18.72	\$17.26
Vacancy Rate	3.5%	3.3%
Vacant SF	1,206,303	1,119,819
Availability Rate	4.4%	4.3%
Available SF	1,508,445	1,477,227
Sublet SF	115,418	94,173
Months on Market	8.2	9.9

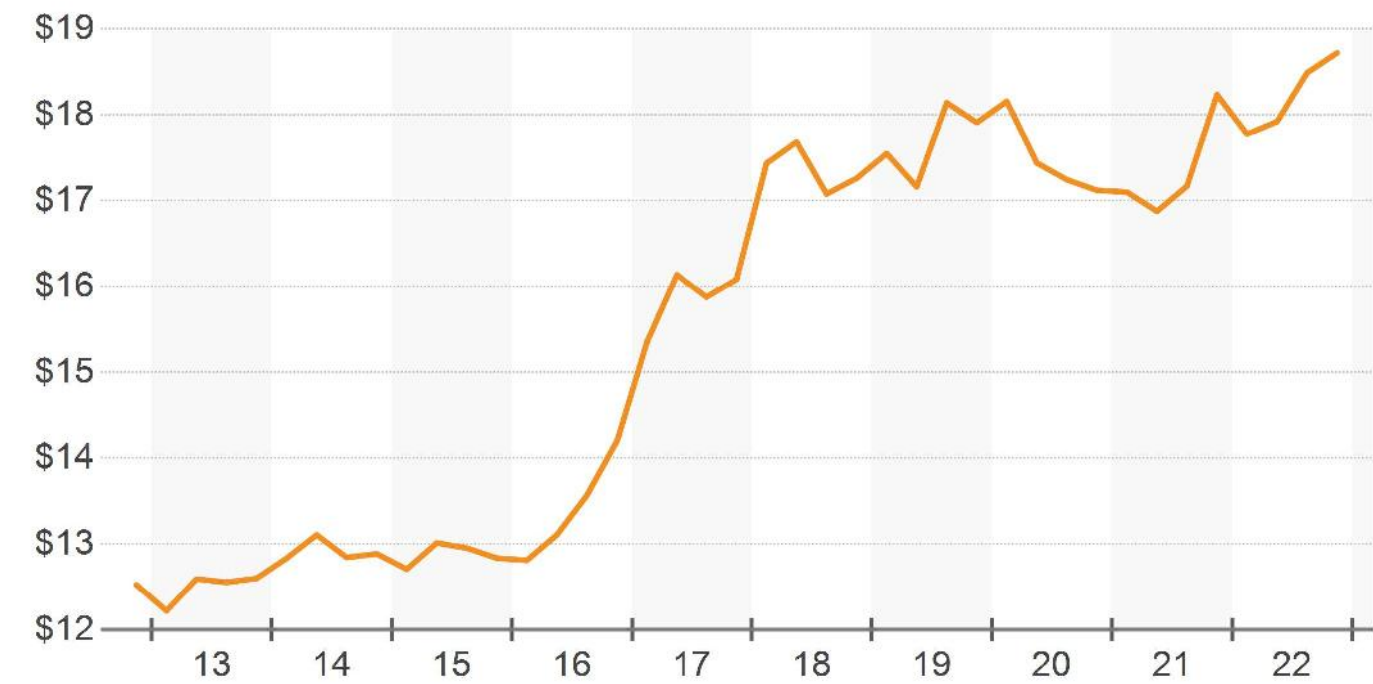
Inventory	Survey	5-Year Avg
Existing Buildings	2,922	2,873
Existing SF	34,434,539	33,931,112
12 Mo. Const. Starts	232,900	211,567
Under Construction	167,531	190,147
12 Mo. Deliveries	169,157	261,694

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	154,561	253,912
12 Mo. Leasing SF	652,877	597,518

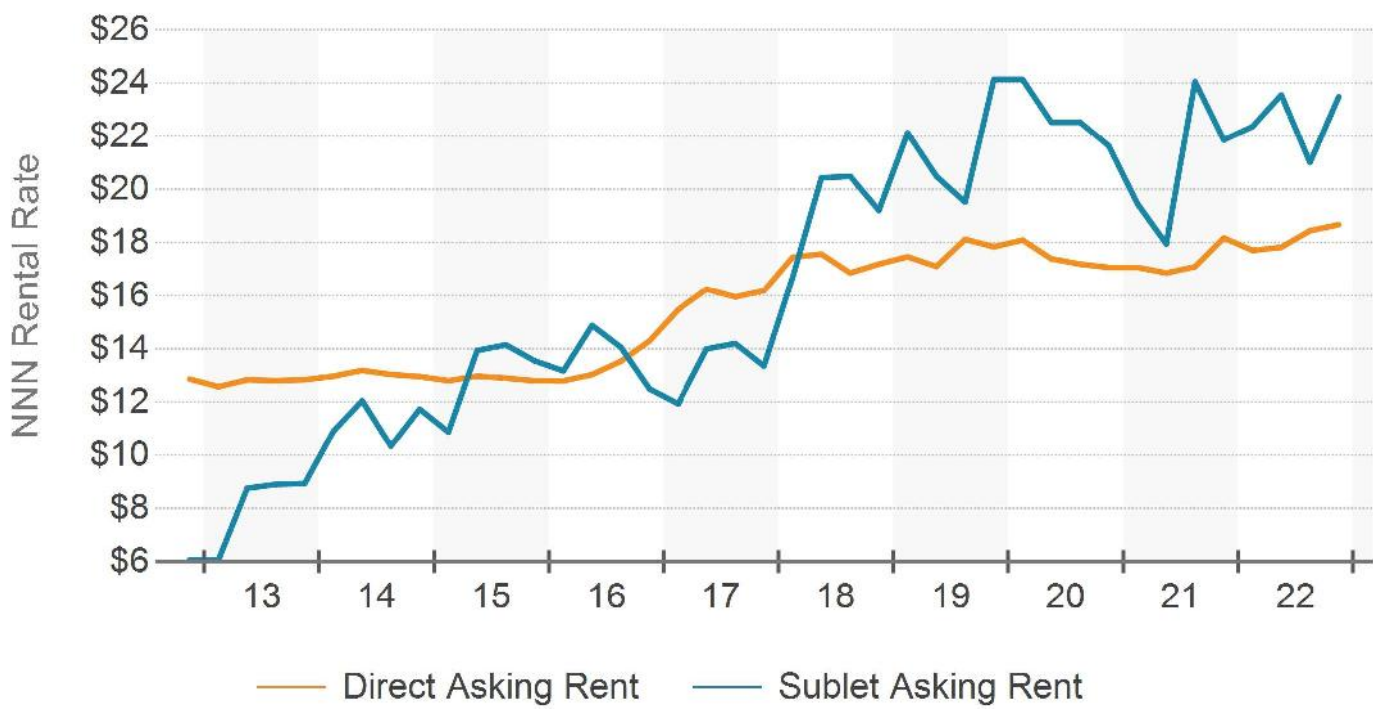
Sales	Past Year	5-Year Avg
Sale Price Per SF	\$230	\$207
Asking Price Per SF	\$317	\$292
Sales Volume (Mil.)	\$375	\$280
Cap Rate	5.4%	6.3%



NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



## VACANCY RATE



## SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



### OCCUPANCY RATE



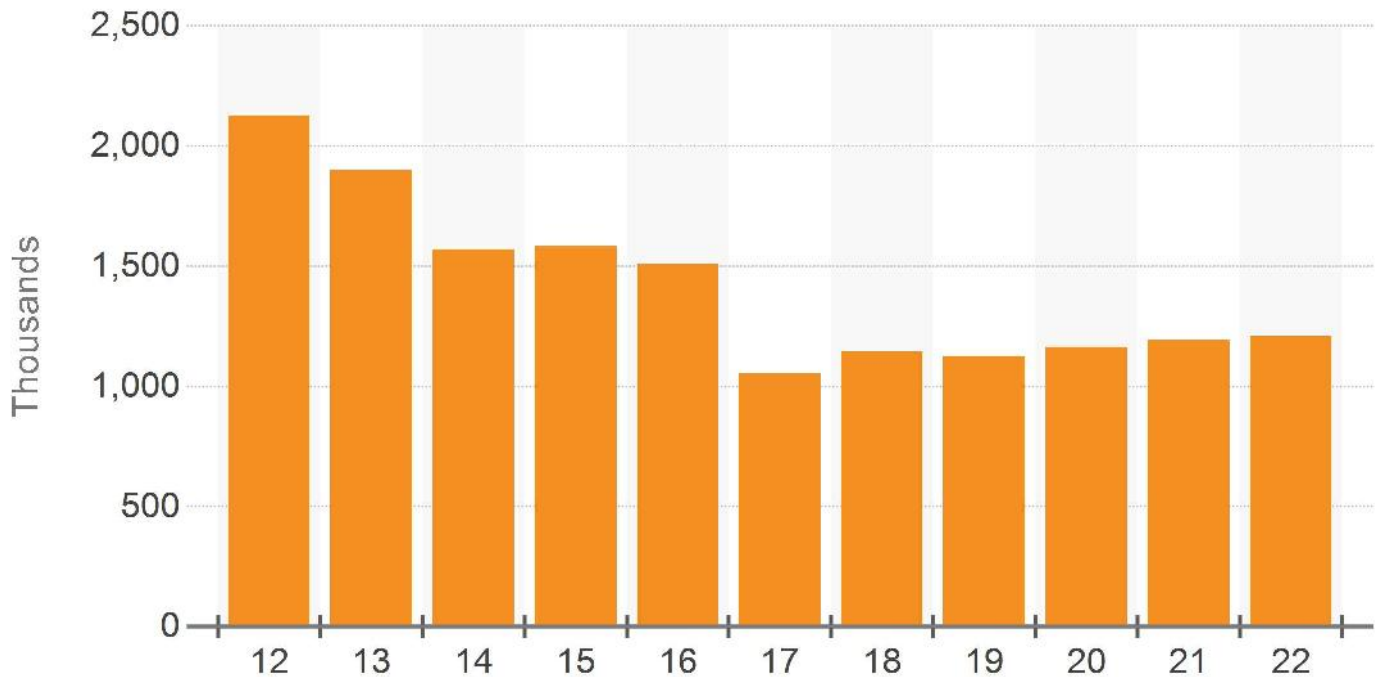
### PERCENT LEASED RATE



## OCCUPANCY & PERCENT LEASED

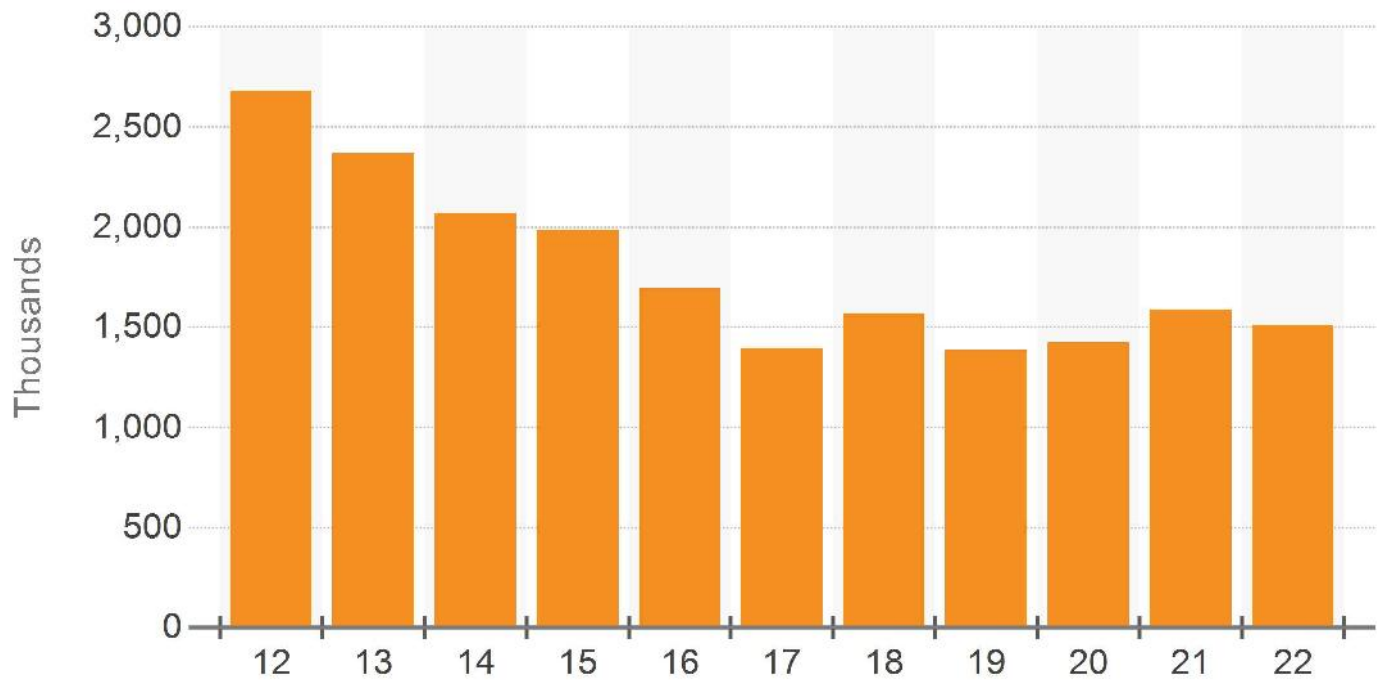


## VACANT SF





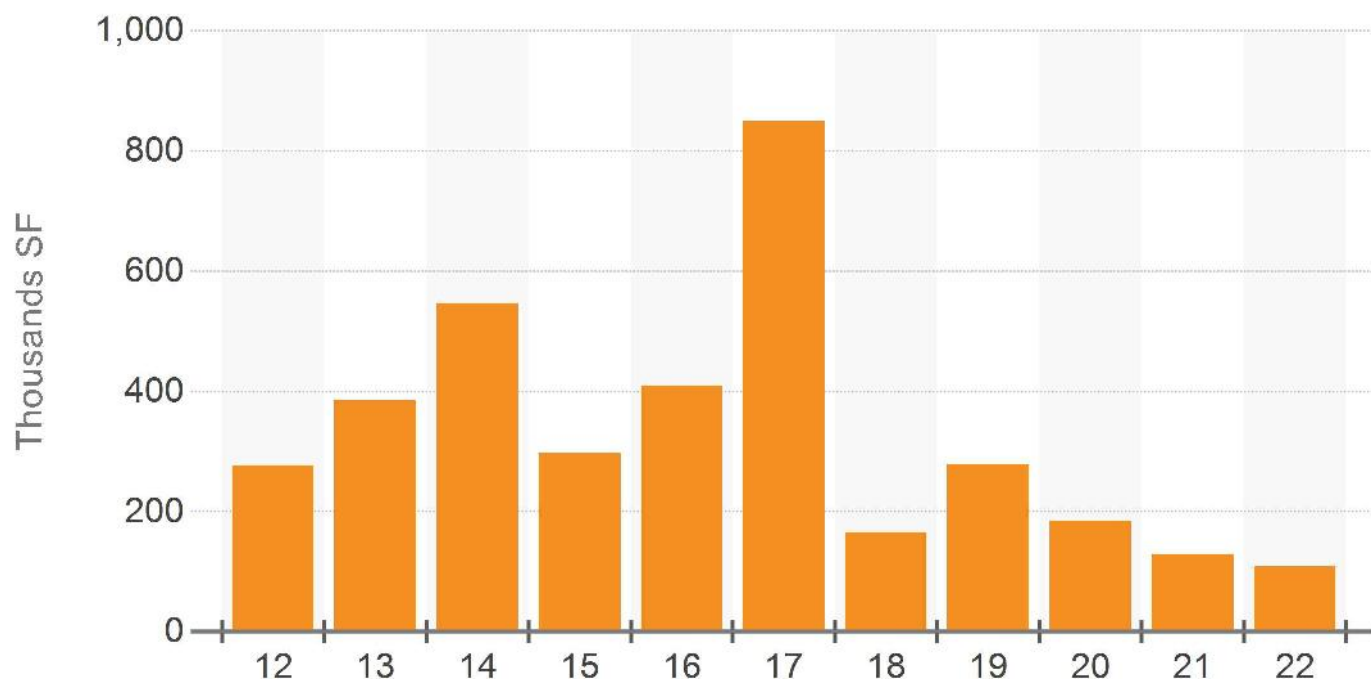
## AVAILABLE SF



## MONTHS ON MARKET DISTRIBUTION



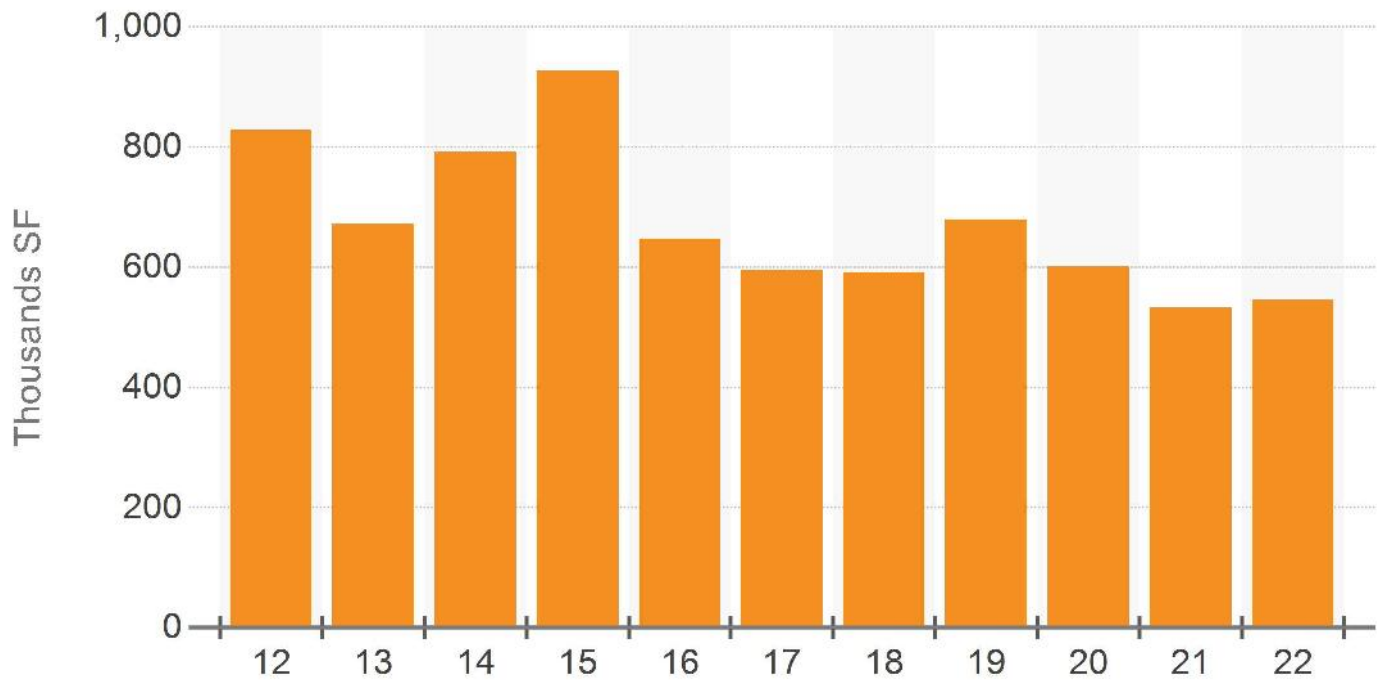
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



## LEASING ACTIVITY



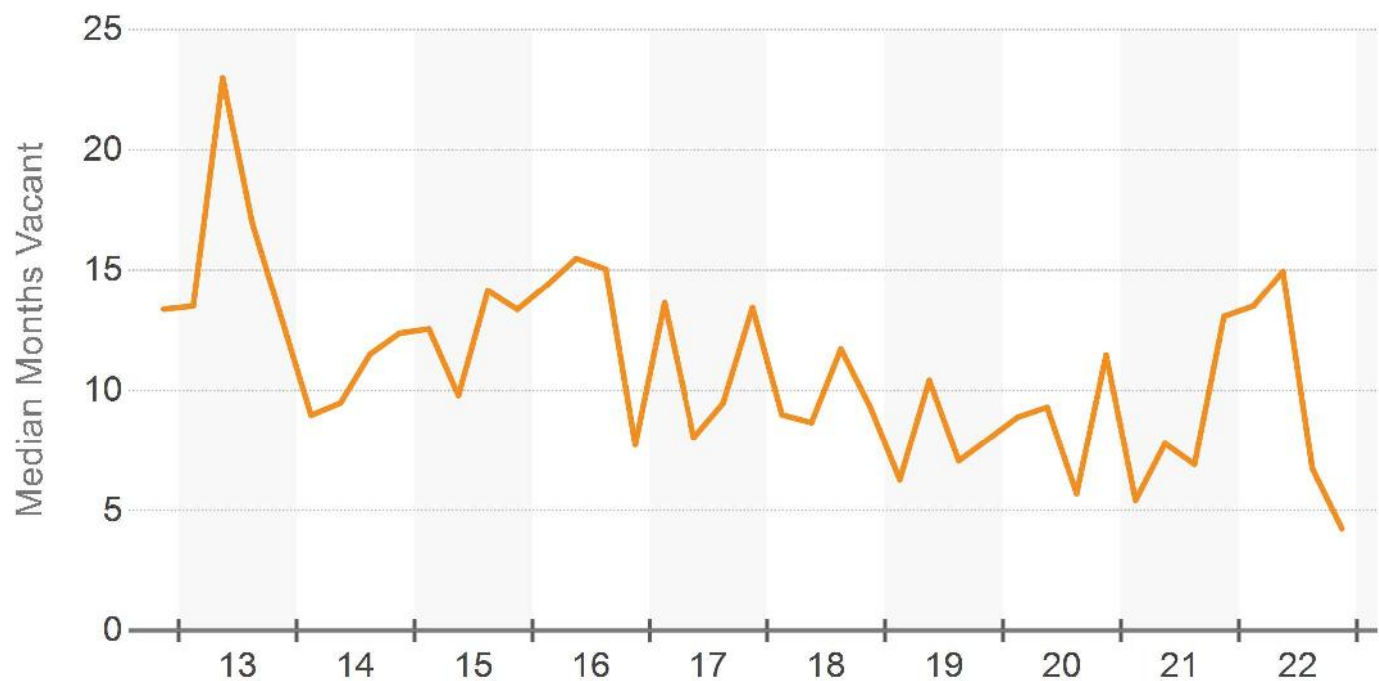
## MONTHS ON MARKET



MONTHS TO LEASE

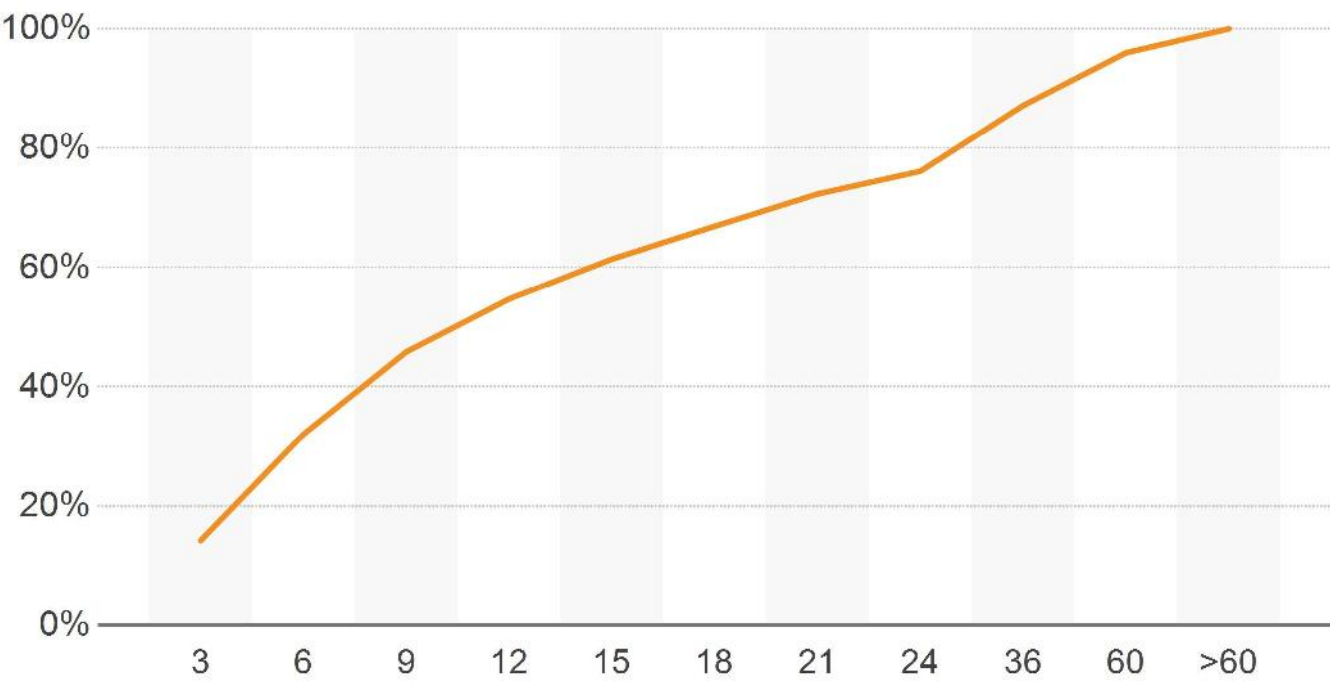


MONTHS VACANT

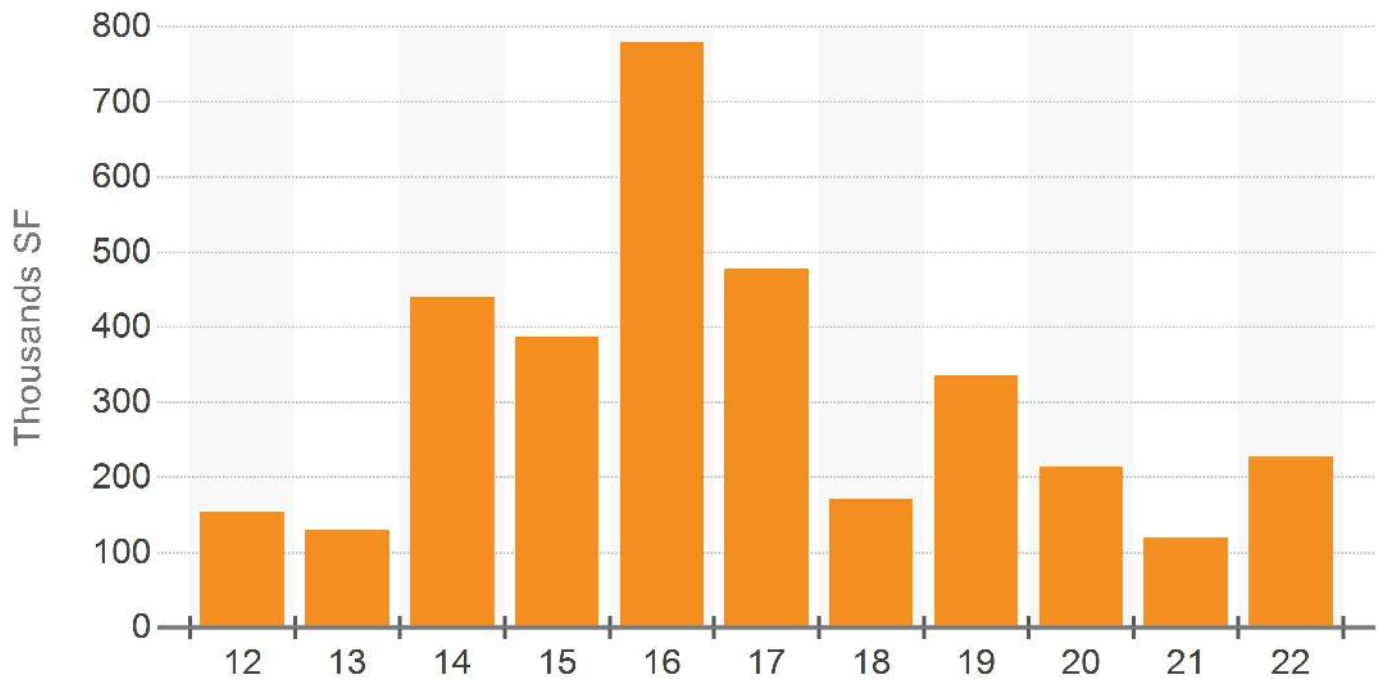




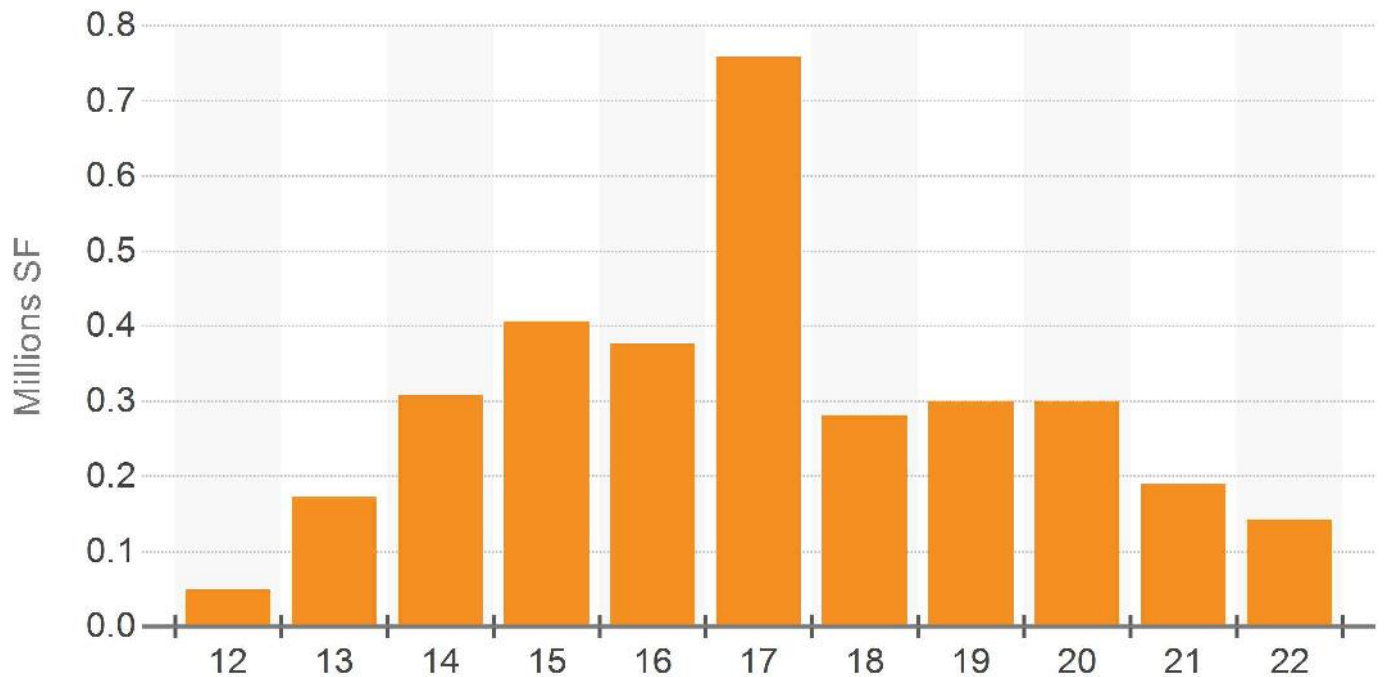
PROBABILITY OF LEASING IN MONTHS



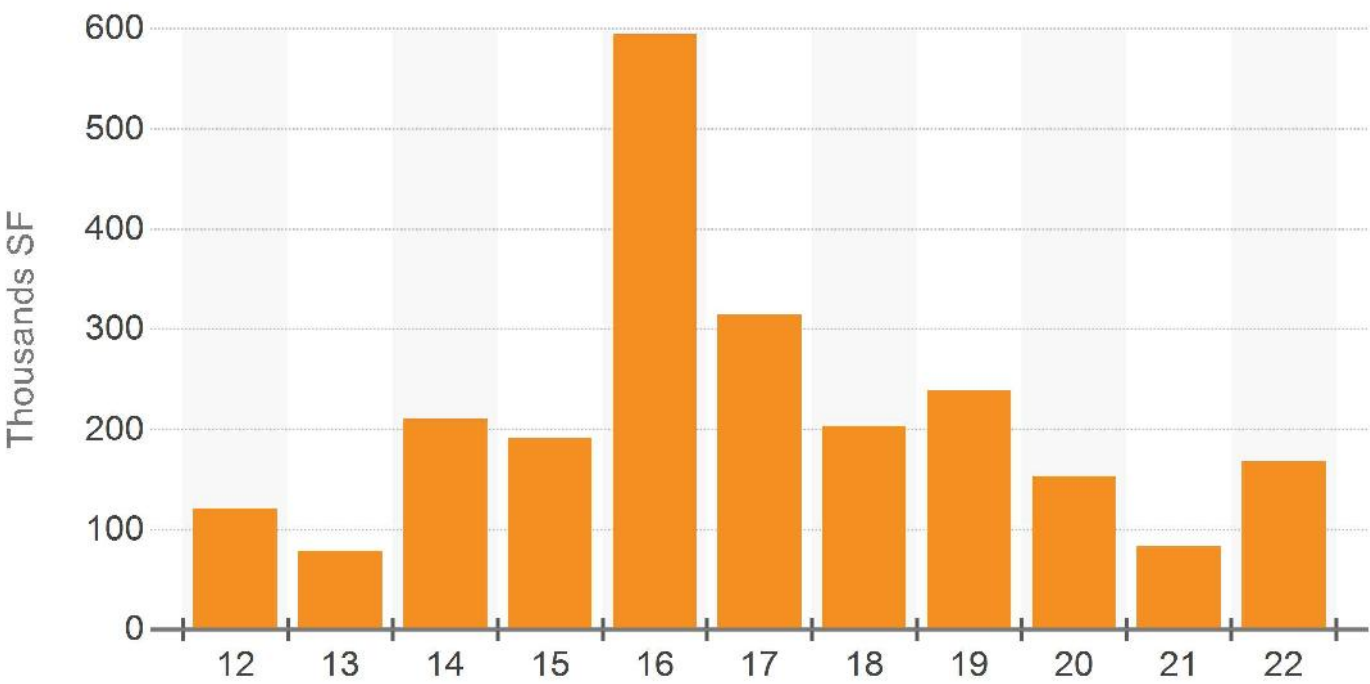
### CONSTRUCTION STARTS



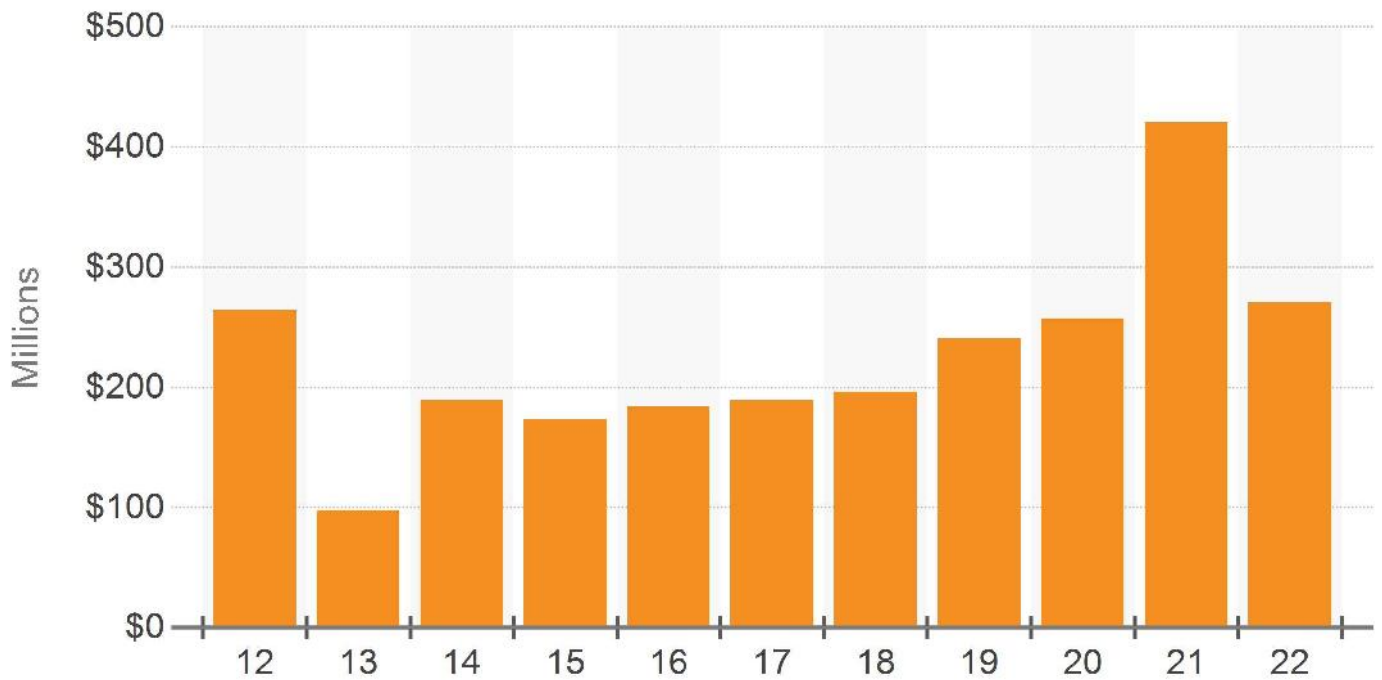
### CONSTRUCTION DELIVERIES



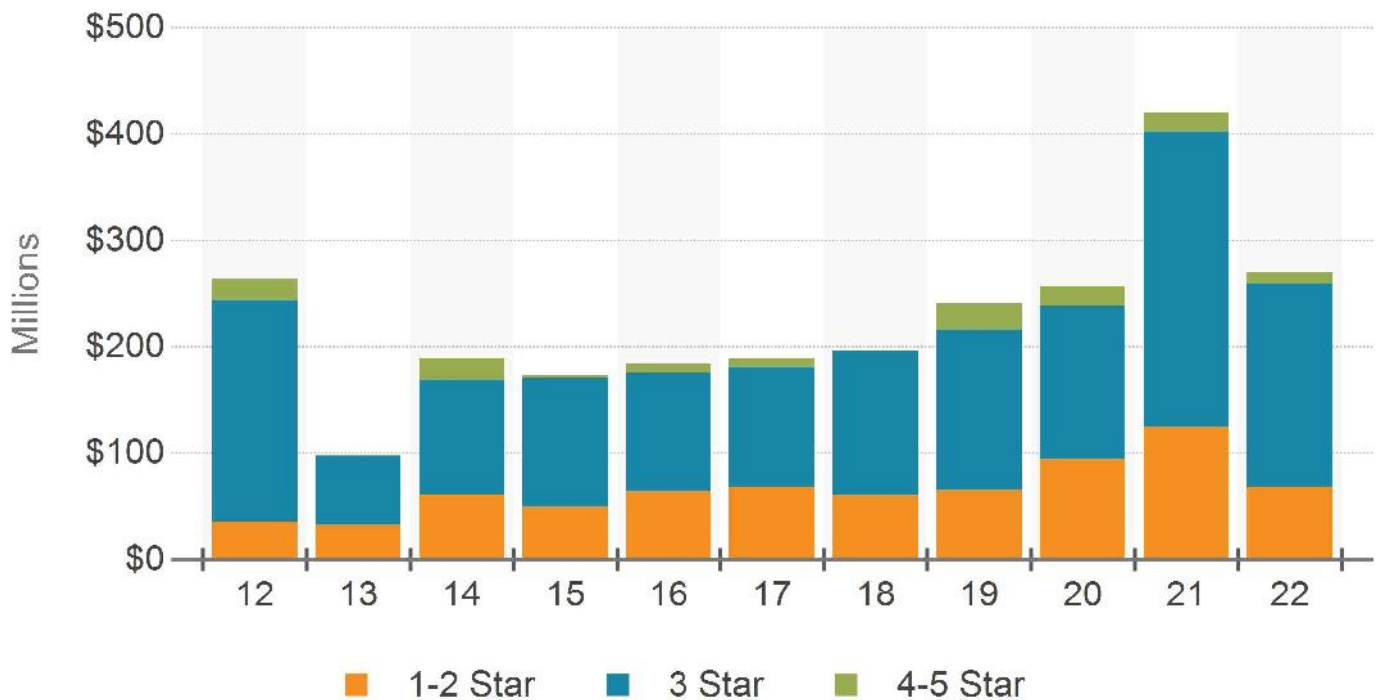
UNDER CONSTRUCTION



## SALES VOLUME



## SALES VOLUME BY STAR RATING





## AVERAGE SALE PRICE PER SF



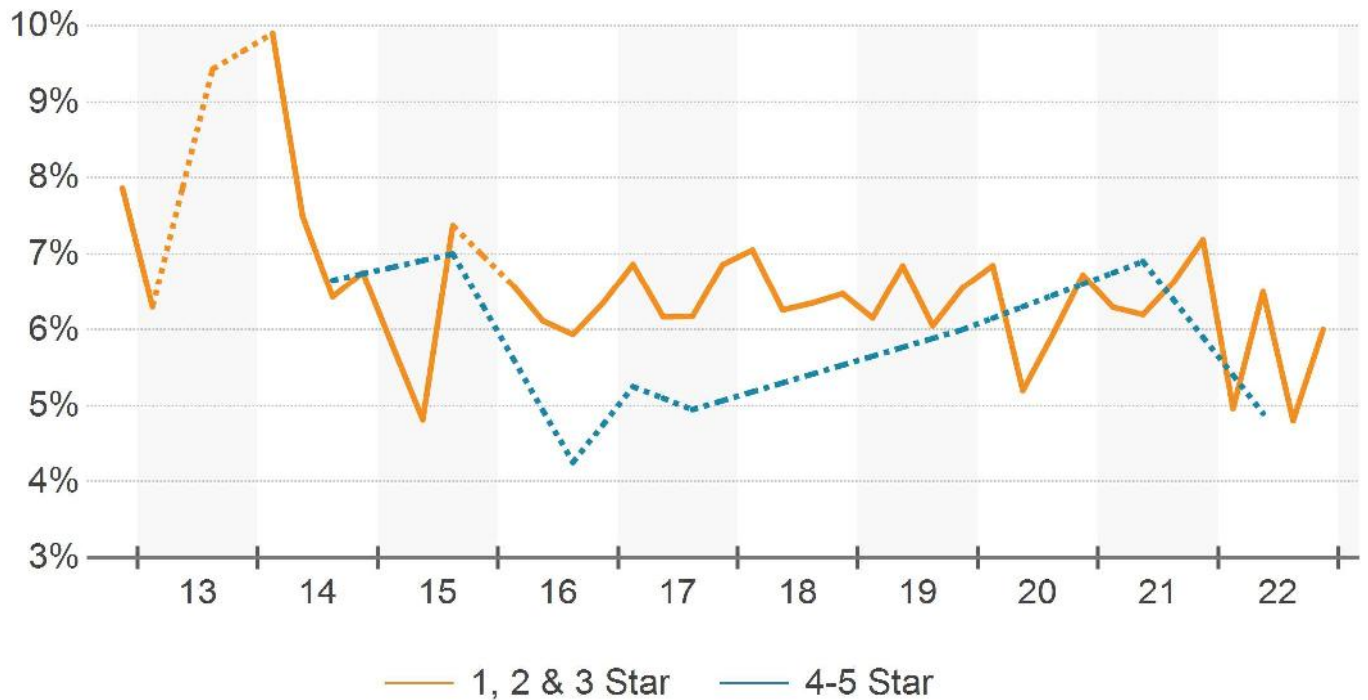
## SALE TO ASKING PRICE DIFFERENTIAL



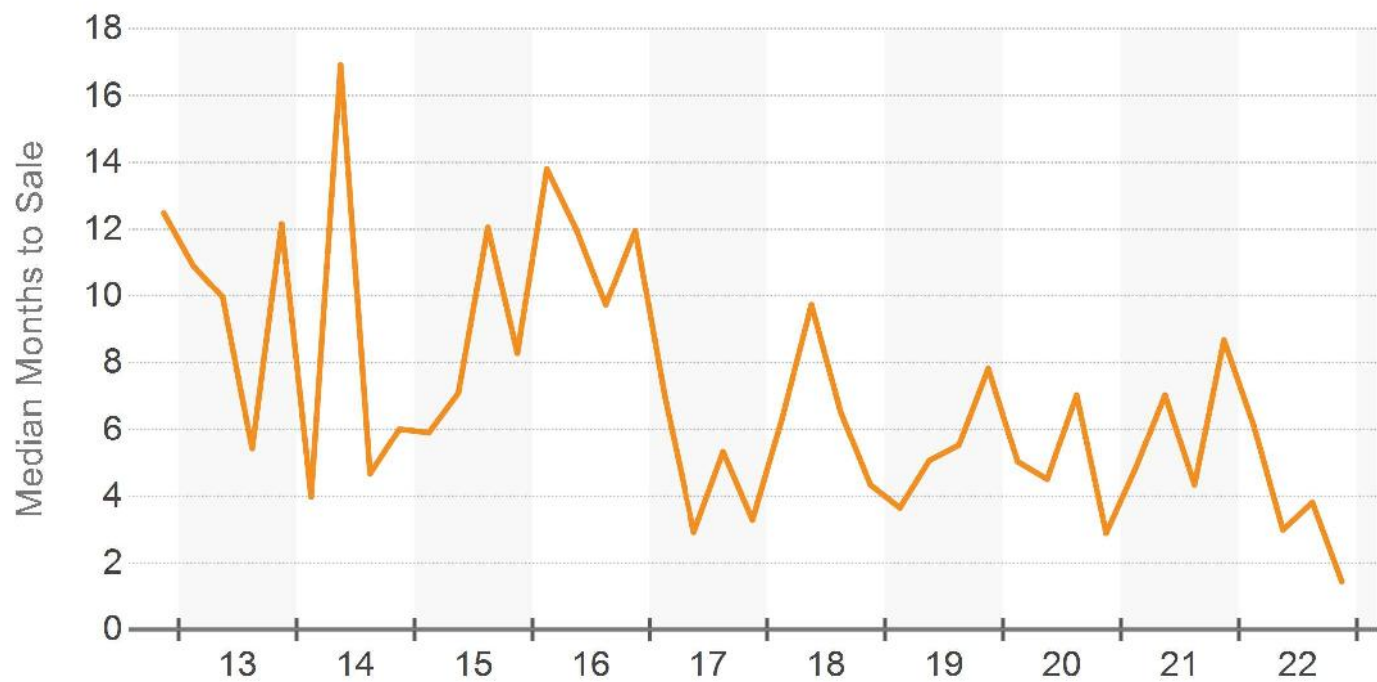
## CAP RATE



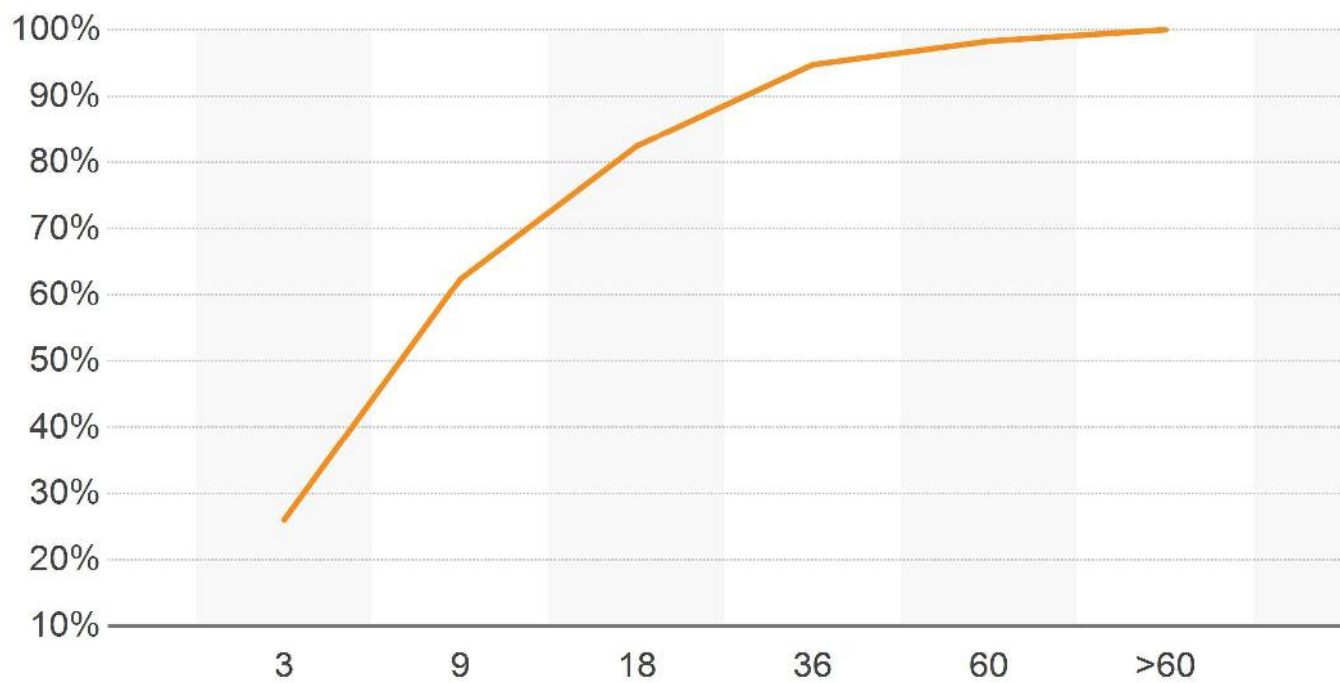
## CAP RATE BY STAR RATING



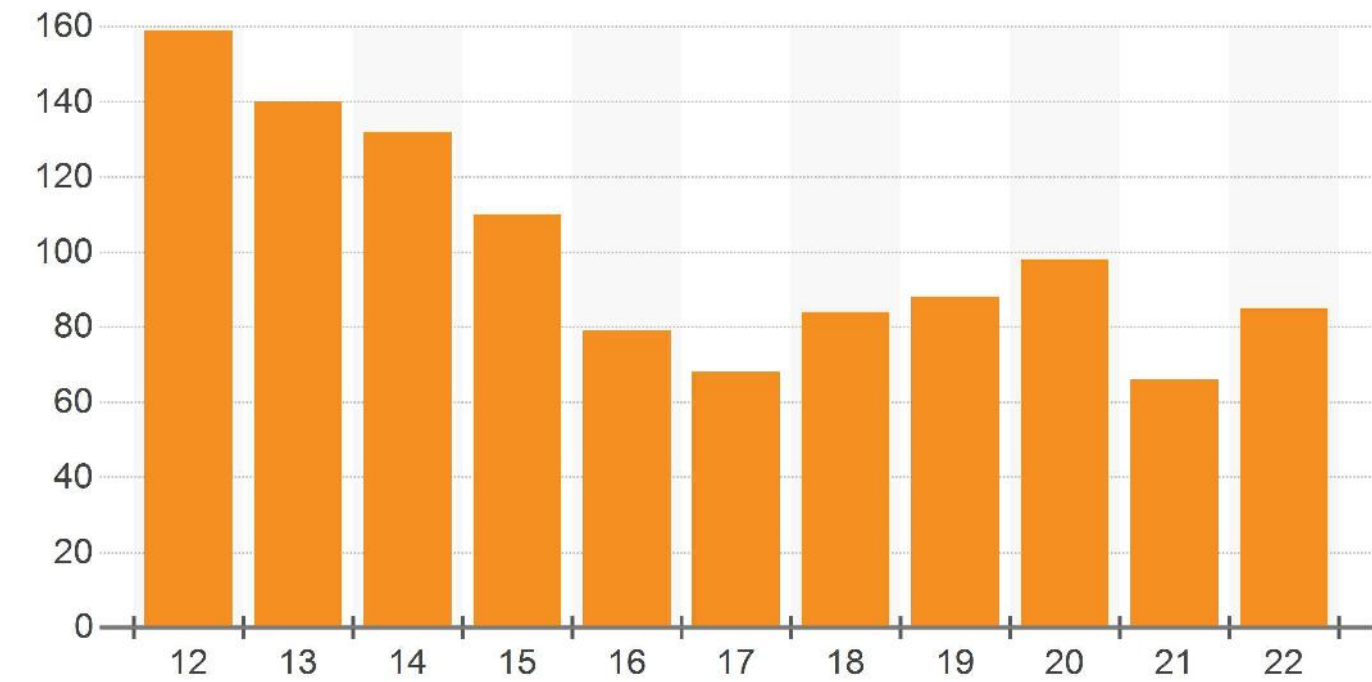
MONTHS TO SALE



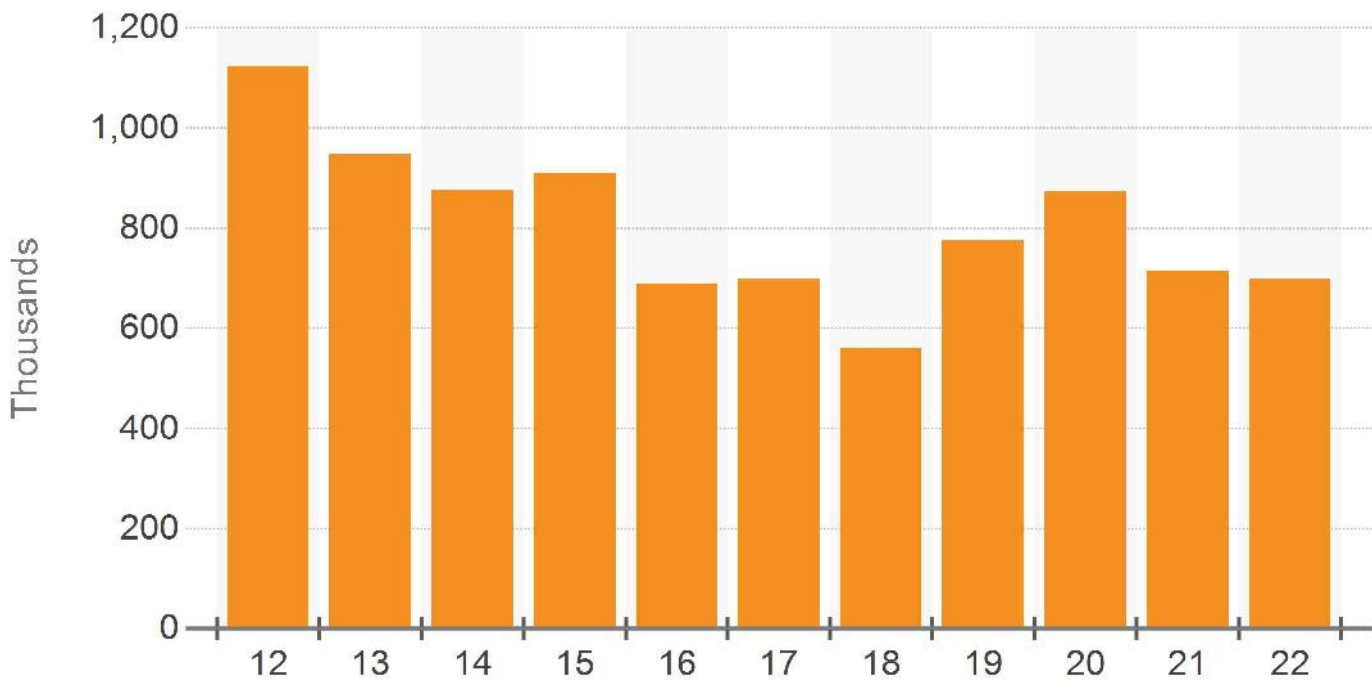
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF

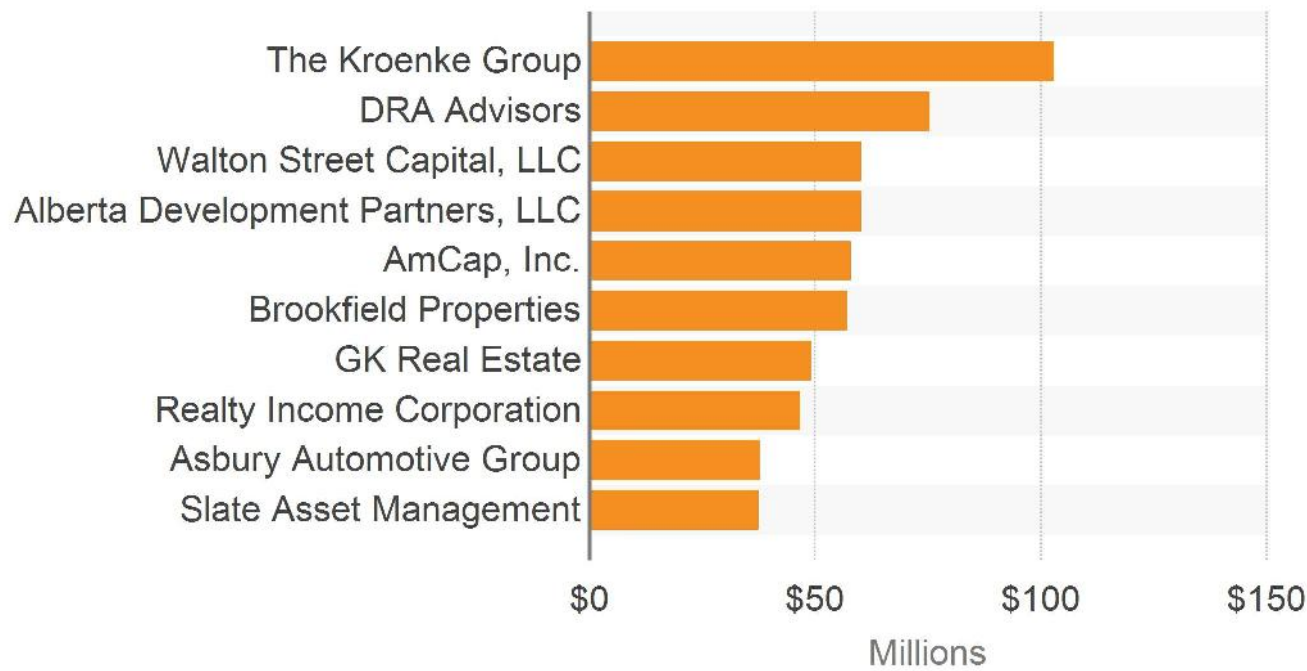




ASKING PRICE PER SF



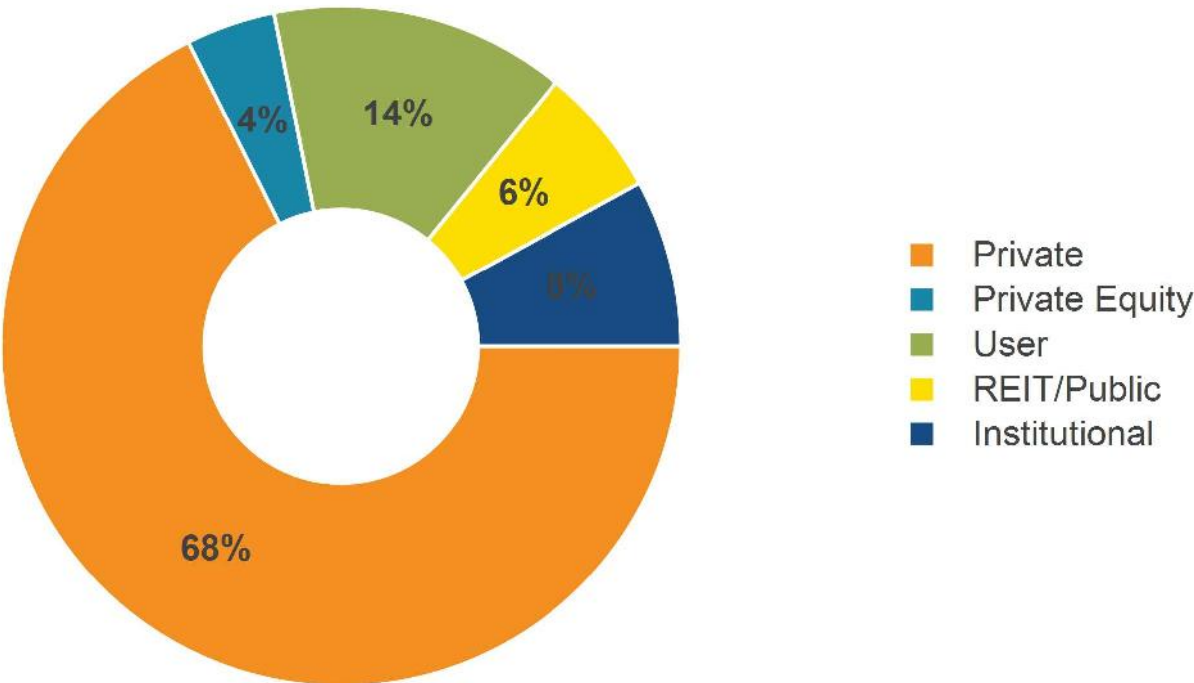
TOP BUYERS



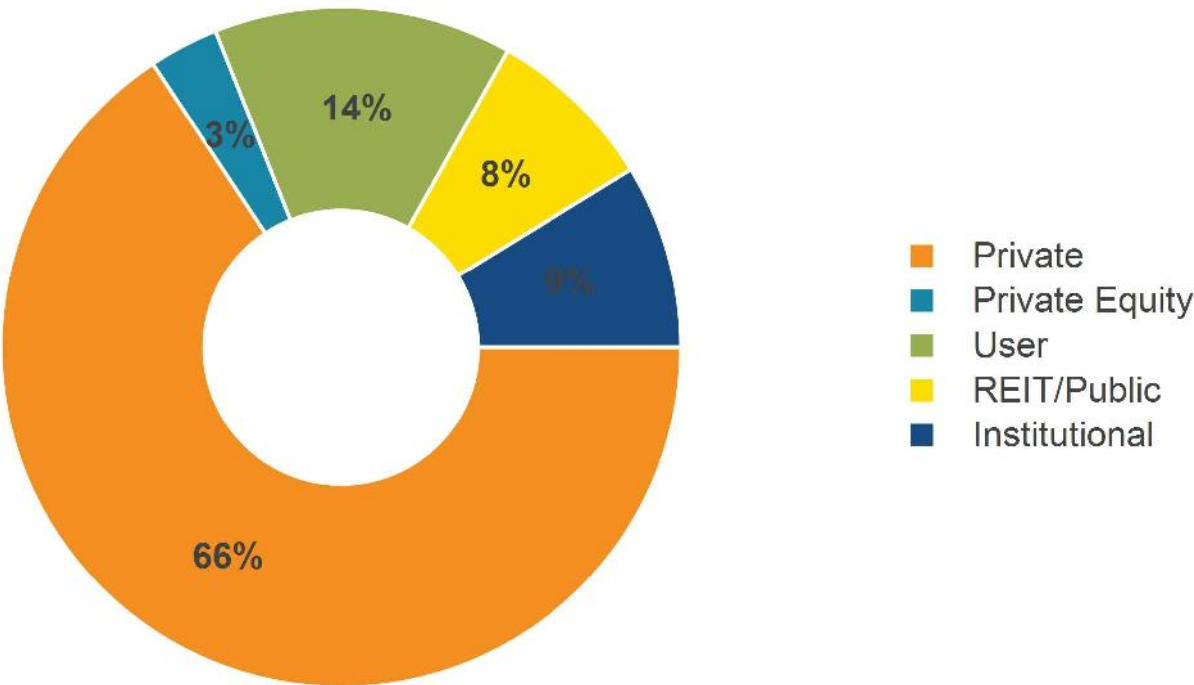
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

