



Retail Report - Larimer/Weld County

PREPARED BY

REALTEC

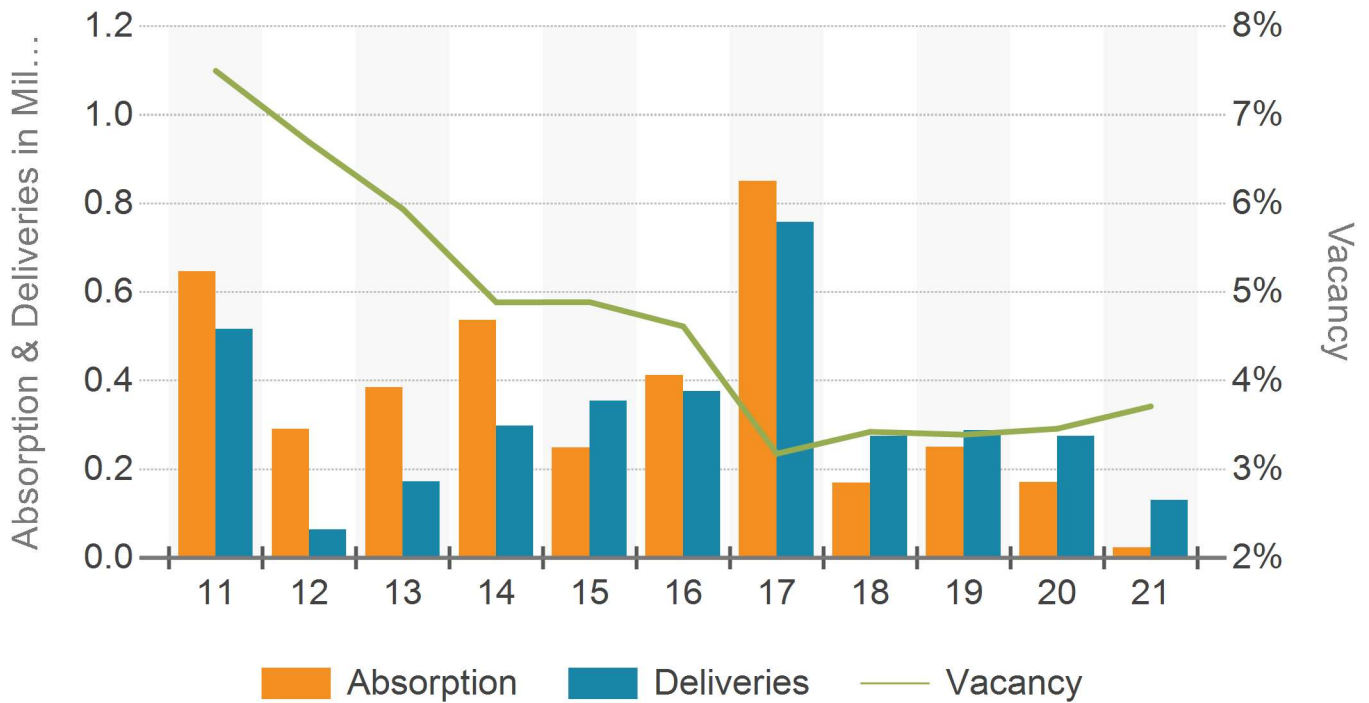
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

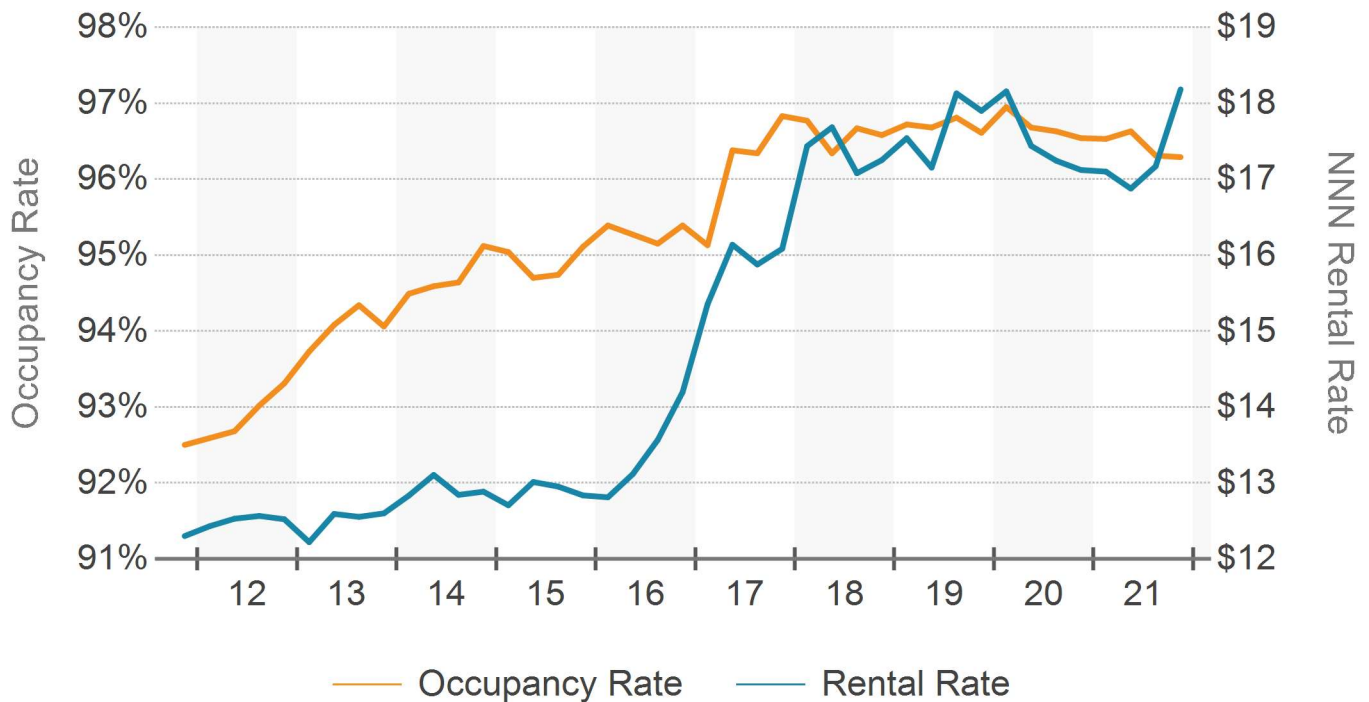
Associate Broker



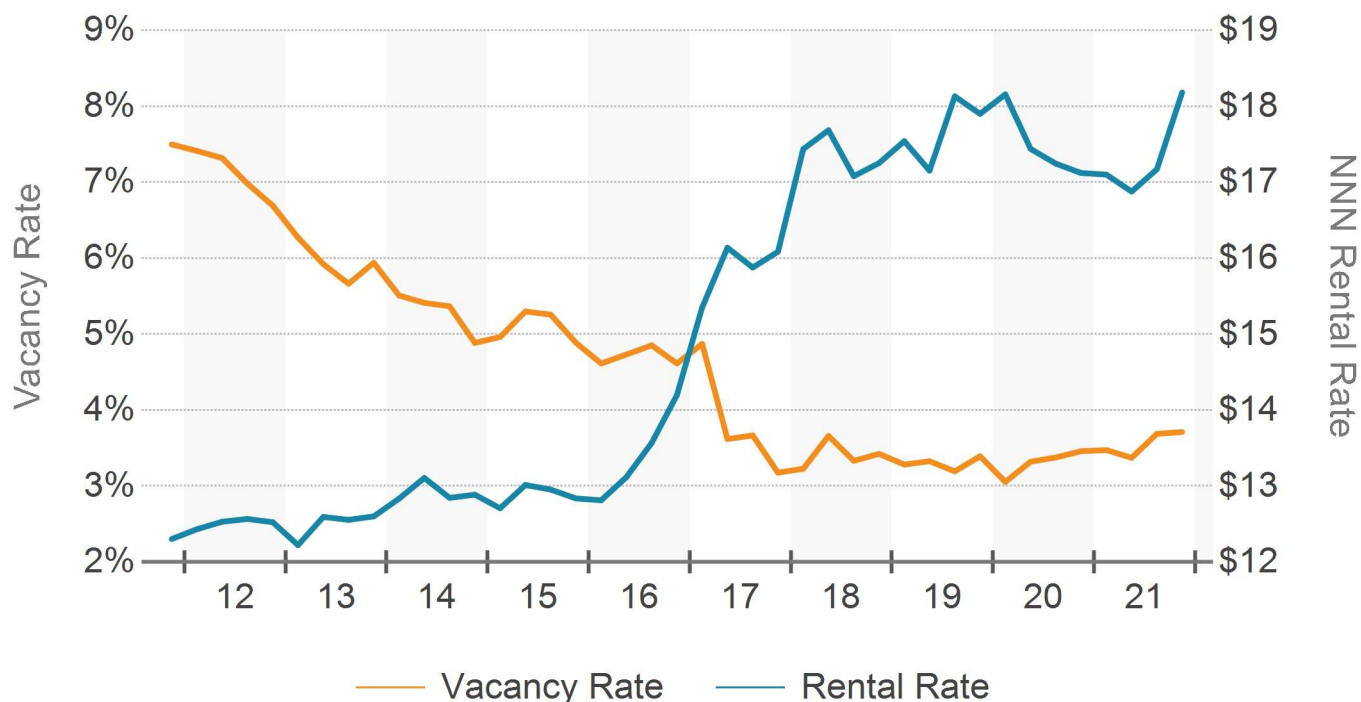
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$18.18	\$16.45
Vacancy Rate	3.7%	3.6%
Vacant SF	1,259,496	1,192,101
Availability Rate	4.8%	4.6%
Available SF	1,636,833	1,553,999
Sublet SF	134,456	87,014
Months on Market	12.1	10.0

Inventory	Survey	5-Year Avg
Existing Buildings	2,856	2,800
Existing SF	33,955,019	33,354,679
12 Mo. Const. Starts	34,279	234,186
Under Construction	28,506	292,235
12 Mo. Deliveries	192,604	387,002

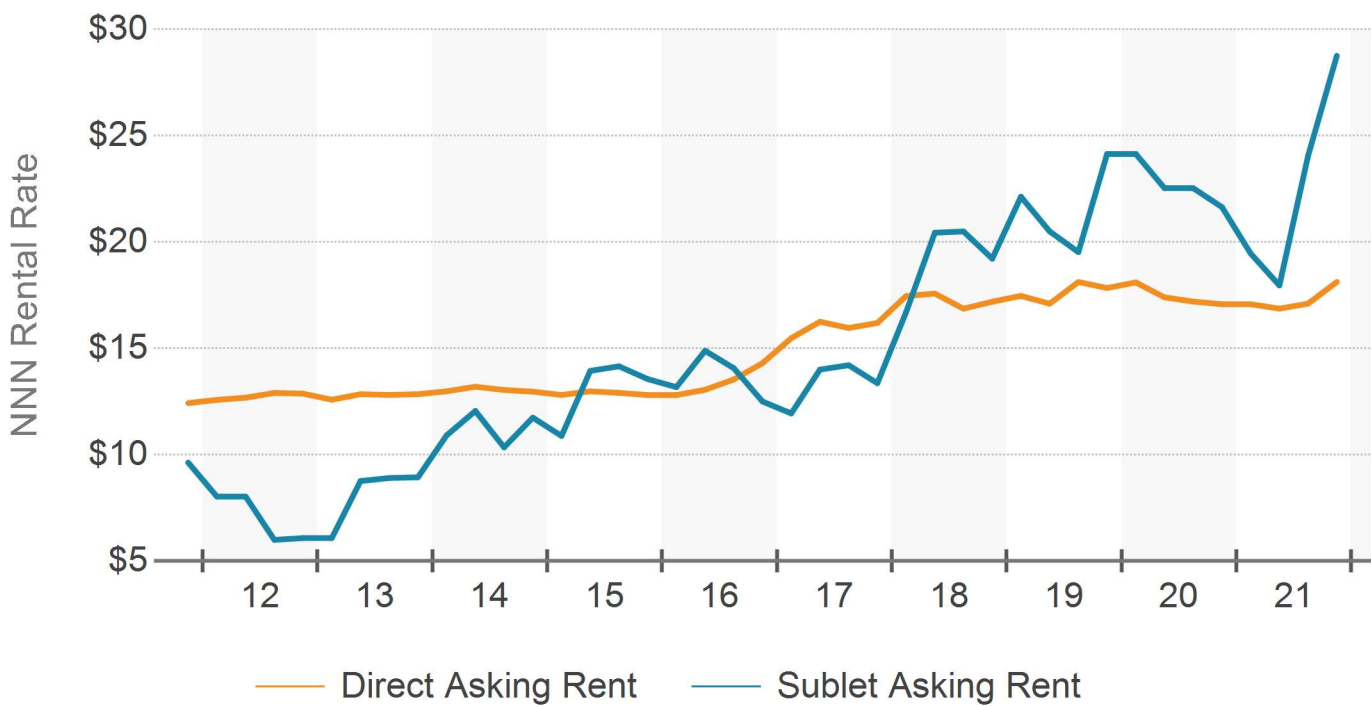
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	62,515	376,200
12 Mo. Leasing SF	665,019	603,539

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$213	\$200
Asking Price Per SF	\$300	\$269
Sales Volume (Mil.)	\$375	\$242
Cap Rate	6.6%	6.5%

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



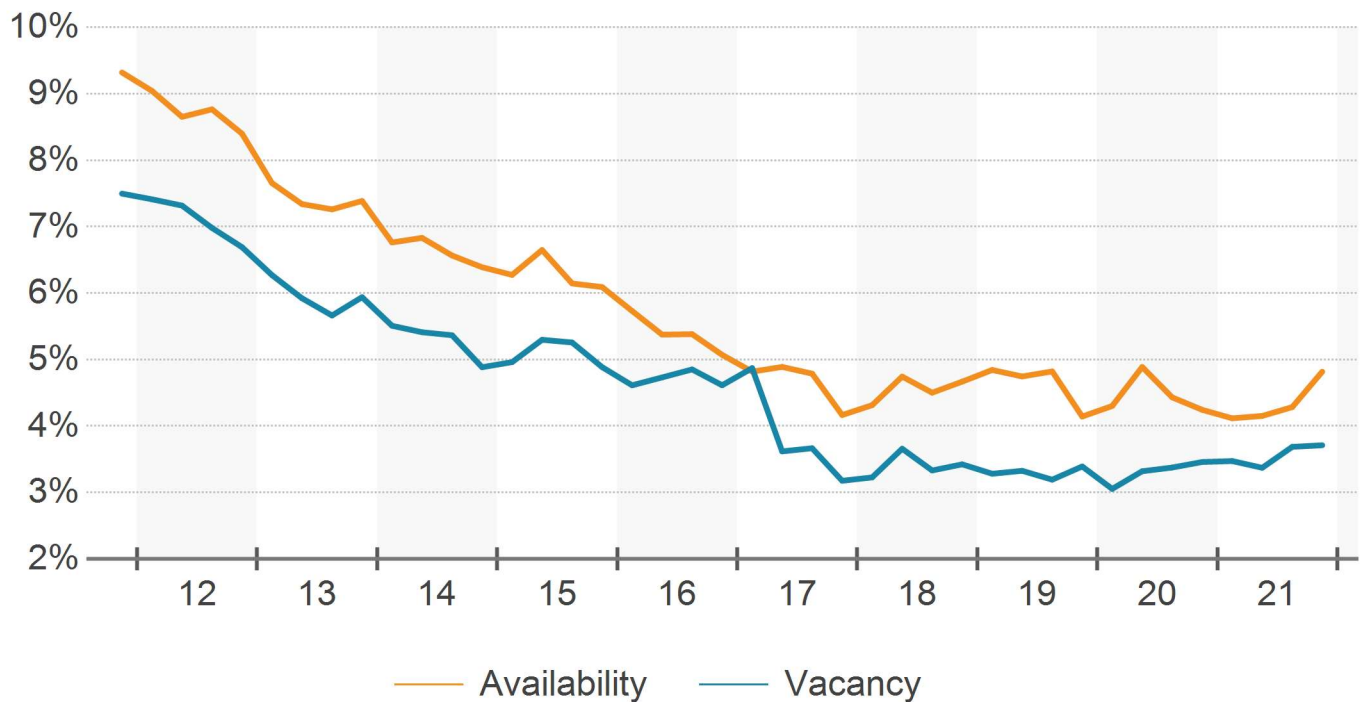
SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



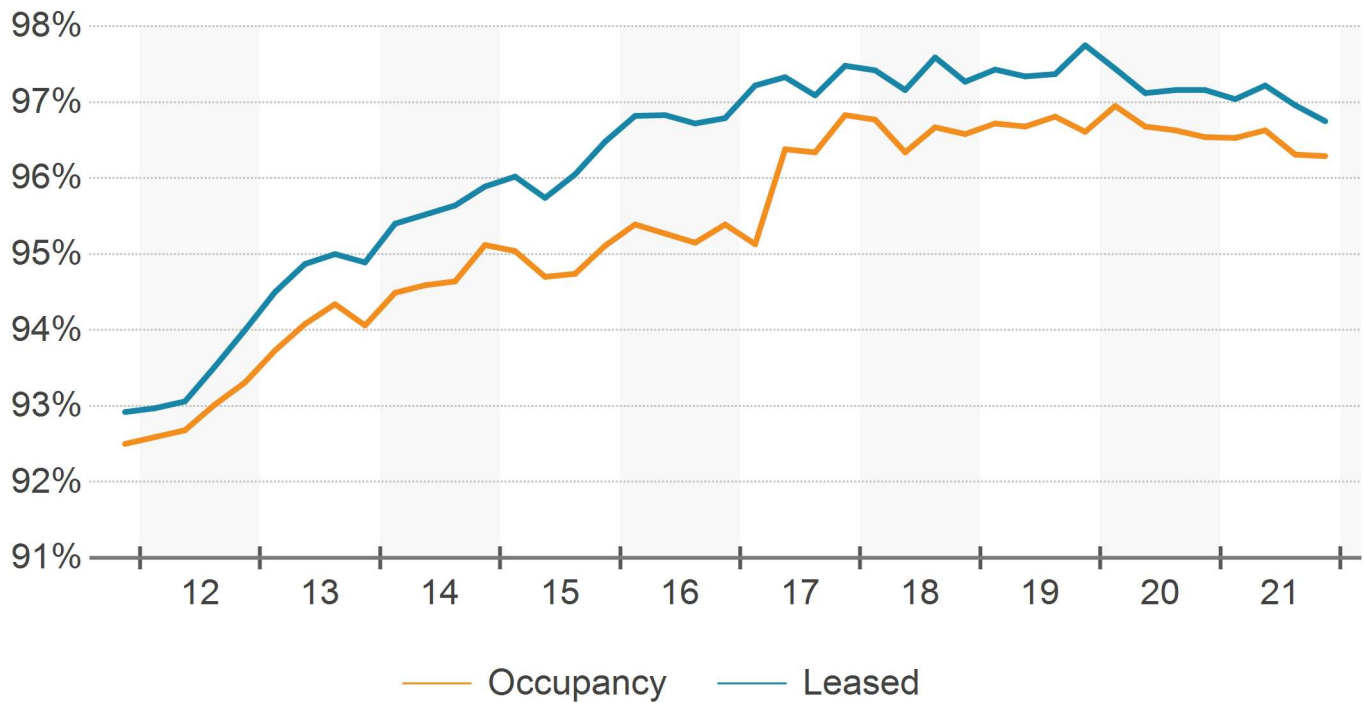
OCCUPANCY RATE



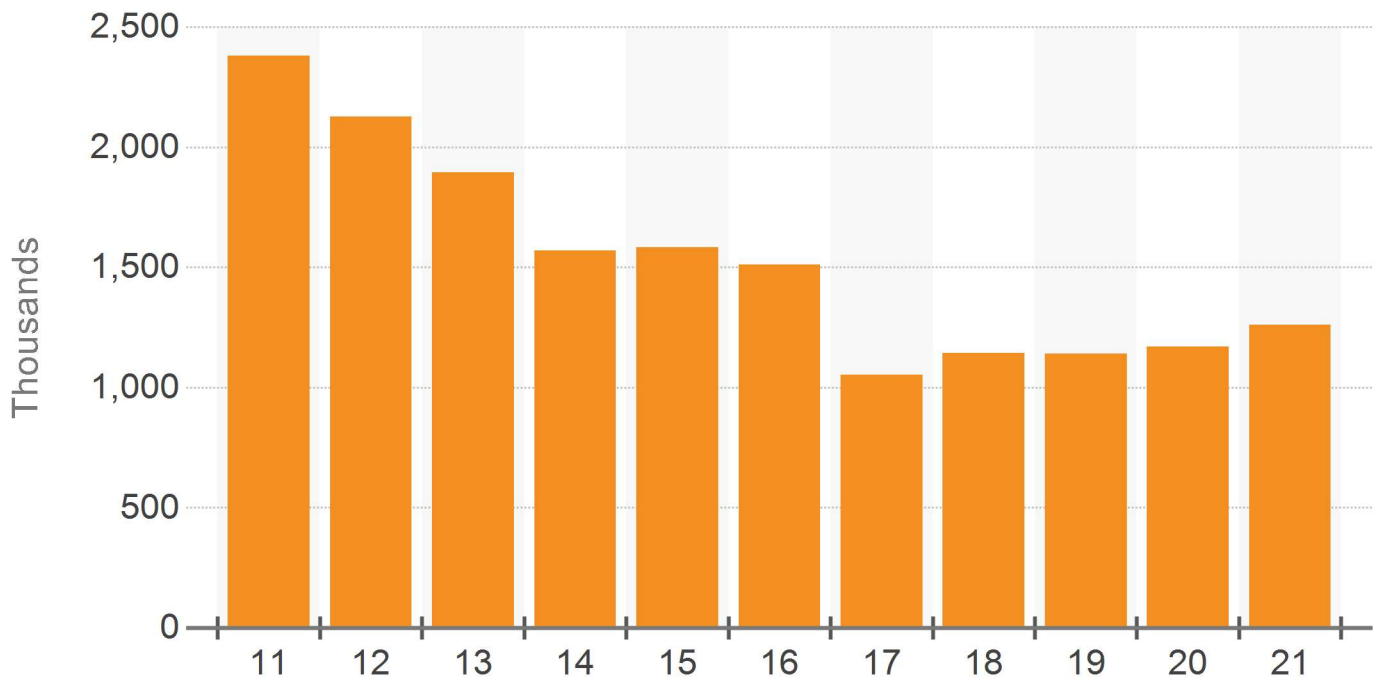
PERCENT LEASED RATE



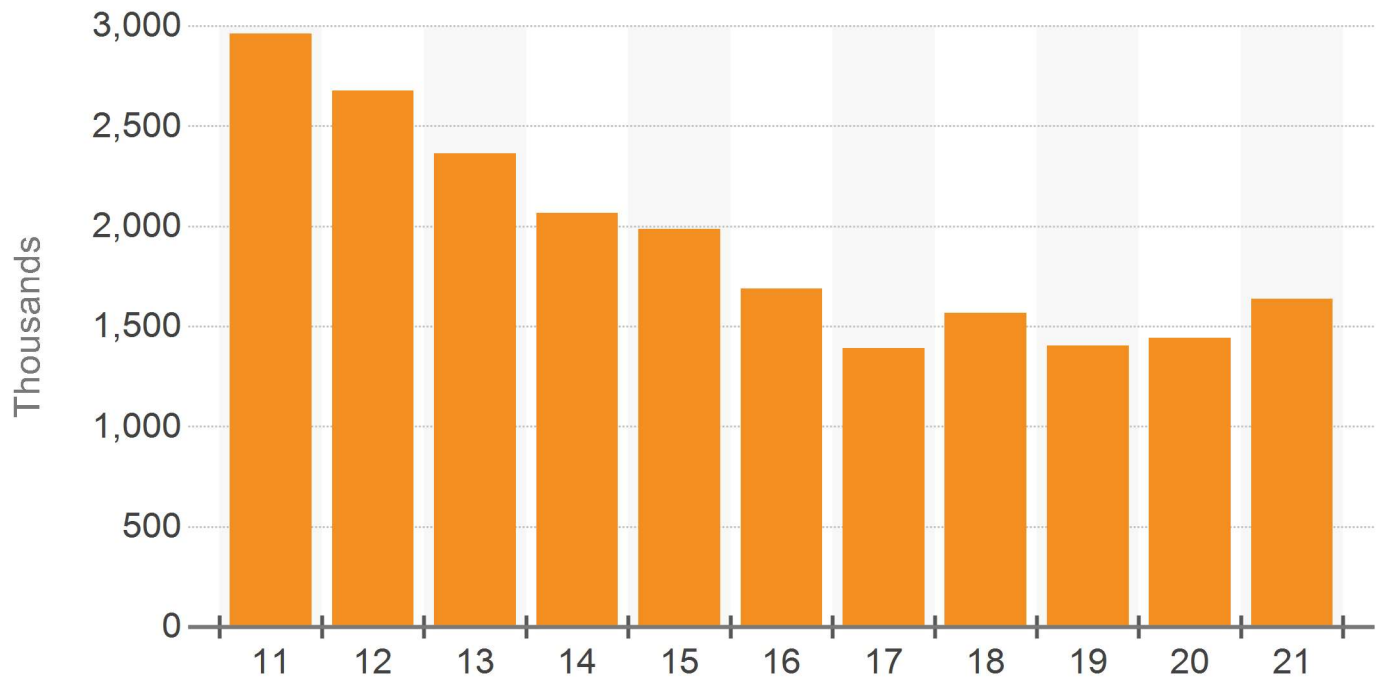
OCCUPANCY & PERCENT LEASED



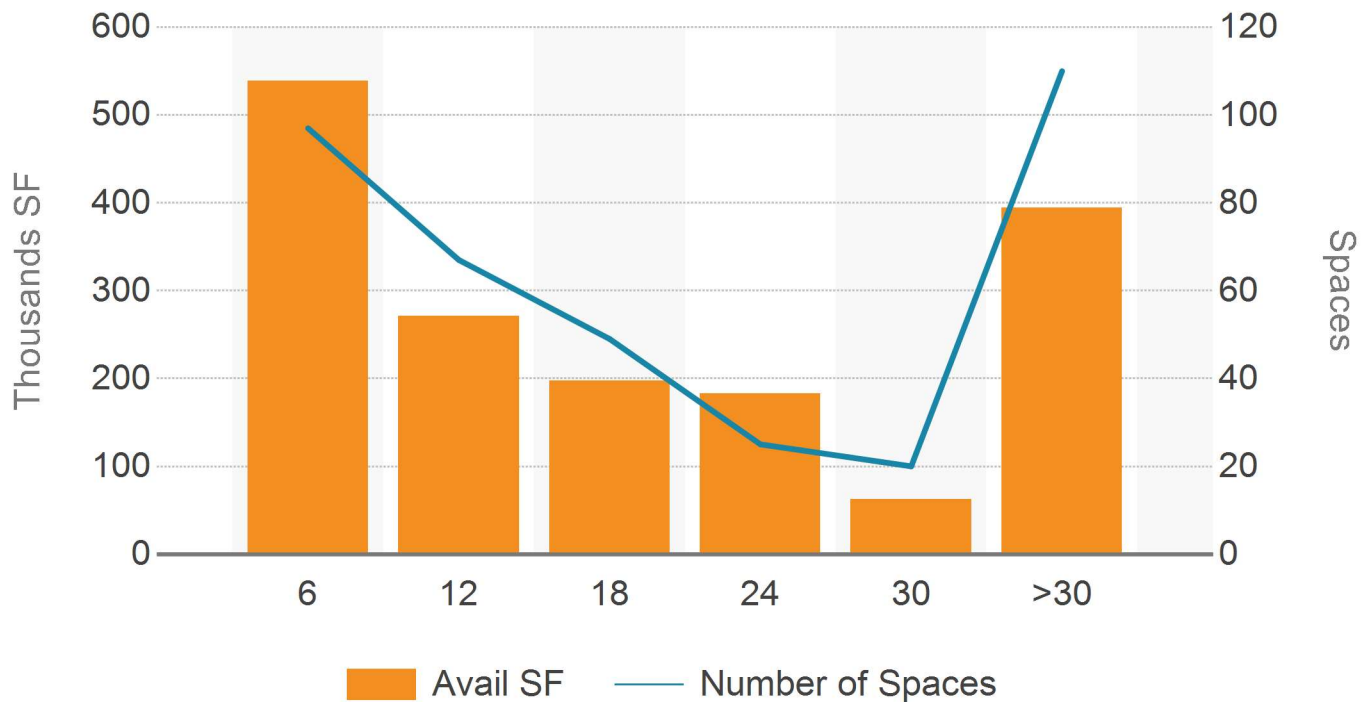
VACANT SF



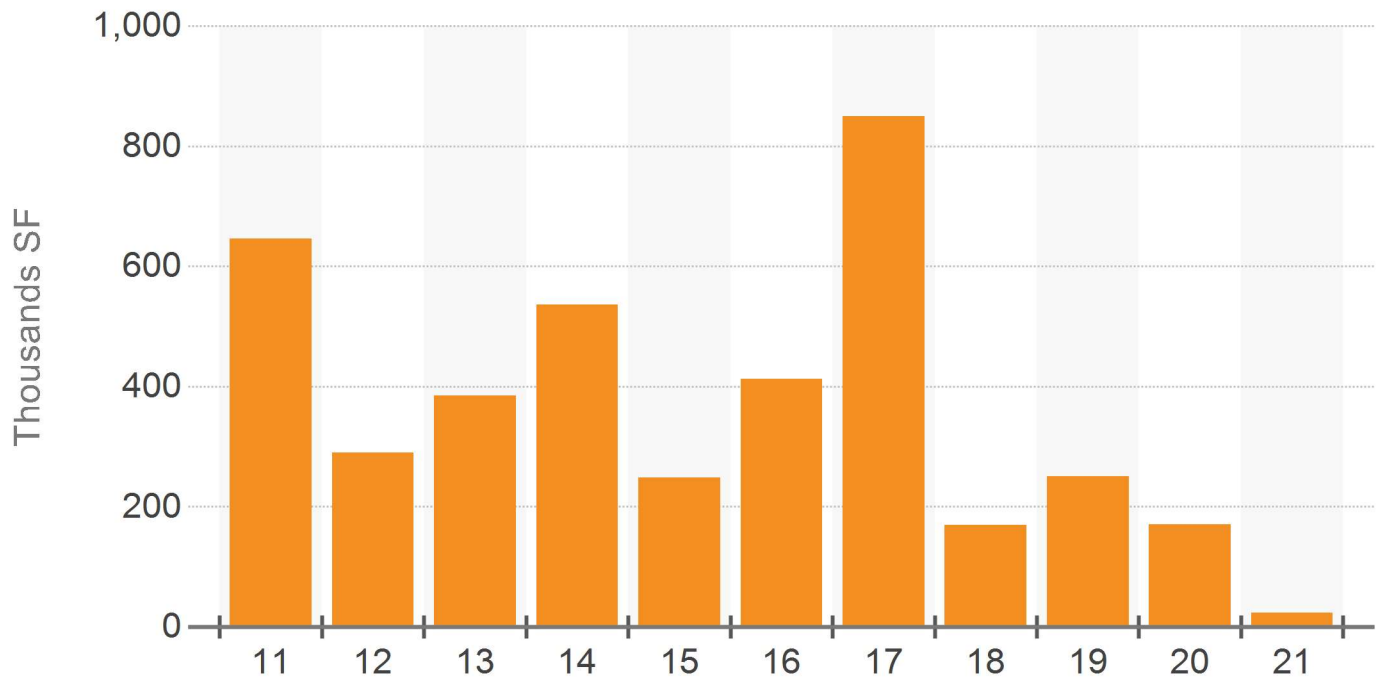
AVAILABLE SF



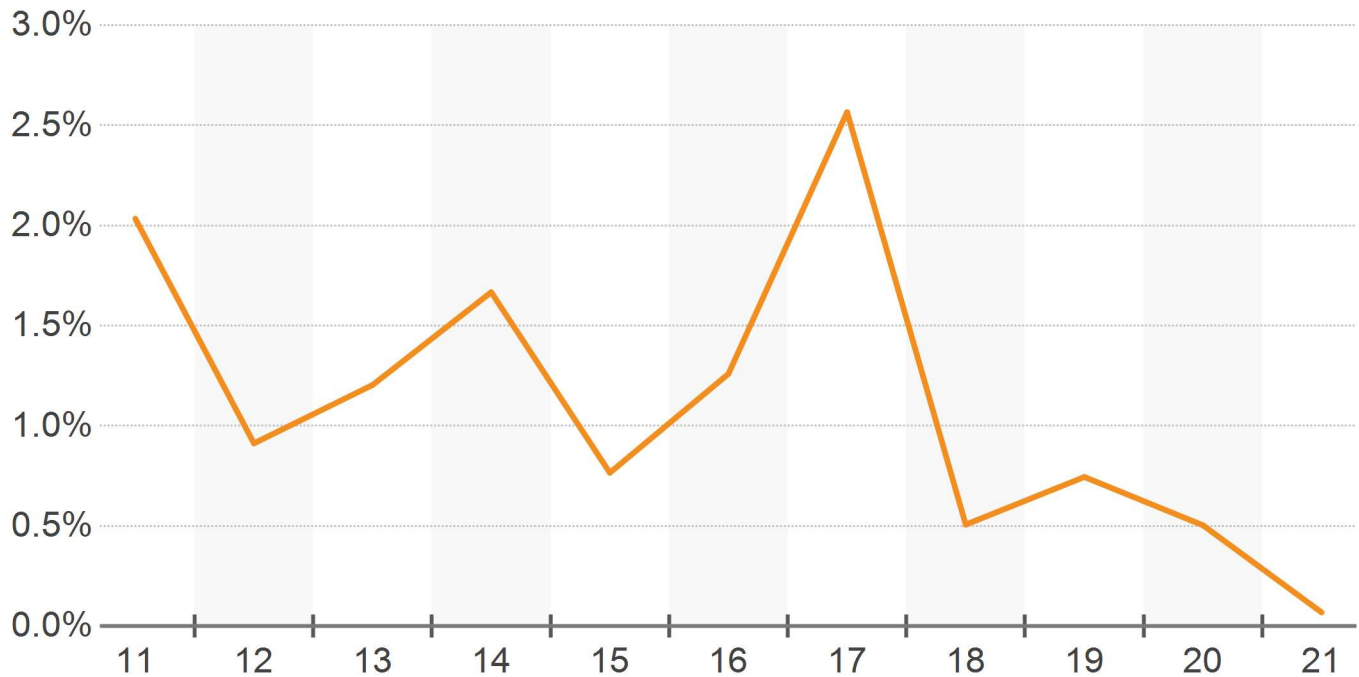
MONTHS ON MARKET DISTRIBUTION



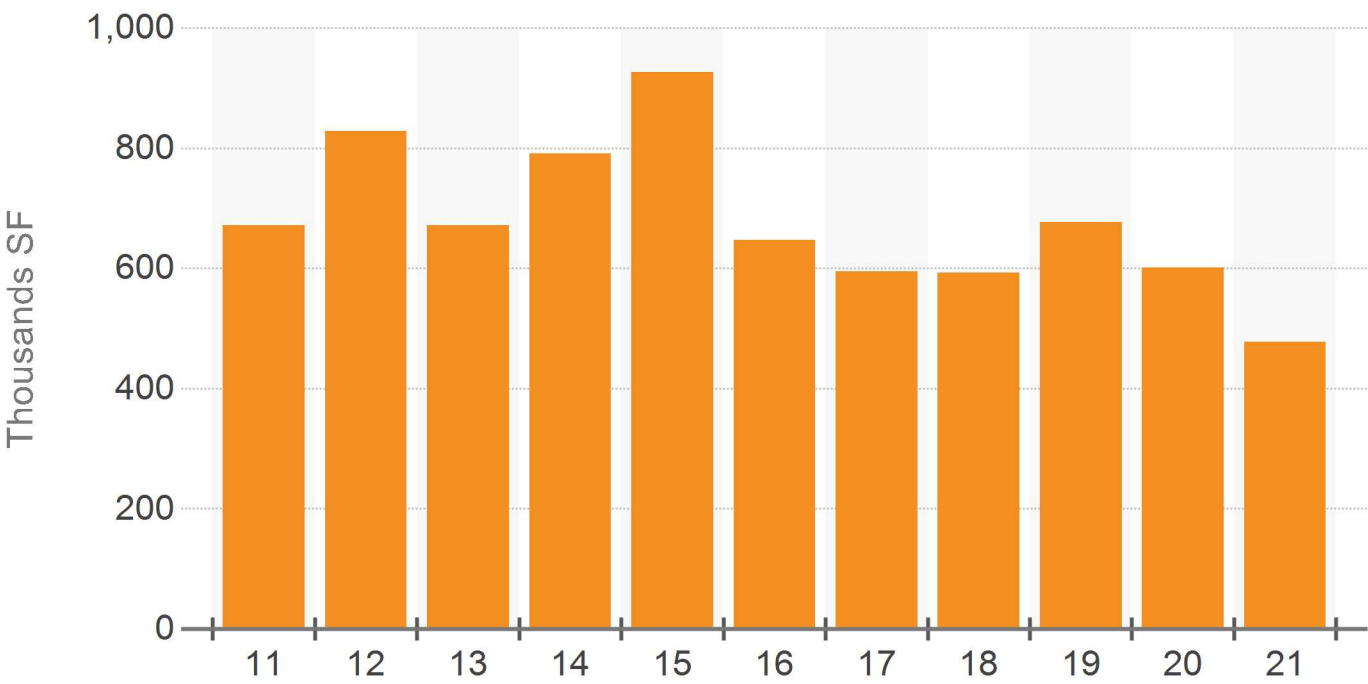
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



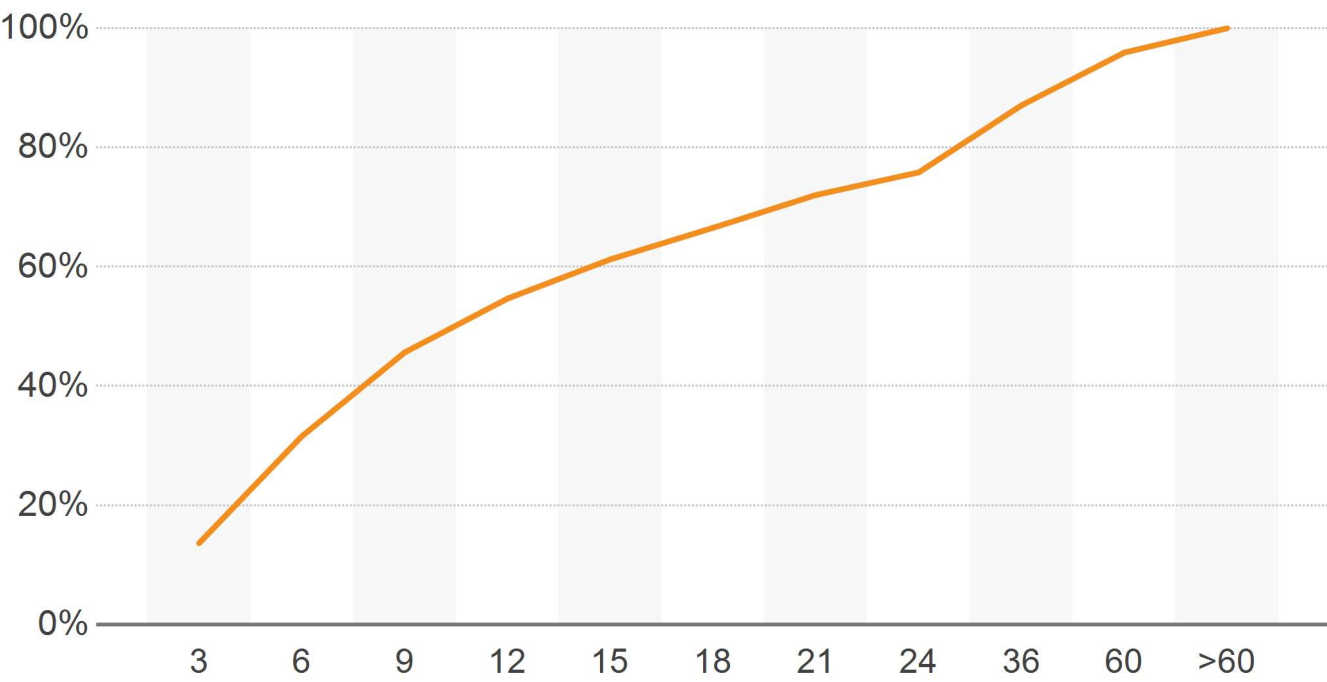
MONTHS TO LEASE



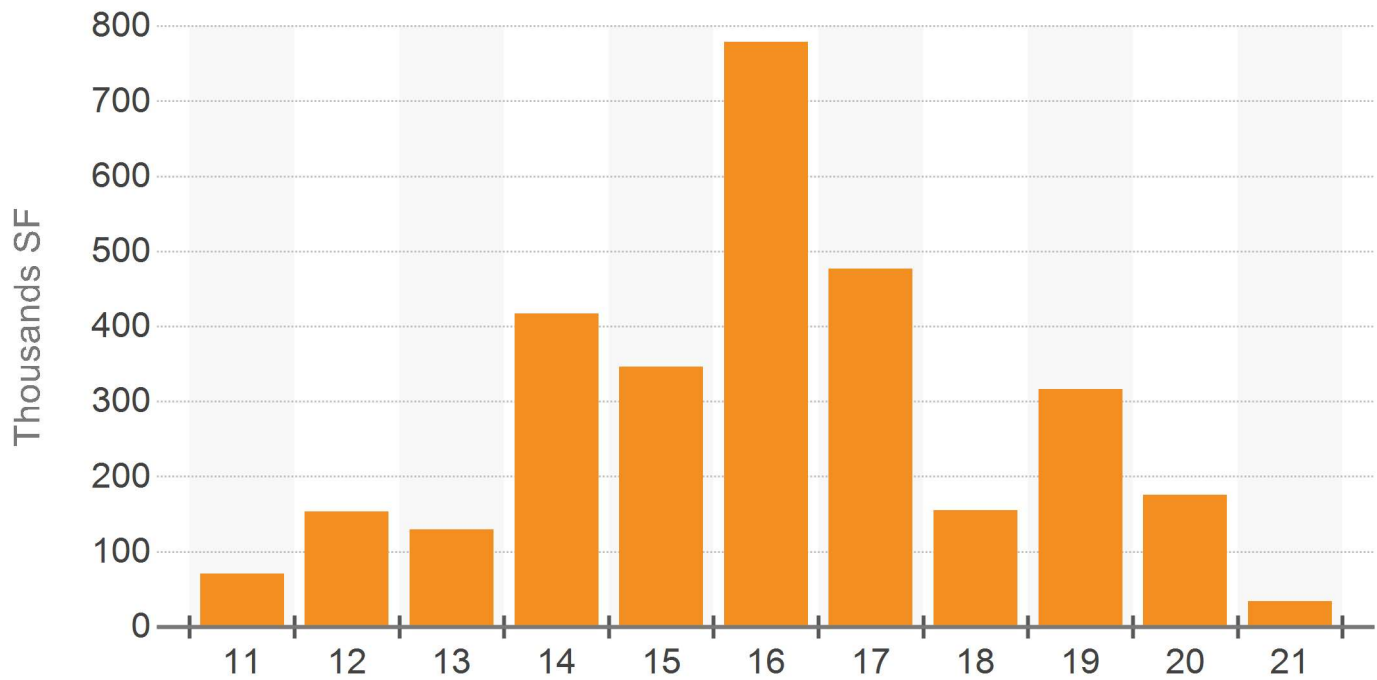
MONTHS VACANT



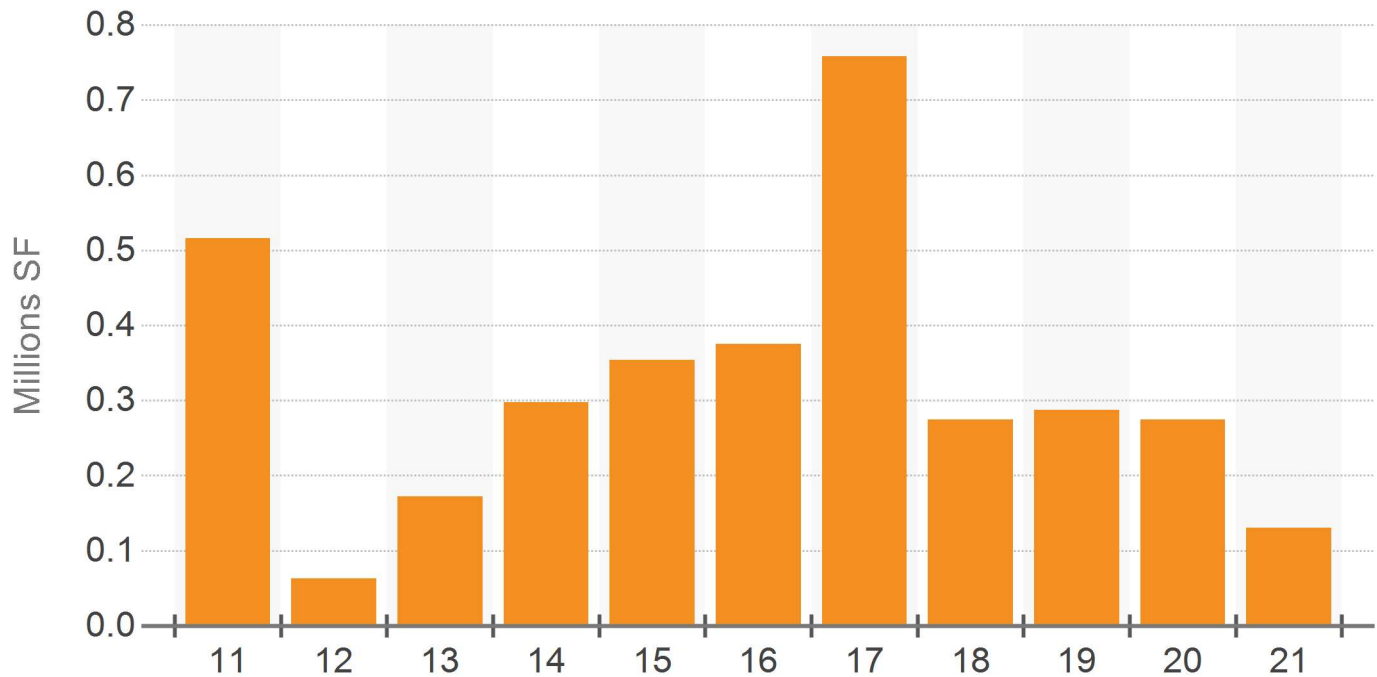
PROBABILITY OF LEASING IN MONTHS



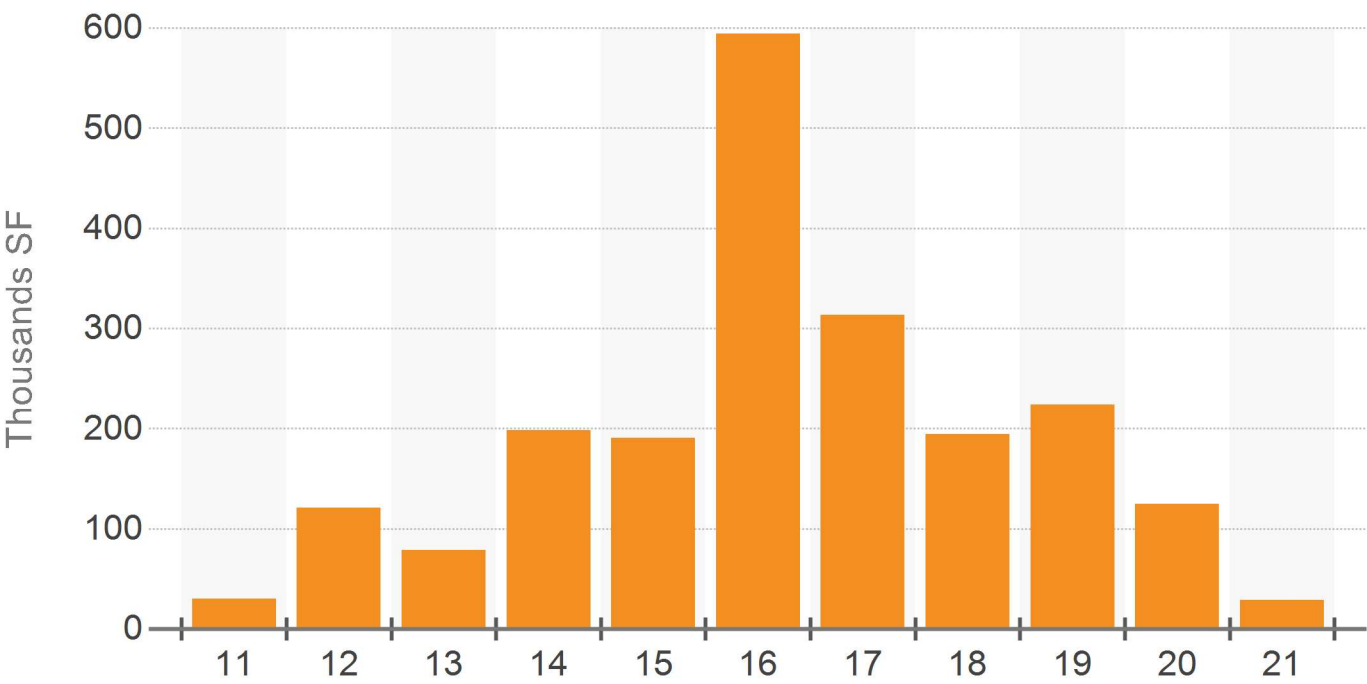
CONSTRUCTION STARTS



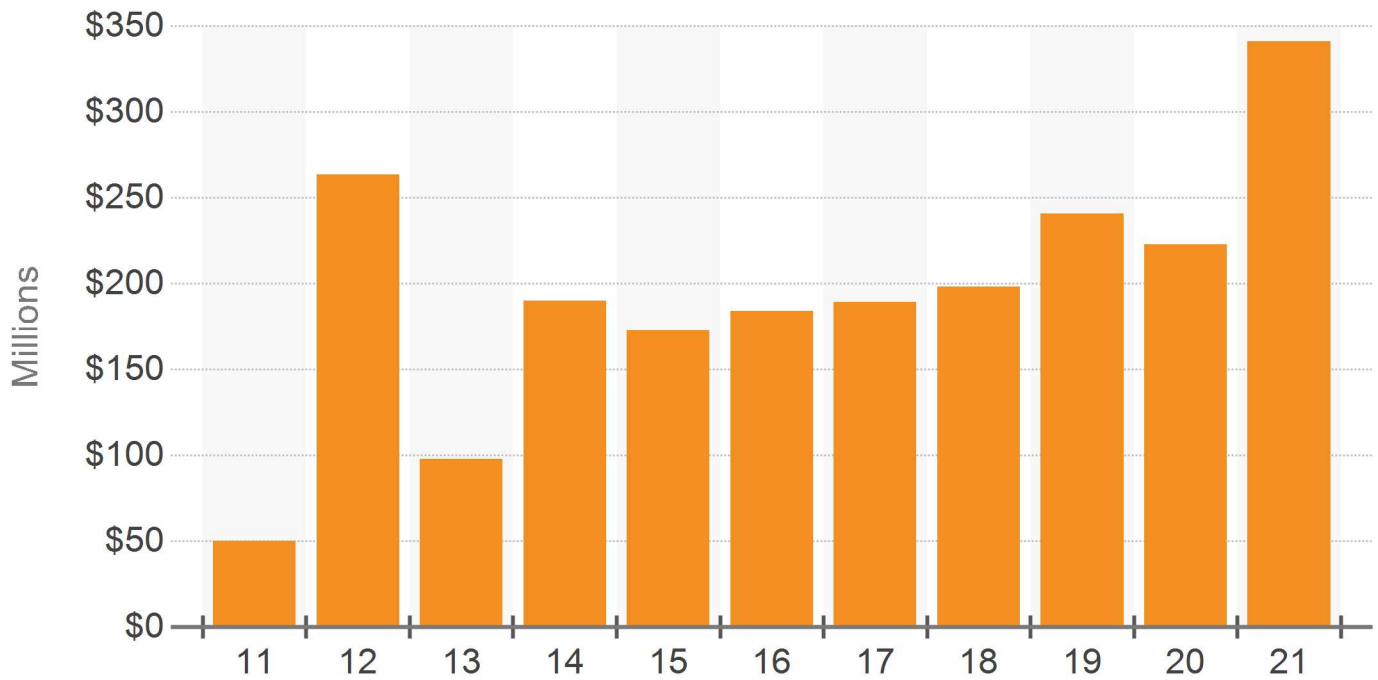
CONSTRUCTION DELIVERIES



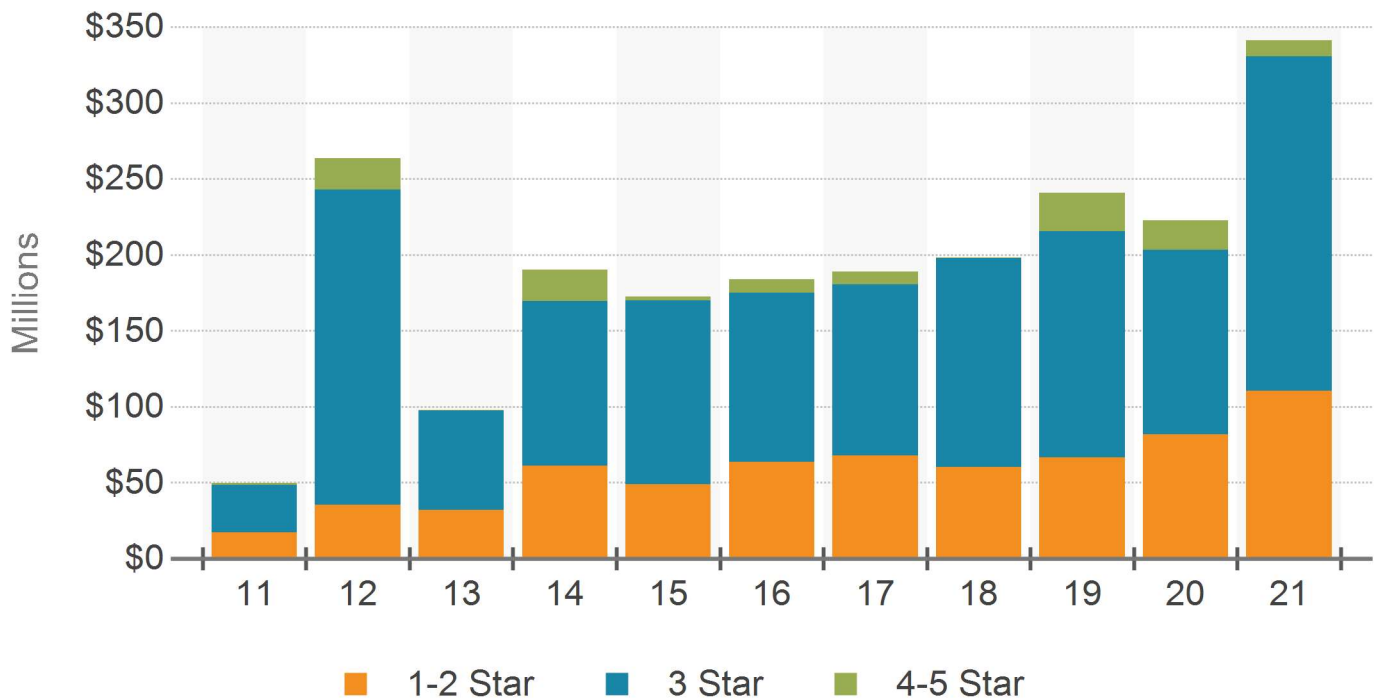
UNDER CONSTRUCTION



SALES VOLUME



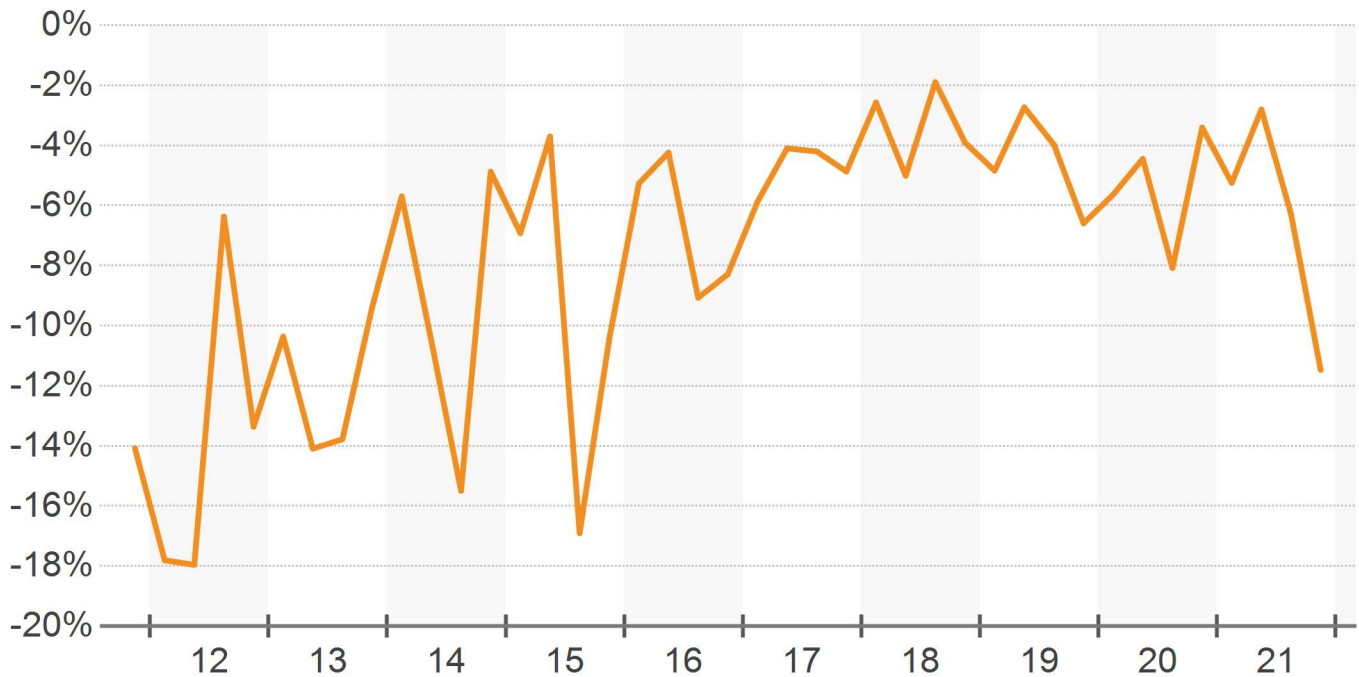
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



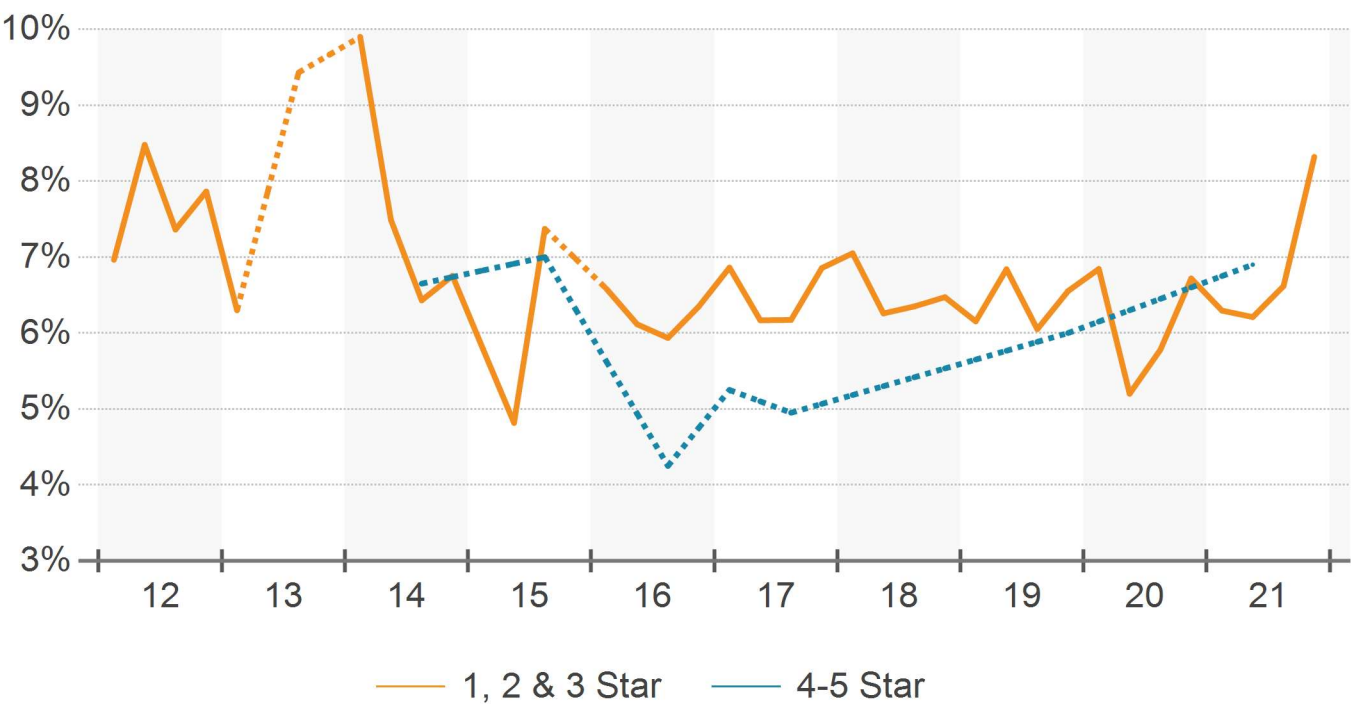
SALE TO ASKING PRICE DIFFERENTIAL



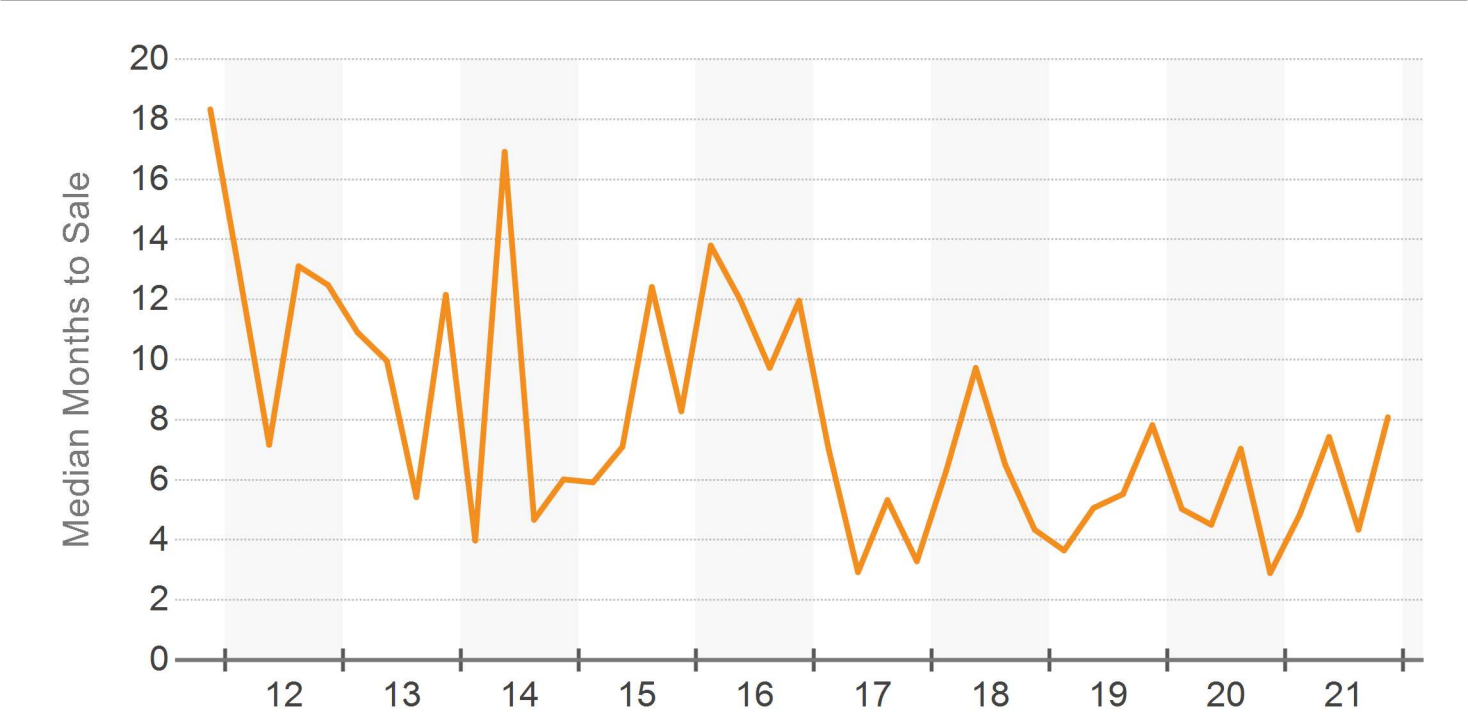
CAP RATE



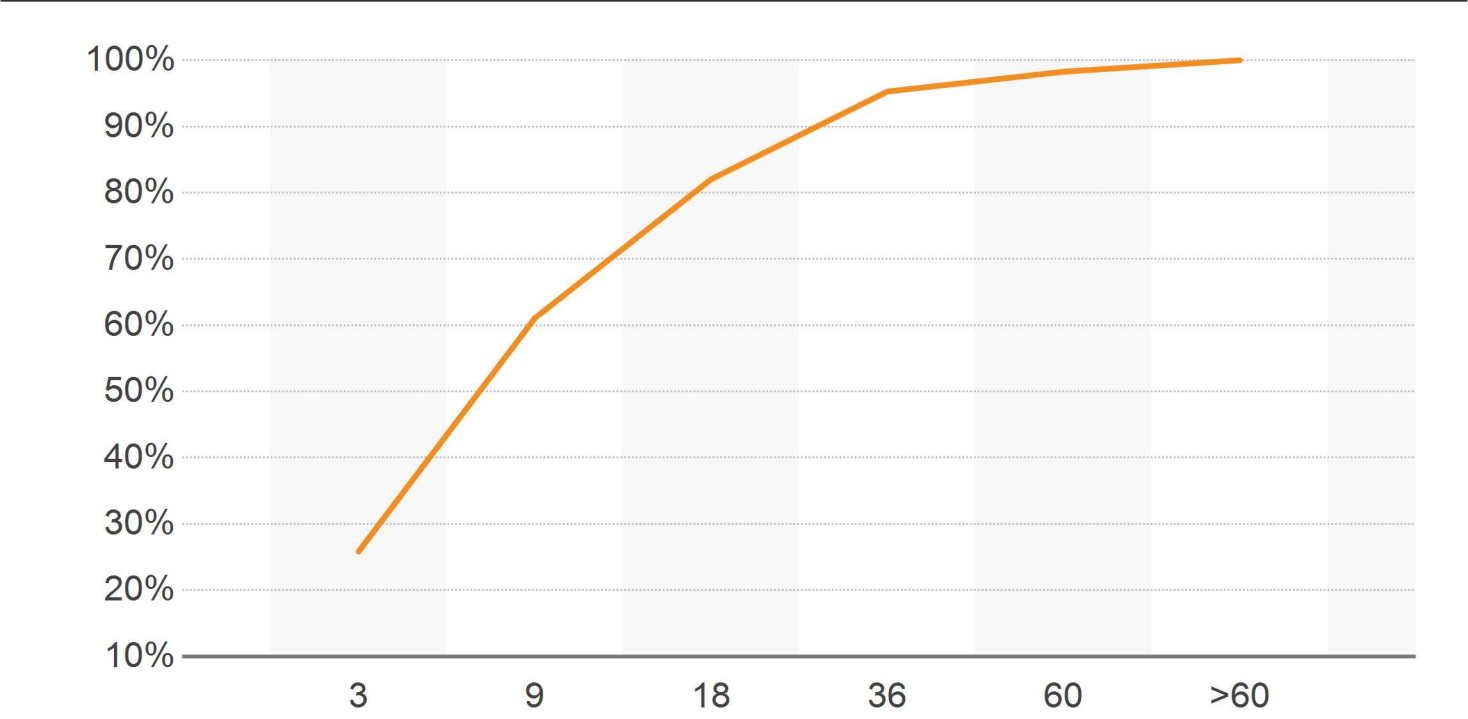
CAP RATE BY STAR RATING



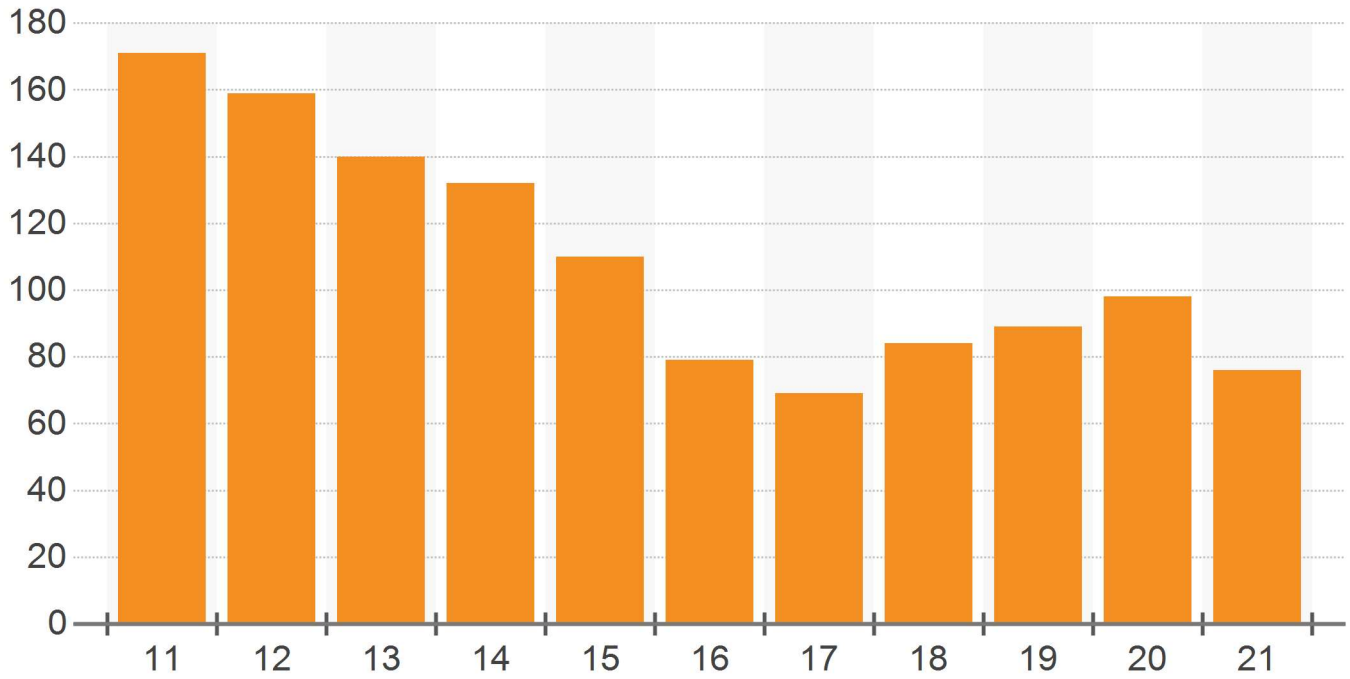
MONTHS TO SALE



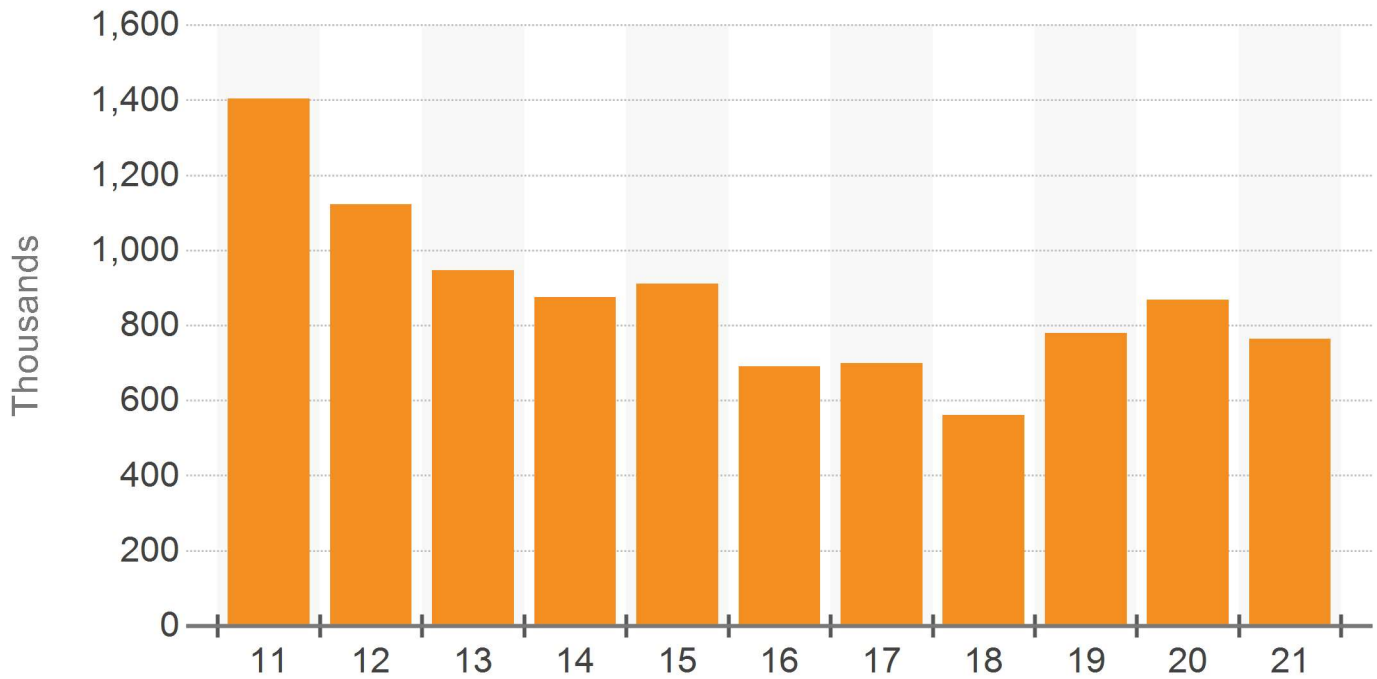
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



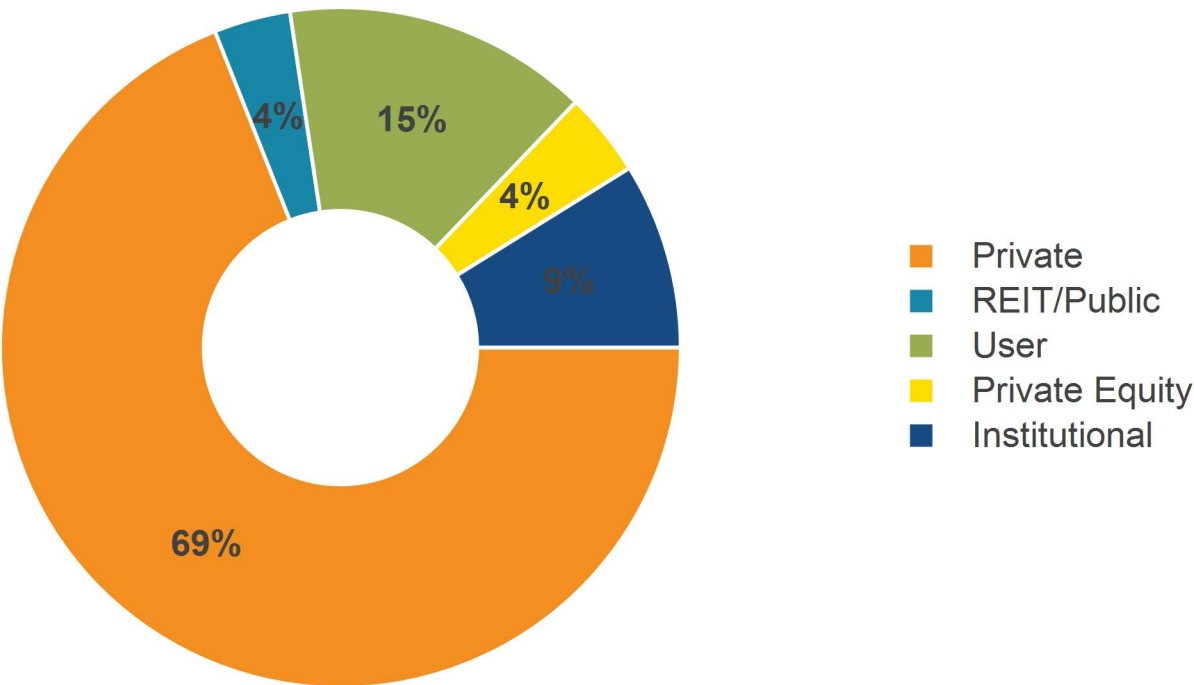
TOP BUYERS



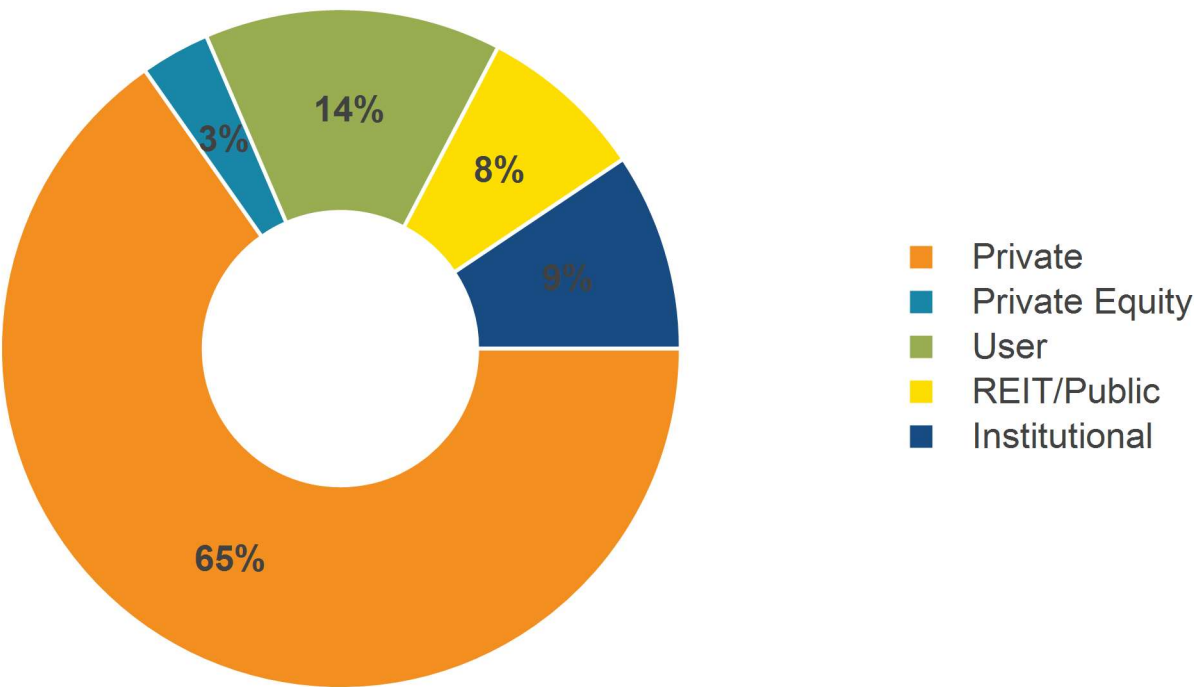
TOP SELLERS



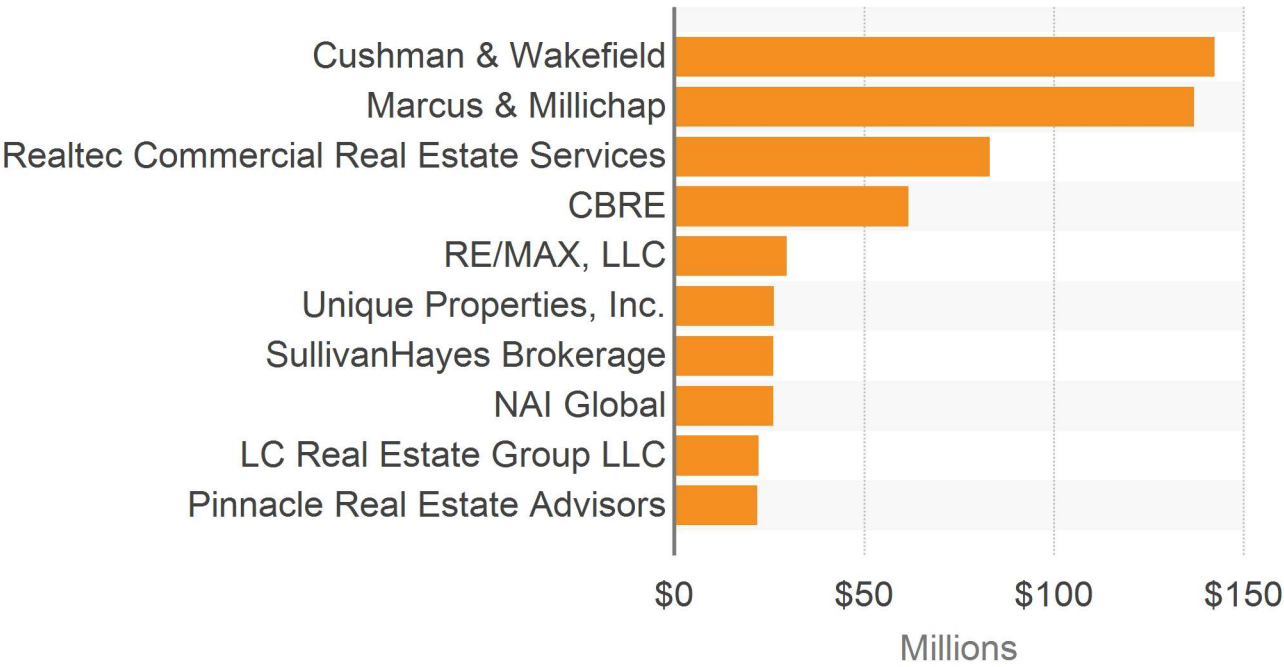
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

