



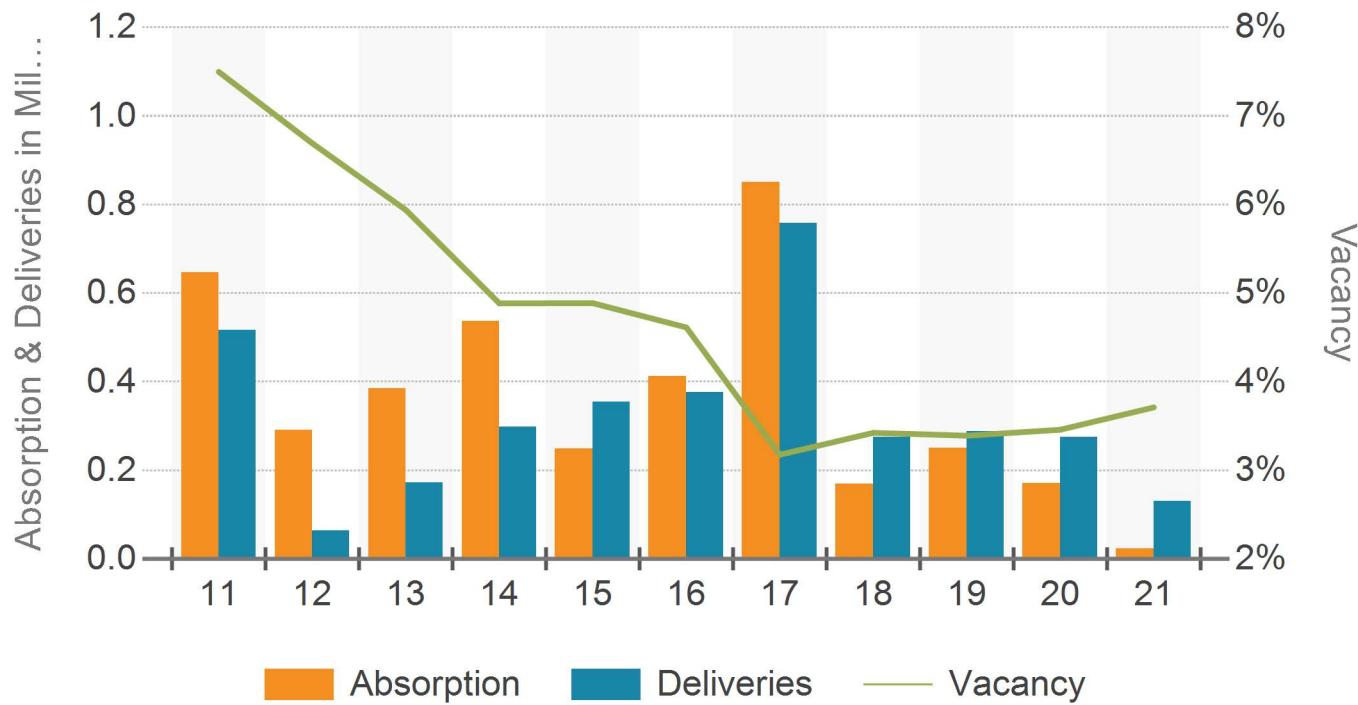
Retail Report - Larimer/Weld County

PREPARED BY

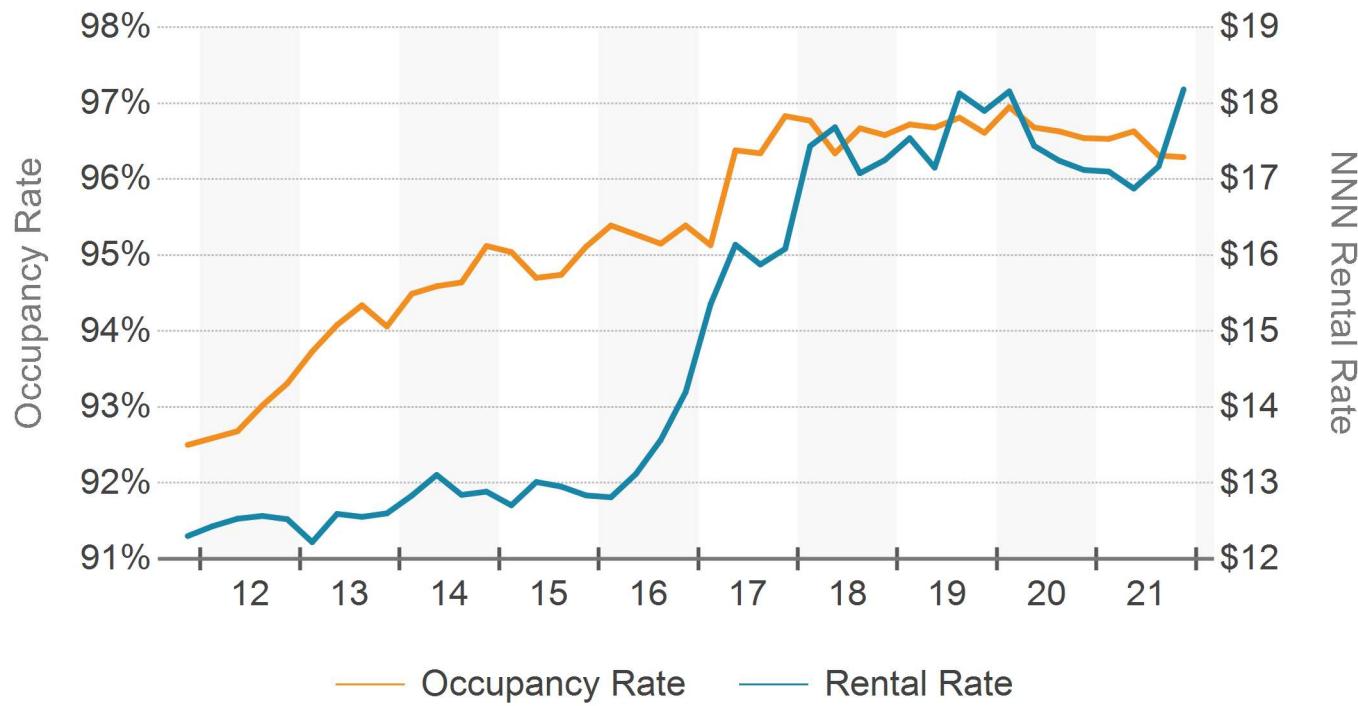
REALTEC
COMMERCIAL REAL ESTATE SERVICES
Jamie Globelnik
Associate Broker

 CoStar™

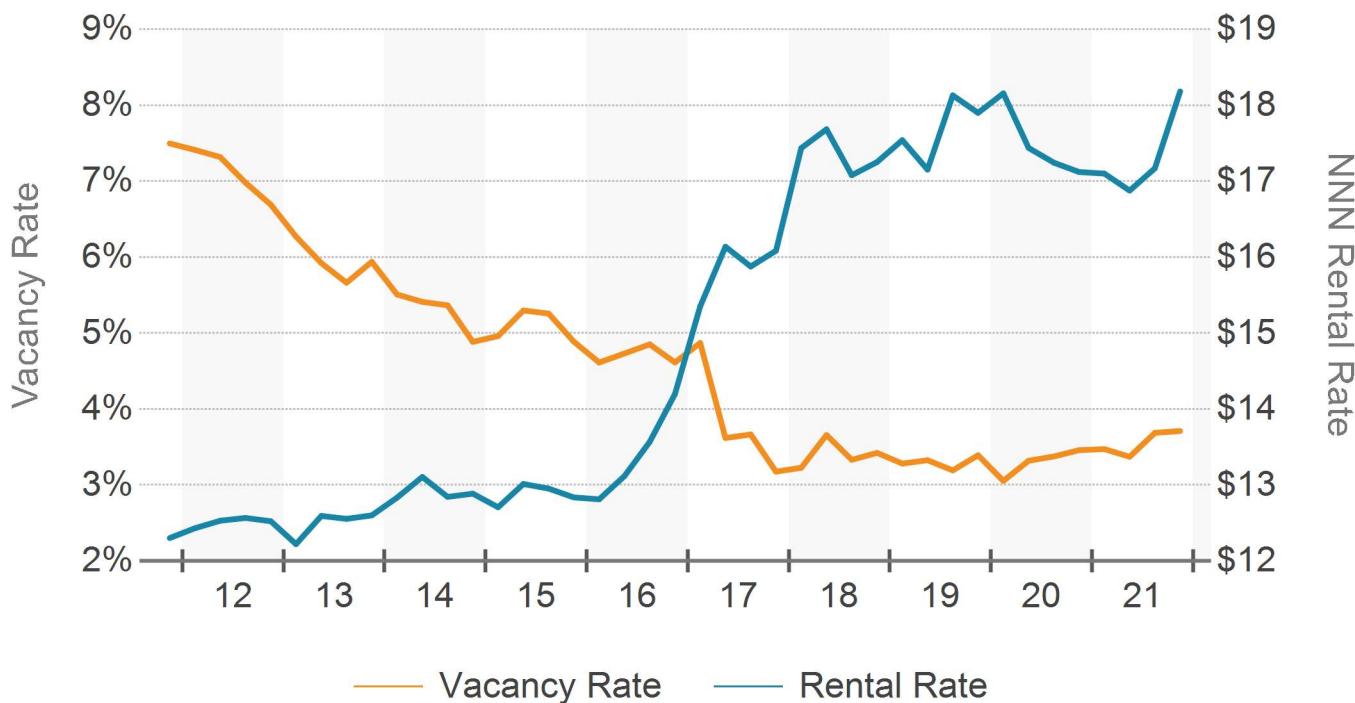
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$18.18	\$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%

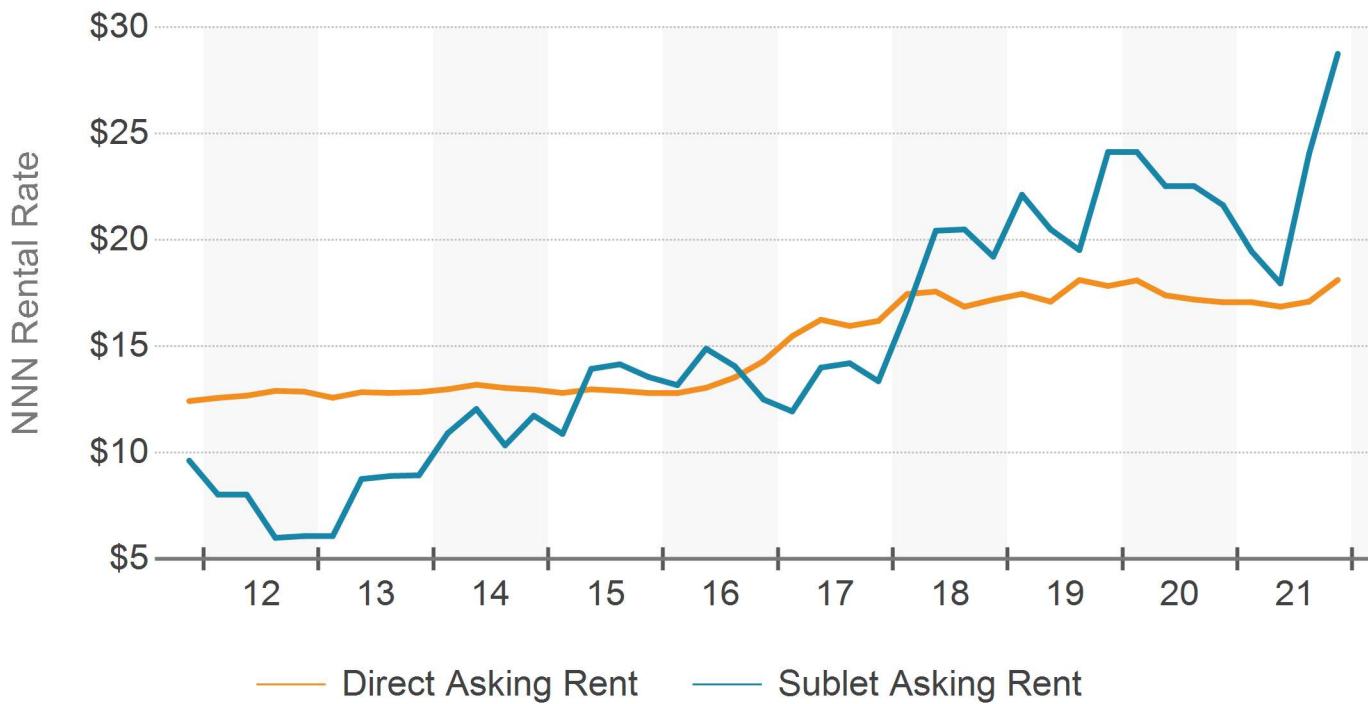
Rental Rates

Retail Report: Larimer/Weld County

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



Vacancy & Availability

Retail Report: Larimer/Weld County

VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

Retail Report: Larimer/Weld County

AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

Retail Report: Larimer/Weld County

OCCUPANCY RATE



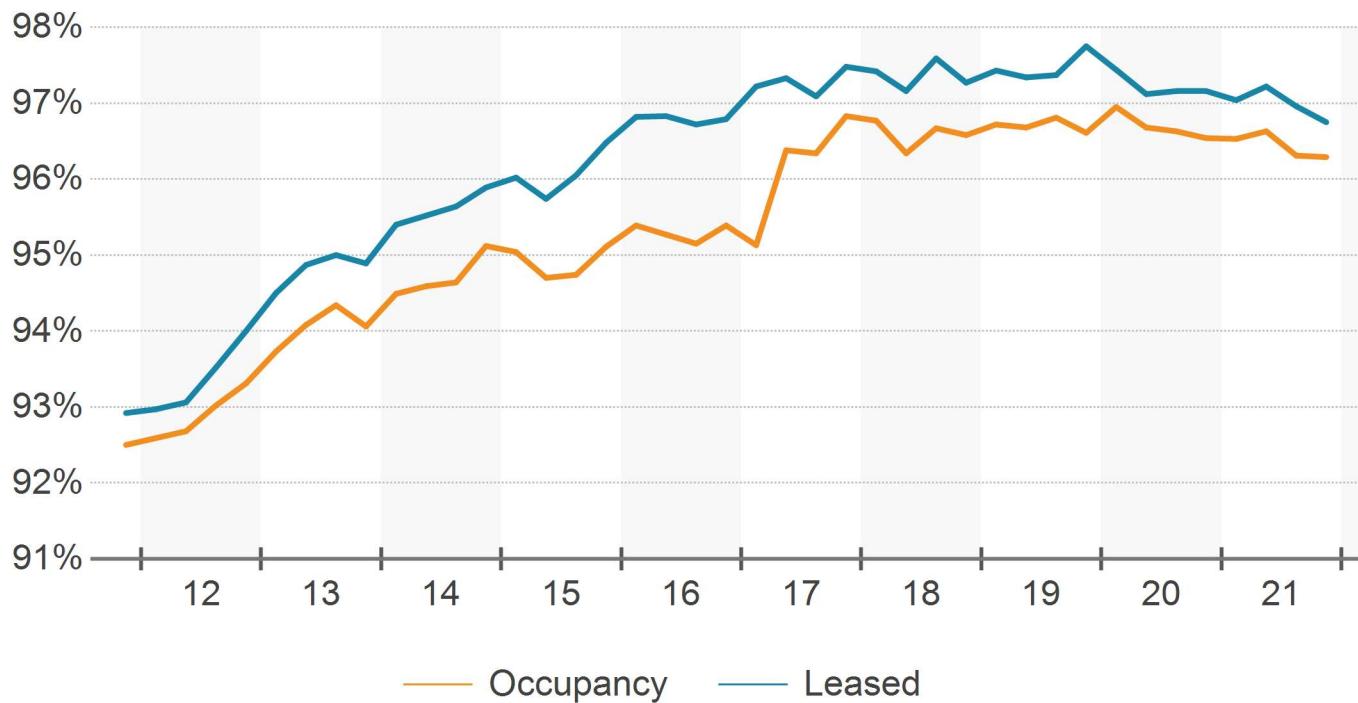
PERCENT LEASED RATE



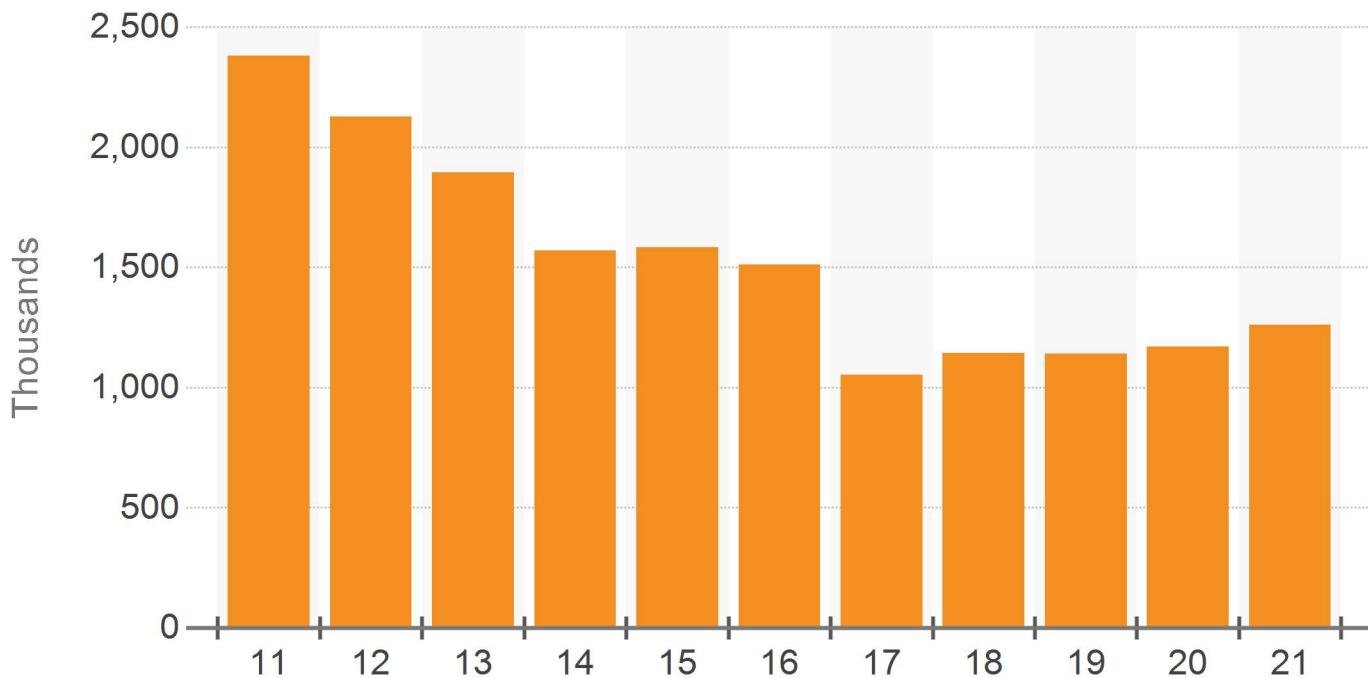
Vacancy & Availability

Retail Report: Larimer/Weld County

OCCUPANCY & PERCENT LEASED



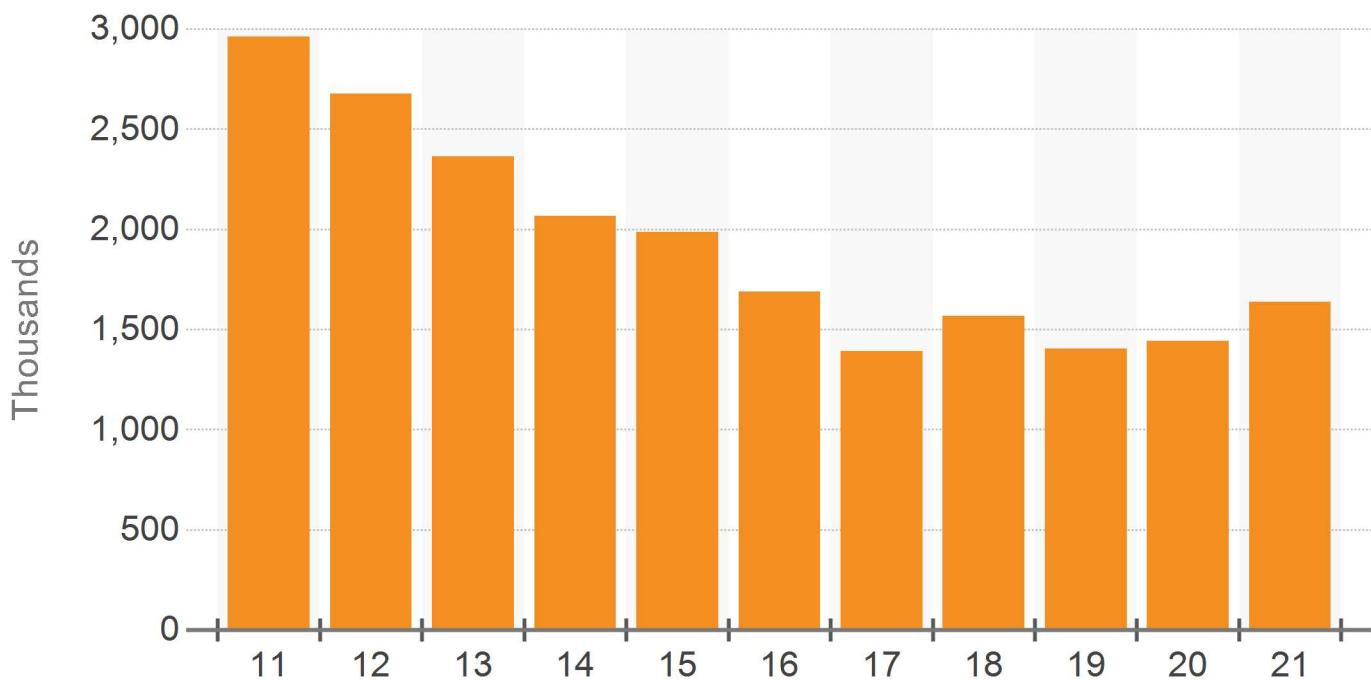
VACANT SF



Vacancy & Availability

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AVAILABLE SF



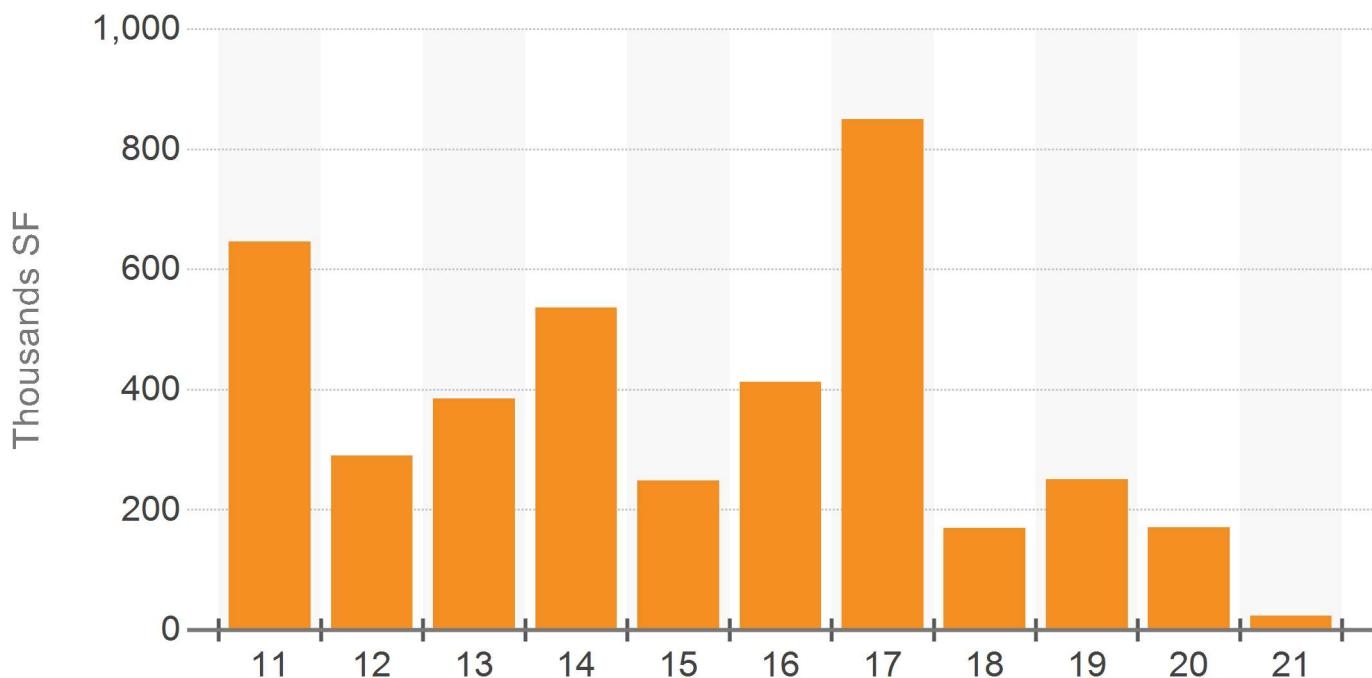
MONTHS ON MARKET DISTRIBUTION



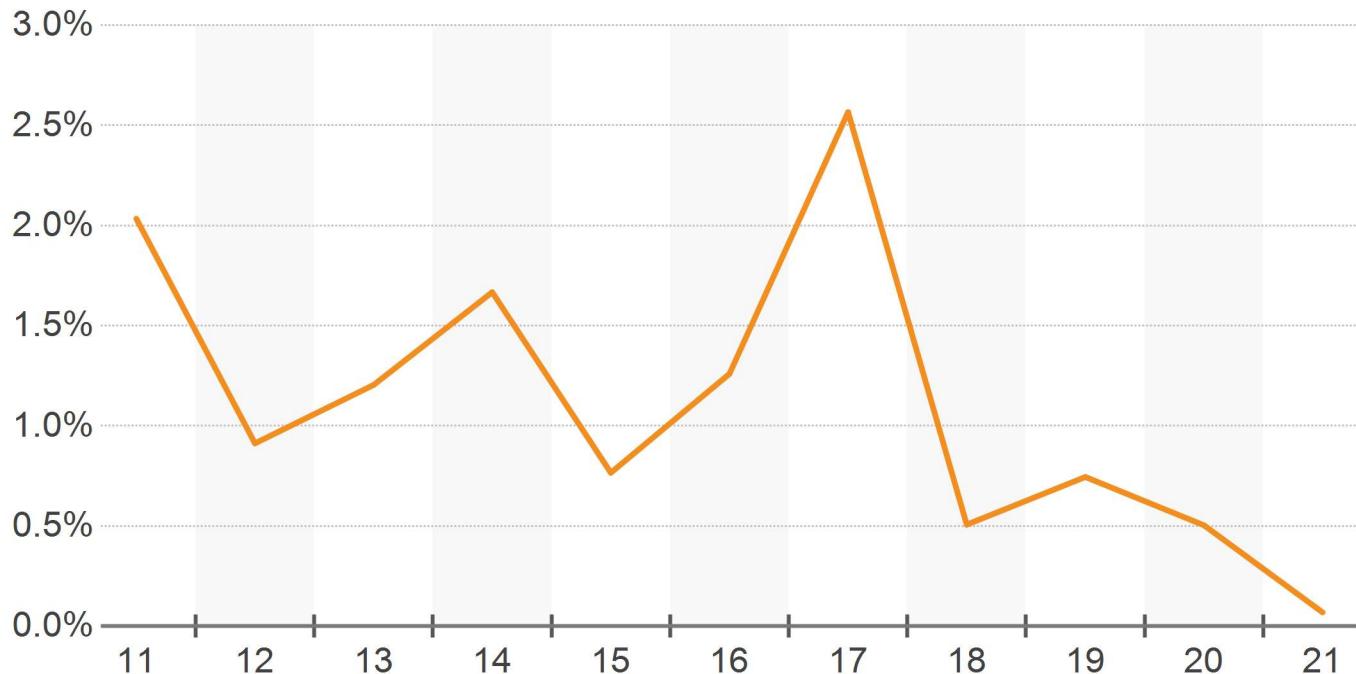
Leasing Demand

Retail Report: Larimer/Weld County

NET ABSORPTION



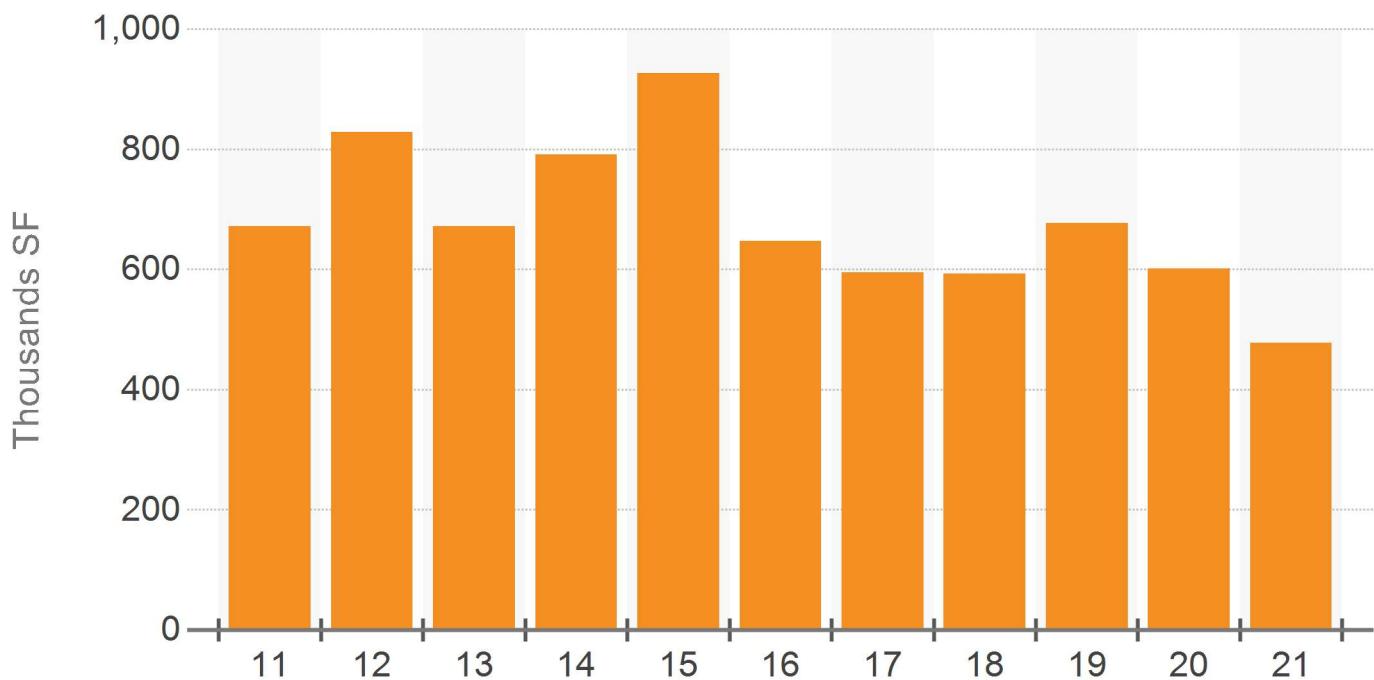
NET ABSORPTION AS % OF INVENTORY



Leasing Demand

Retail Report: Larimer/Weld County

LEASING ACTIVITY



MONTHS ON MARKET



Leasing Demand

Retail Report: Larimer/Weld County

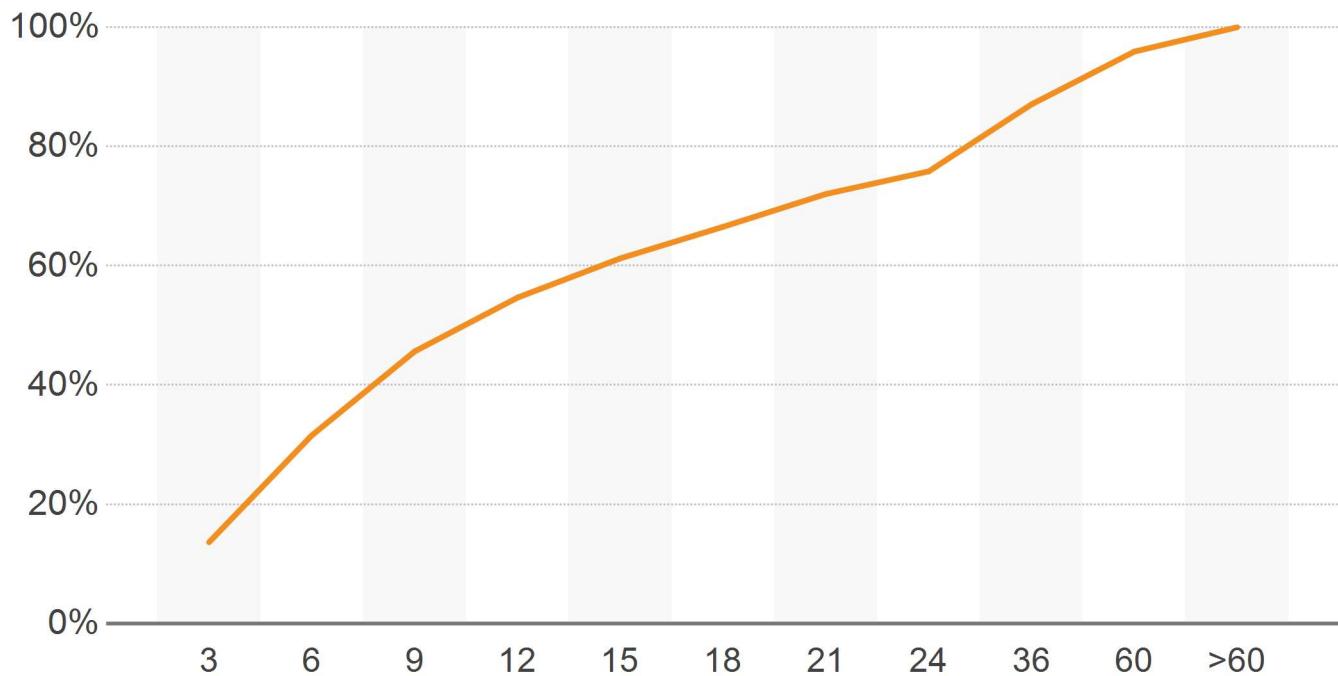
MONTHS TO LEASE



MONTHS VACANT



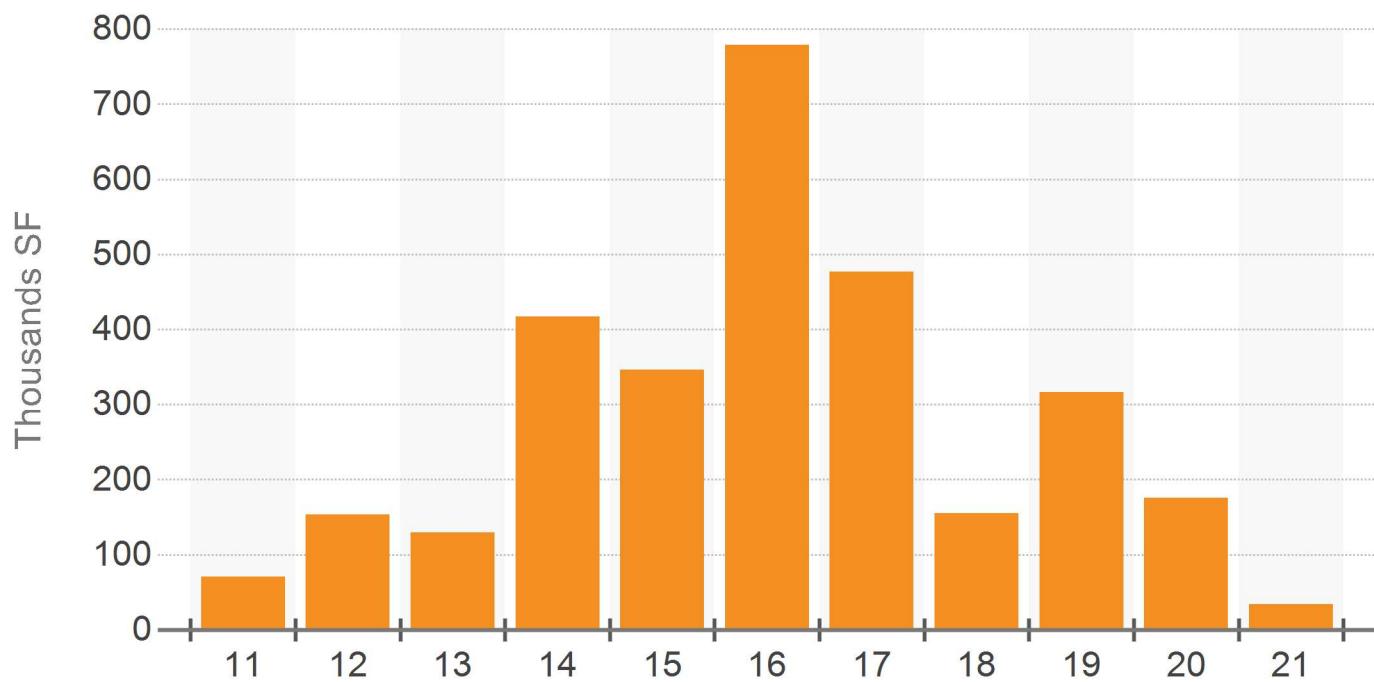
PROBABILITY OF LEASING IN MONTHS



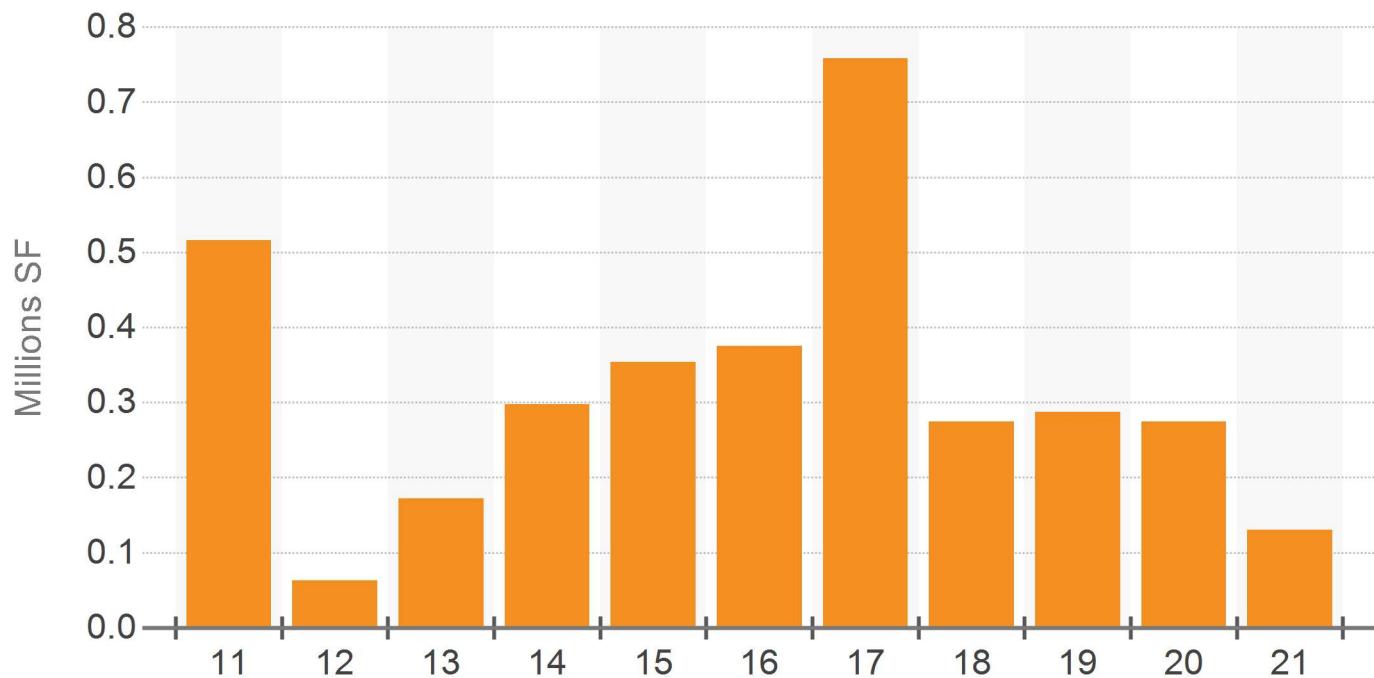
Construction Activity

Retail Report: Larimer/Weld County

CONSTRUCTION STARTS



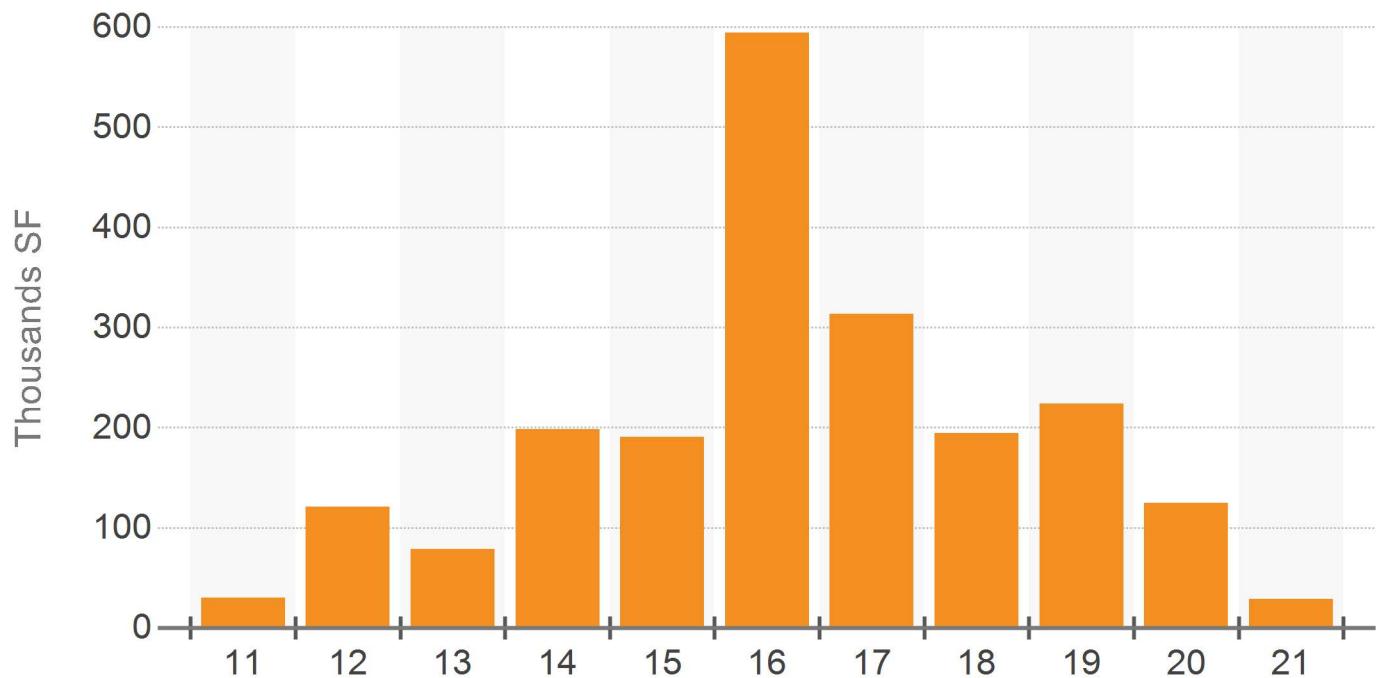
CONSTRUCTION DELIVERIES



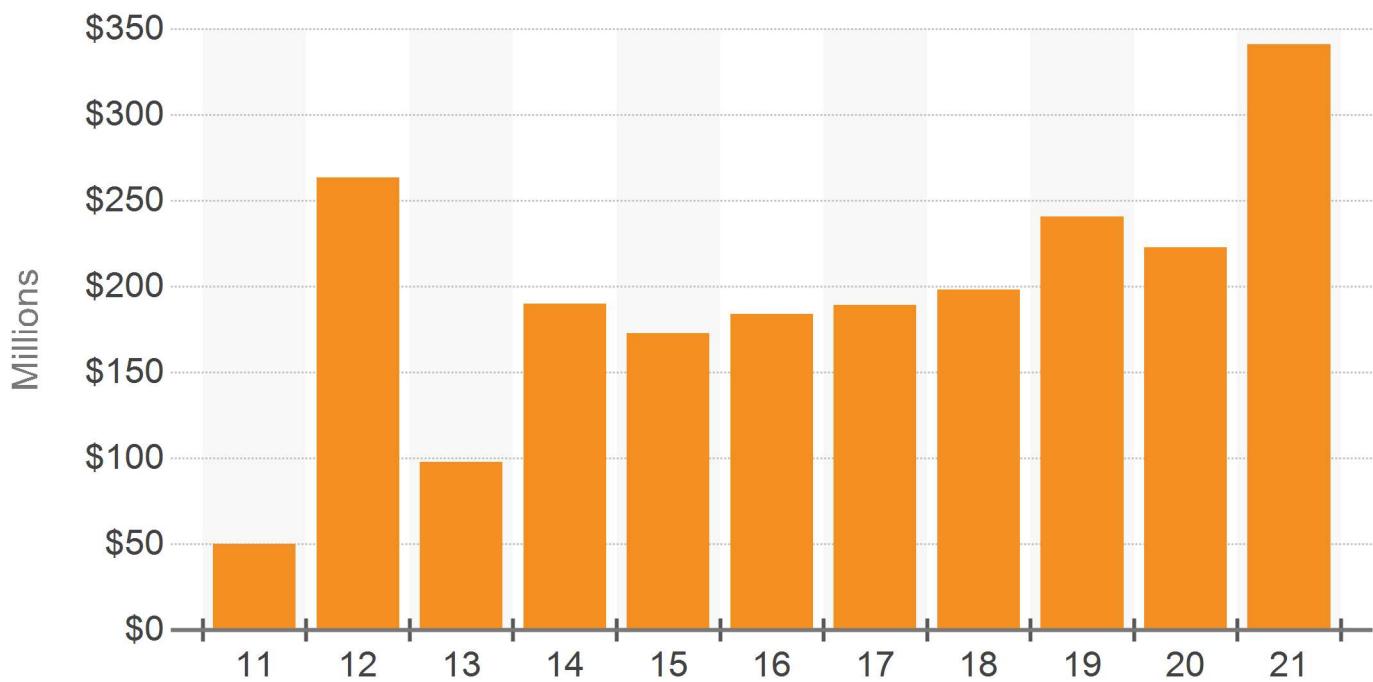
Construction Activity

Retail Report: Larimer/Weld County

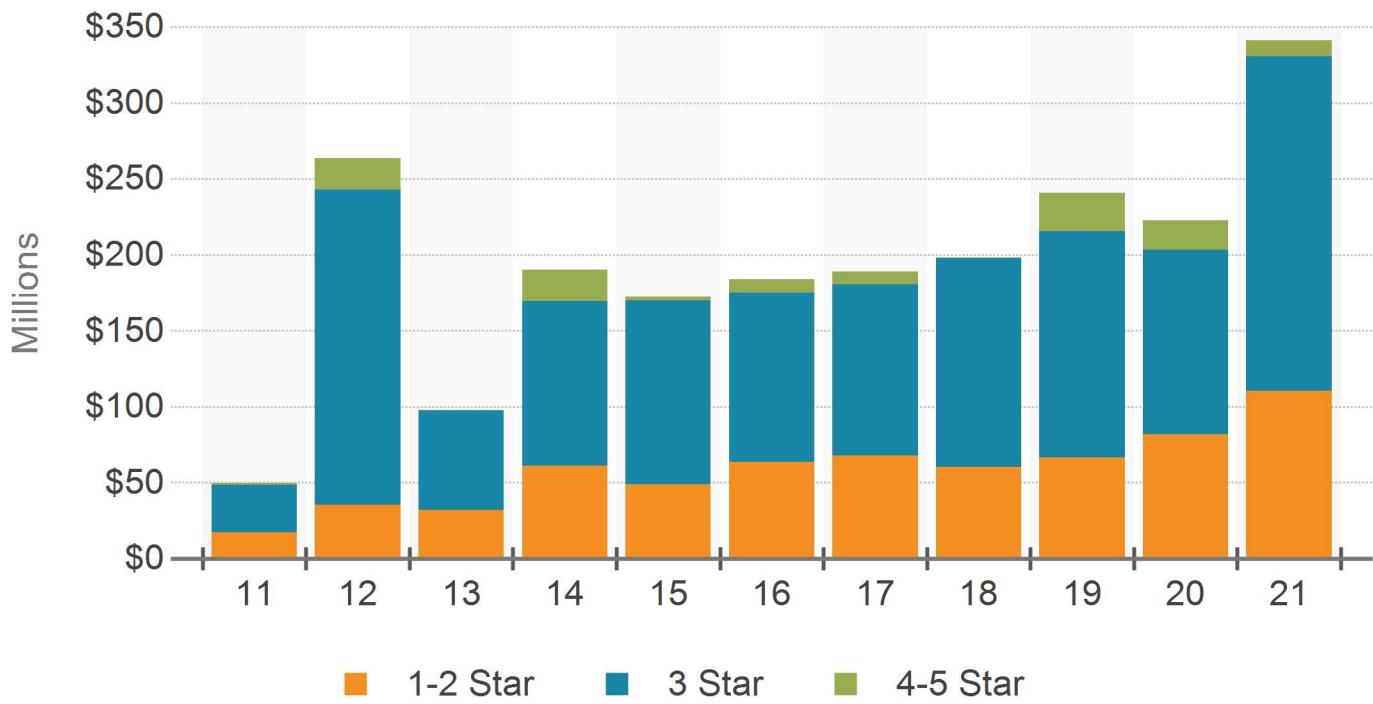
UNDER CONSTRUCTION



SALES VOLUME



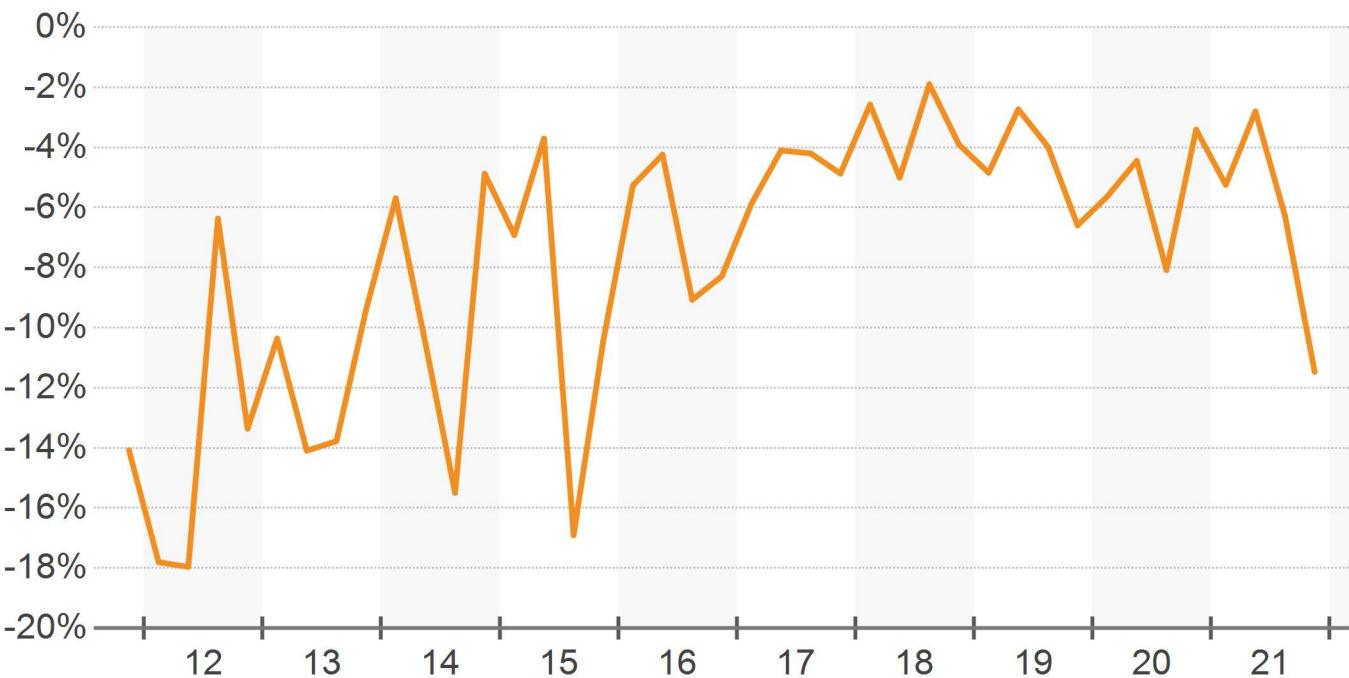
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



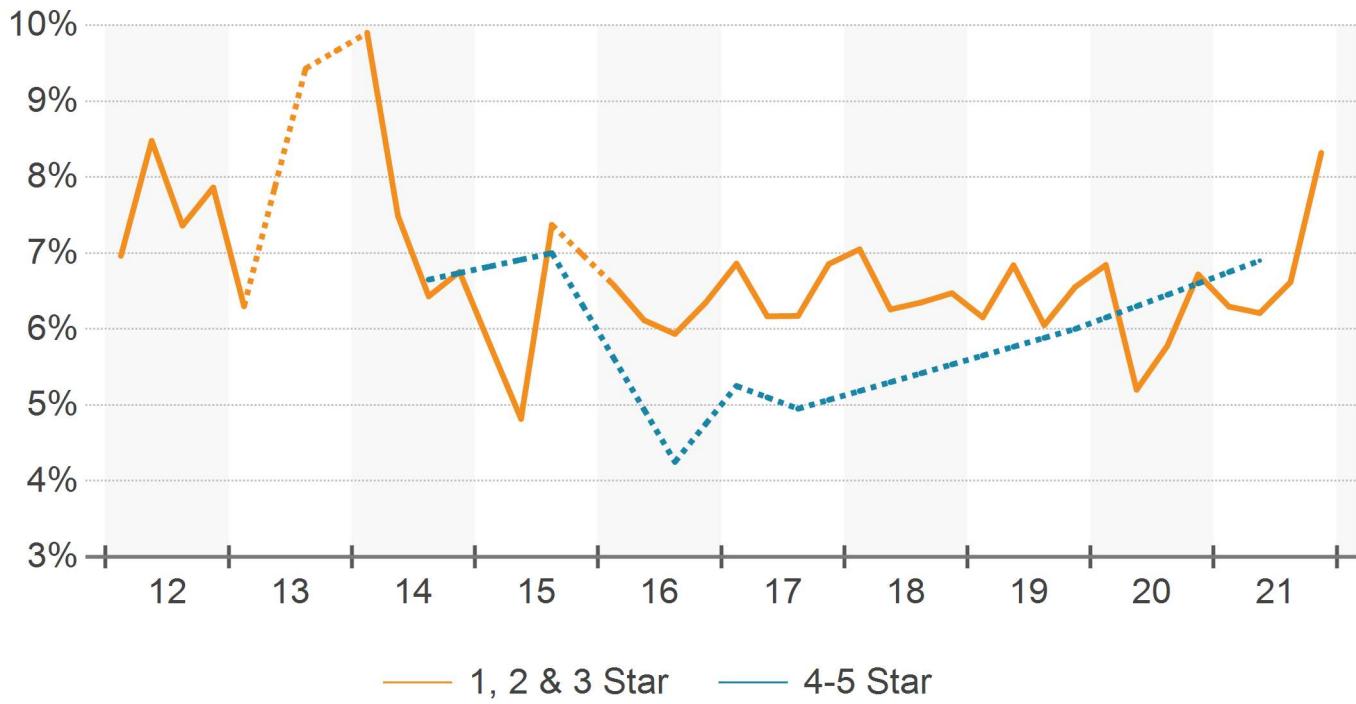
SALE TO ASKING PRICE DIFFERENTIAL



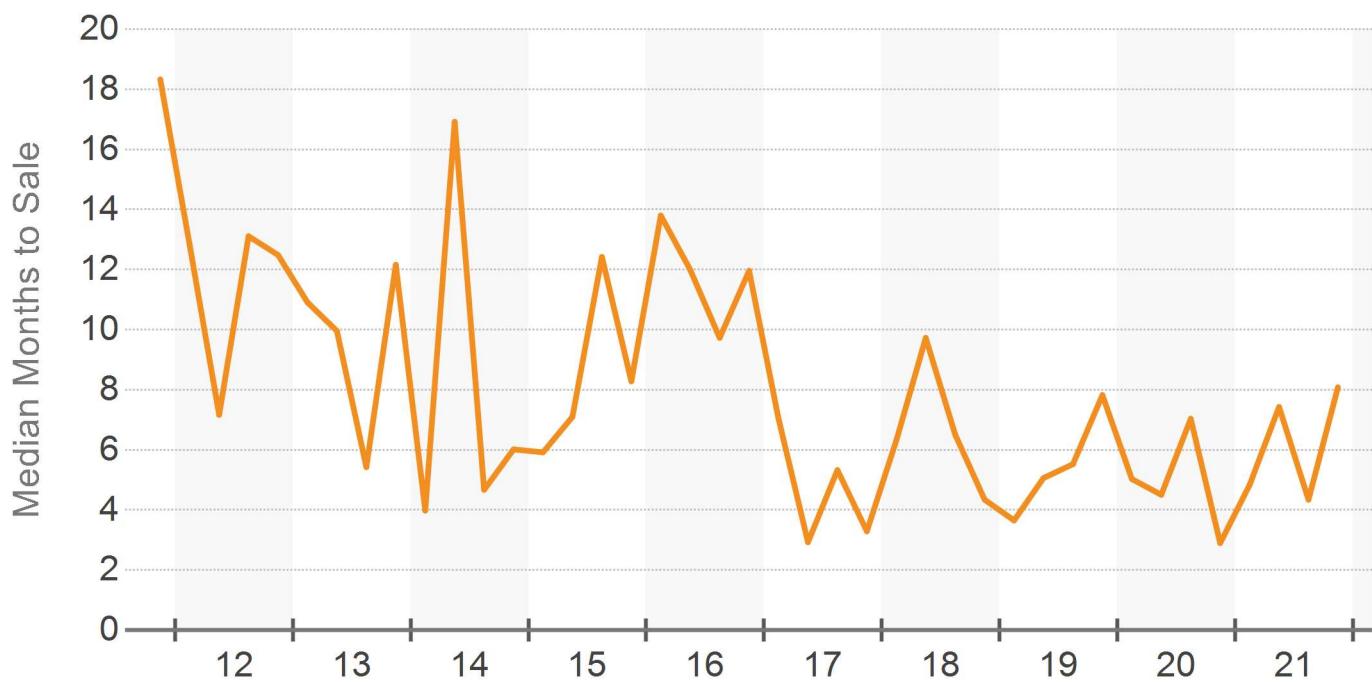
CAP RATE



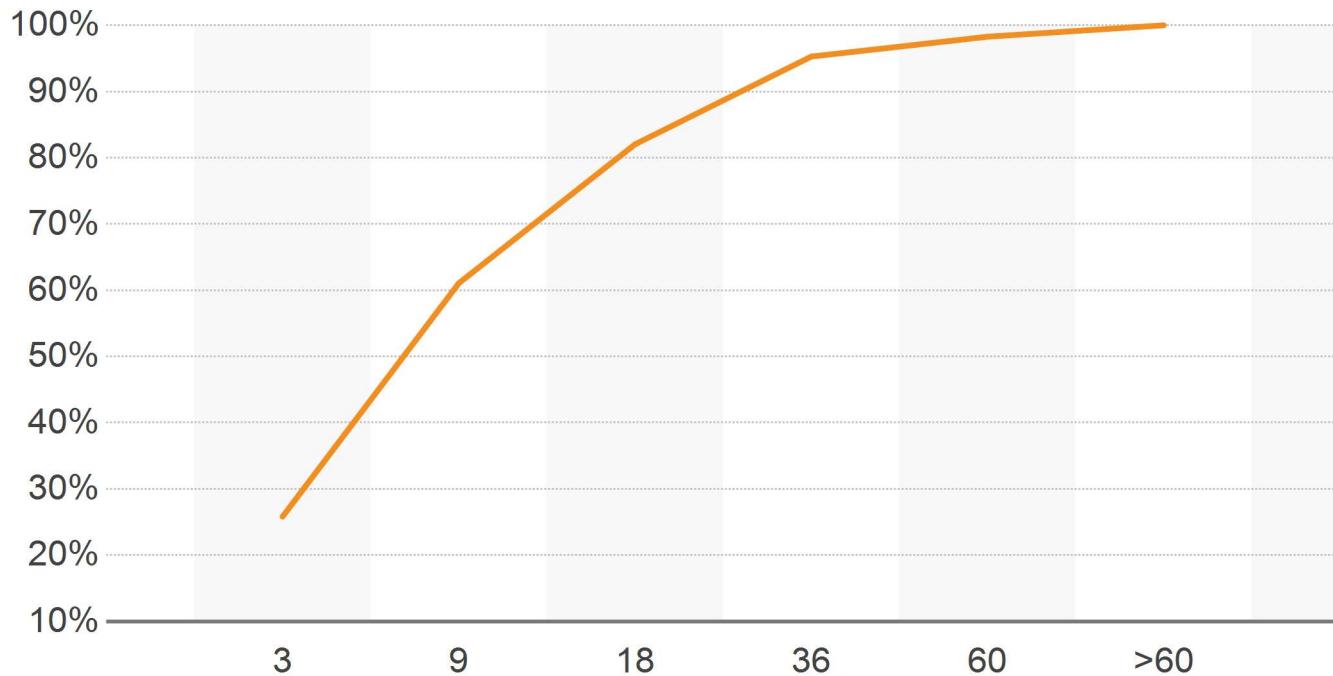
CAP RATE BY STAR RATING



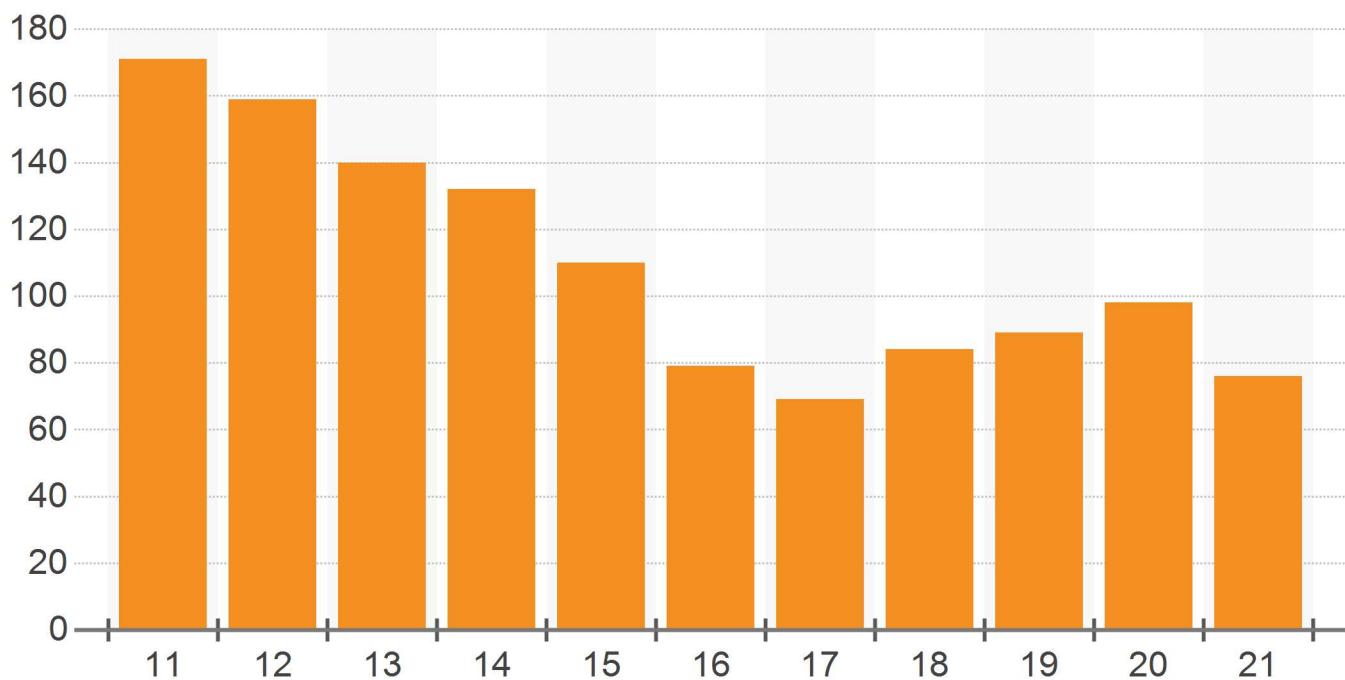
MONTHS TO SALE



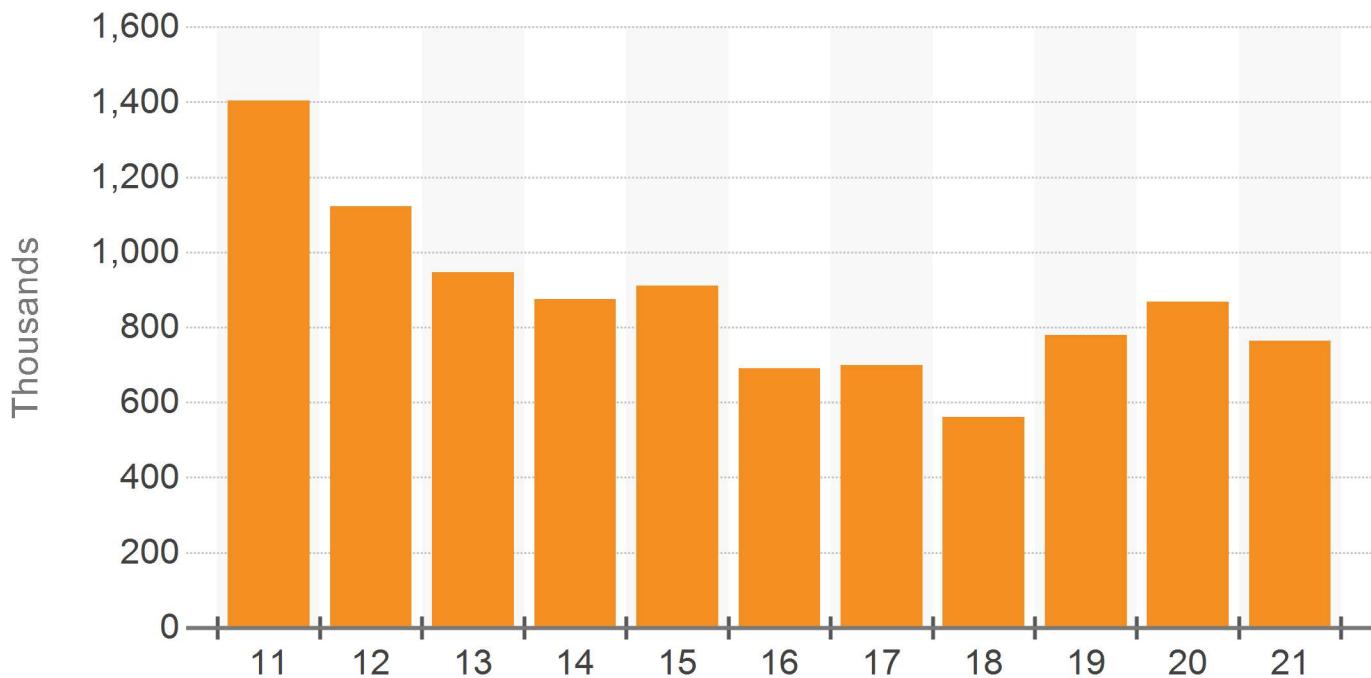
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



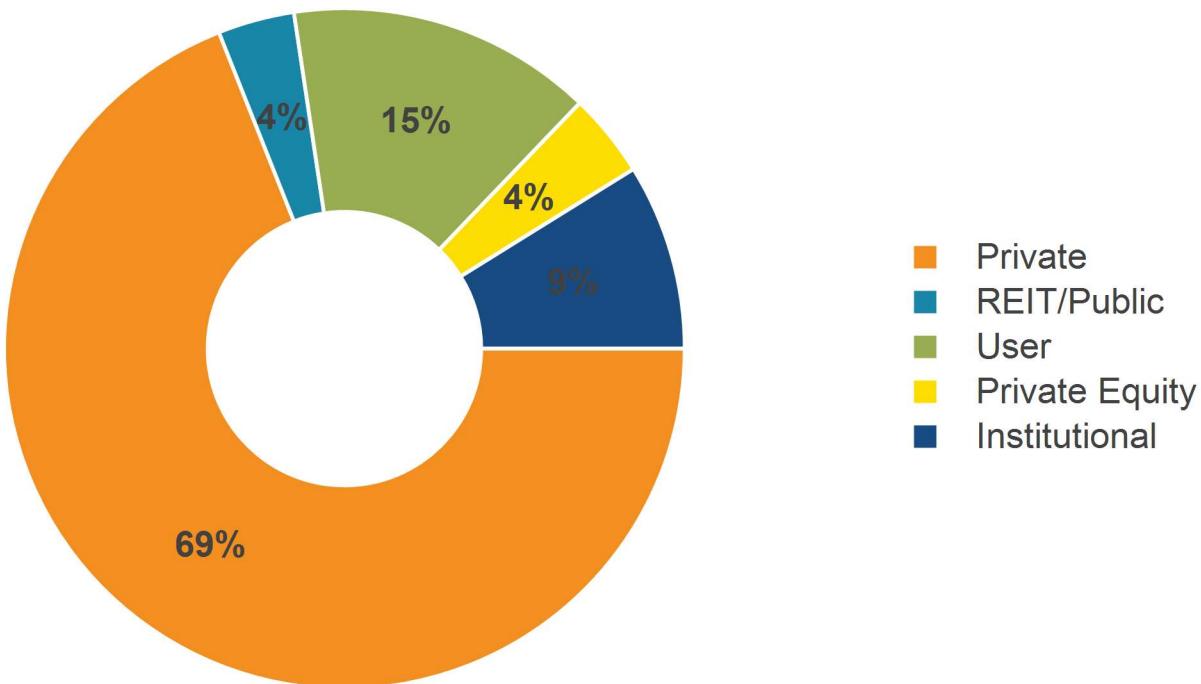
TOP BUYERS



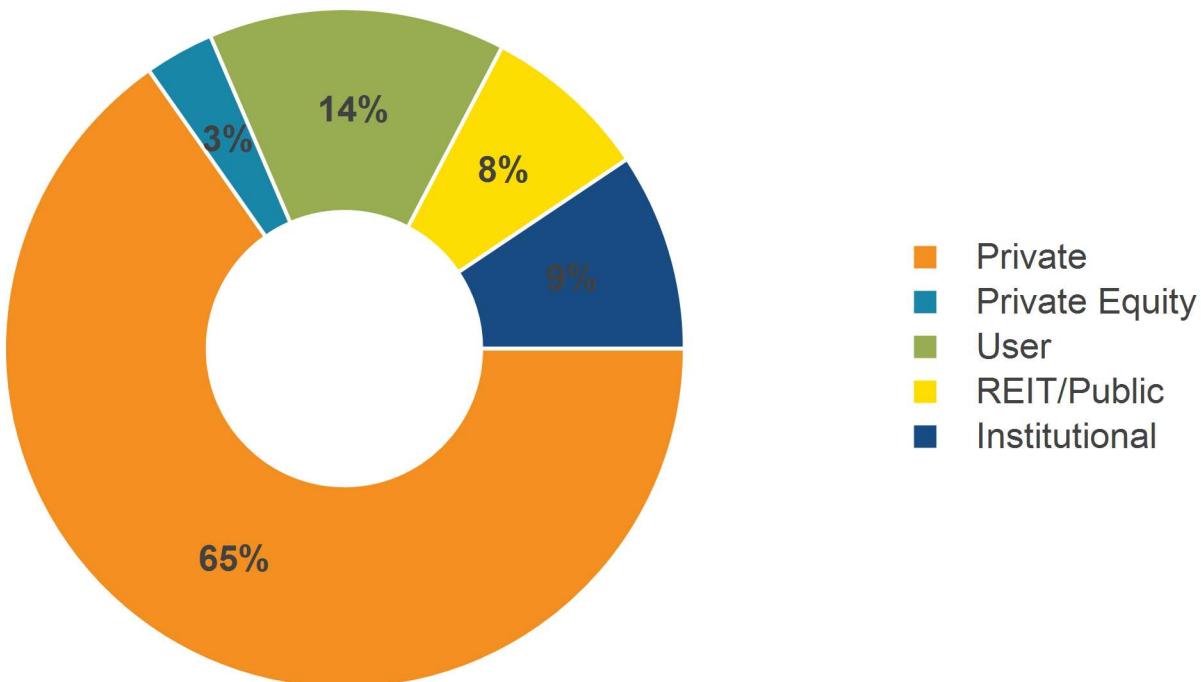
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

