



## Retail Report - Larimer/Weld County

PREPARED BY

**REALTEC**

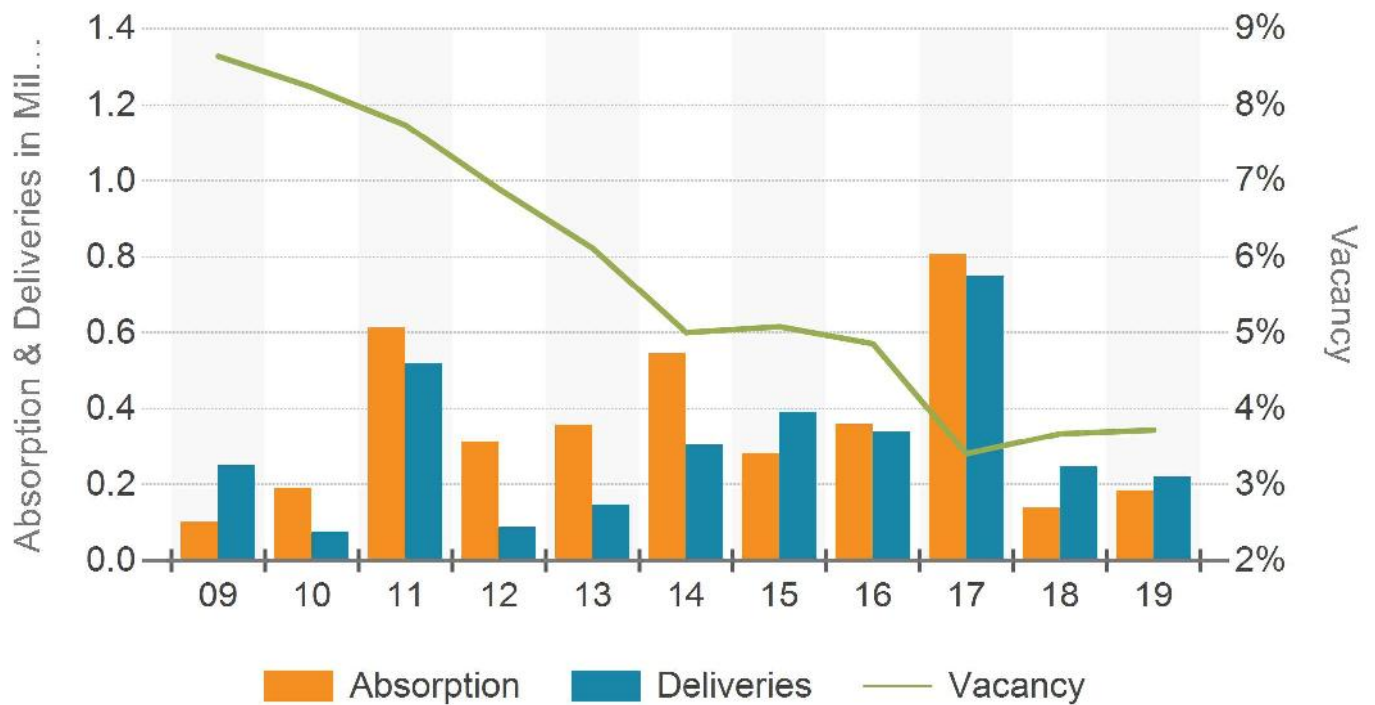
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

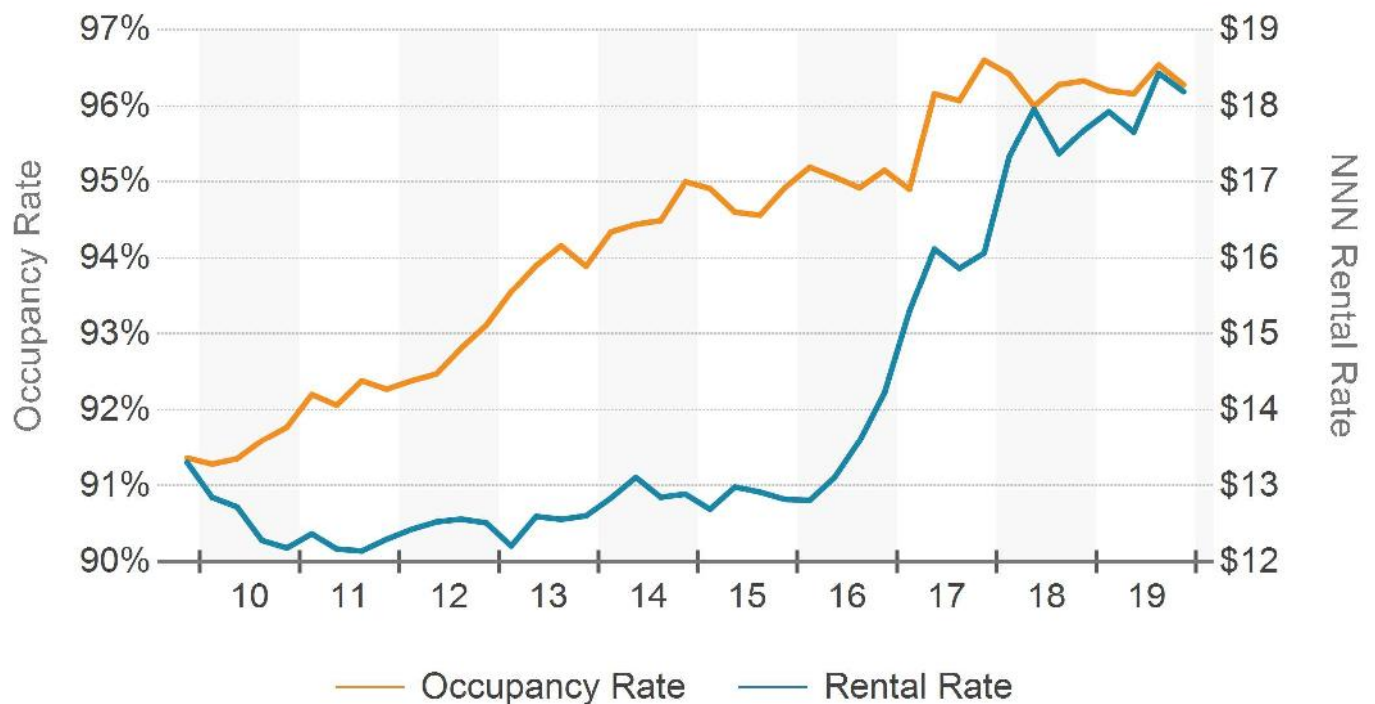
Associate Broker



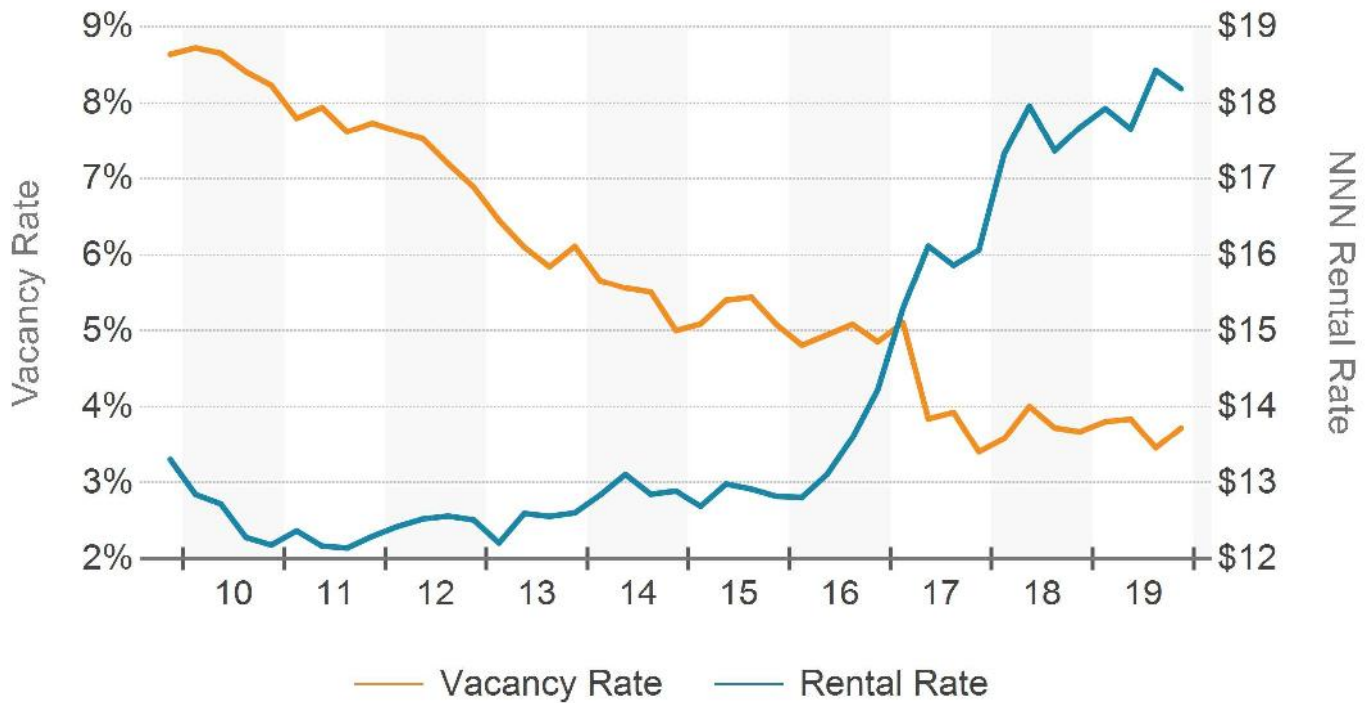
### ABSORPTION, DELIVERIES, VACANCY



### OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

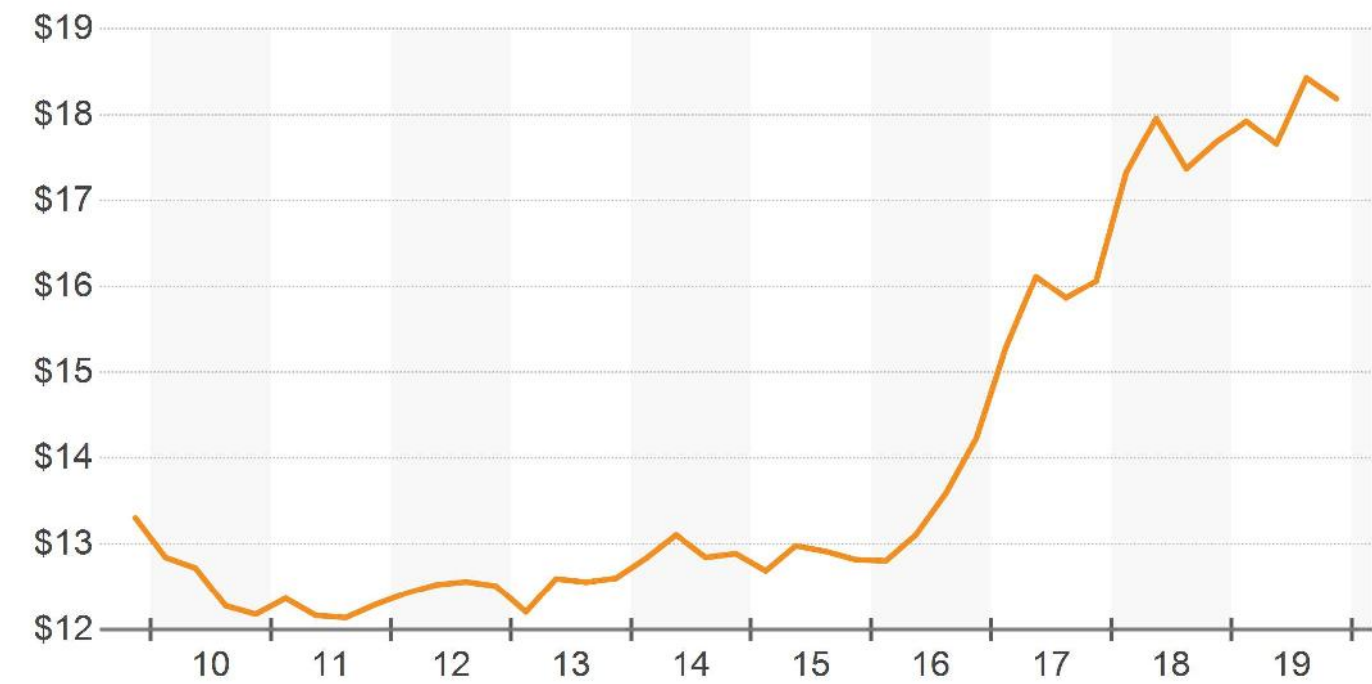
Availability	Survey	5-Year Avg
NNN Rent Per SF	\$18.19	\$14.59
Vacancy Rate	3.7%	4.4%
Vacant SF	1,191,950	1,374,852
Availability Rate	4.6%	5.5%
Available SF	1,519,941	1,740,534
Sublet SF	23,665	77,574
Months on Market	12.1	13.7

Inventory	Survey	5-Year Avg
Existing Buildings	2,723	2,679
Existing SF	32,044,721	31,303,136
12 Mo. Const. Starts	229,035	358,856
Under Construction	680,168	497,727
12 Mo. Deliveries	298,976	414,891

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	276,006	424,509
12 Mo. Leasing SF	639,184	683,473

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$205	\$177
Asking Price Per SF	\$303	\$239
Sales Volume (Mil.)	\$208	\$190
Cap Rate	6.5%	6.6%

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



## VACANCY RATE



## SUBLEASE VACANCY RATE





## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



### OCCUPANCY RATE



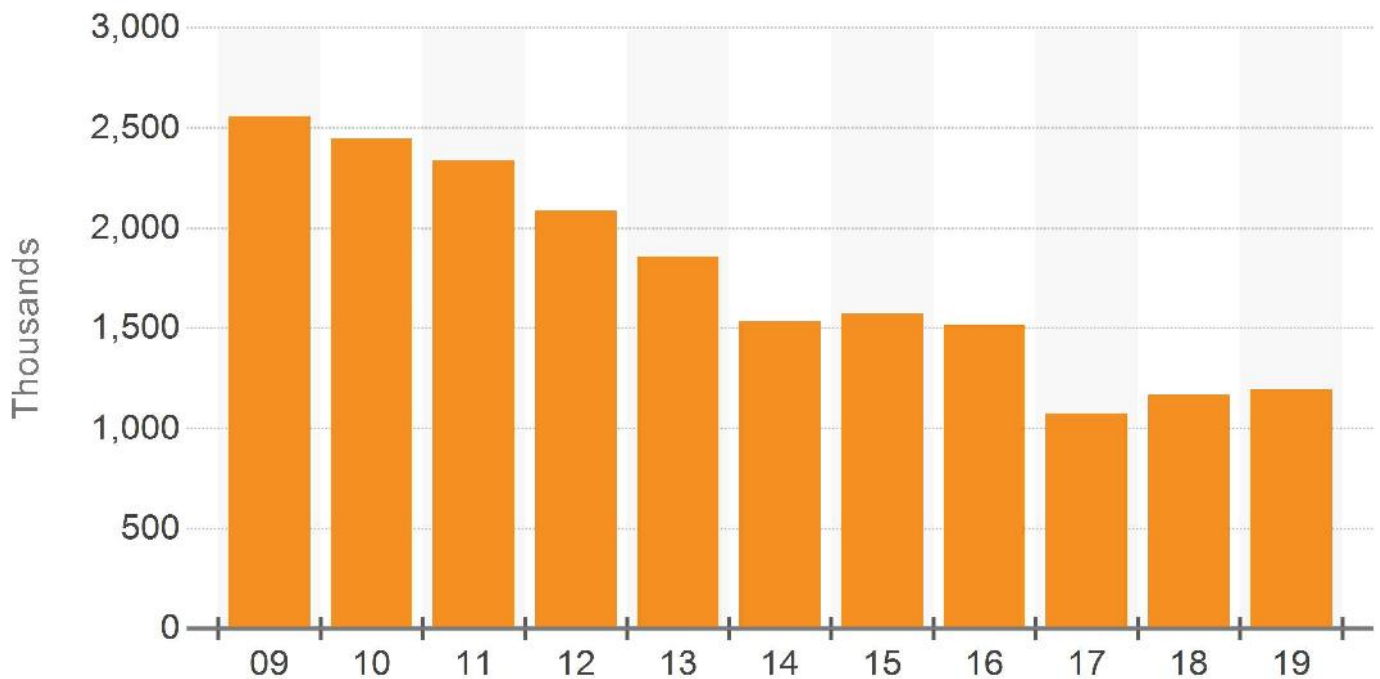
### PERCENT LEASED RATE



## OCCUPANCY & PERCENT LEASED

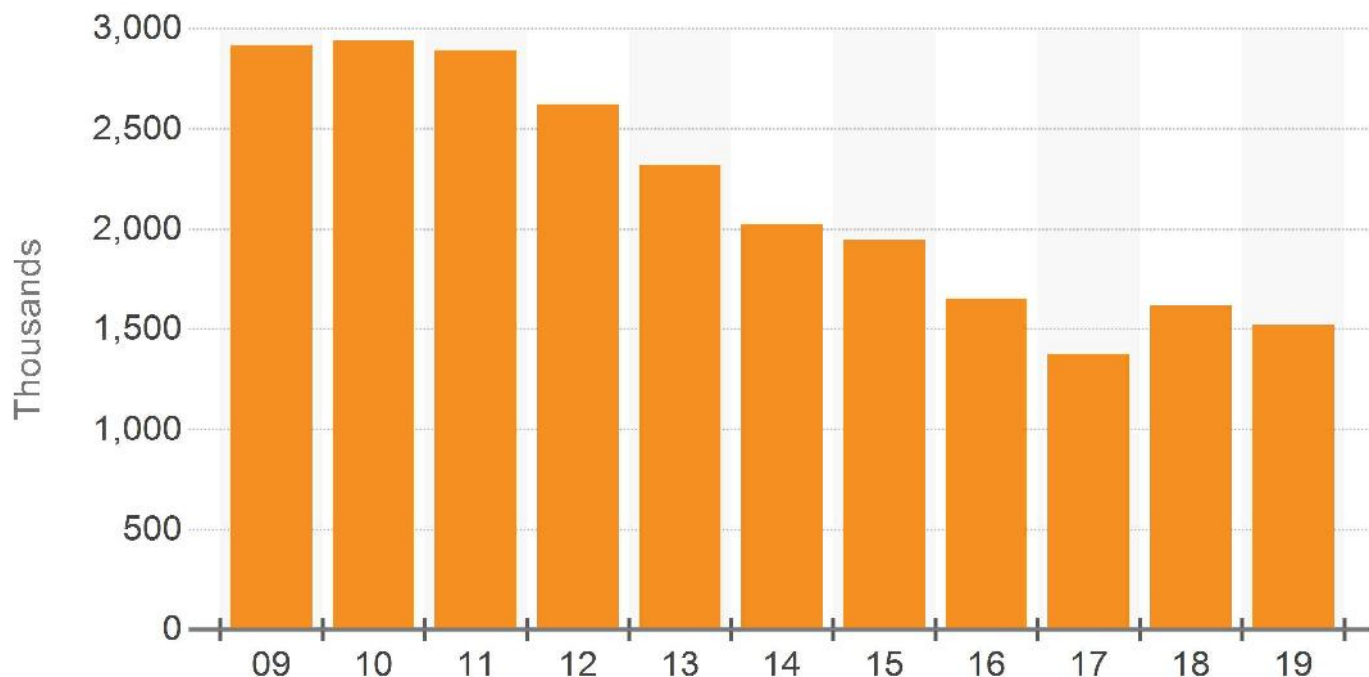


## VACANT SF





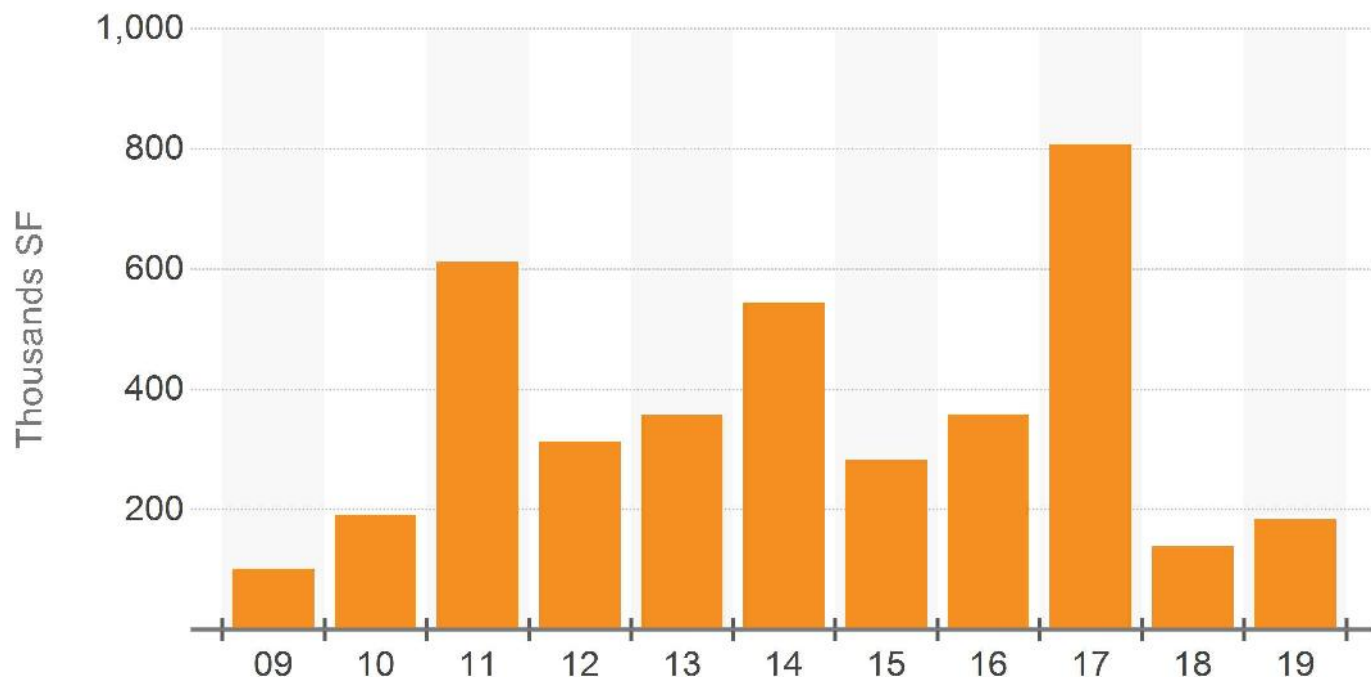
## AVAILABLE SF



## MONTHS ON MARKET DISTRIBUTION



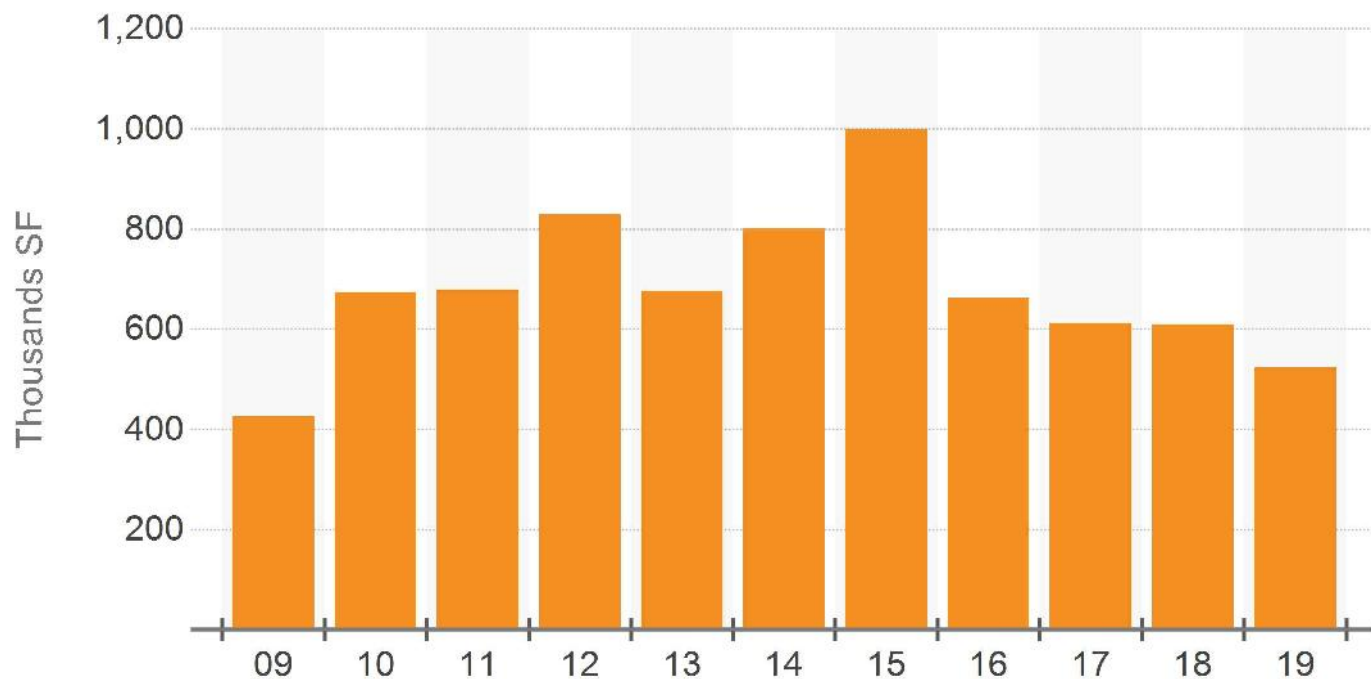
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



## LEASING ACTIVITY



## MONTHS ON MARKET



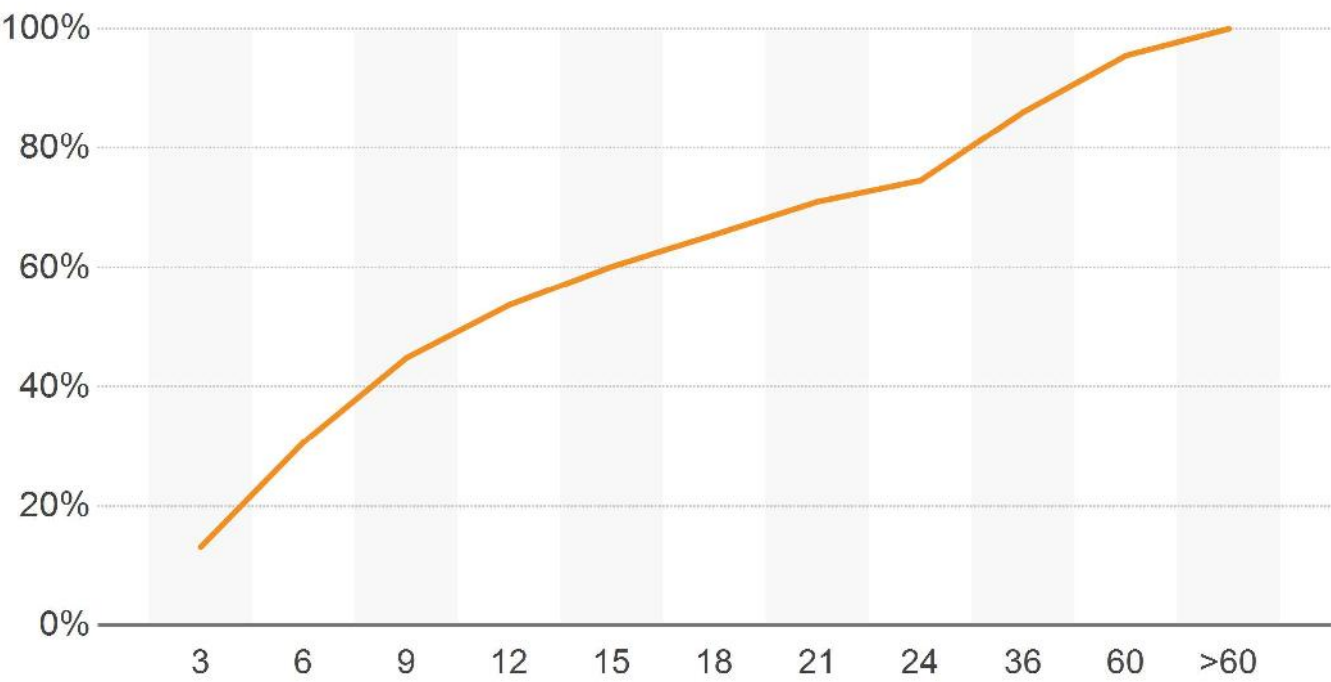
## MONTHS TO LEASE



## MONTHS VACANT

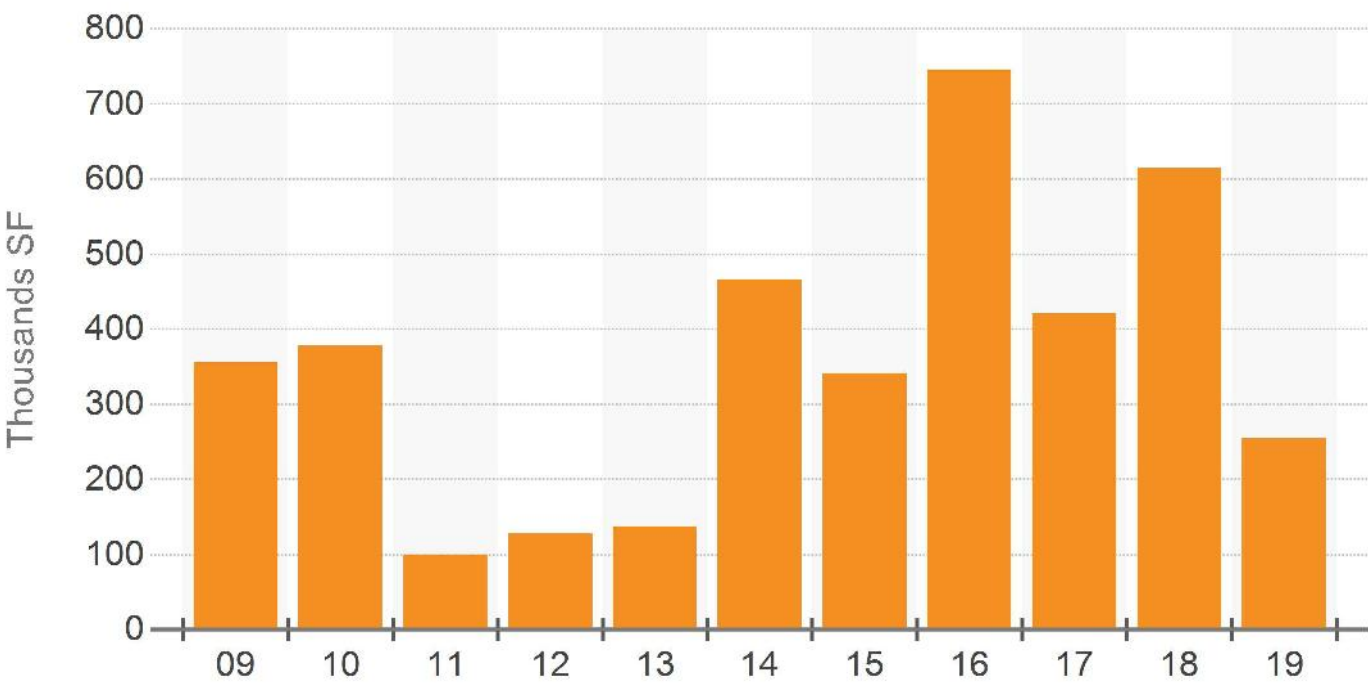


PROBABILITY OF LEASING IN MONTHS

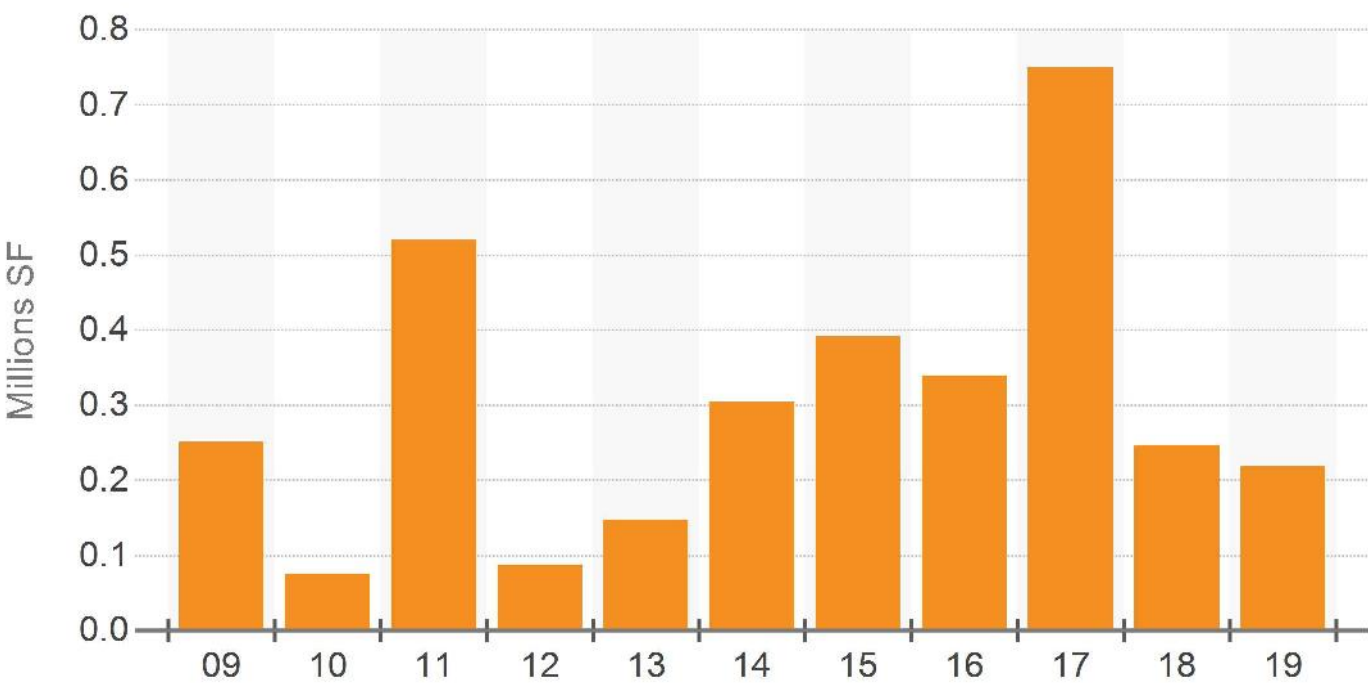




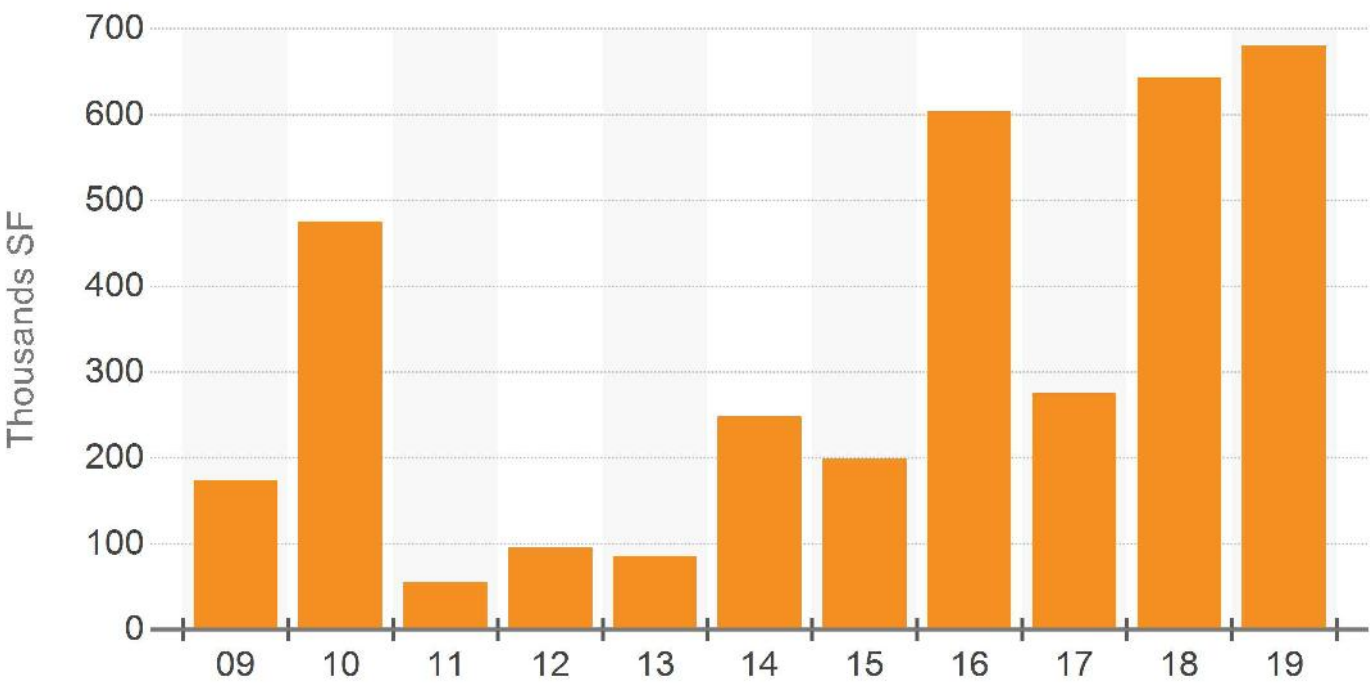
CONSTRUCTION STARTS



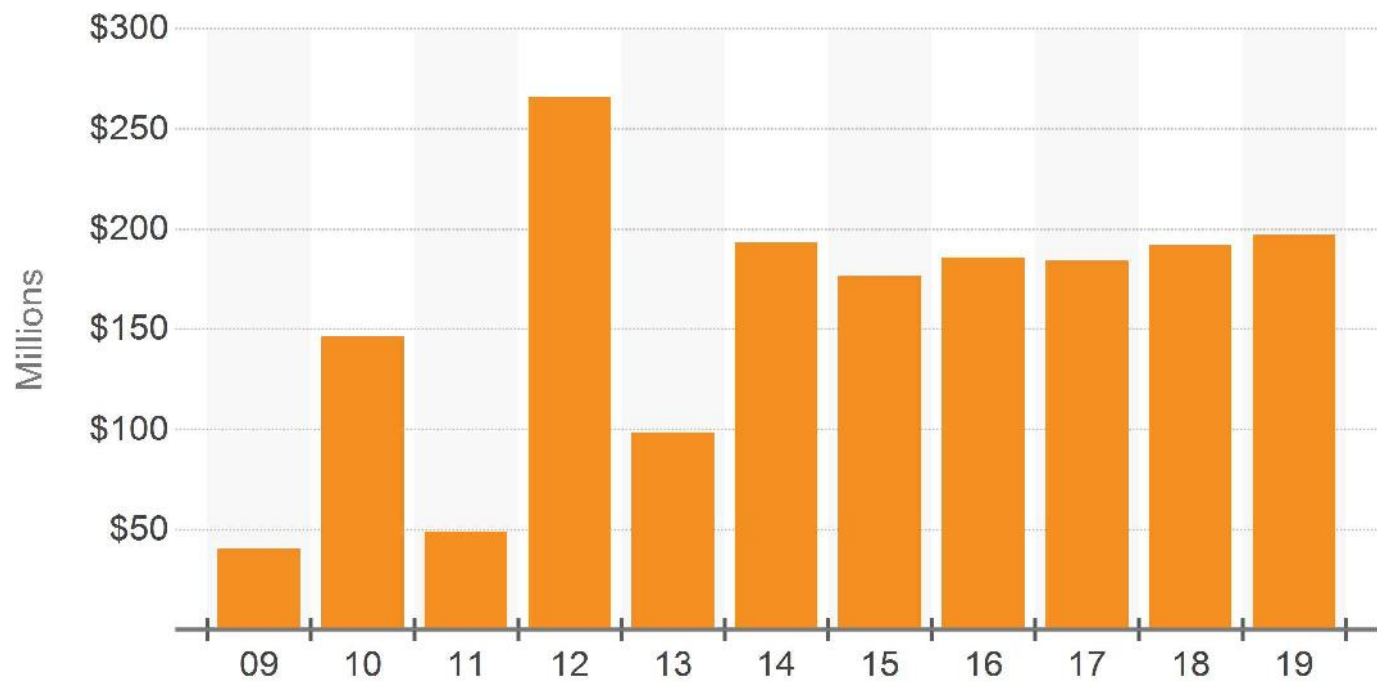
CONSTRUCTION DELIVERIES



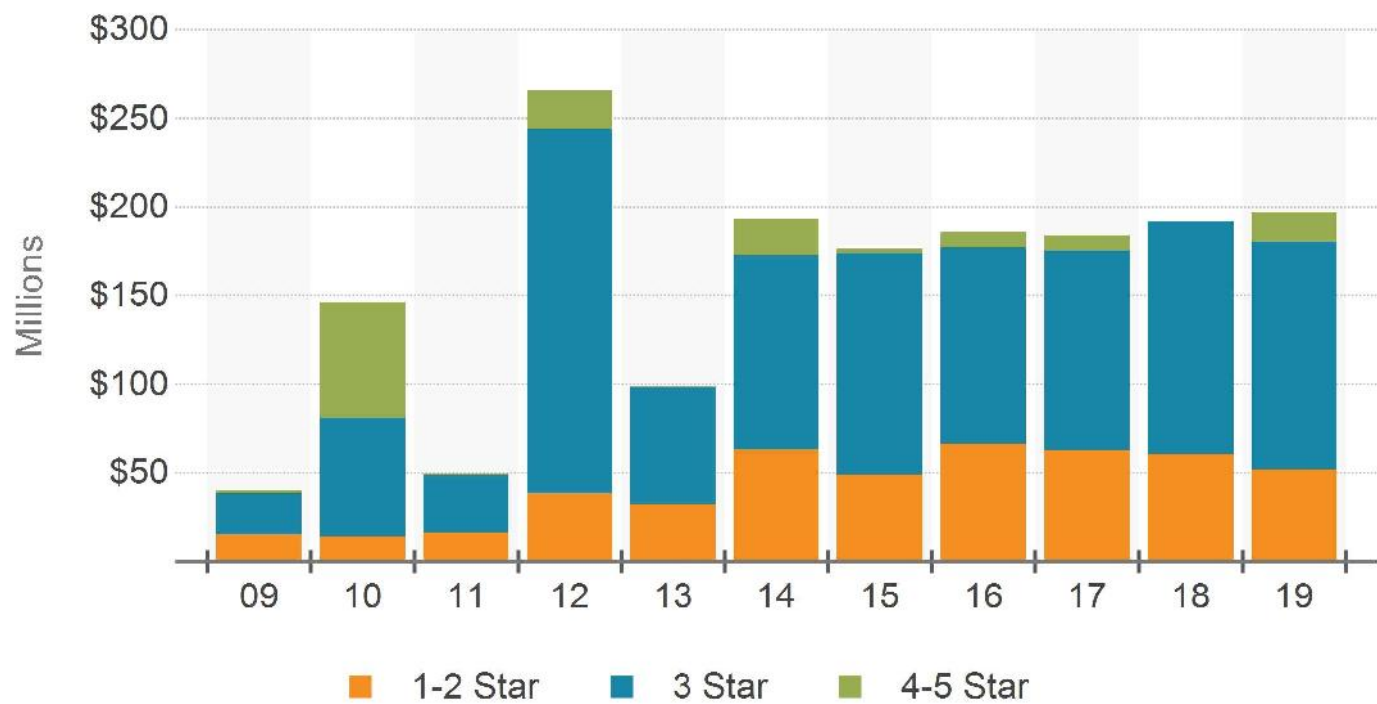
UNDER CONSTRUCTION



SALES VOLUME



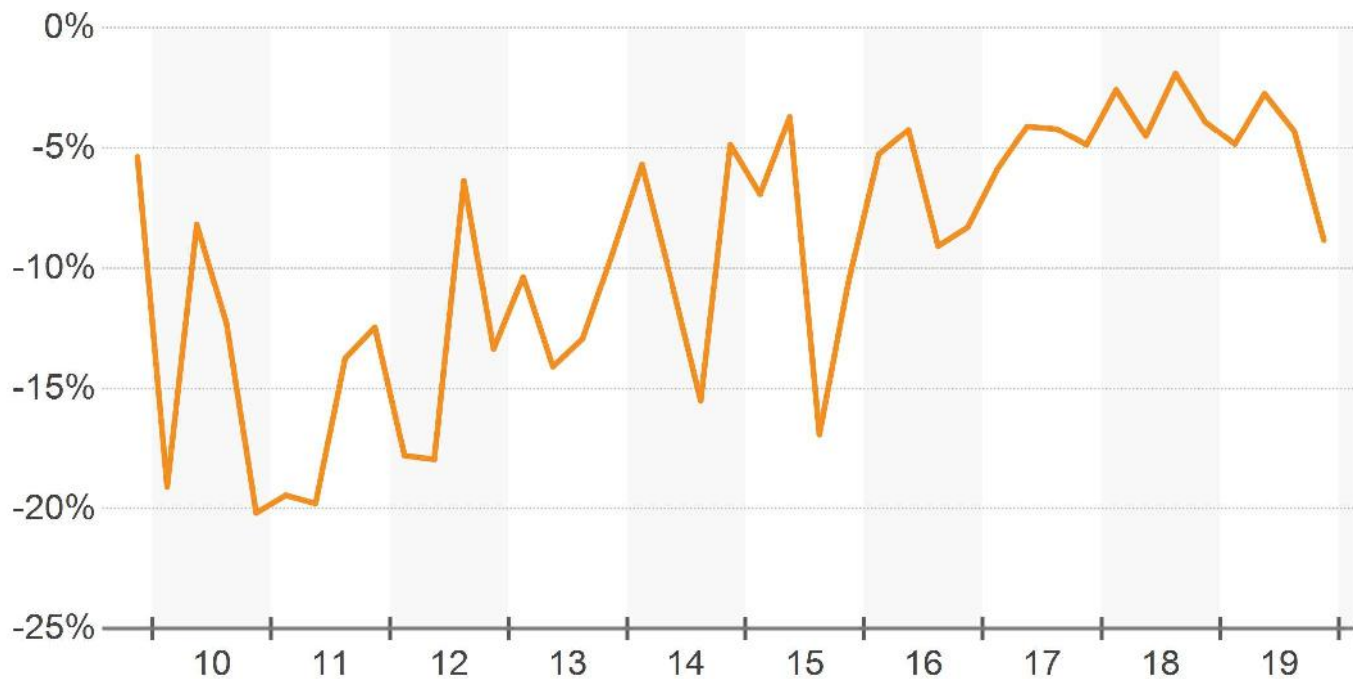
SALES VOLUME BY STAR RATING



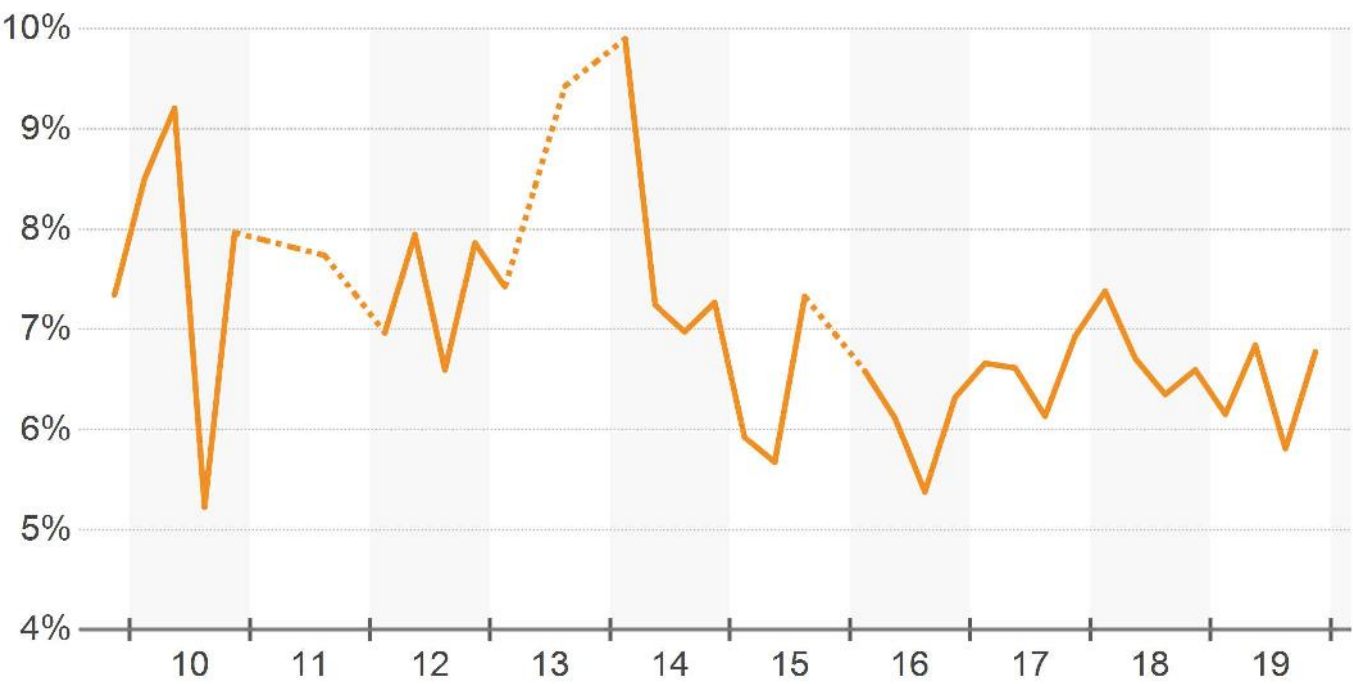
## AVERAGE SALE PRICE PER SF



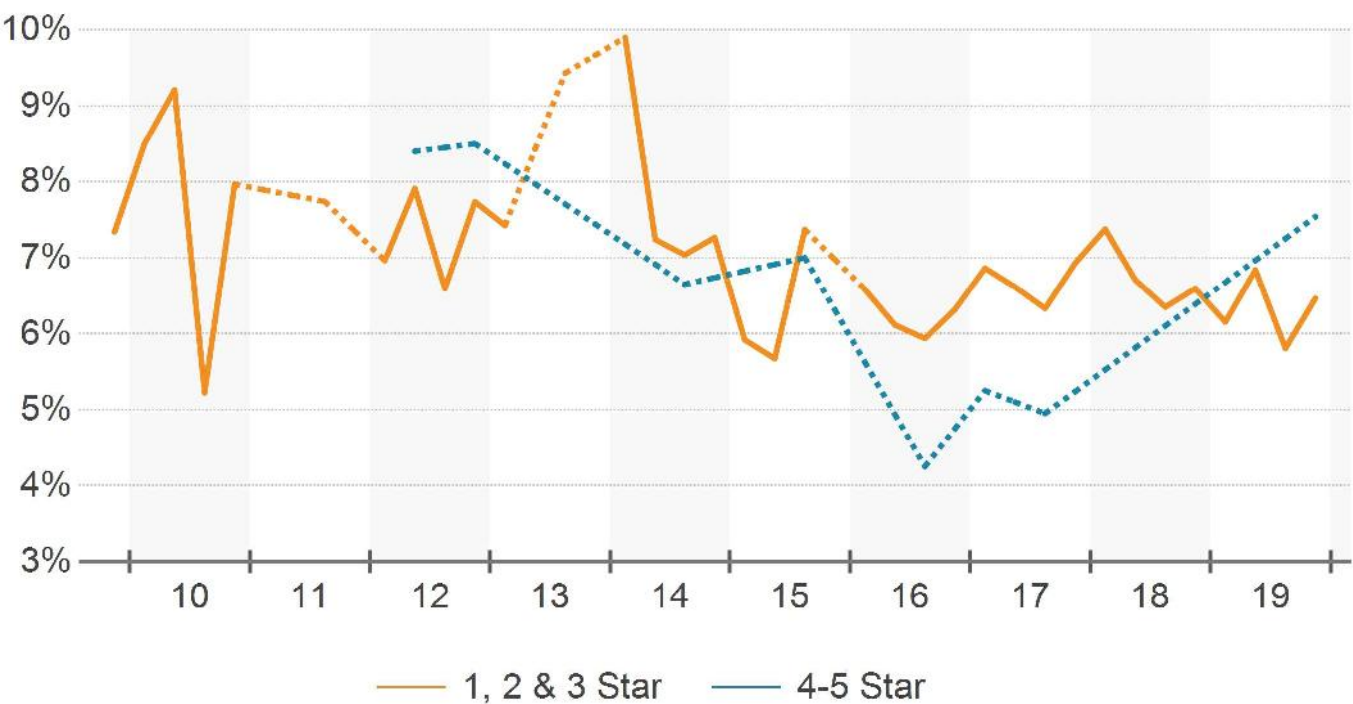
## SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE

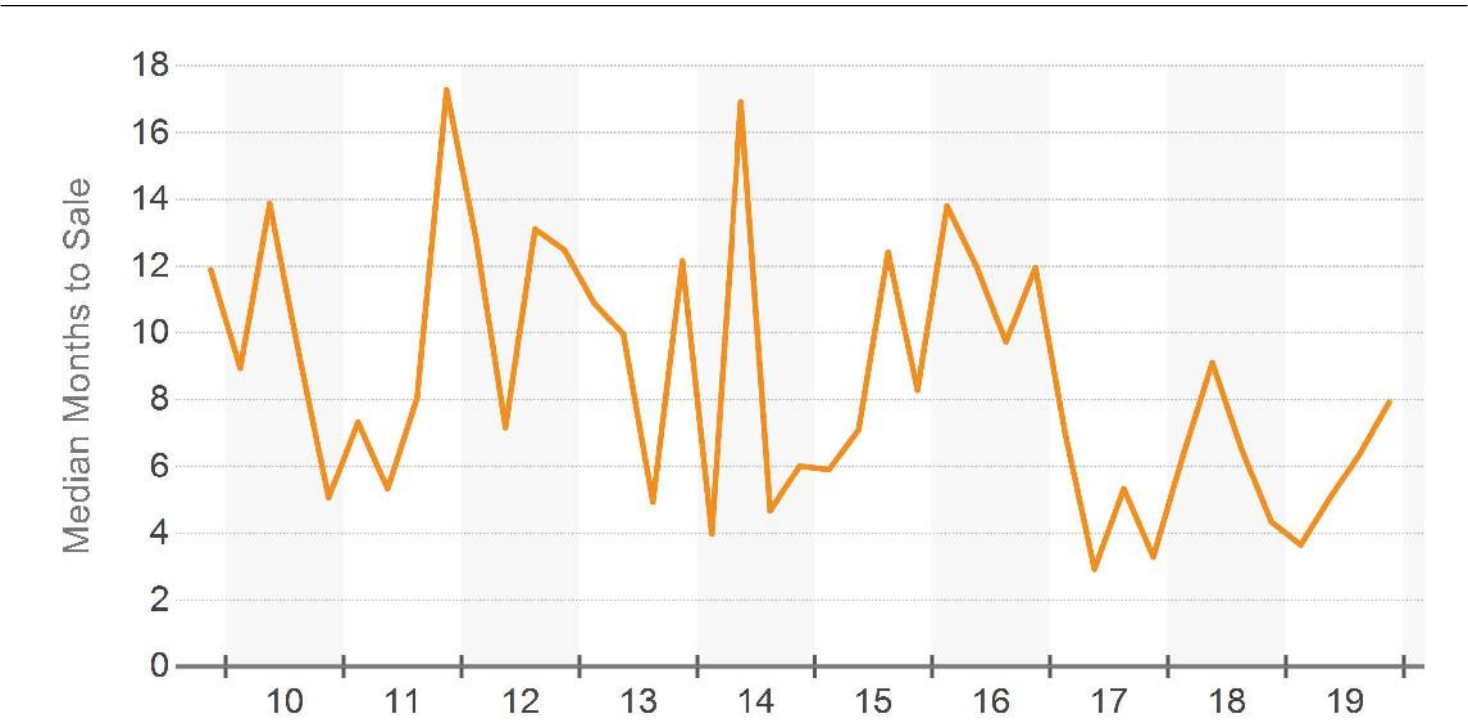


CAP RATE BY STAR RATING

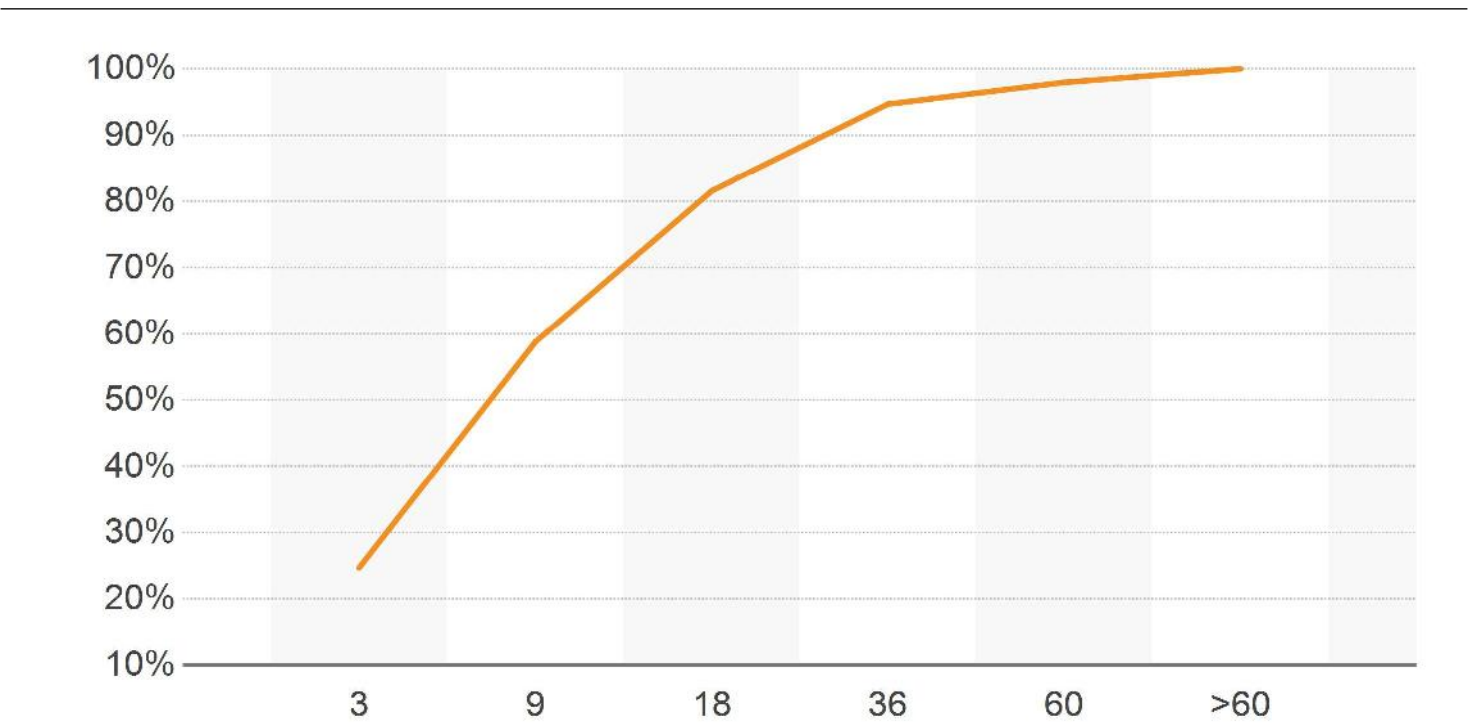




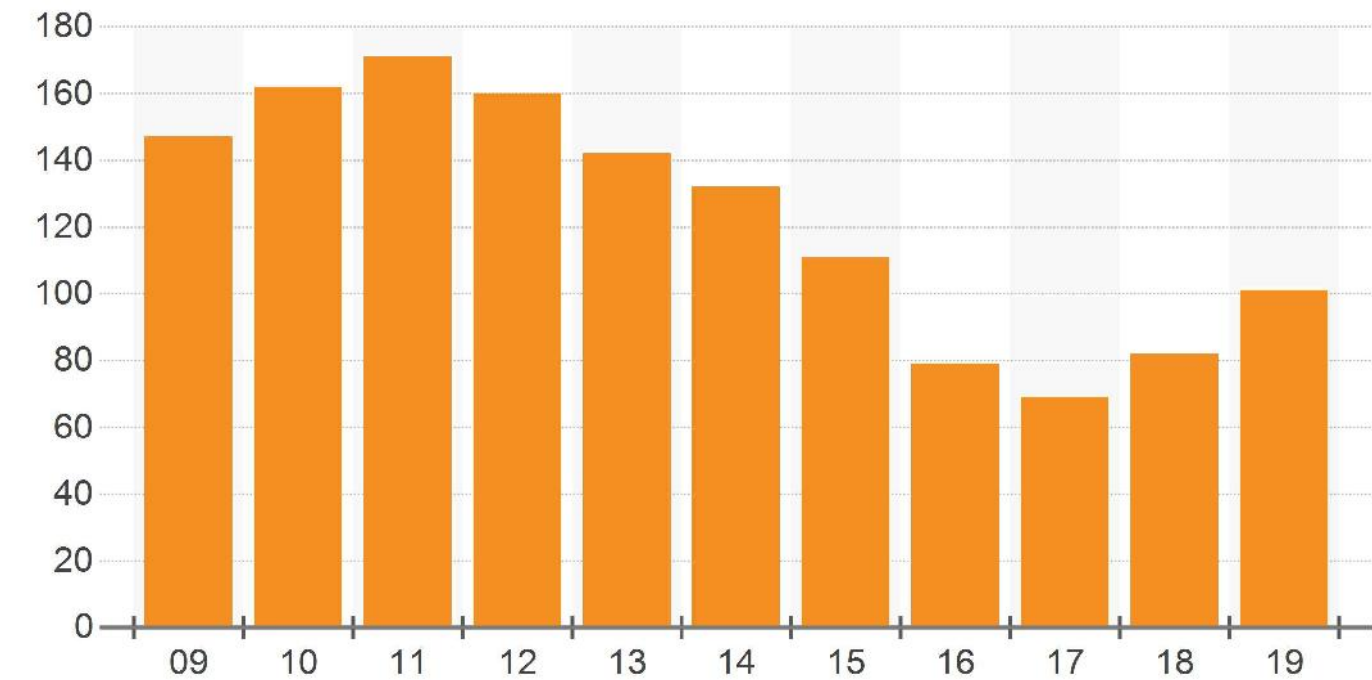
MONTHS TO SALE



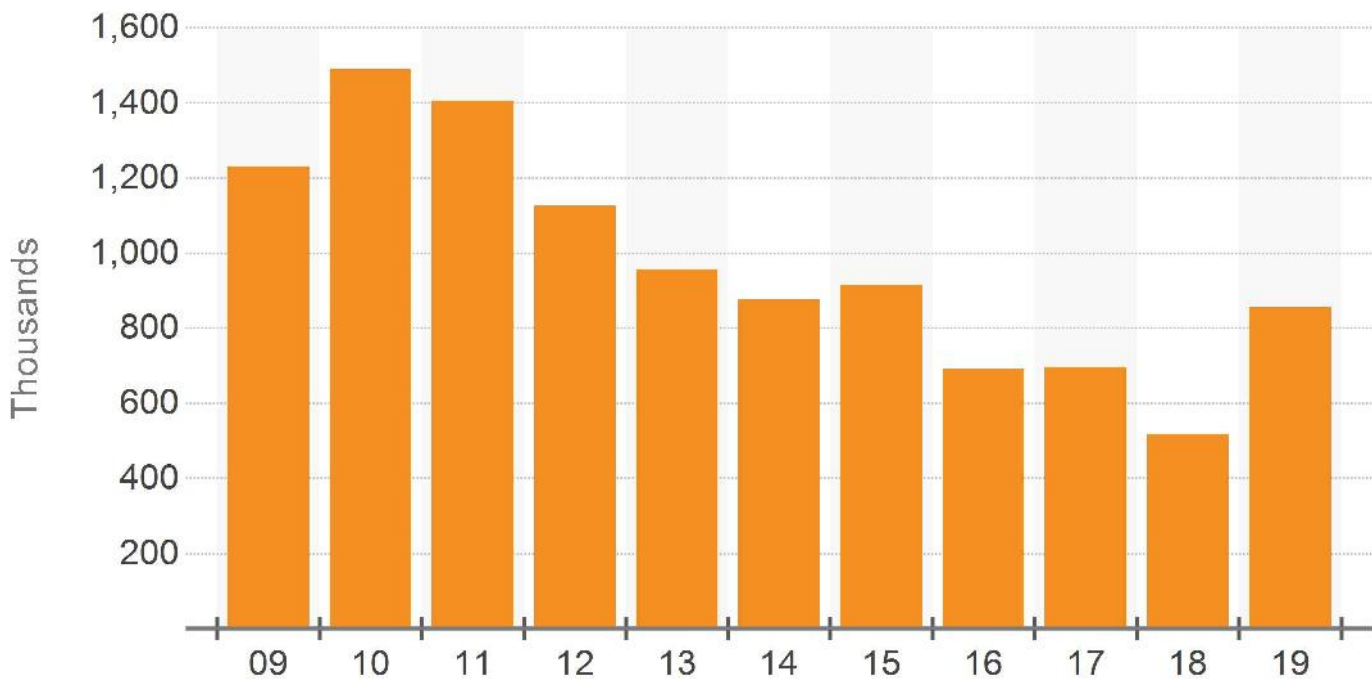
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



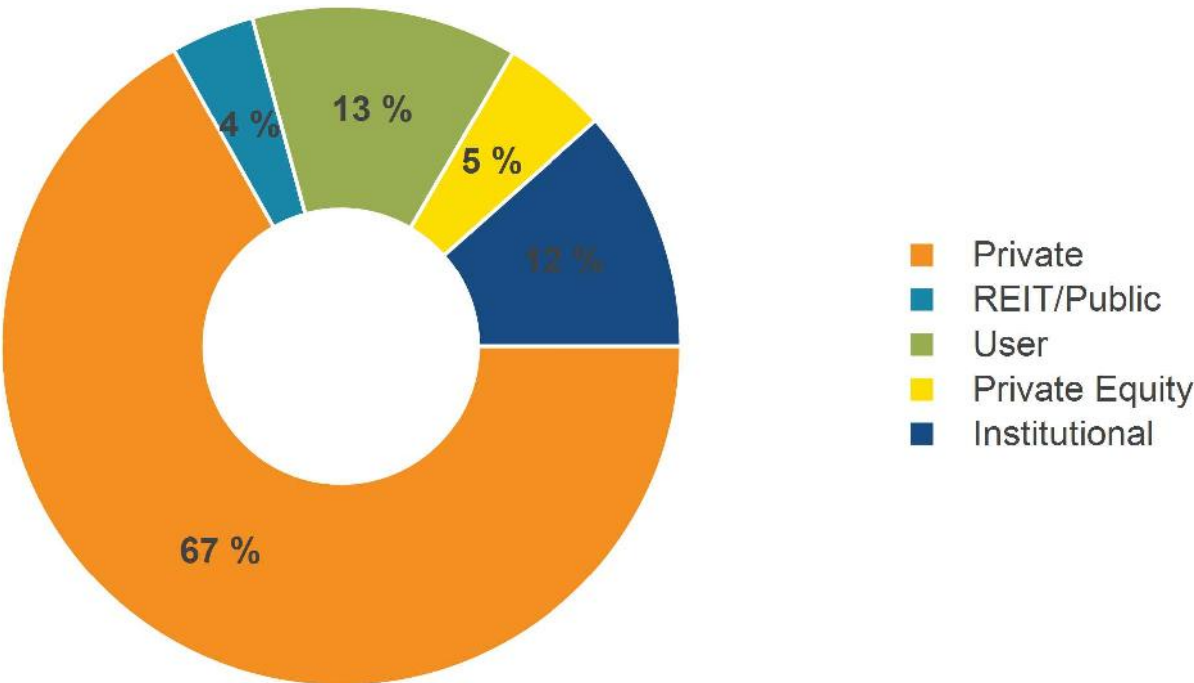
## TOP BUYERS



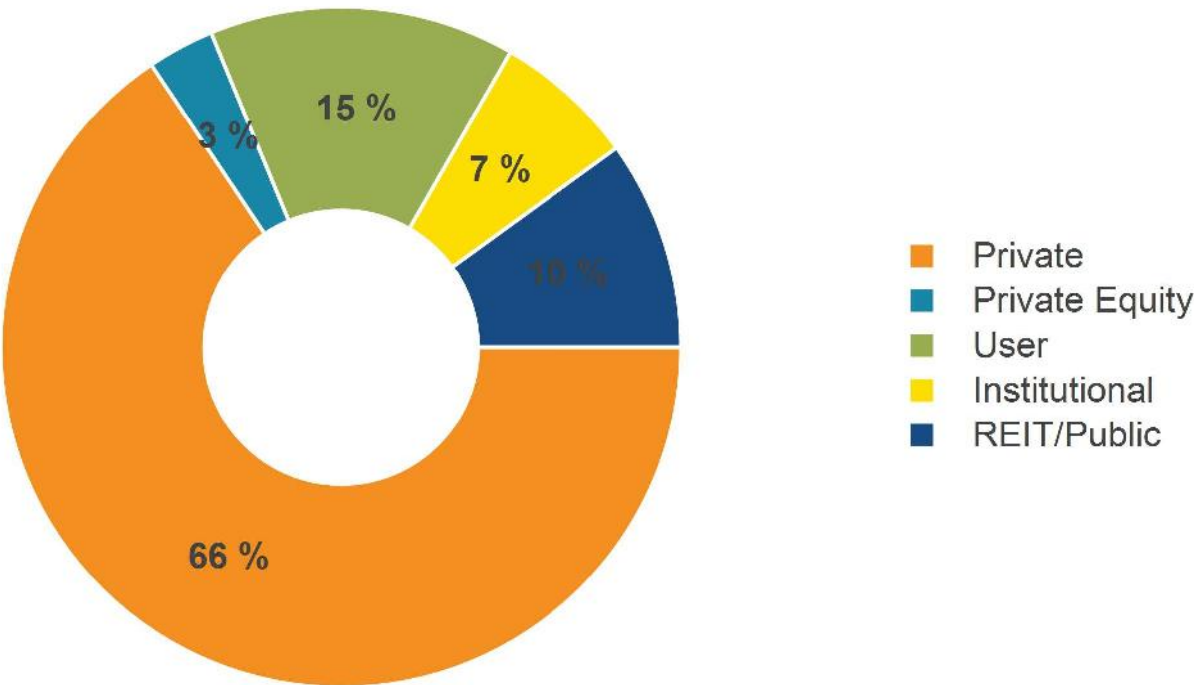
## TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE





## TOP BUYER BROKERS



## TOP SELLER BROKERS

