



Retail Report - Larimer/Weld County

PREPARED BY

REALTEC

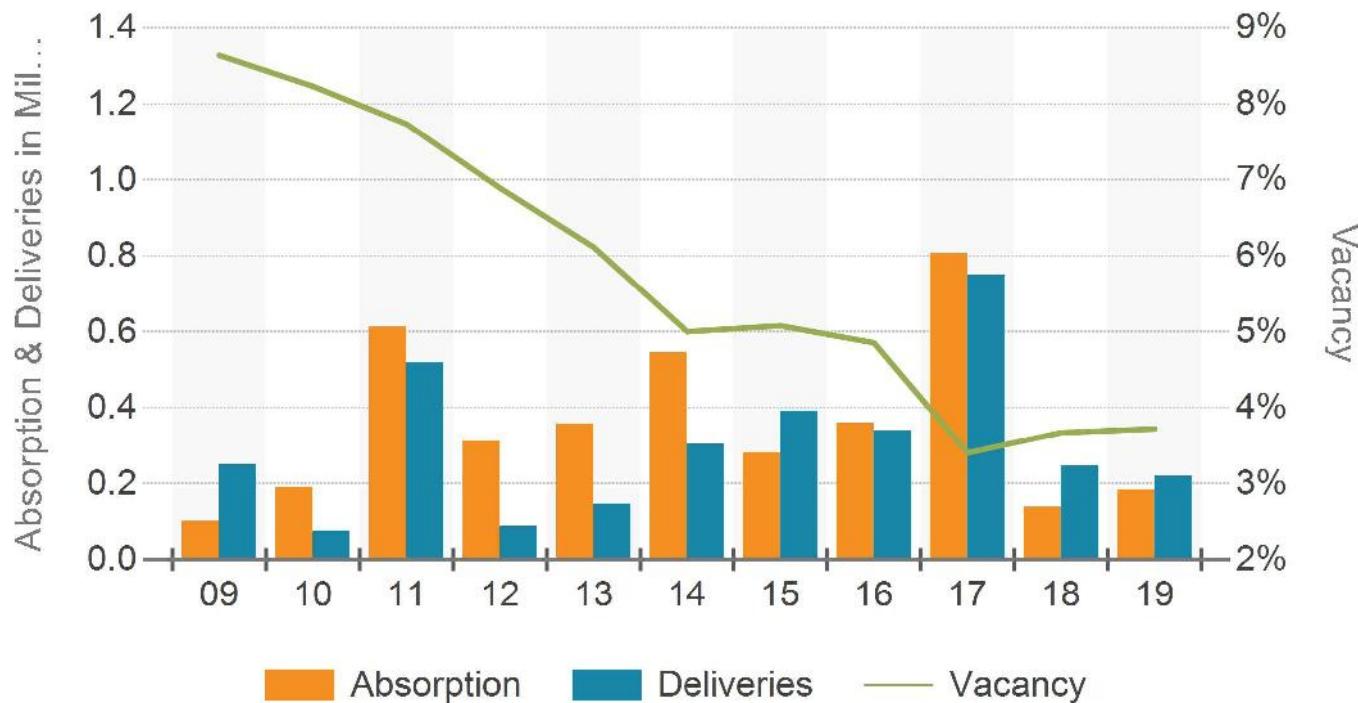
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

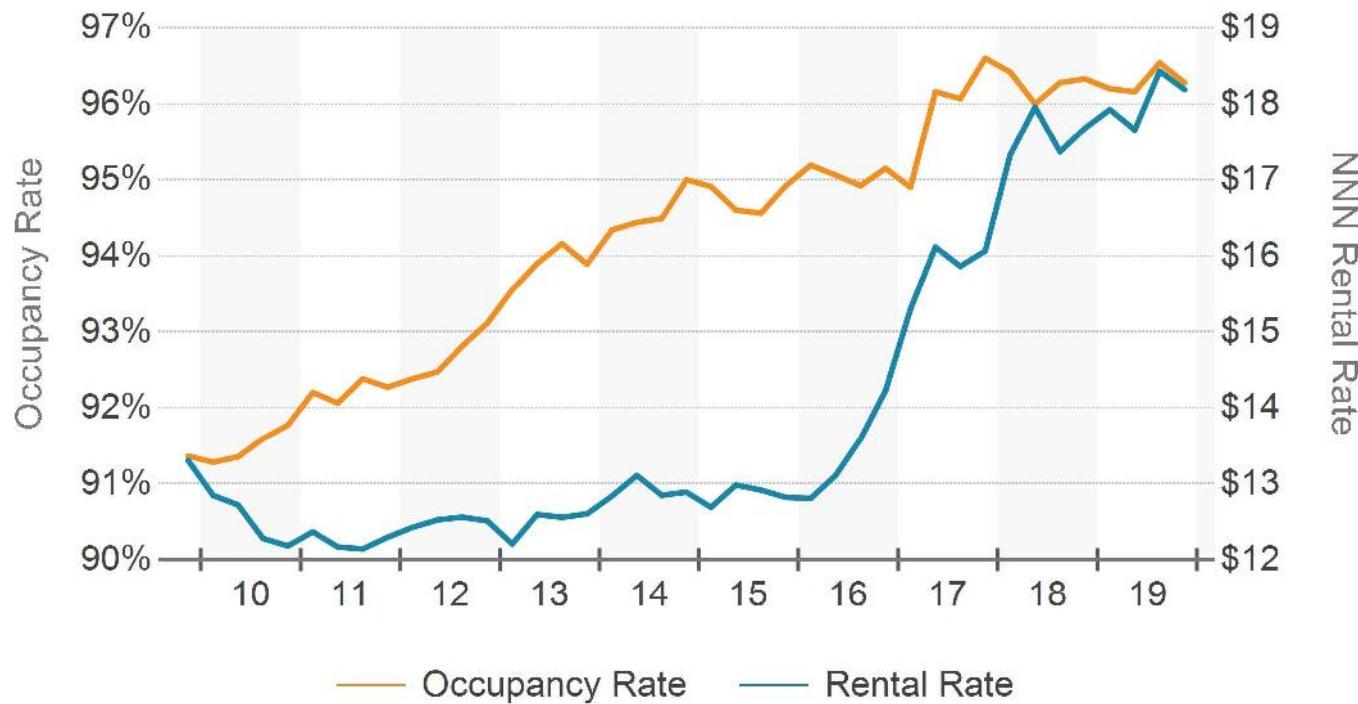
Associate Broker

 CoStar™

ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$18.19	\$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

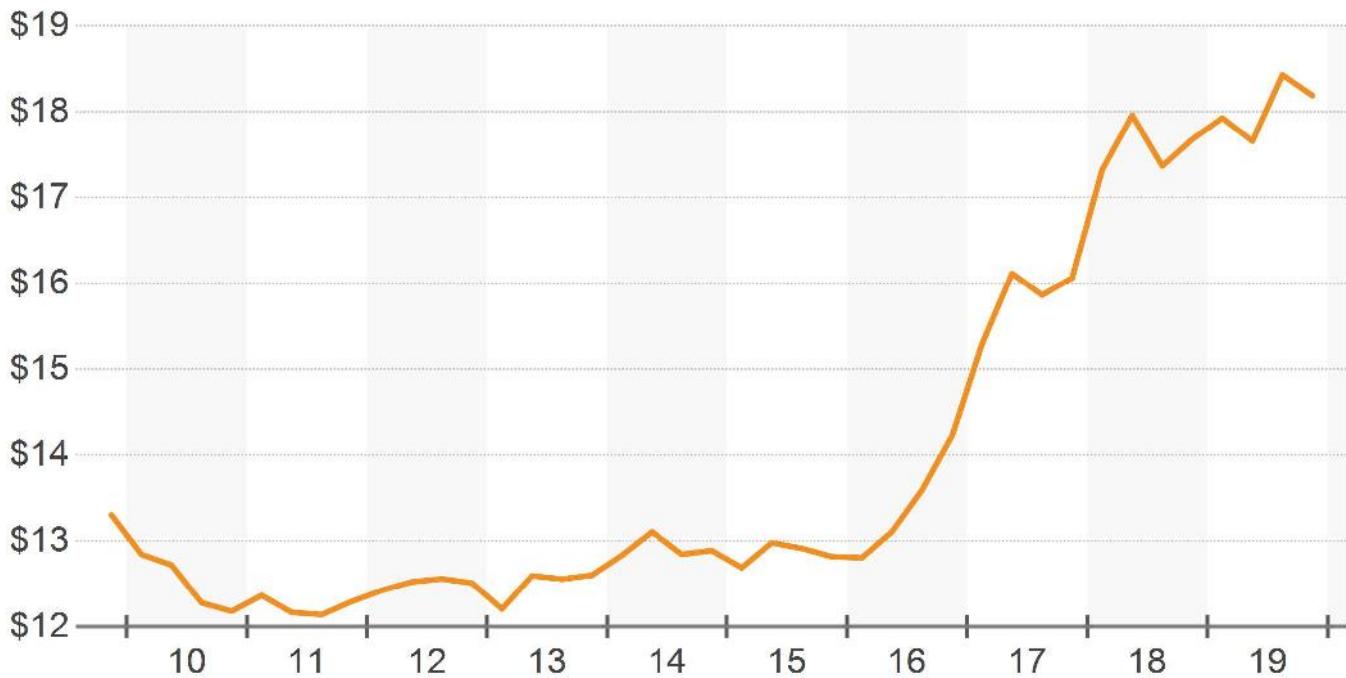
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	276,006	424,509
12 Mo. Leasing SF	639,184	683,473

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%

Rental Rates

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NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



Vacancy & Availability

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VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

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AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

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OCCUPANCY RATE



PERCENT LEASED RATE



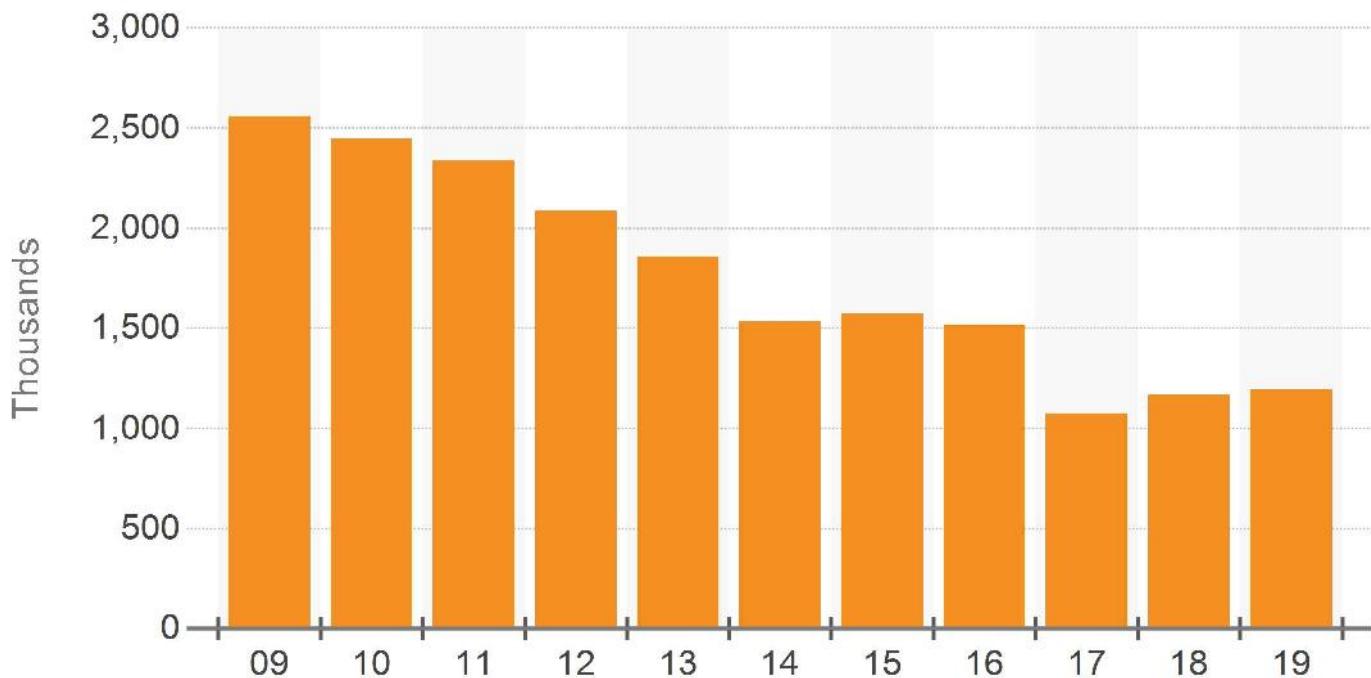
Vacancy & Availability

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OCCUPANCY & PERCENT LEASED



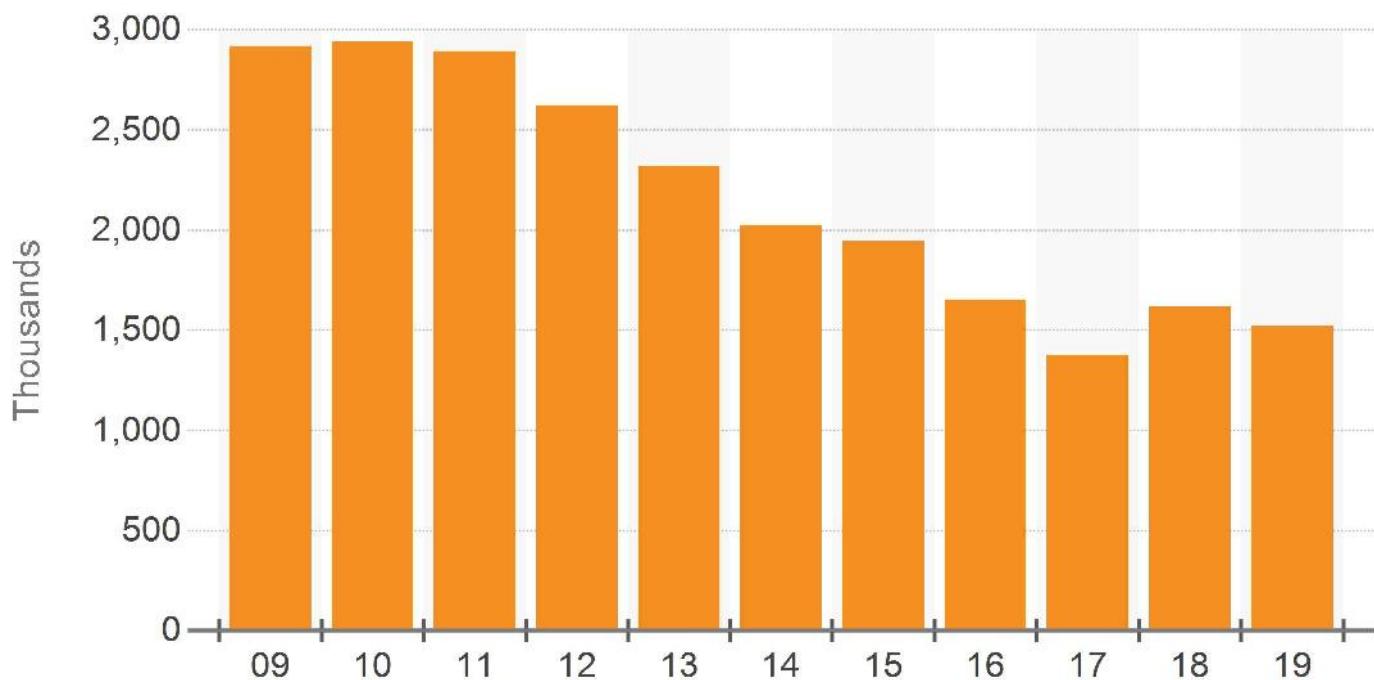
VACANT SF



Vacancy & Availability

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AVAILABLE SF



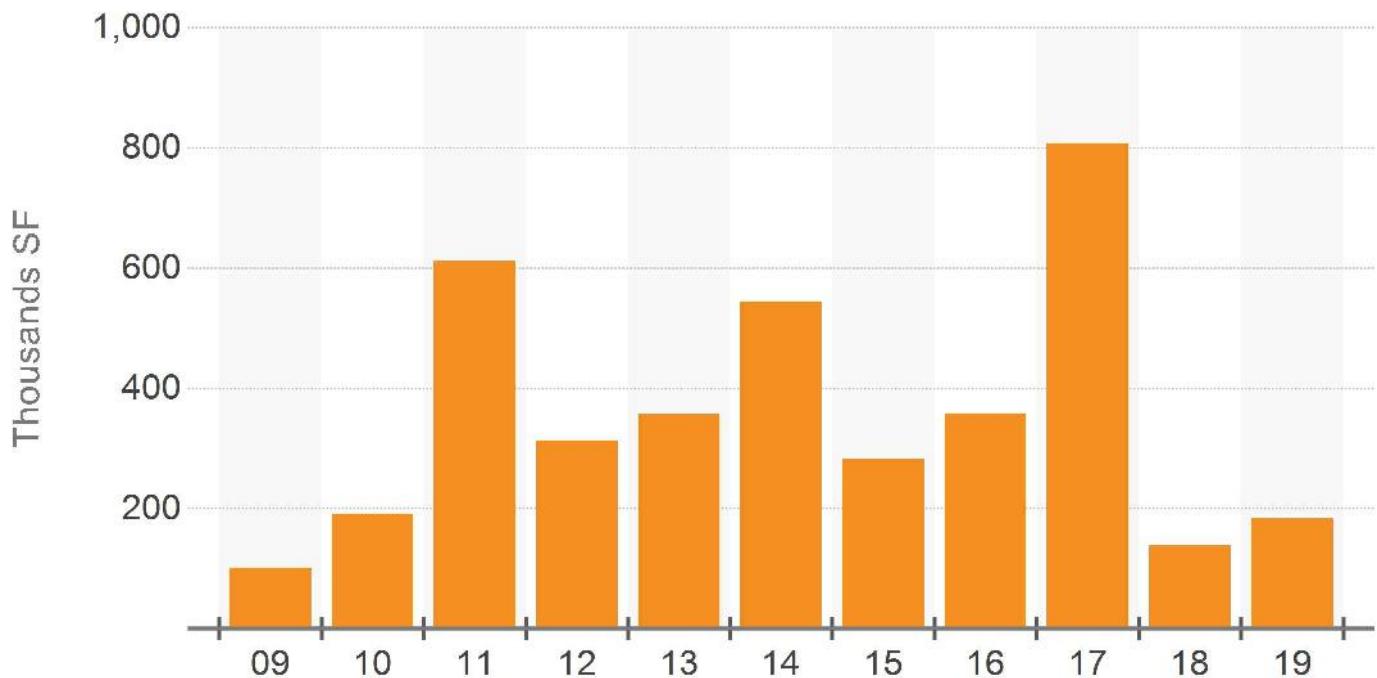
MONTHS ON MARKET DISTRIBUTION



Leasing Demand

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NET ABSORPTION



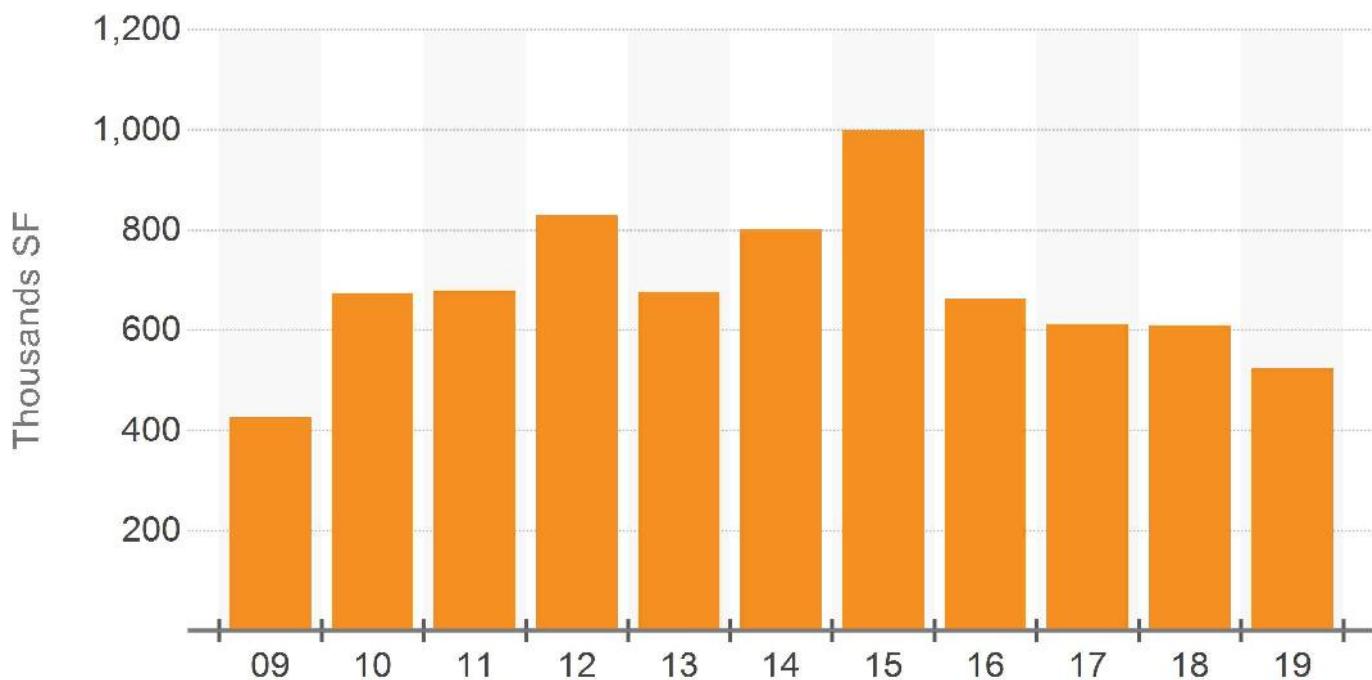
NET ABSORPTION AS % OF INVENTORY



Leasing Demand

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LEASING ACTIVITY



MONTHS ON MARKET



Leasing Demand

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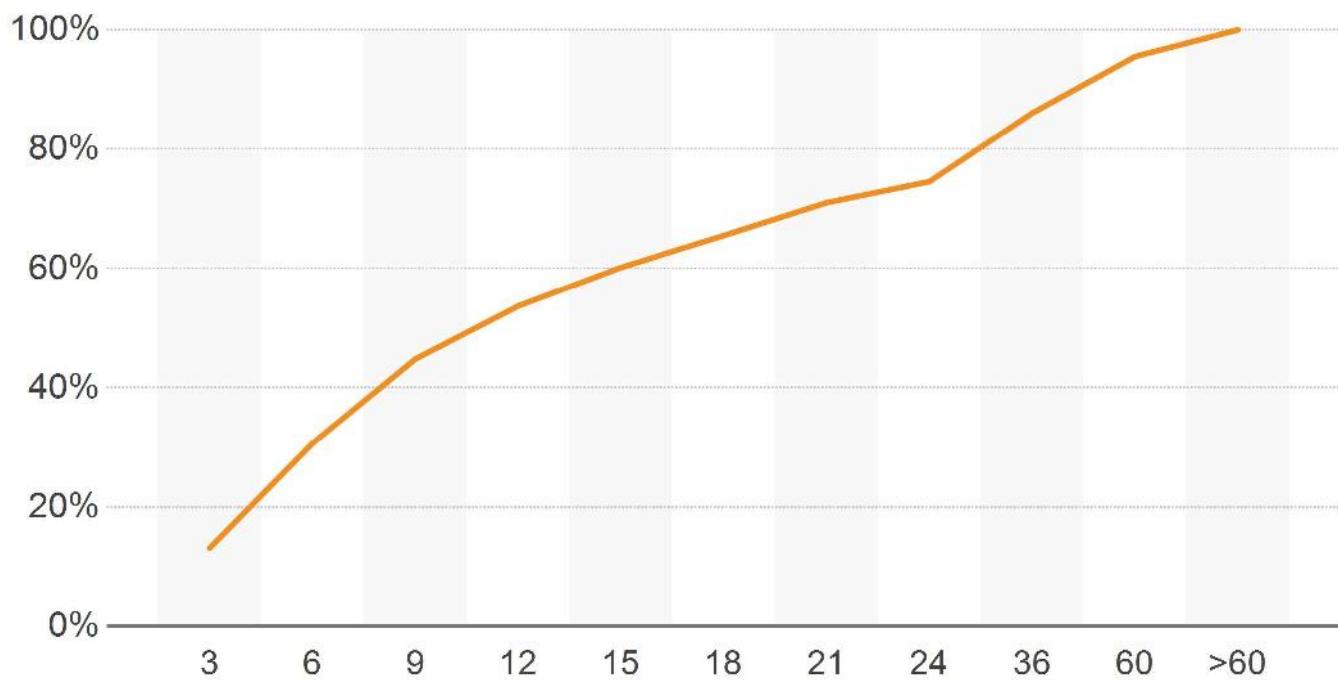
MONTHS TO LEASE



MONTHS VACANT



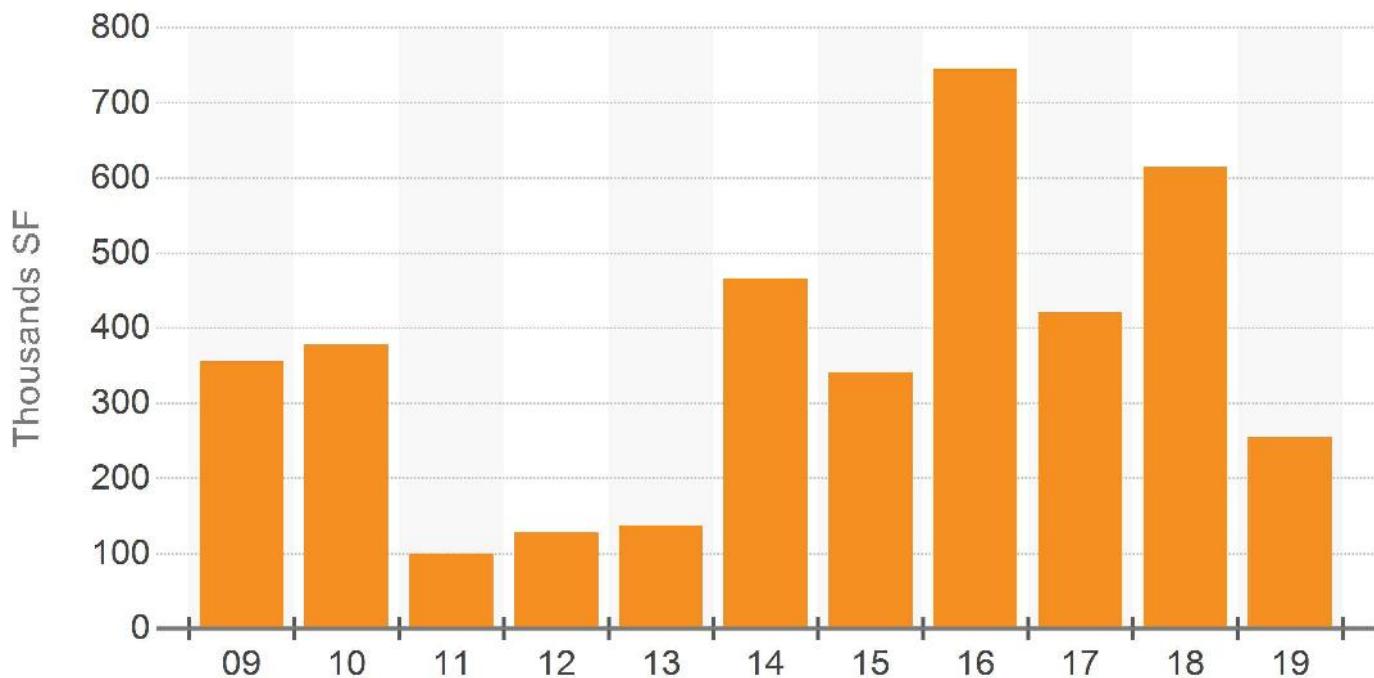
PROBABILITY OF LEASING IN MONTHS



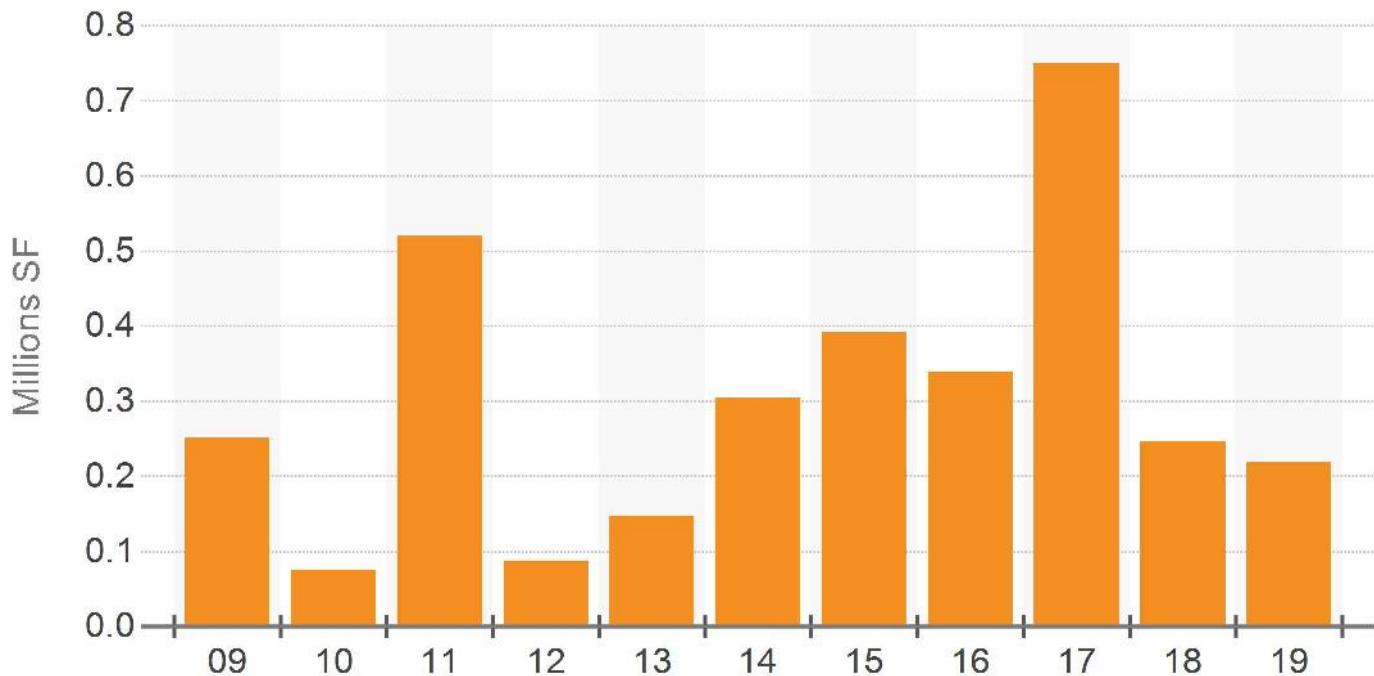
Construction Activity

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CONSTRUCTION STARTS



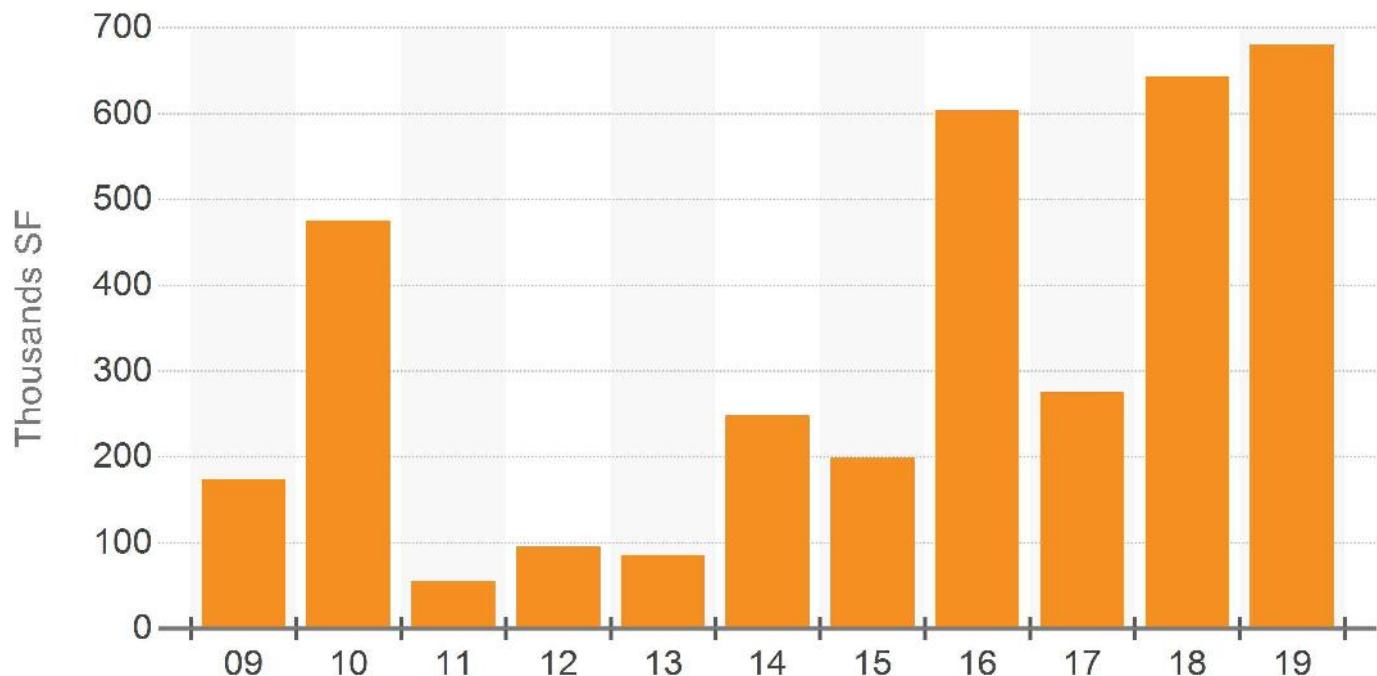
CONSTRUCTION DELIVERIES



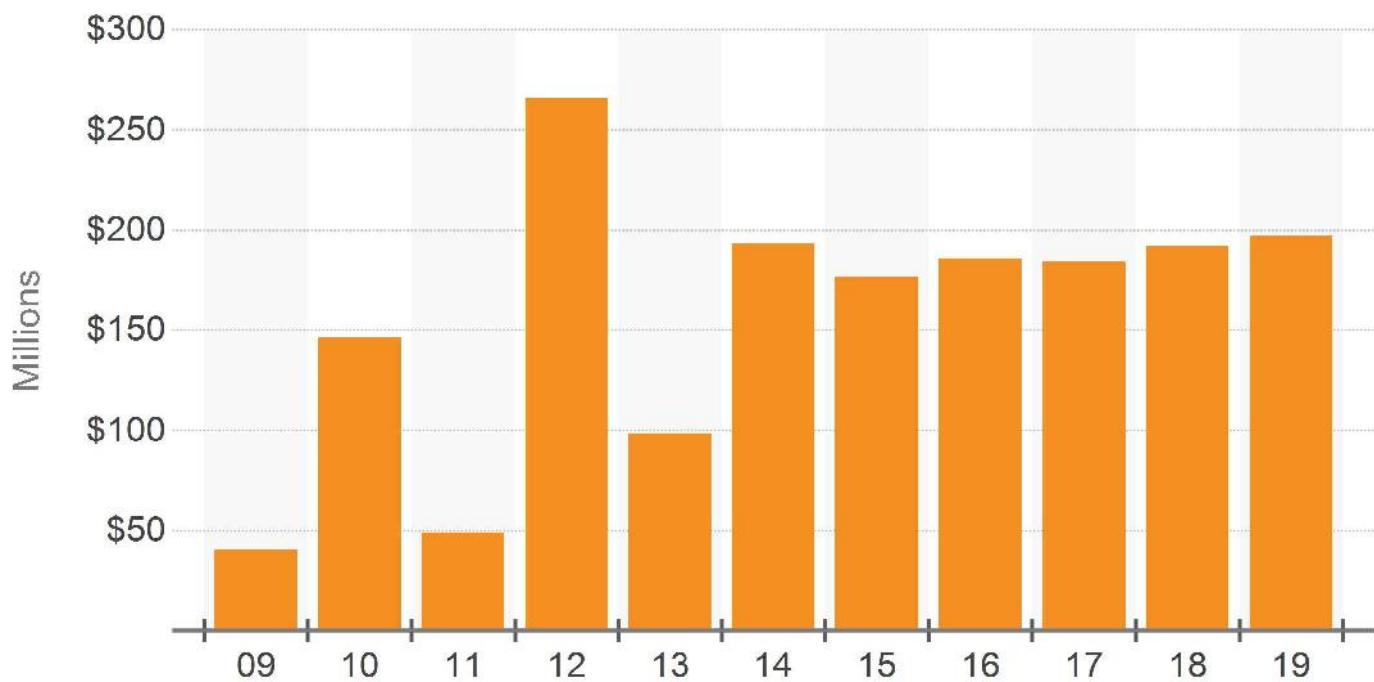
Construction Activity

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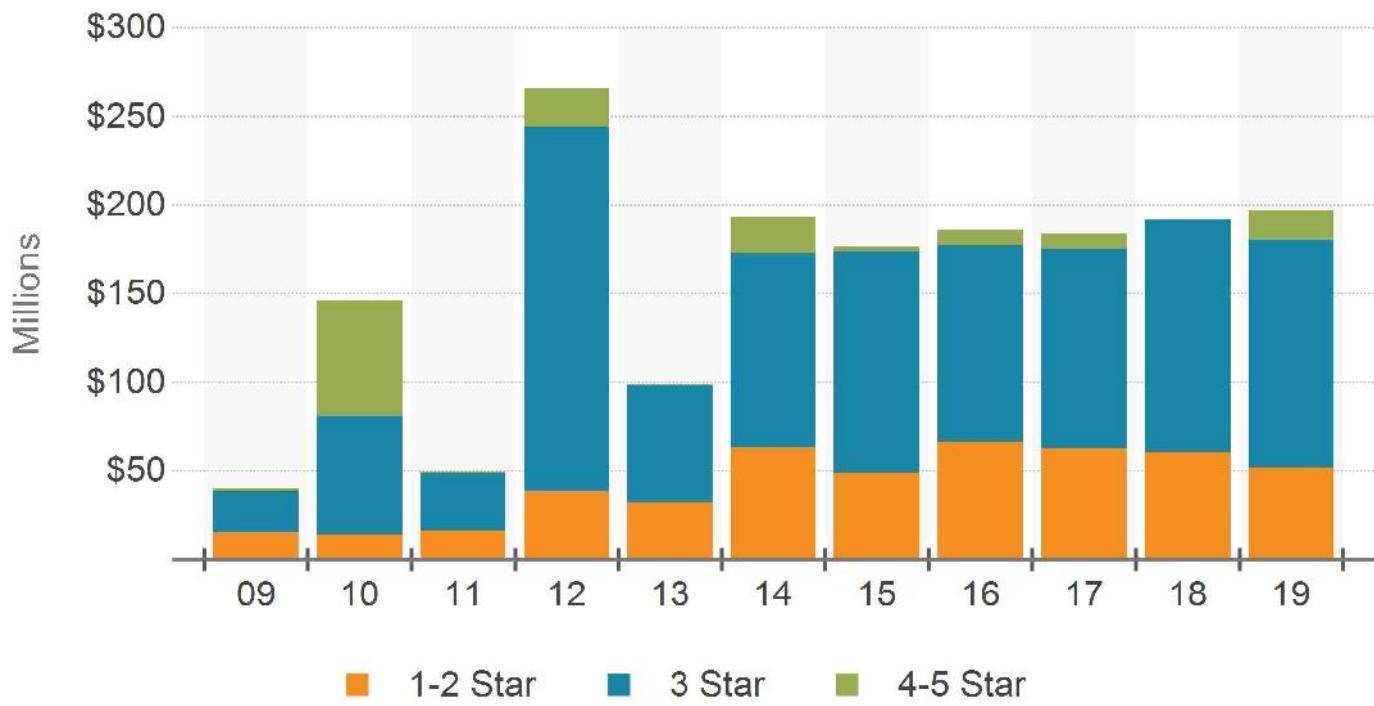
UNDER CONSTRUCTION



SALES VOLUME



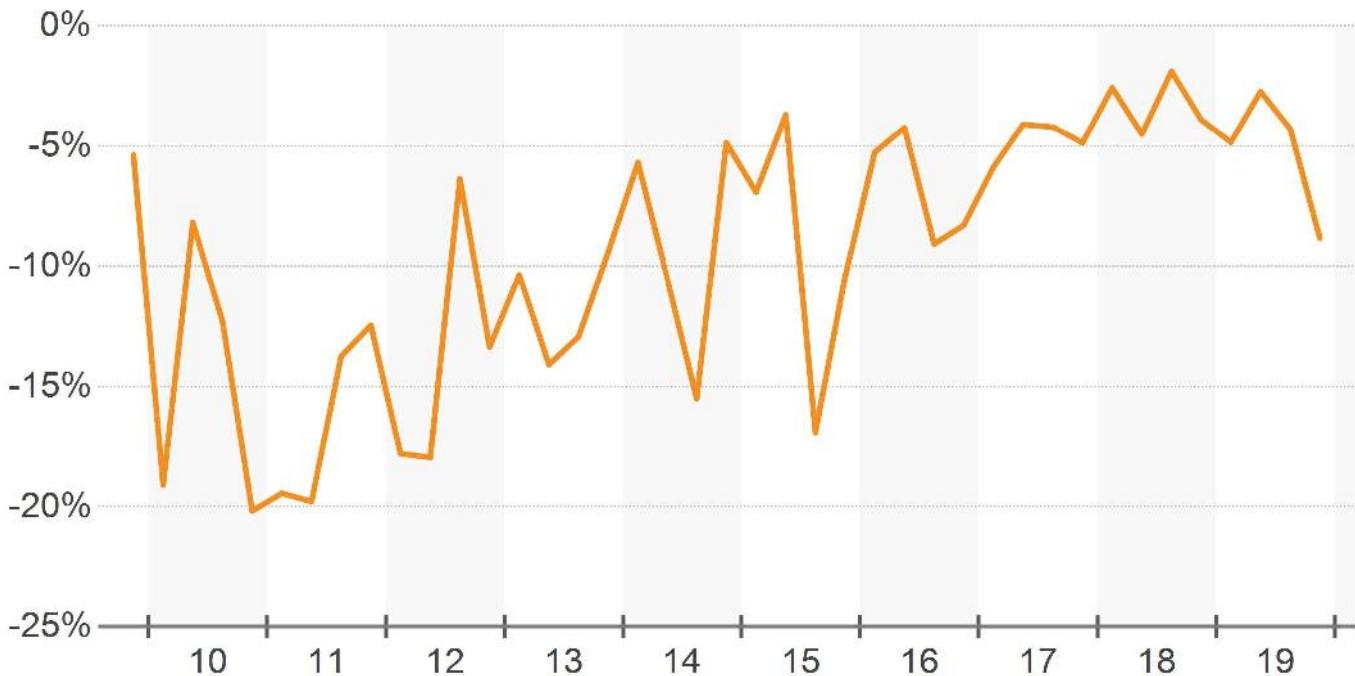
SALES VOLUME BY STAR RATING



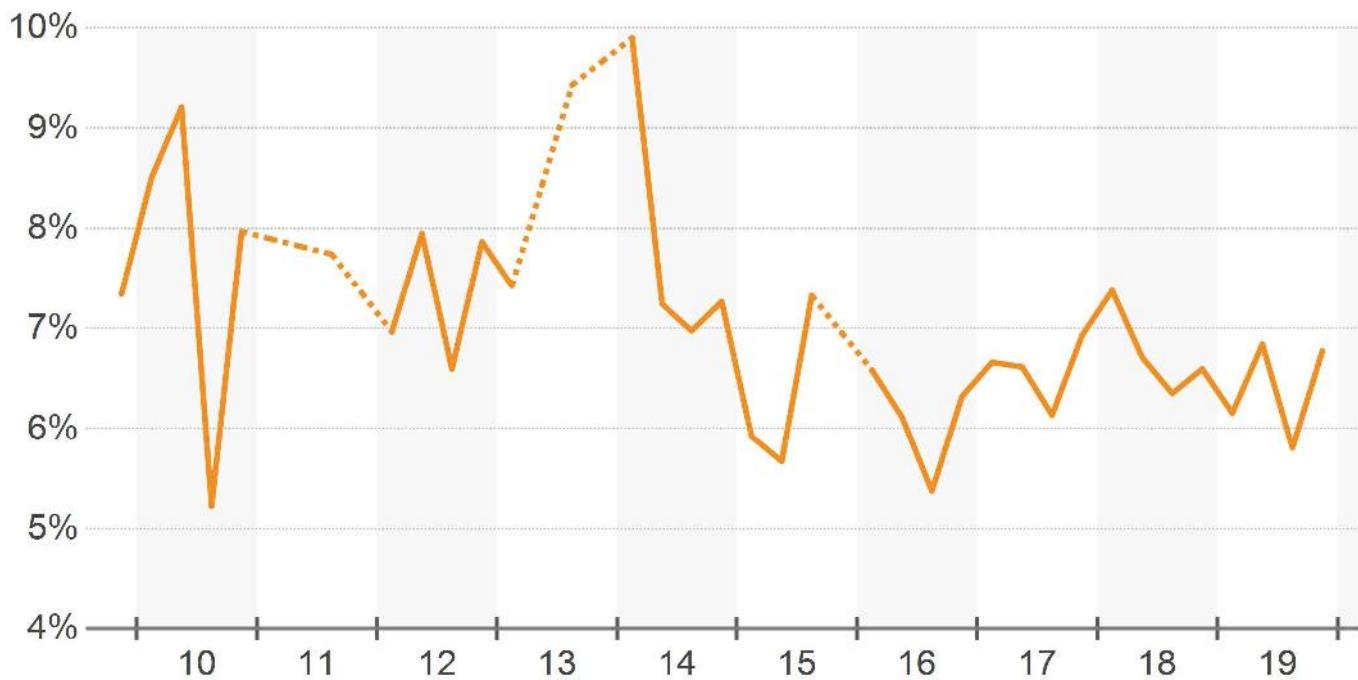
AVERAGE SALE PRICE PER SF



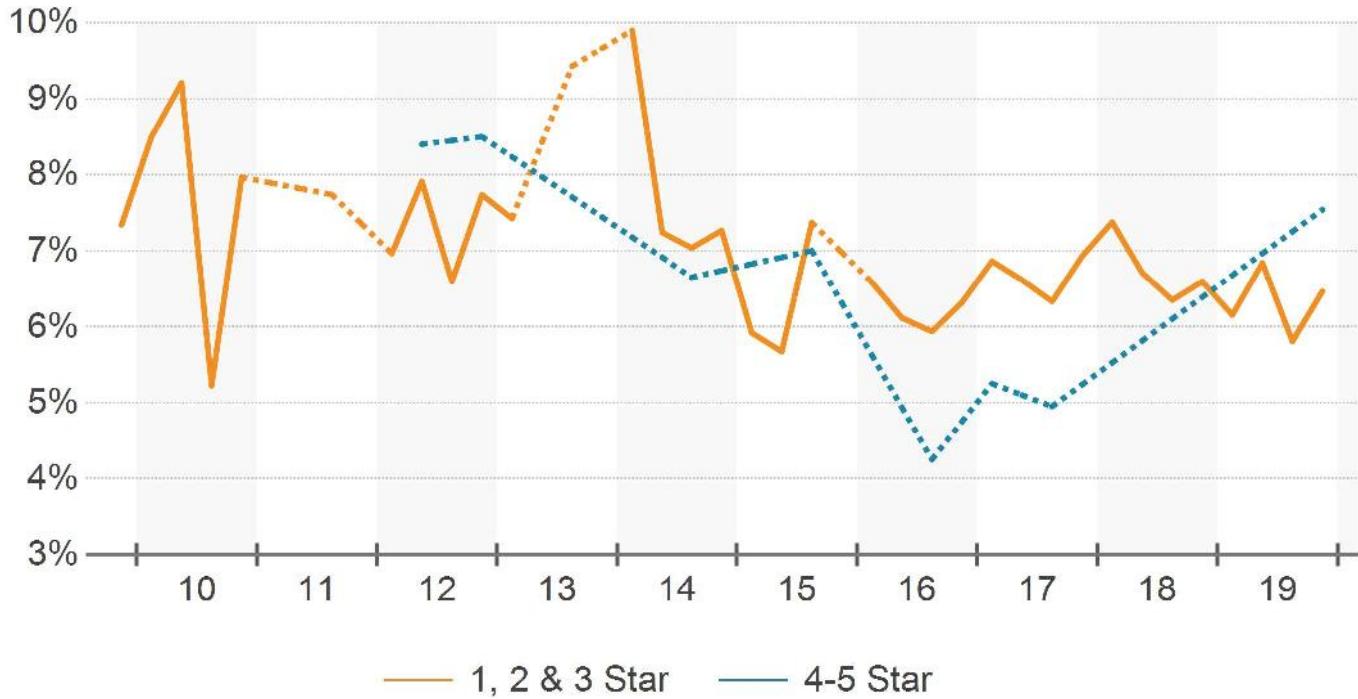
SALE TO ASKING PRICE DIFFERENTIAL



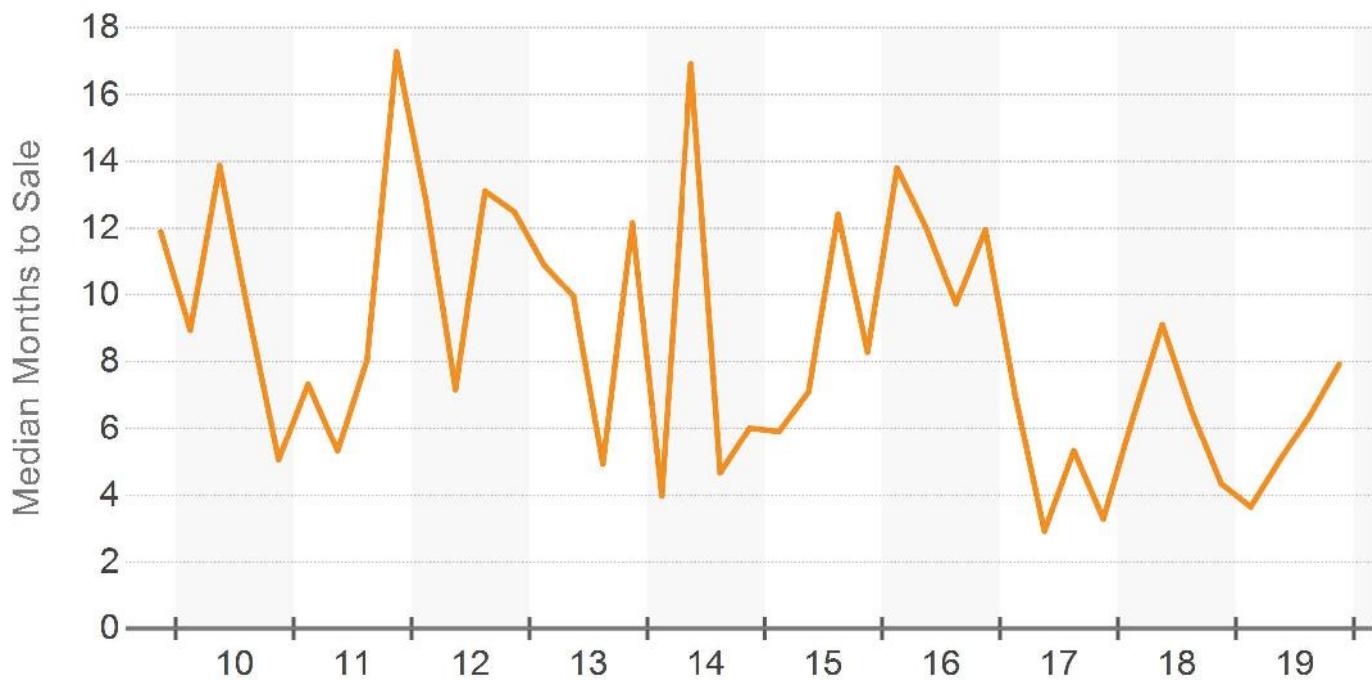
CAP RATE



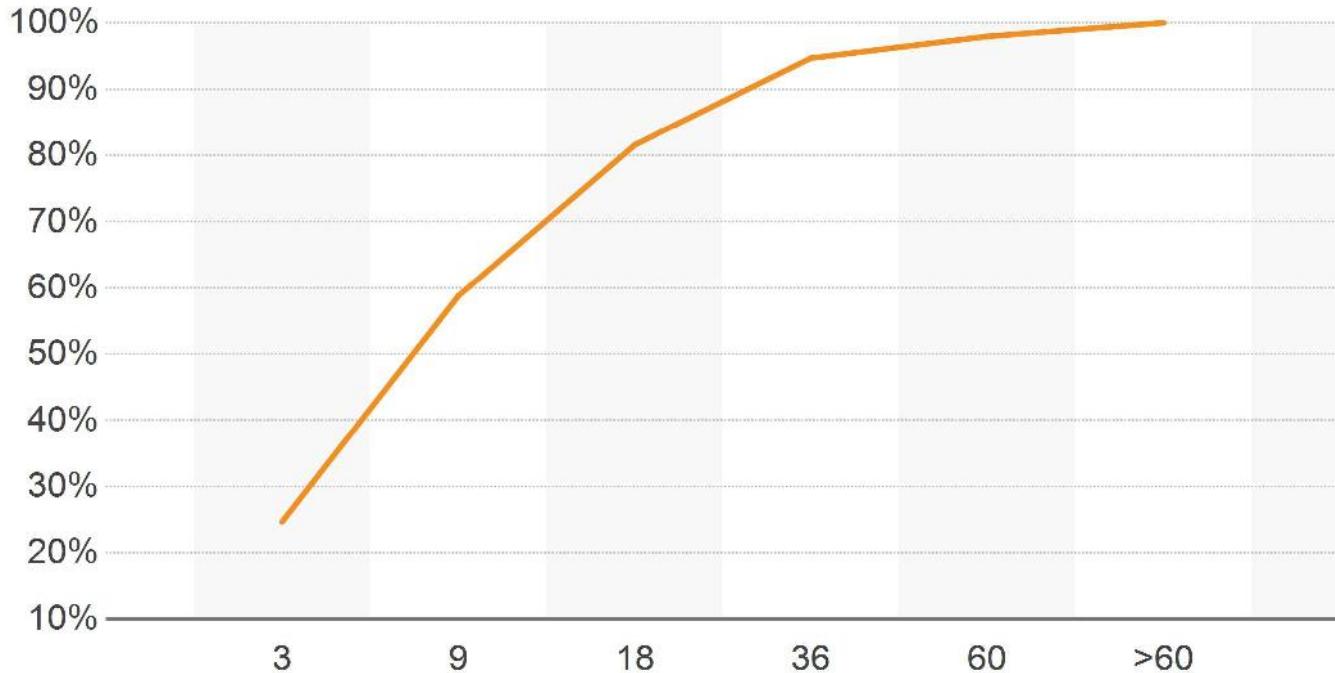
CAP RATE BY STAR RATING



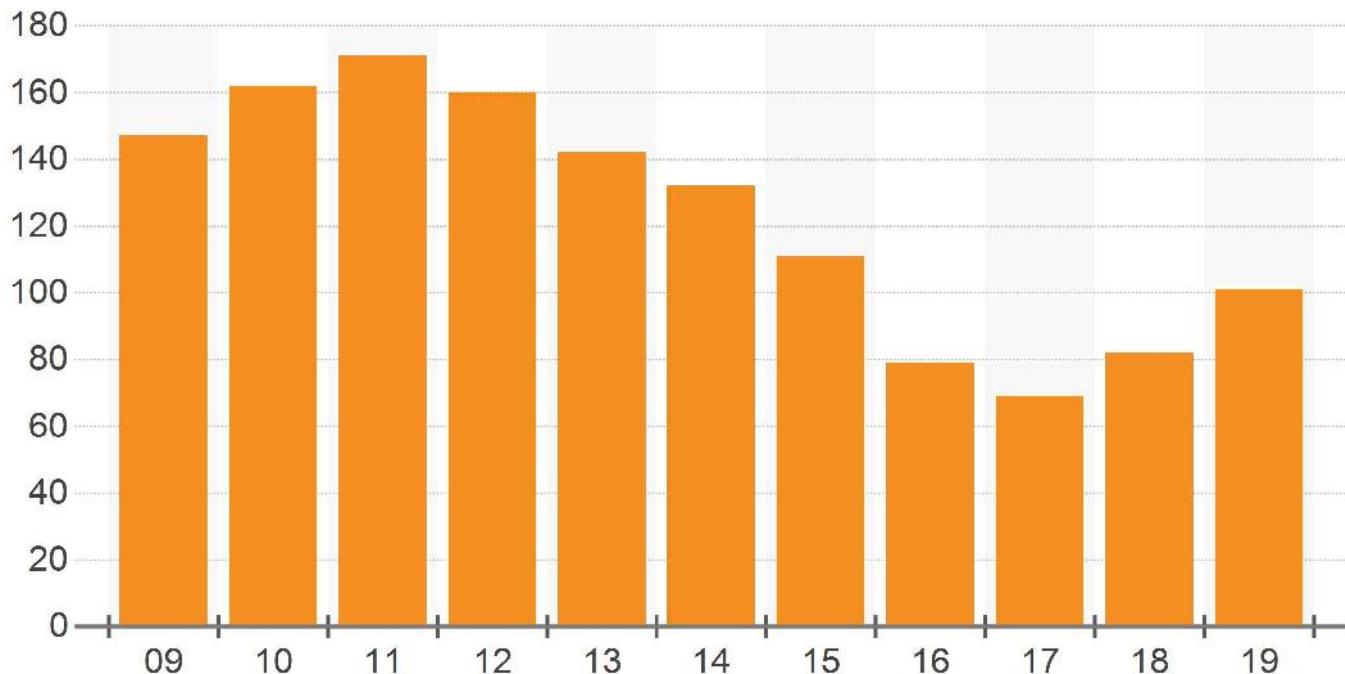
MONTHS TO SALE



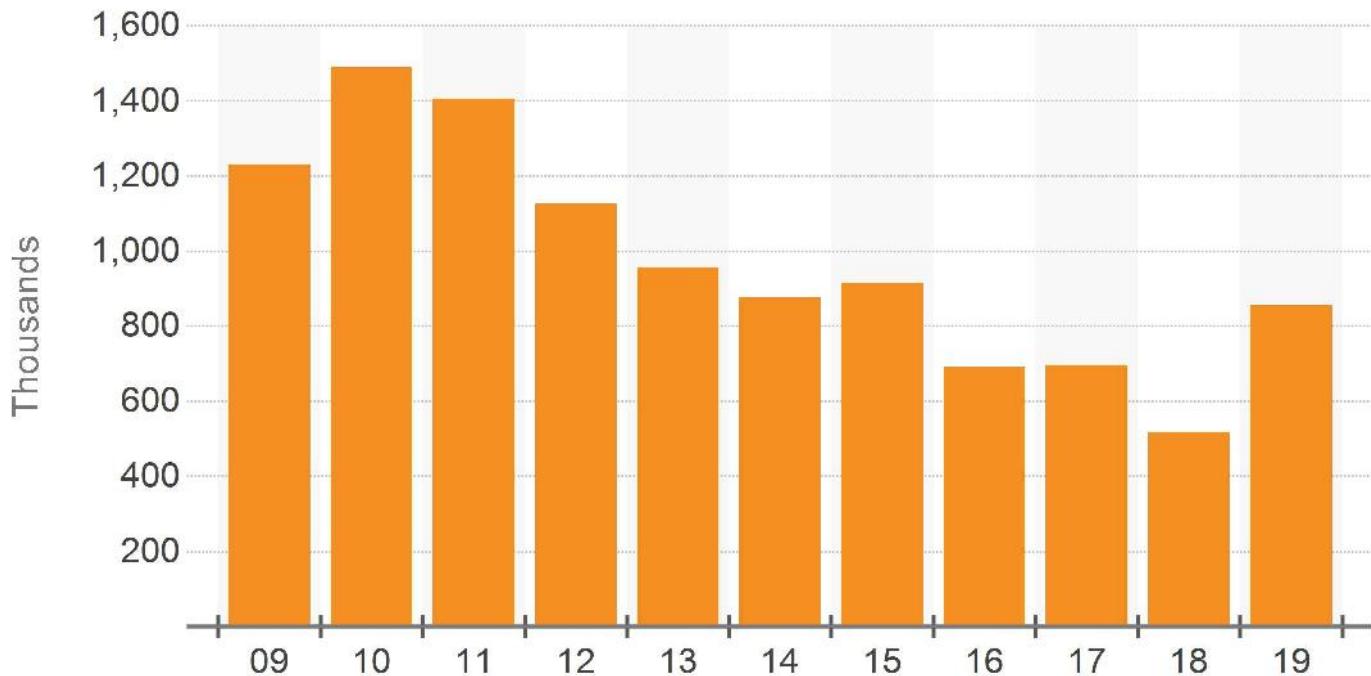
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



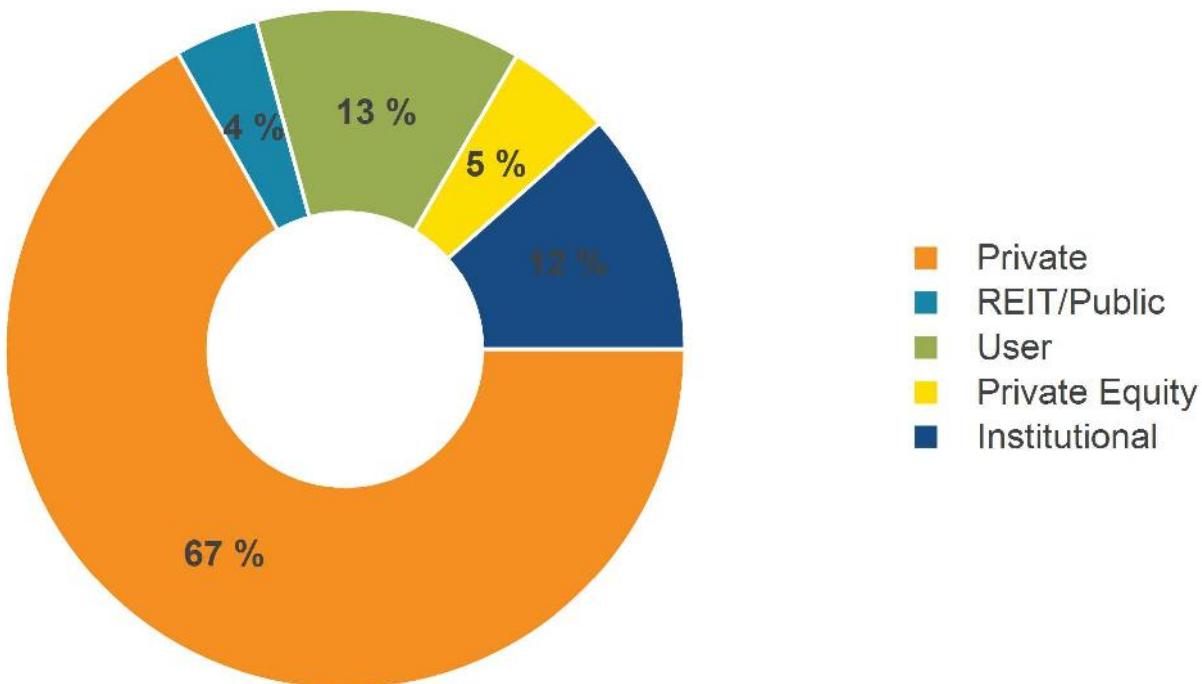
TOP BUYERS



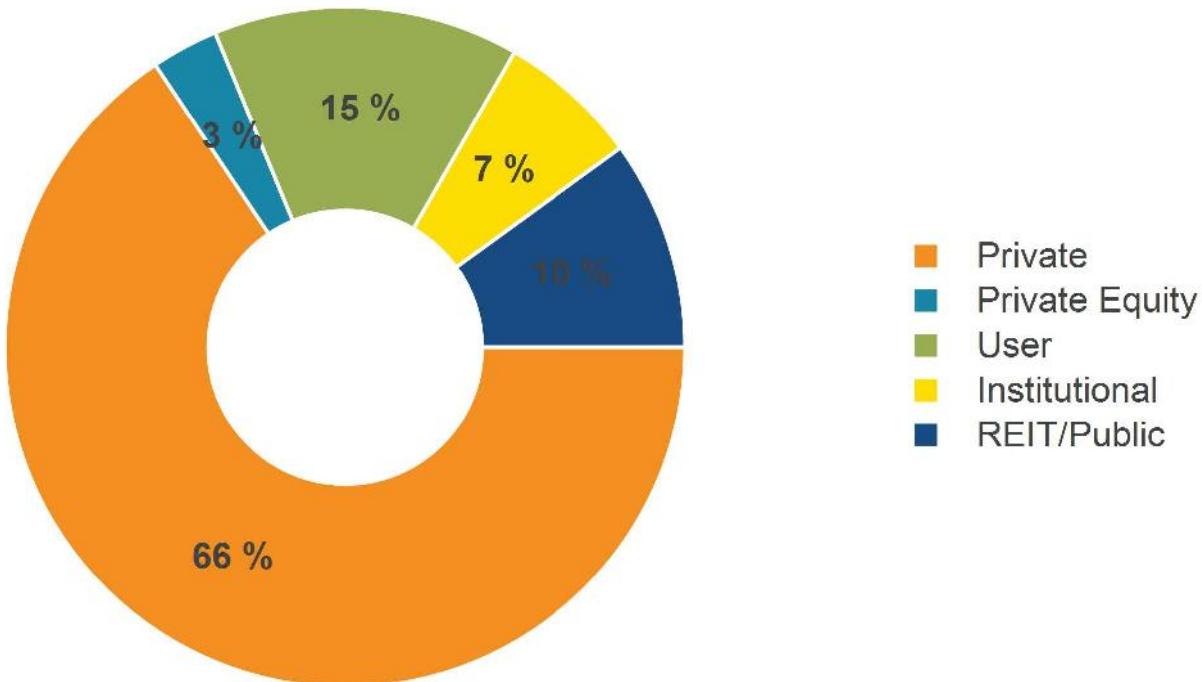
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

