



Retail Report – Larimer & Weld County

Q2 2026

PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES

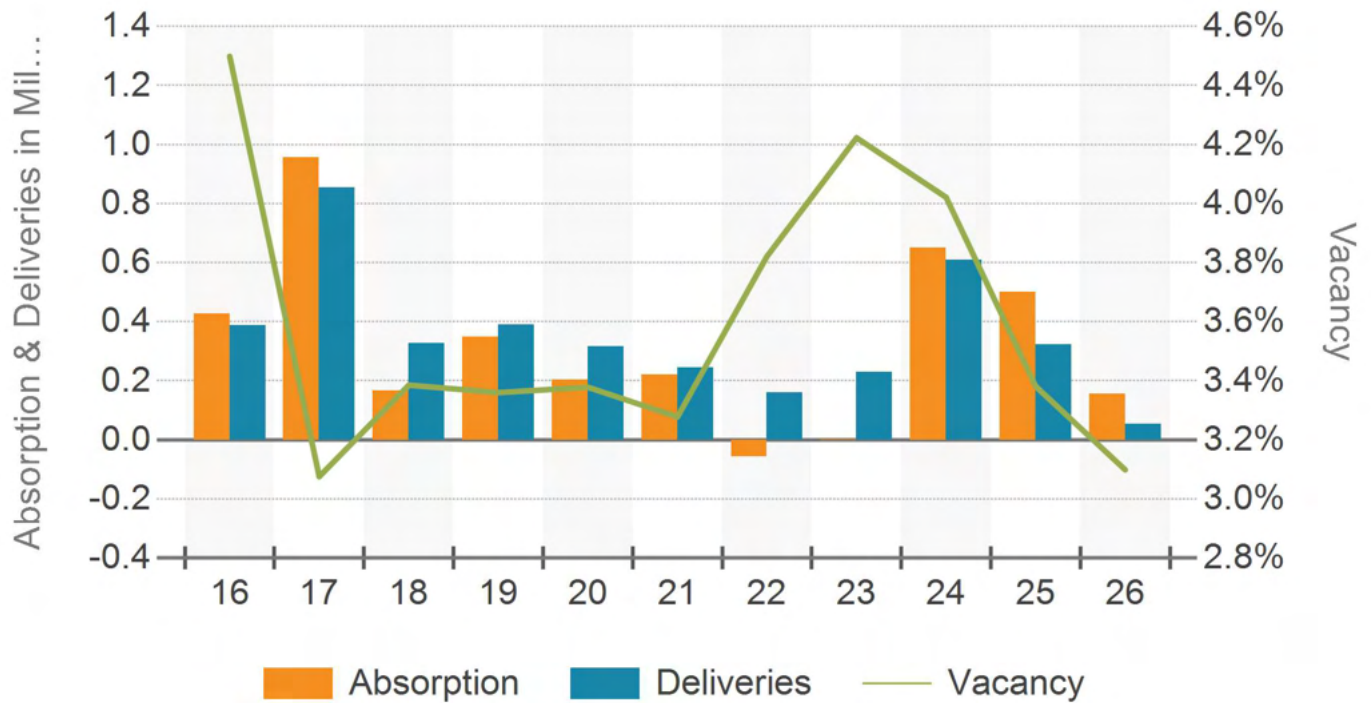
Jamie Globelnik
Broker



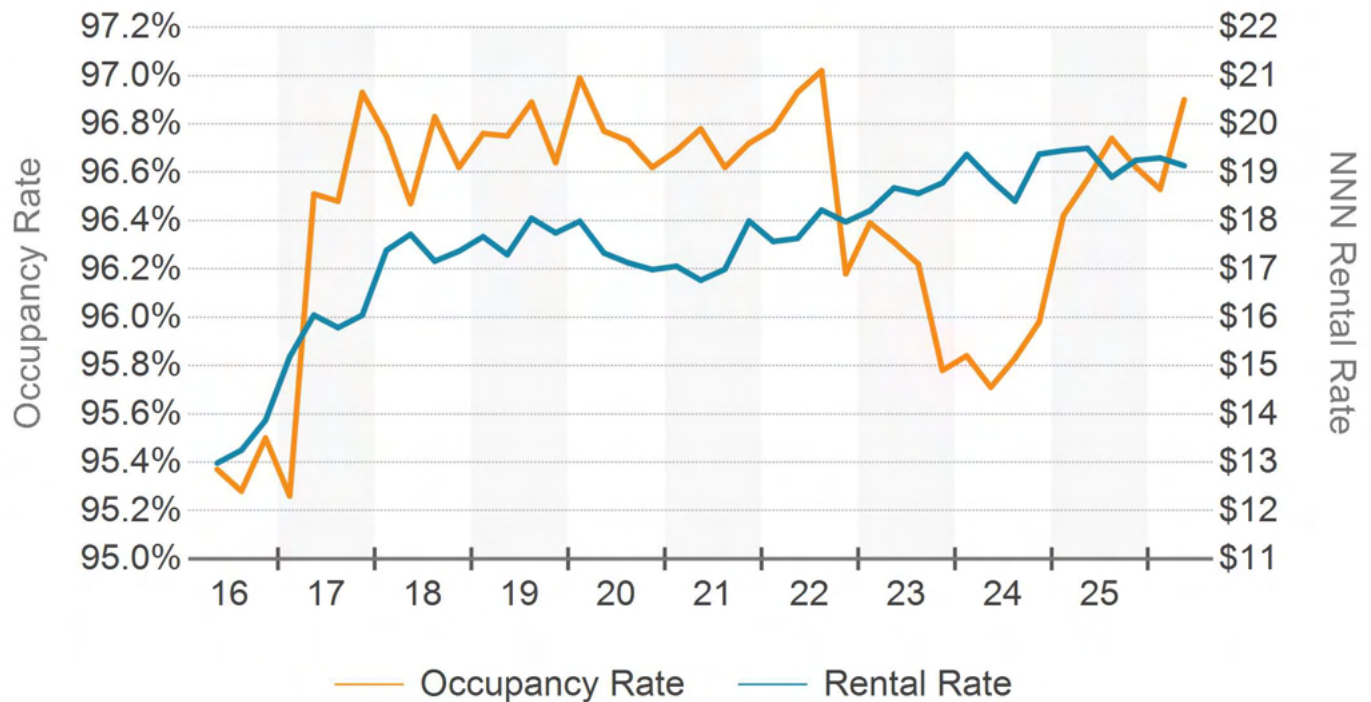
Overview

Retail - Larimer/Weld County Q2 2026

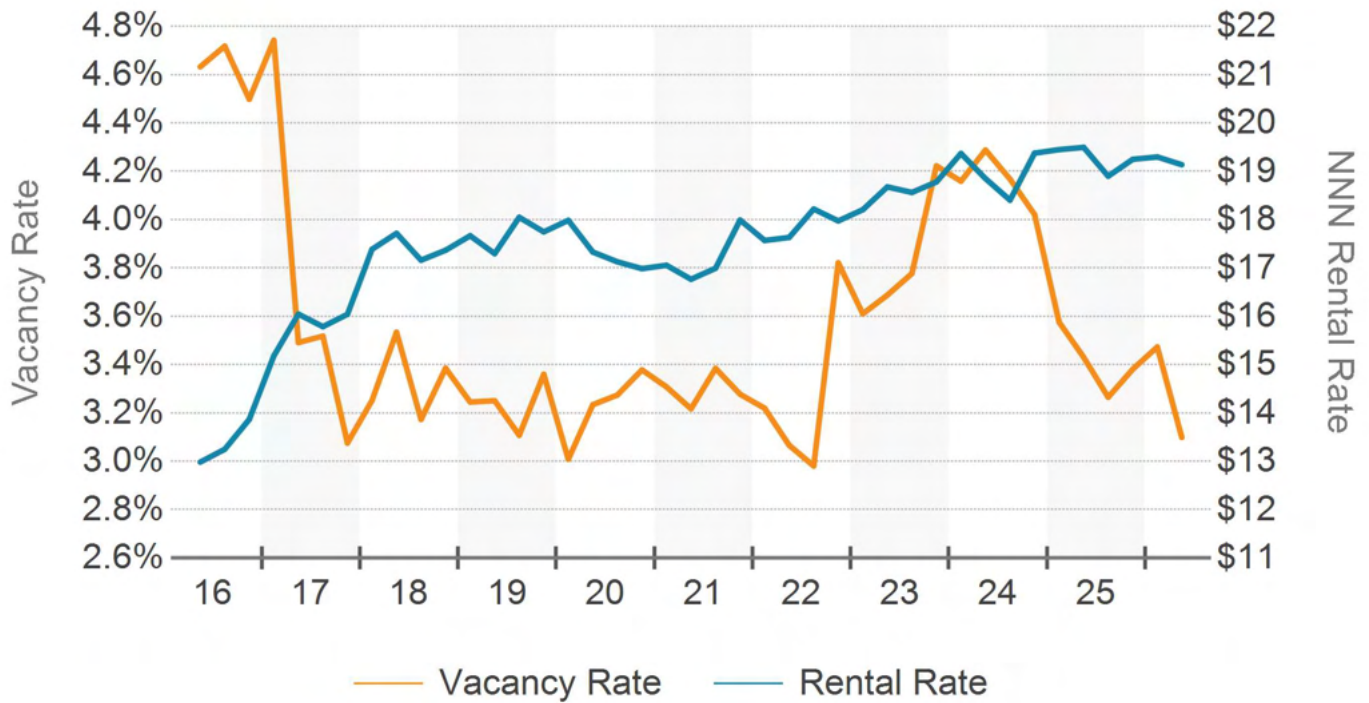
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$19.14	\$18.28
Vacancy Rate	3.1%	3.6%
Vacant SF	1,134,588	1,290,934
Availability Rate	4.2%	4.5%
Available SF	1,555,889	1,625,133
Sublet SF	25,982	111,178
Months on Market	9.0	9.4

Inventory	Survey	5-Year Avg
Existing Buildings	3,163	3,094
Existing SF	36,622,860	35,728,887
12 Mo. Const. Starts	77,602	258,551
Under Construction	233,770	308,314
12 Mo. Deliveries	302,878	270,422

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	377,530	215,247
12 Mo. Leasing SF	529,297	604,051

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$205	\$212
Asking Price Per SF	\$353	\$334
Sales Volume (Mil.)	\$451	\$322
Cap Rate	6.4%	6.3%

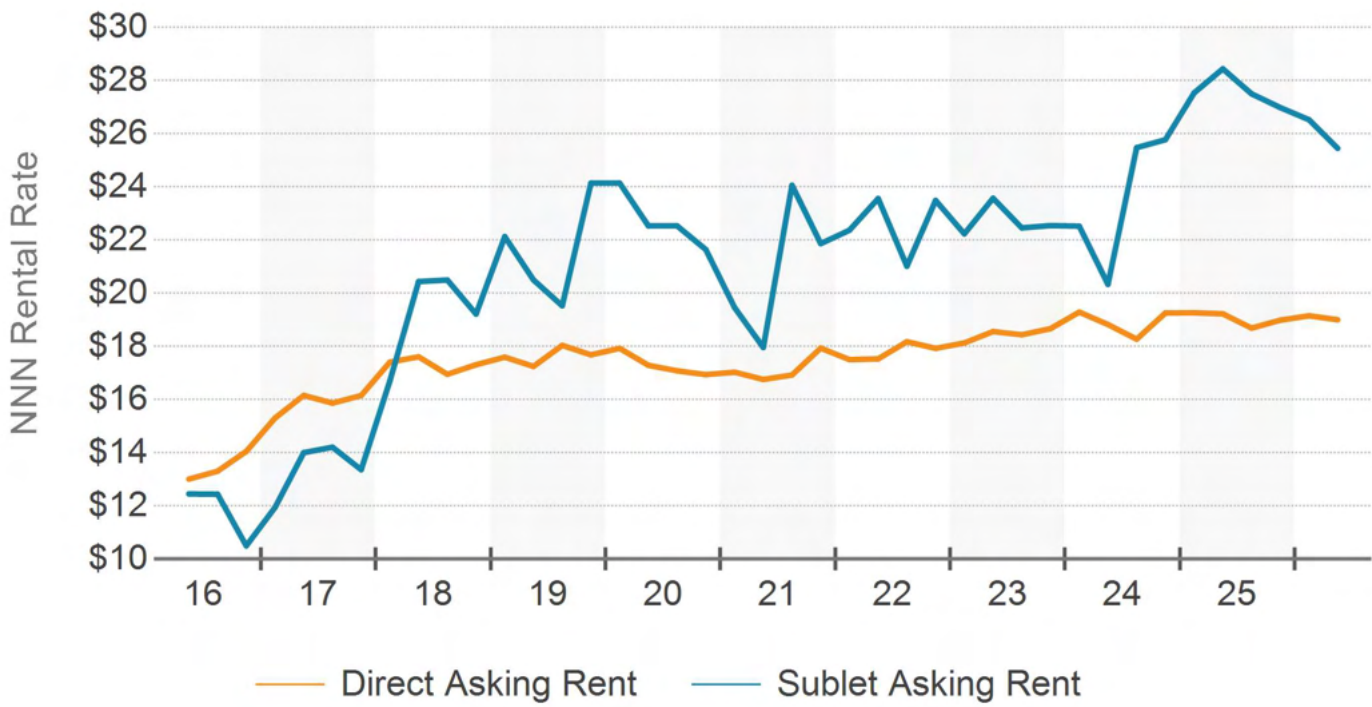
Rental Rates

Retail - Larimer/Weld County Q2 2026

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



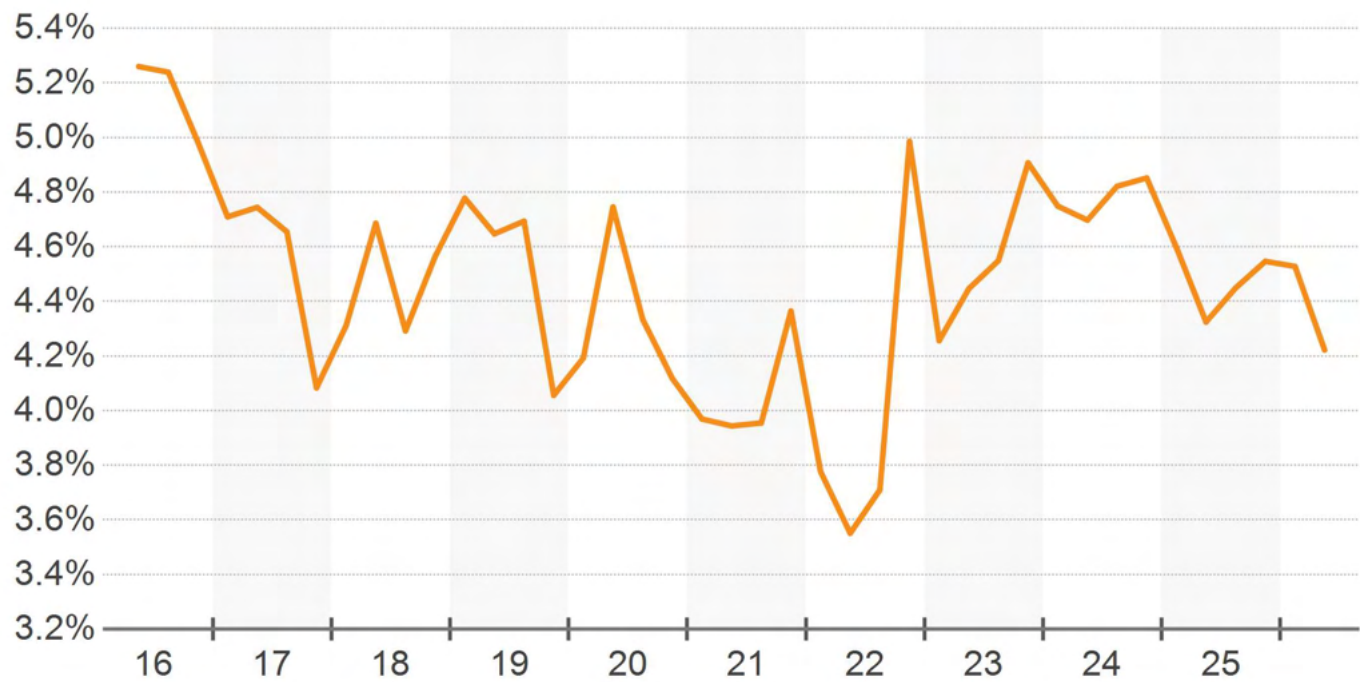
VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



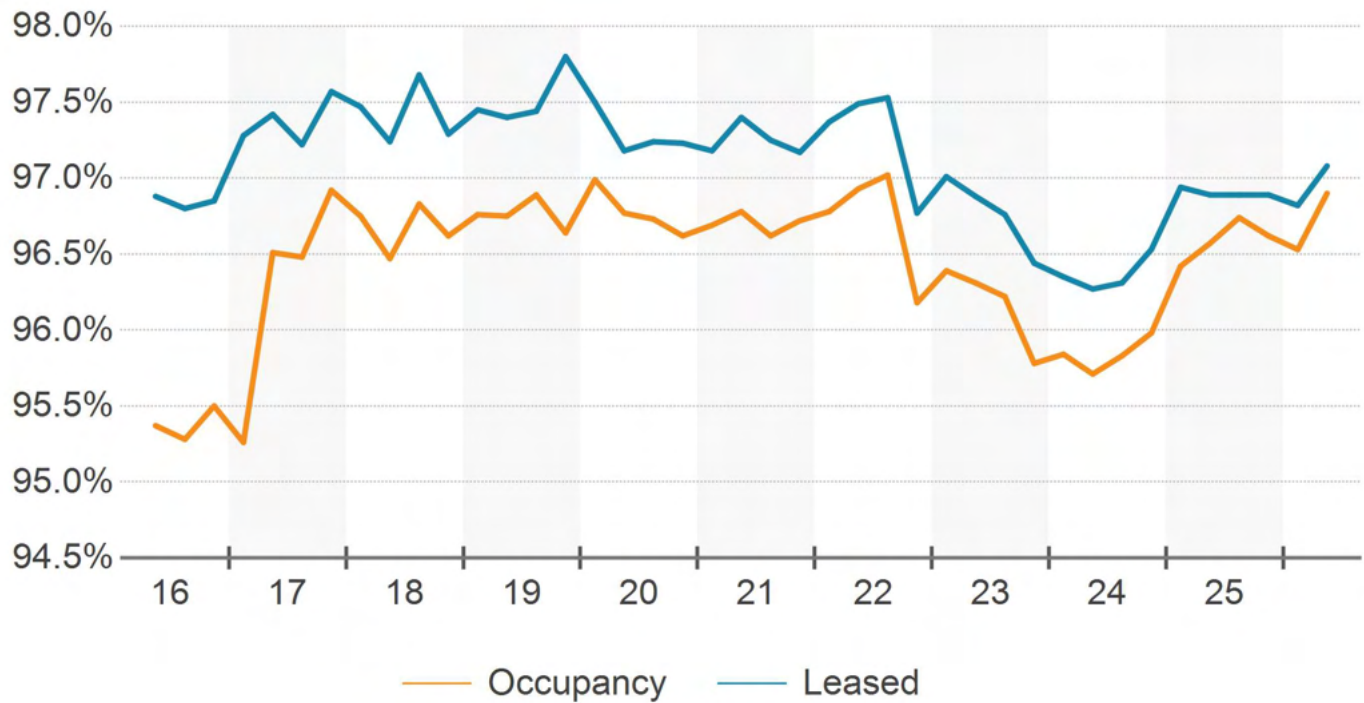
PERCENT LEASED RATE



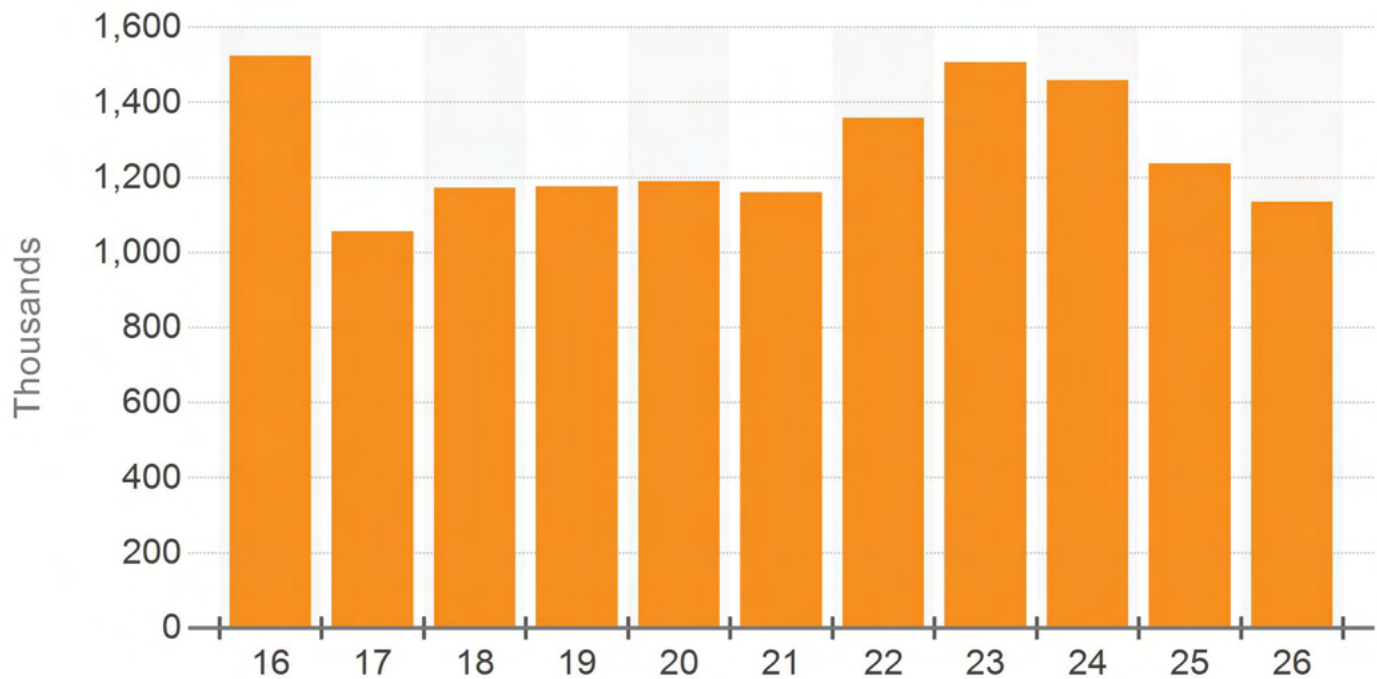
Vacancy & Availability

Retail - Larimer/Weld County Q2 2026

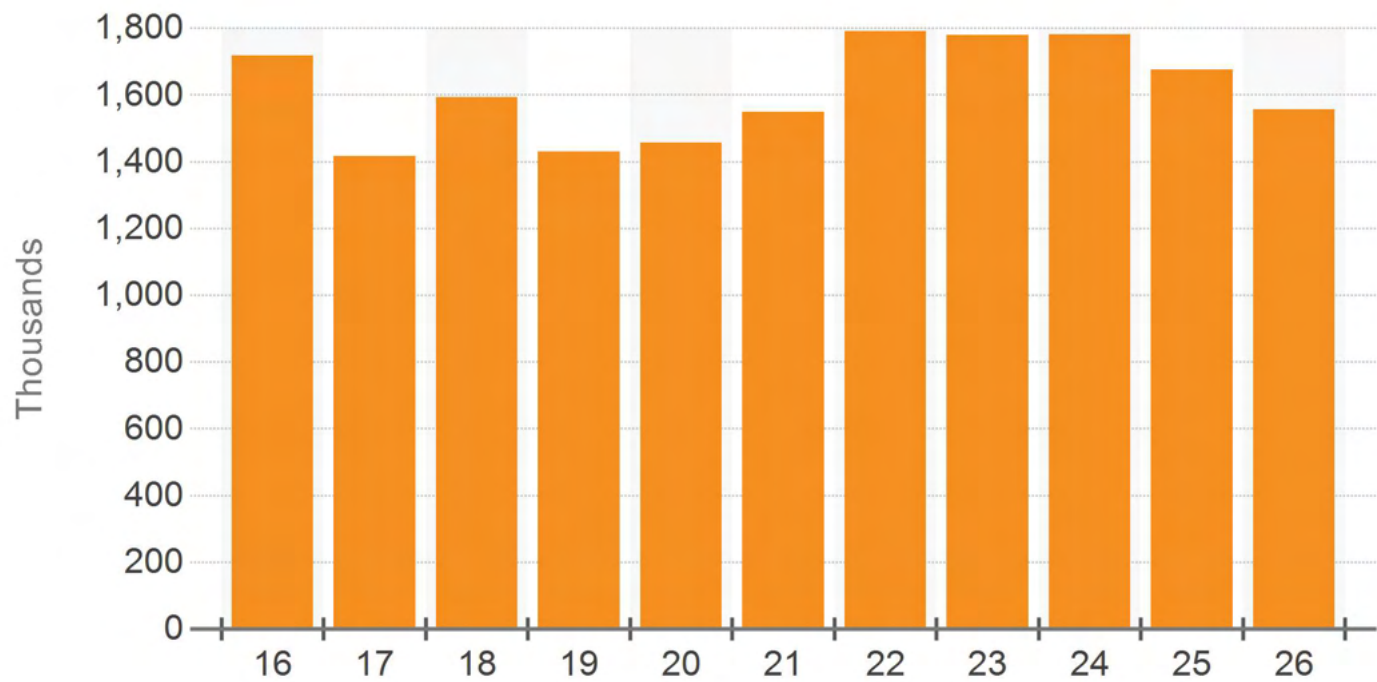
OCCUPANCY & PERCENT LEASED



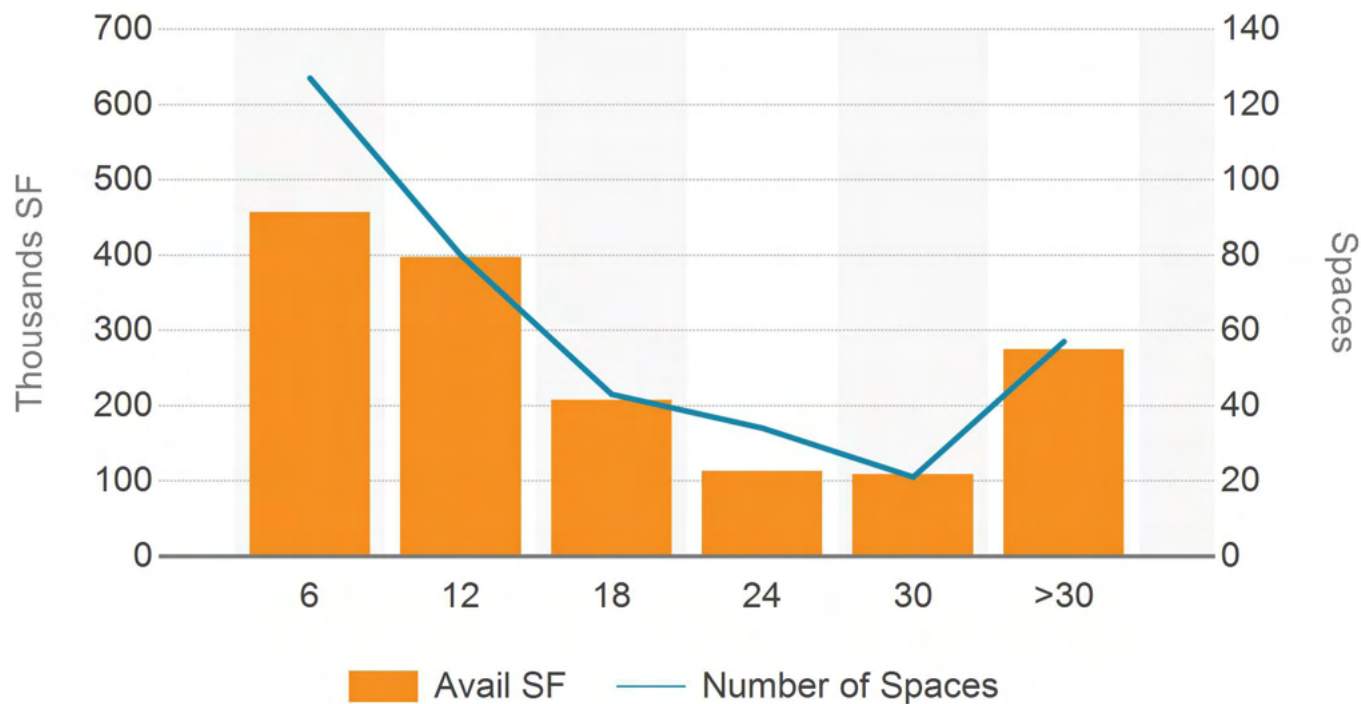
VACANT SF



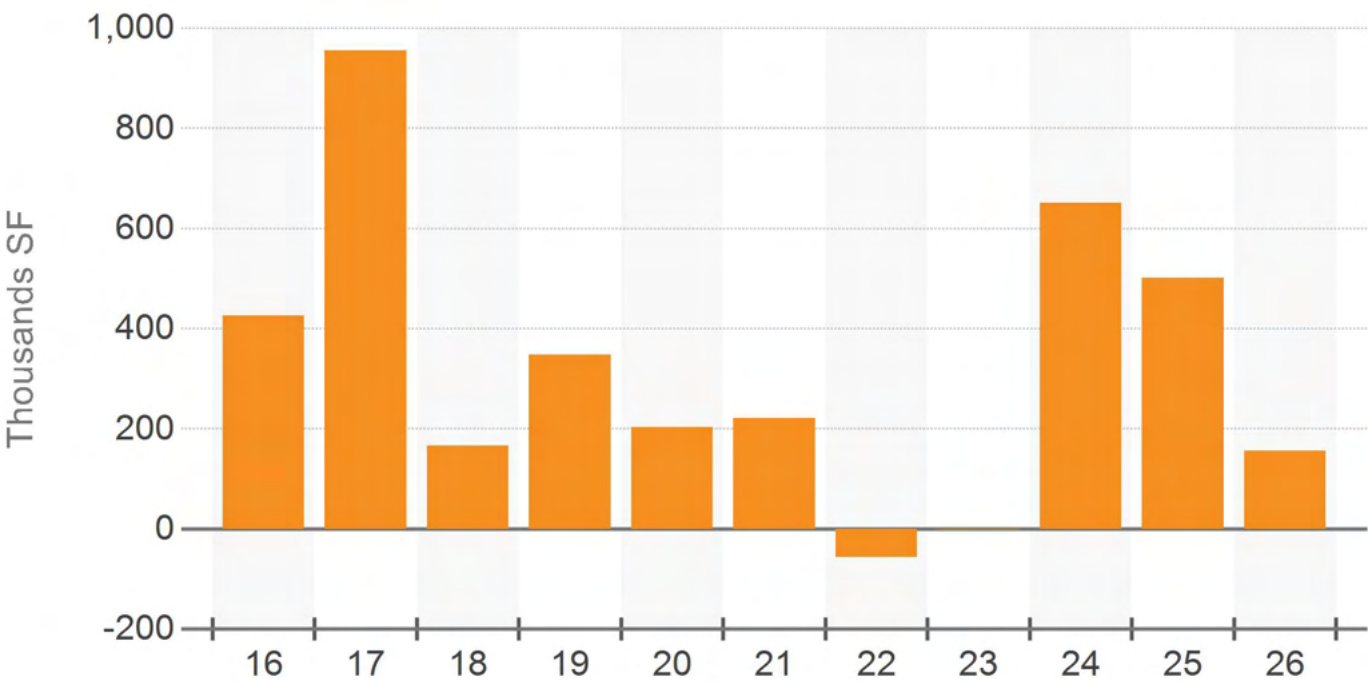
AVAILABLE SF



MONTHS ON MARKET DISTRIBUTION



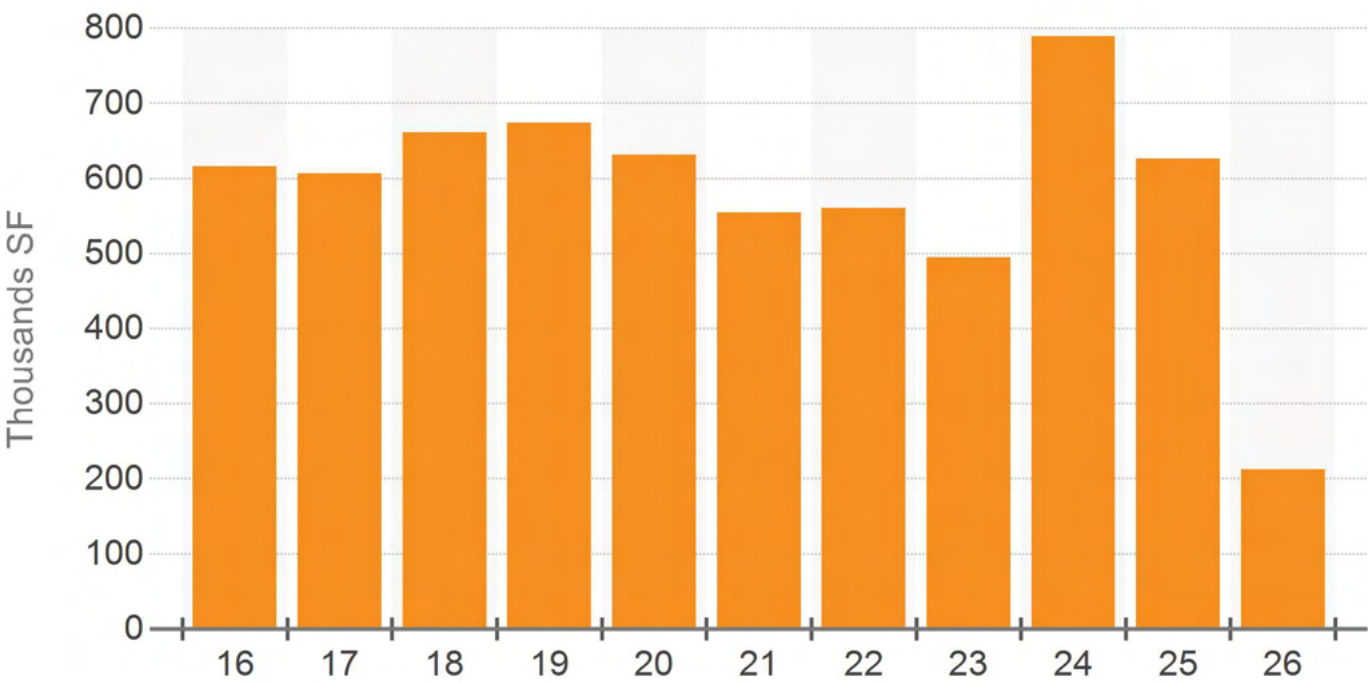
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



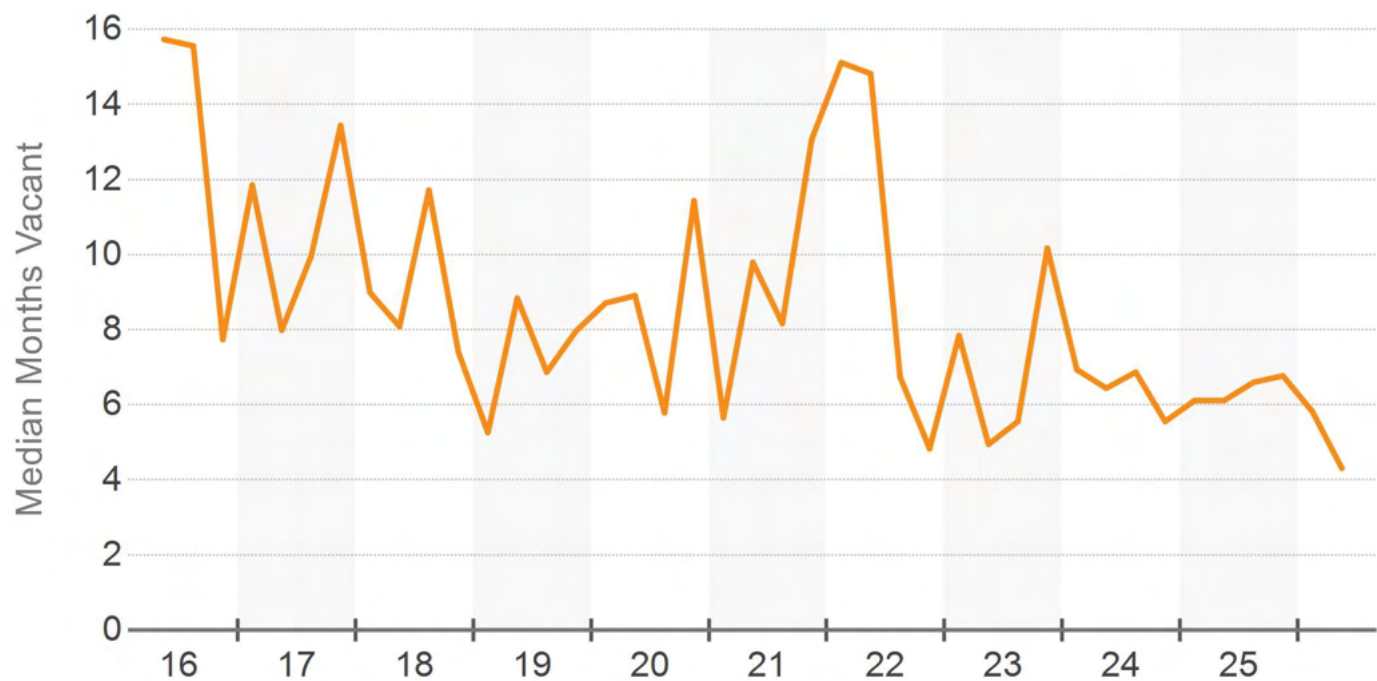
MONTHS ON MARKET



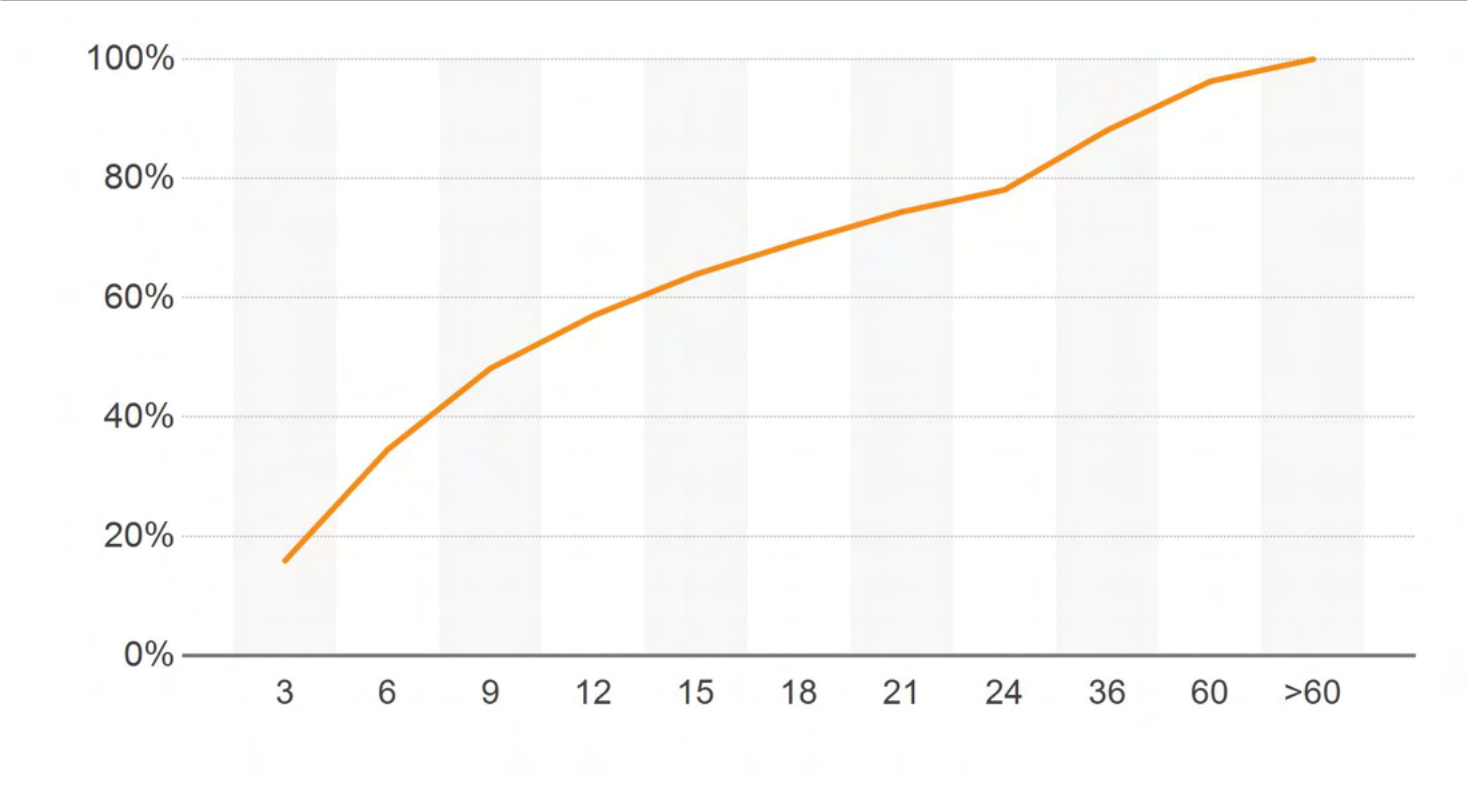
MONTHS TO LEASE



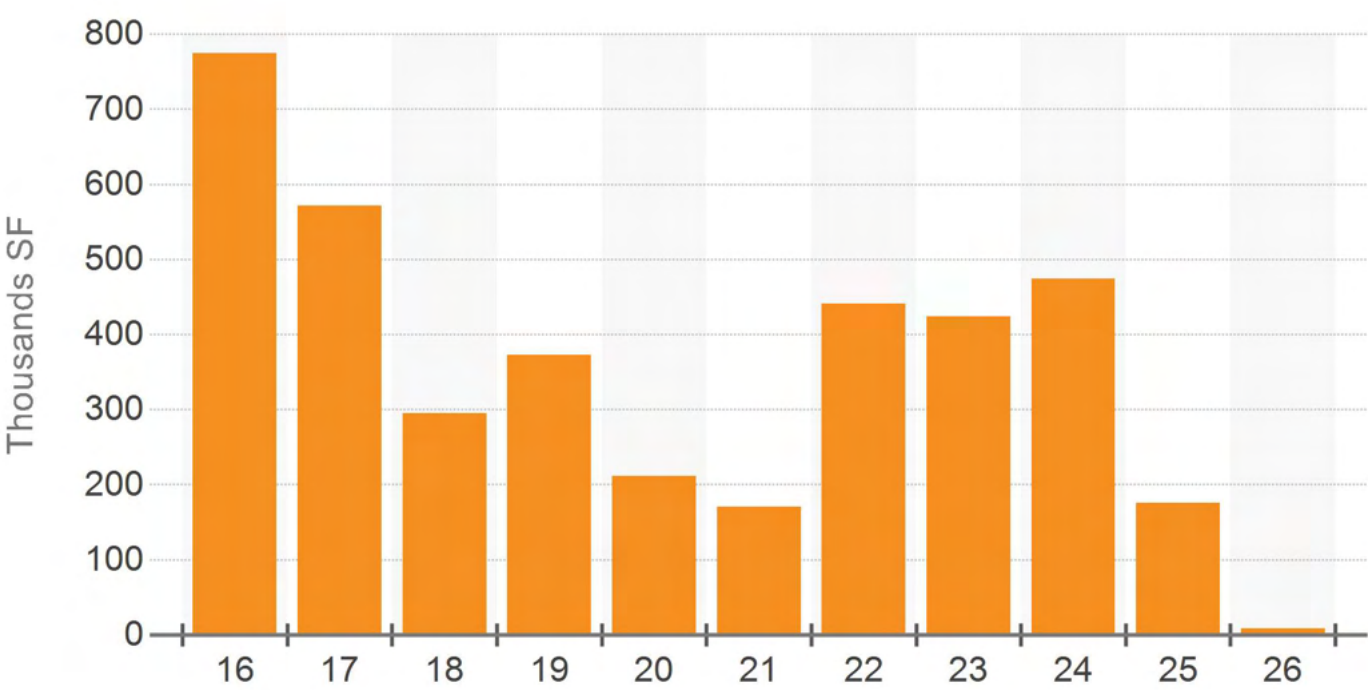
MONTHS VACANT



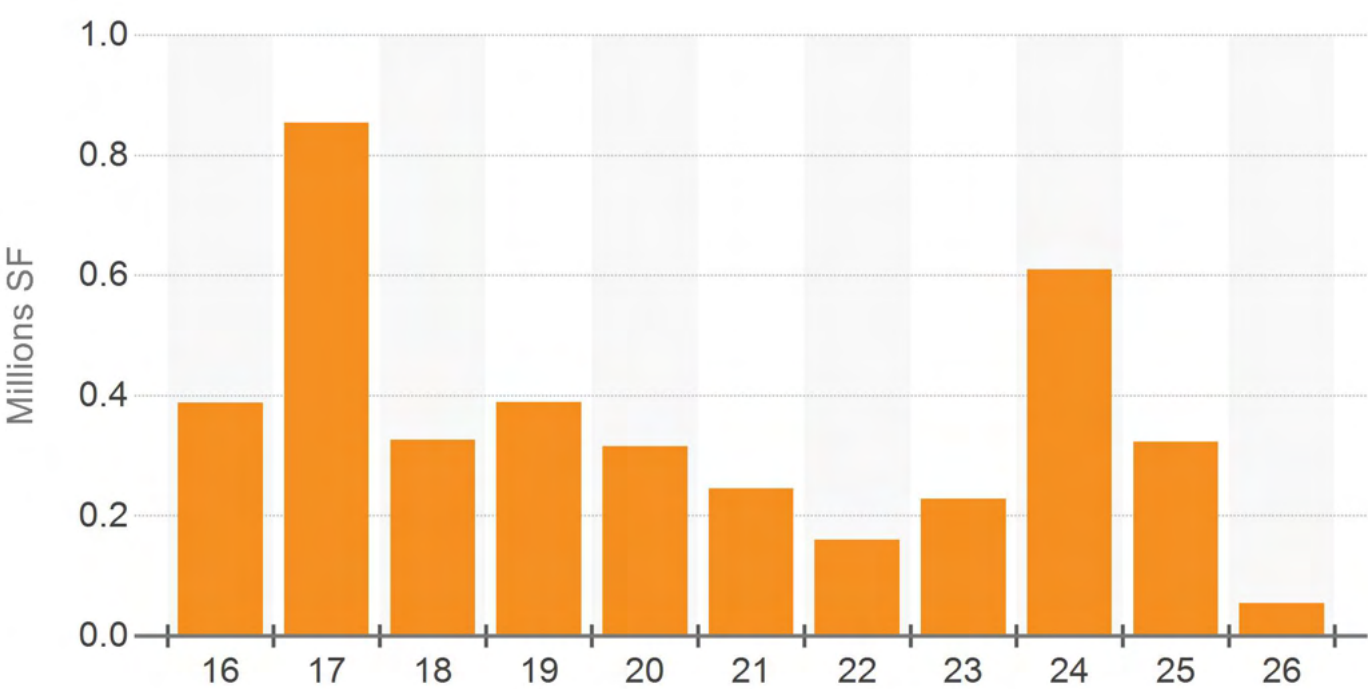
PROBABILITY OF LEASING IN MONTHS



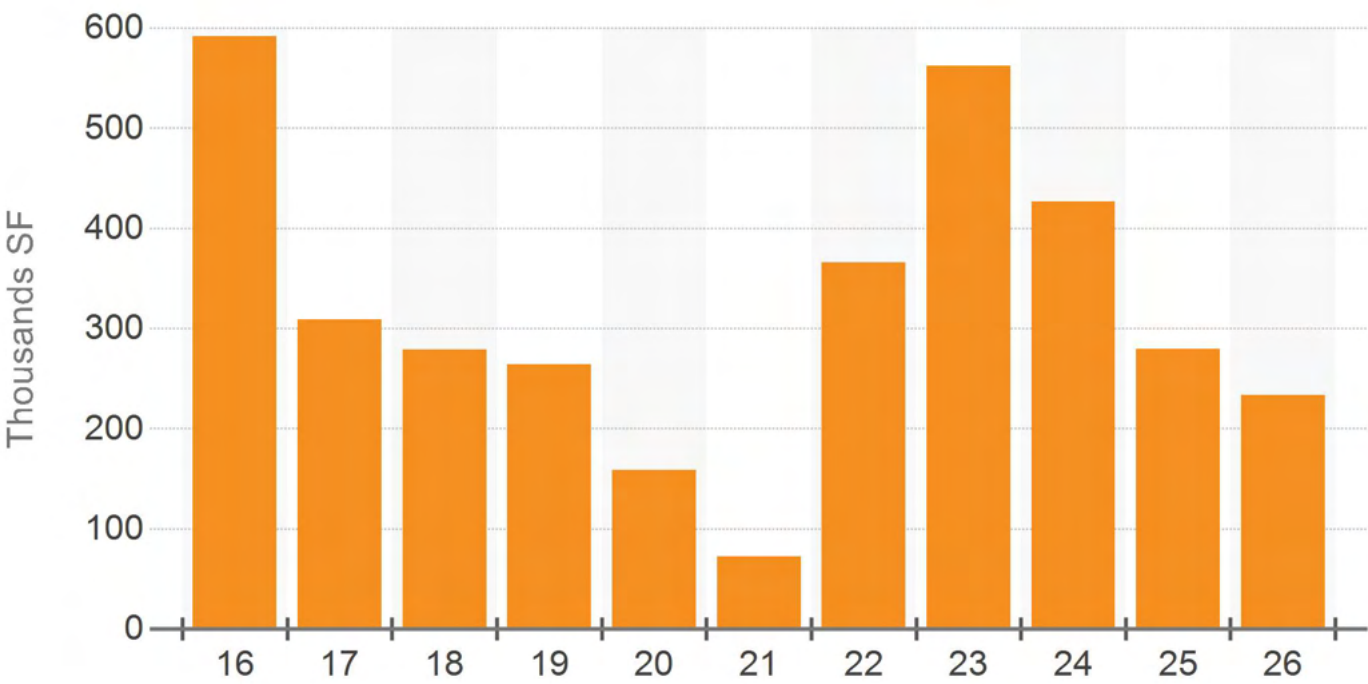
CONSTRUCTION STARTS



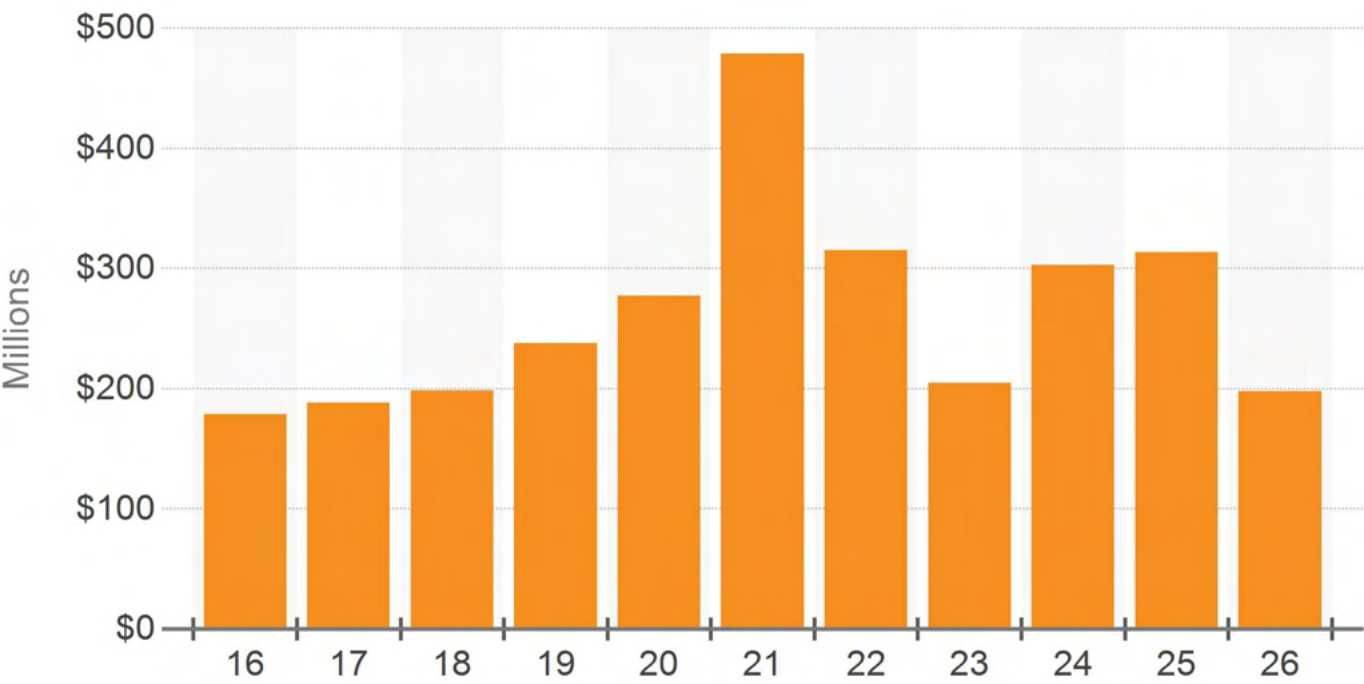
CONSTRUCTION DELIVERIES



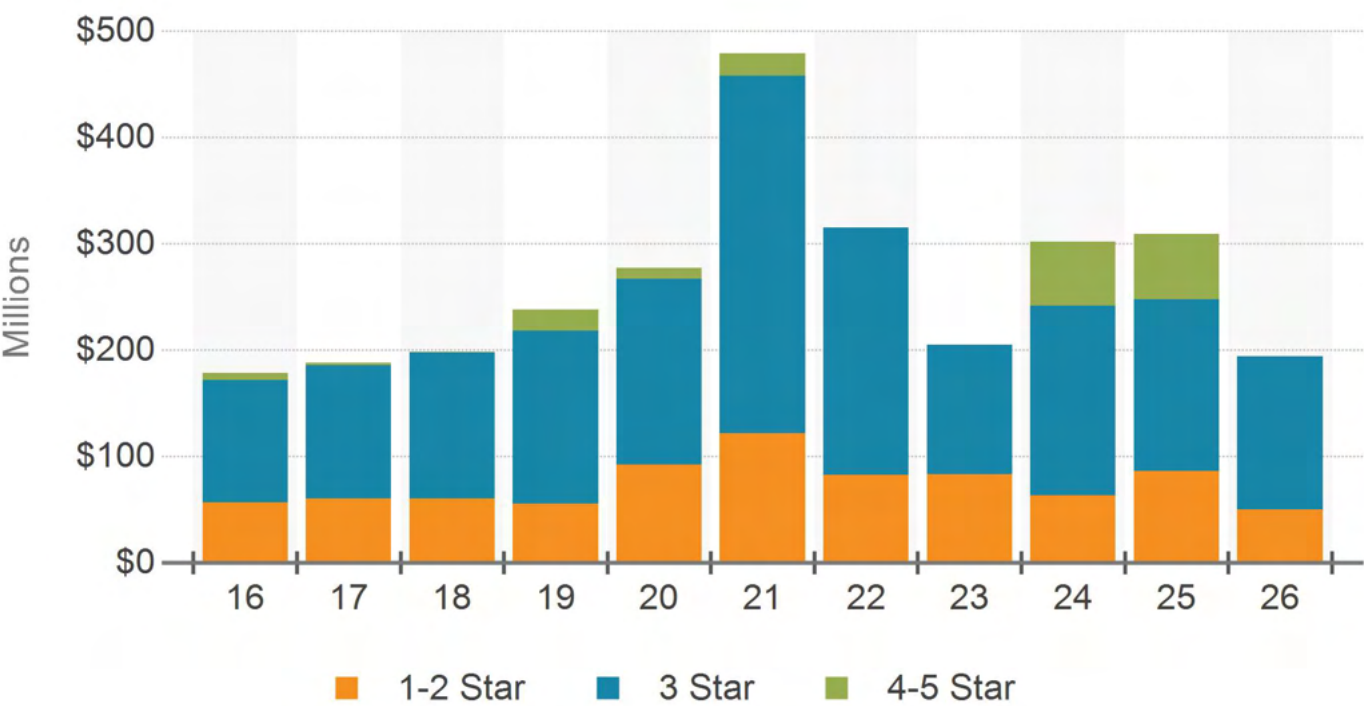
UNDER CONSTRUCTION



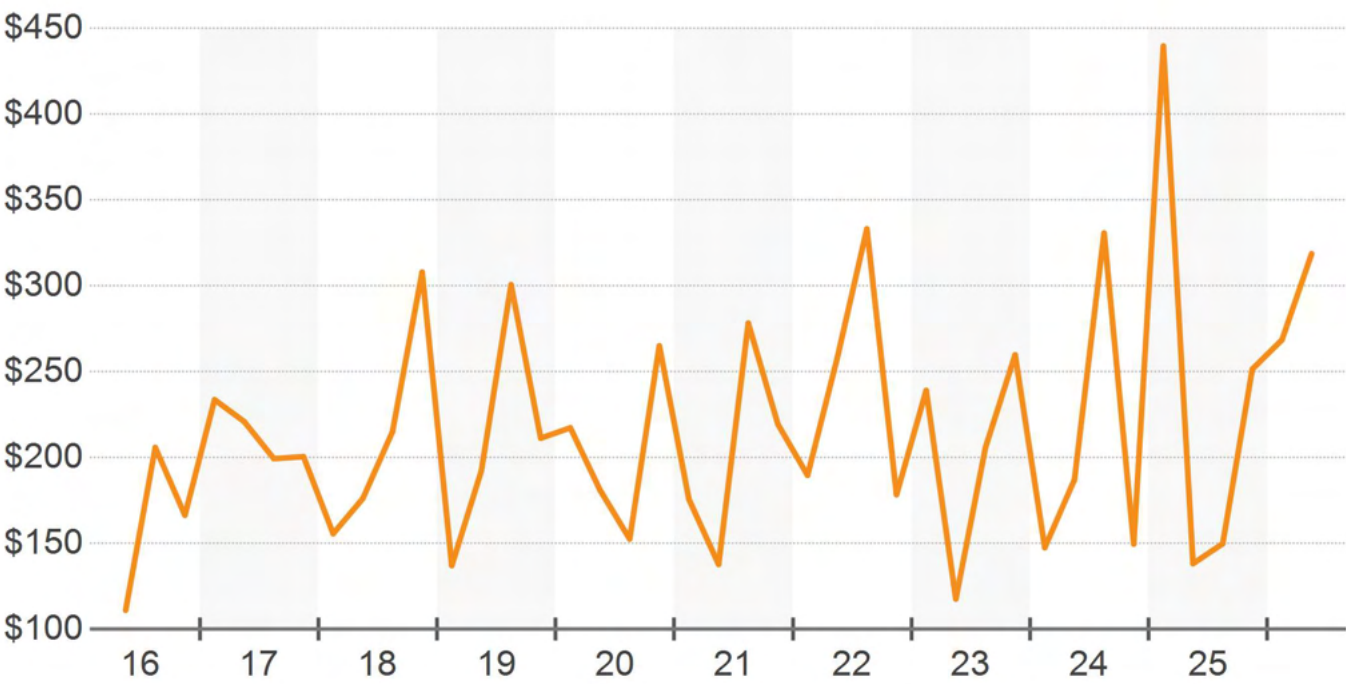
SALES VOLUME



SALES VOLUME BY STAR RATING



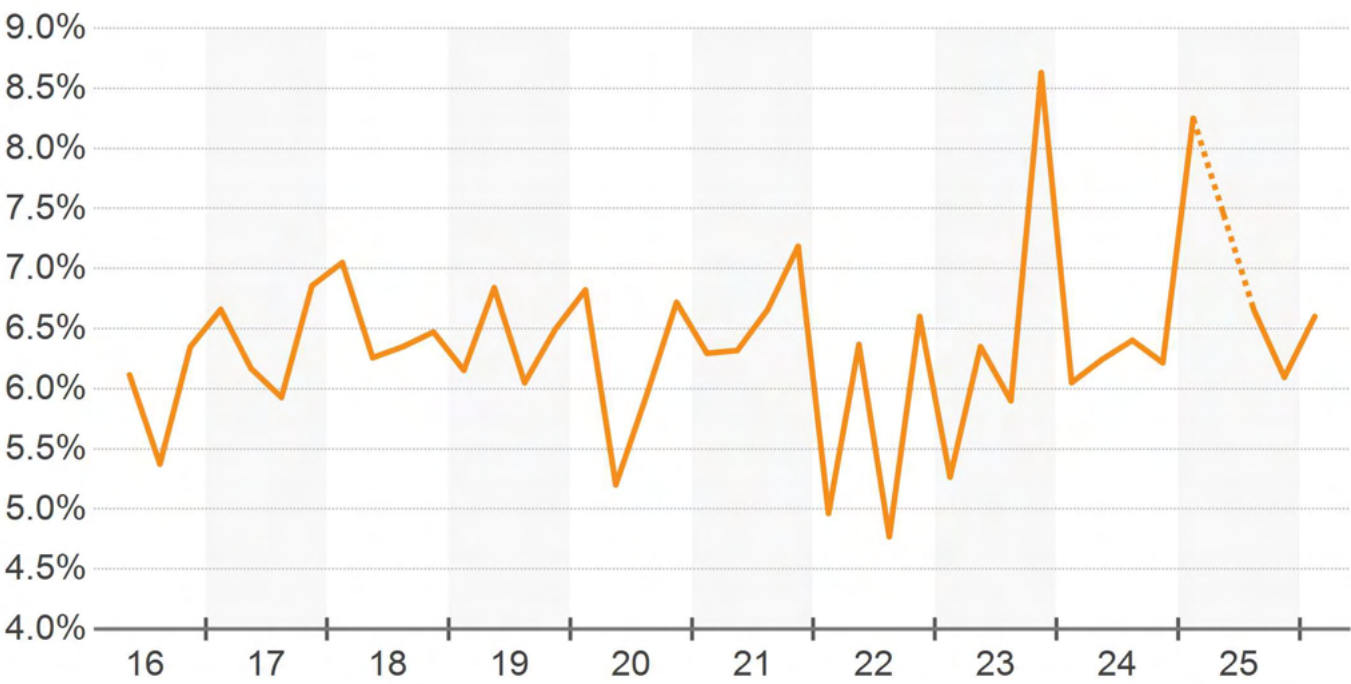
AVERAGE SALE PRICE PER SF



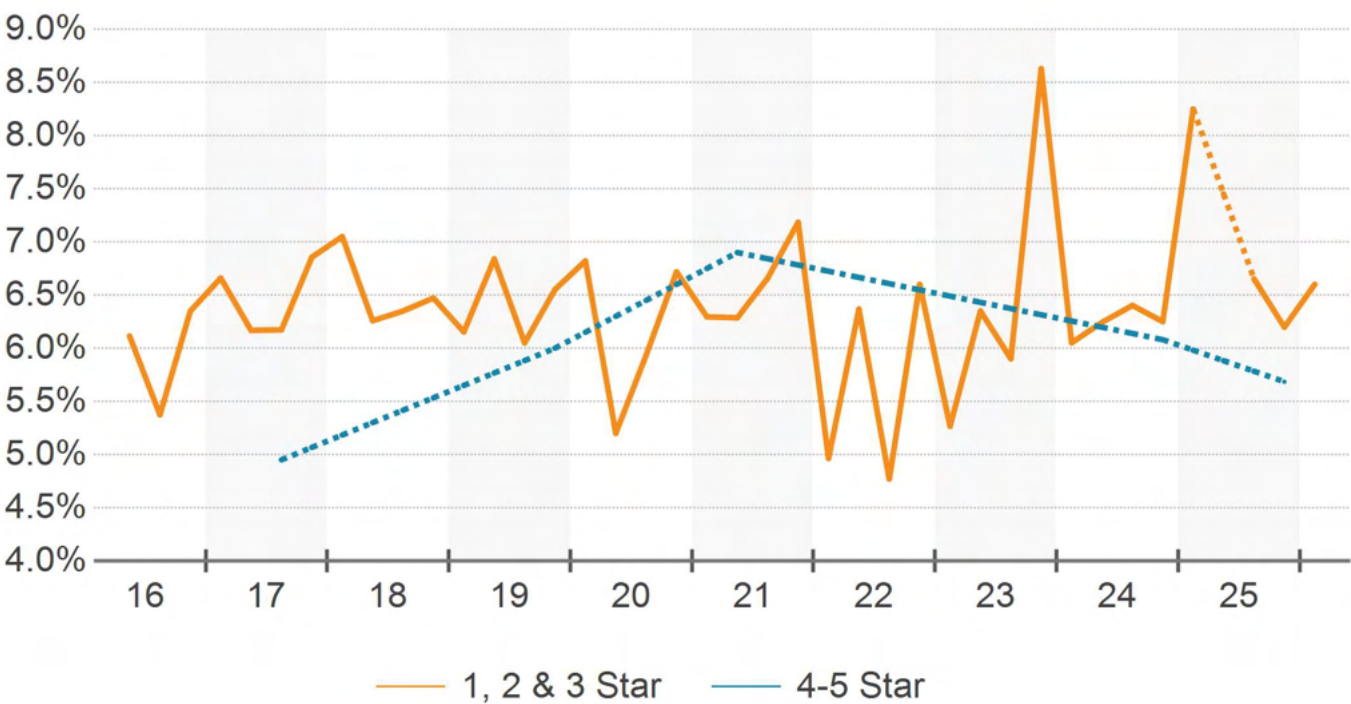
SALE TO ASKING PRICE DIFFERENTIAL



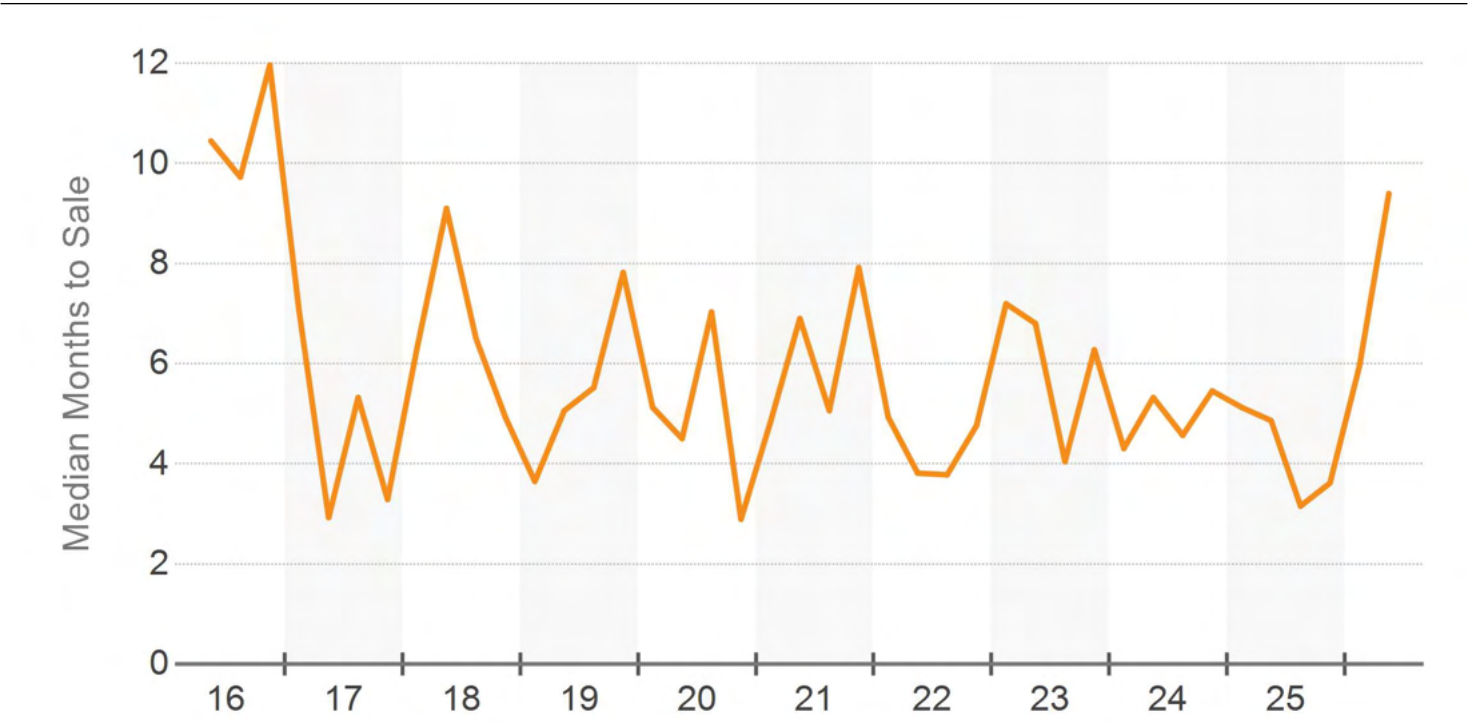
CAP RATE



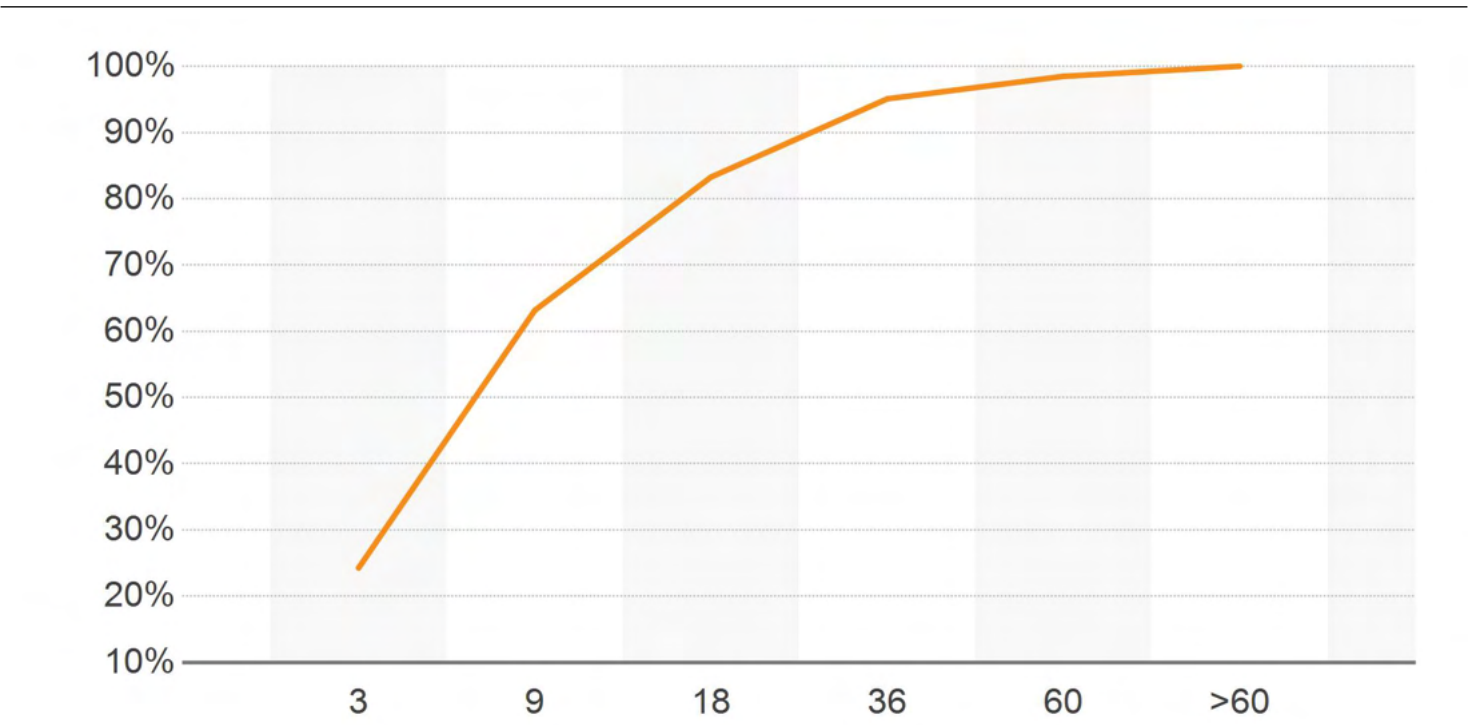
CAP RATE BY STAR RATING



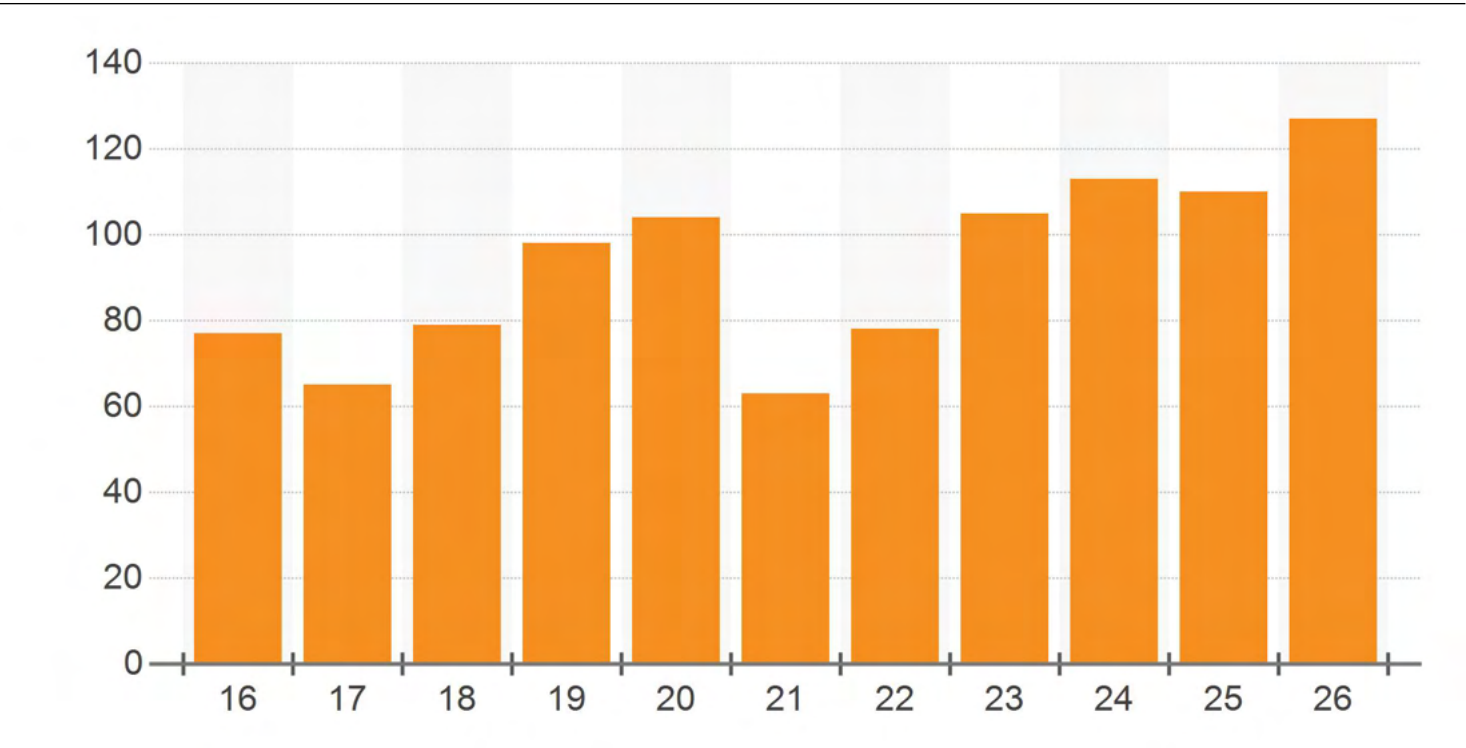
MONTHS TO SALE



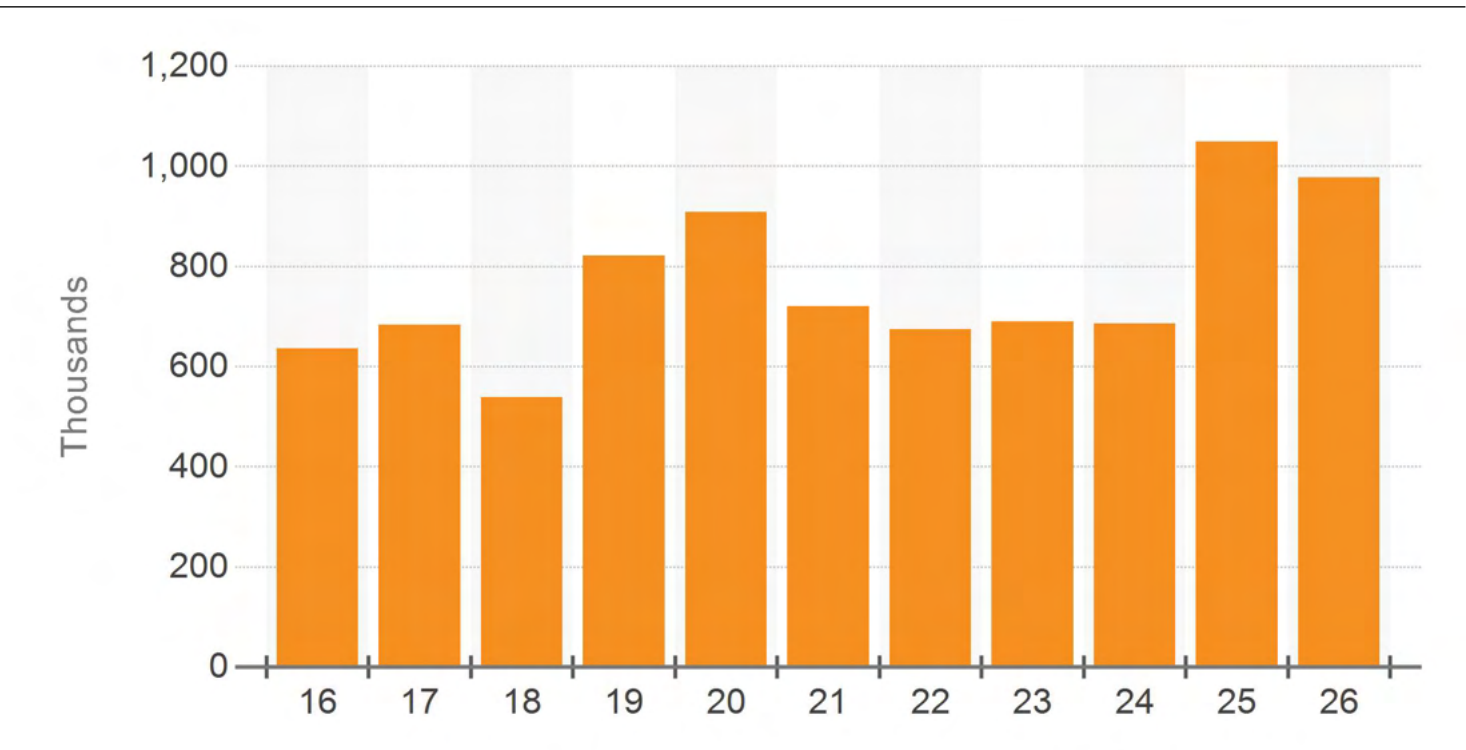
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



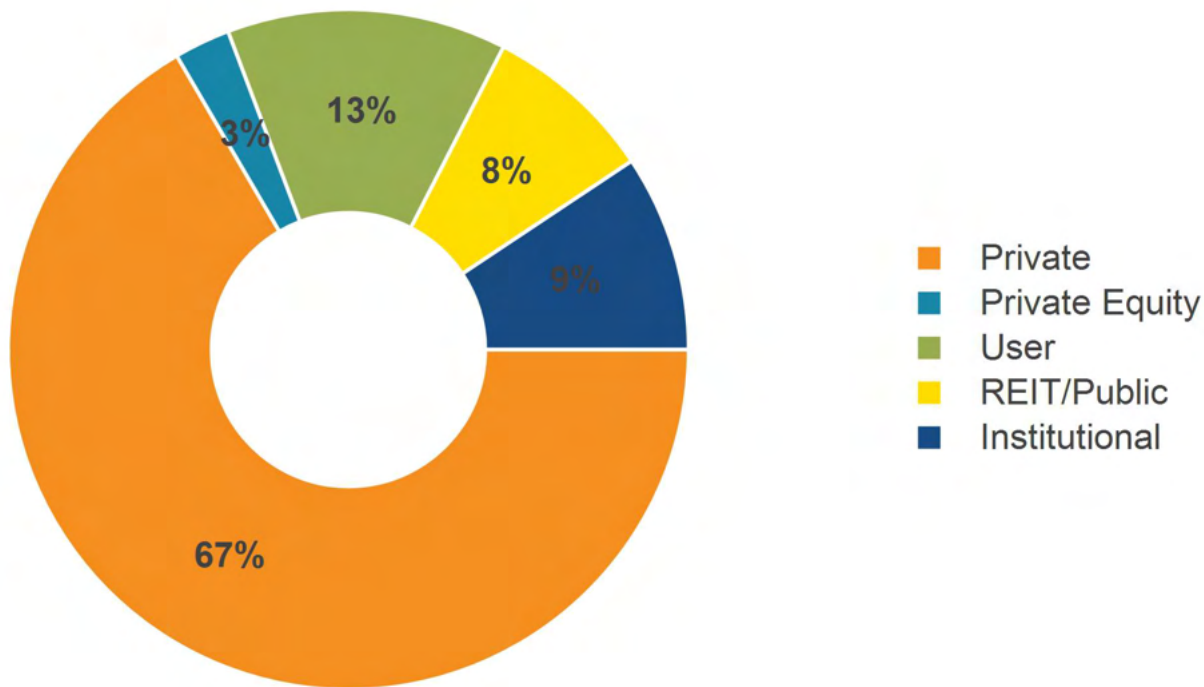
TOP BUYERS



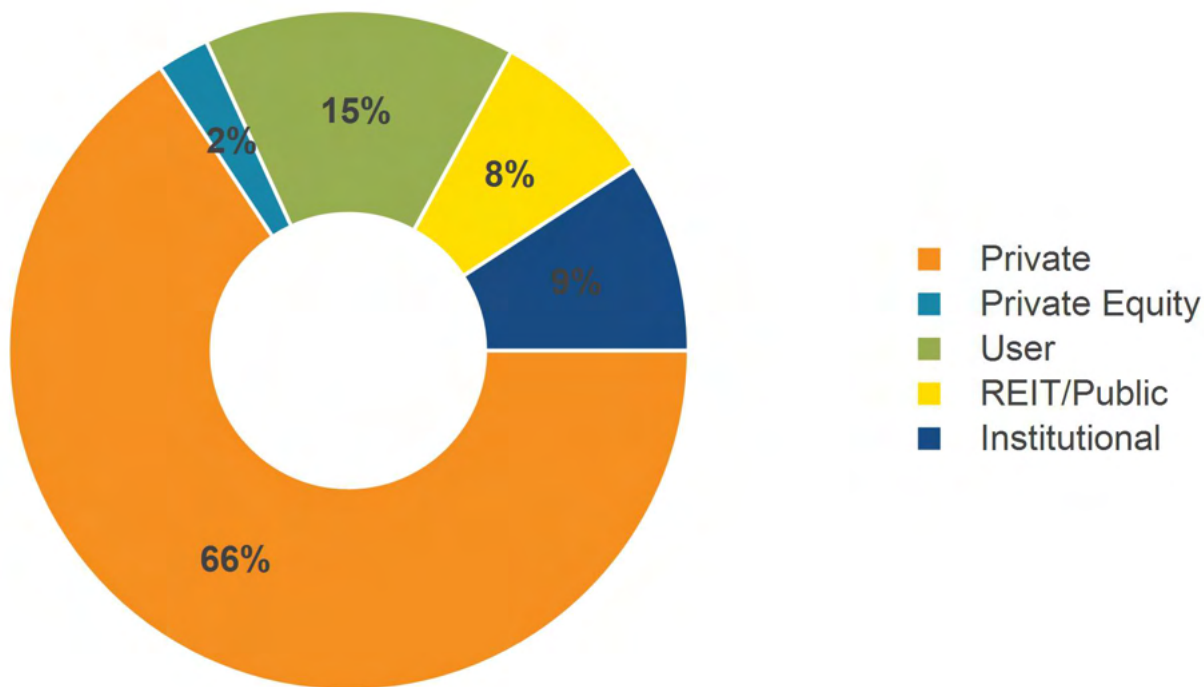
TOP SELLERS



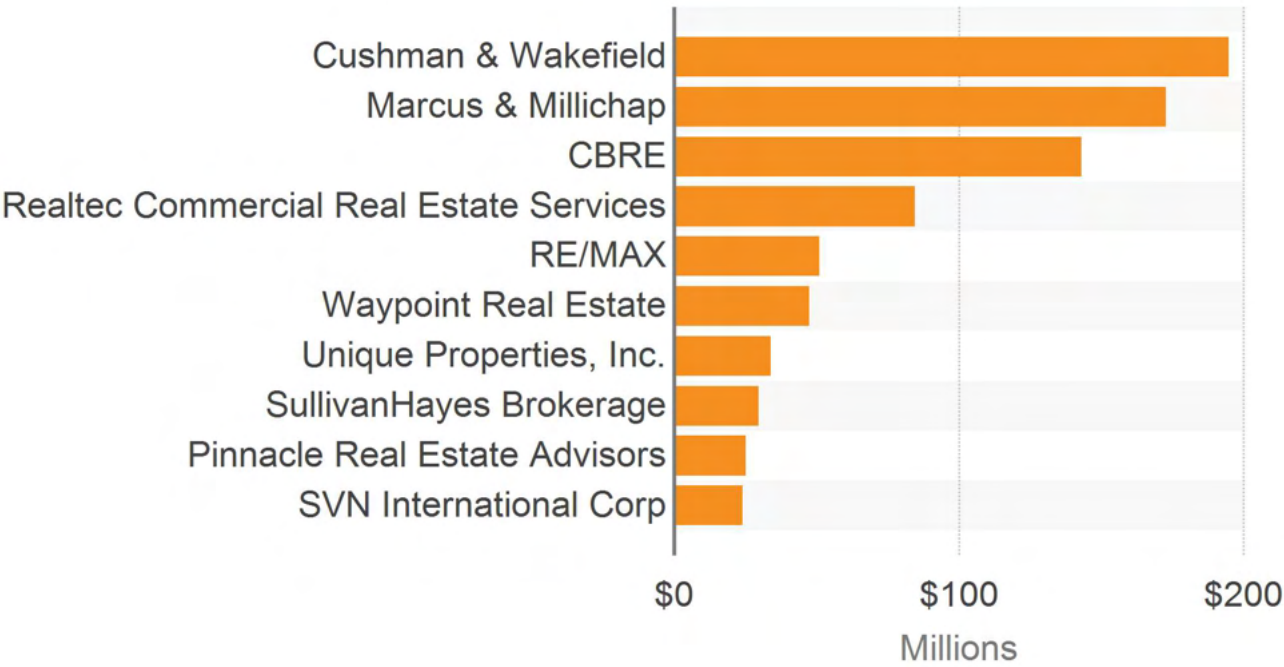
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

