



Retail Report - Larimer/Weld County

PREPARED BY

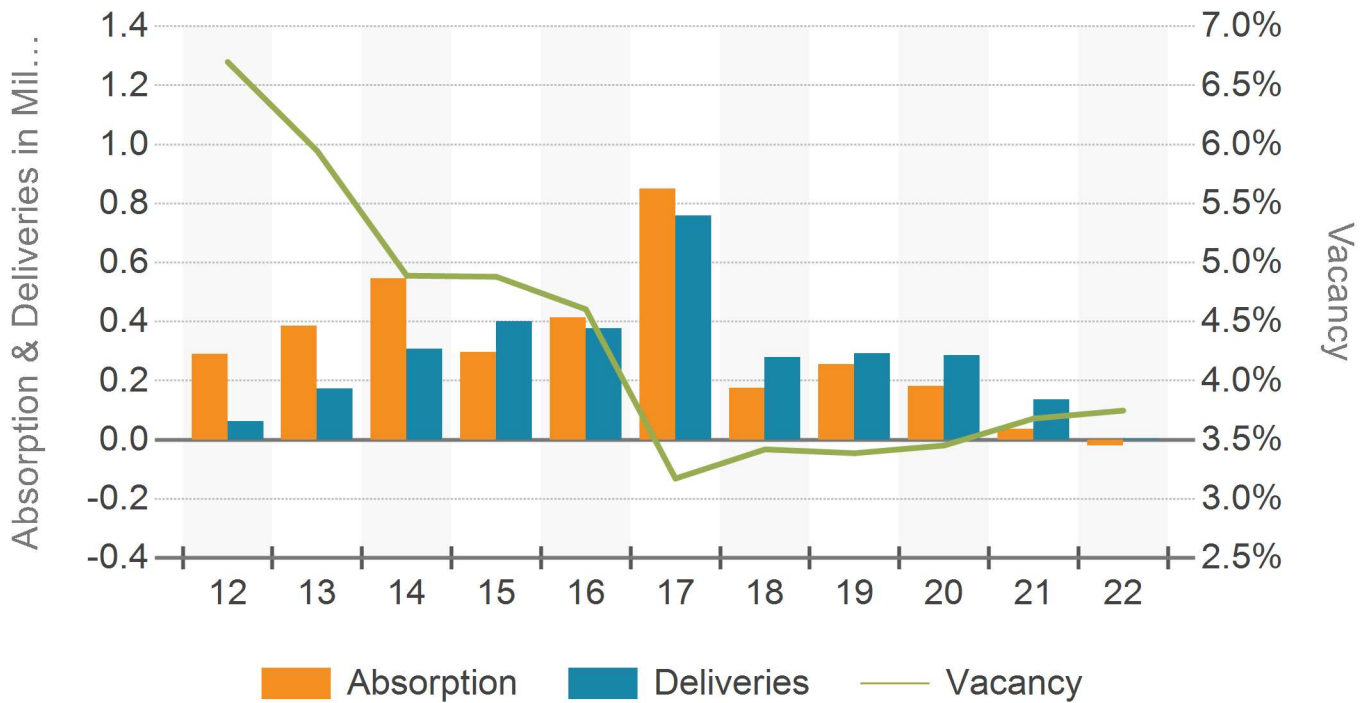
REALTEC

COMMERCIAL REAL ESTATE SERVICES
Jamie Globelink

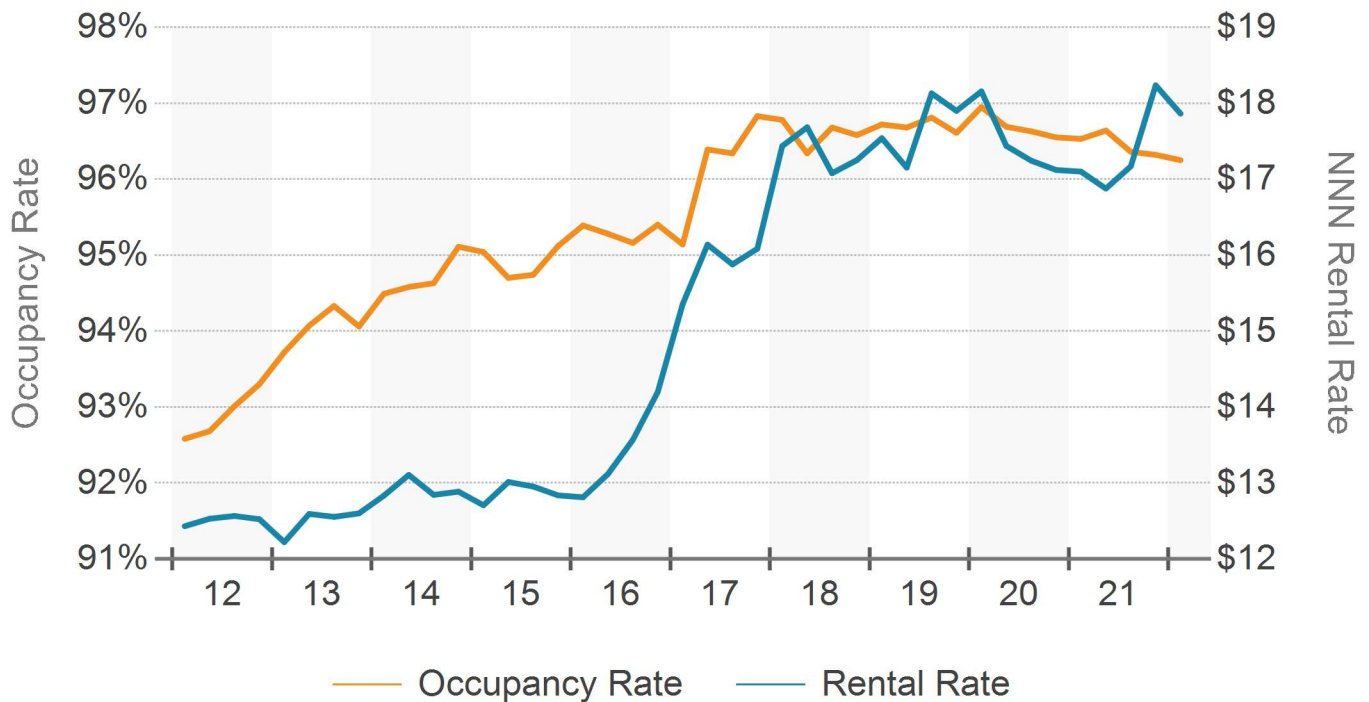
Associate Broker



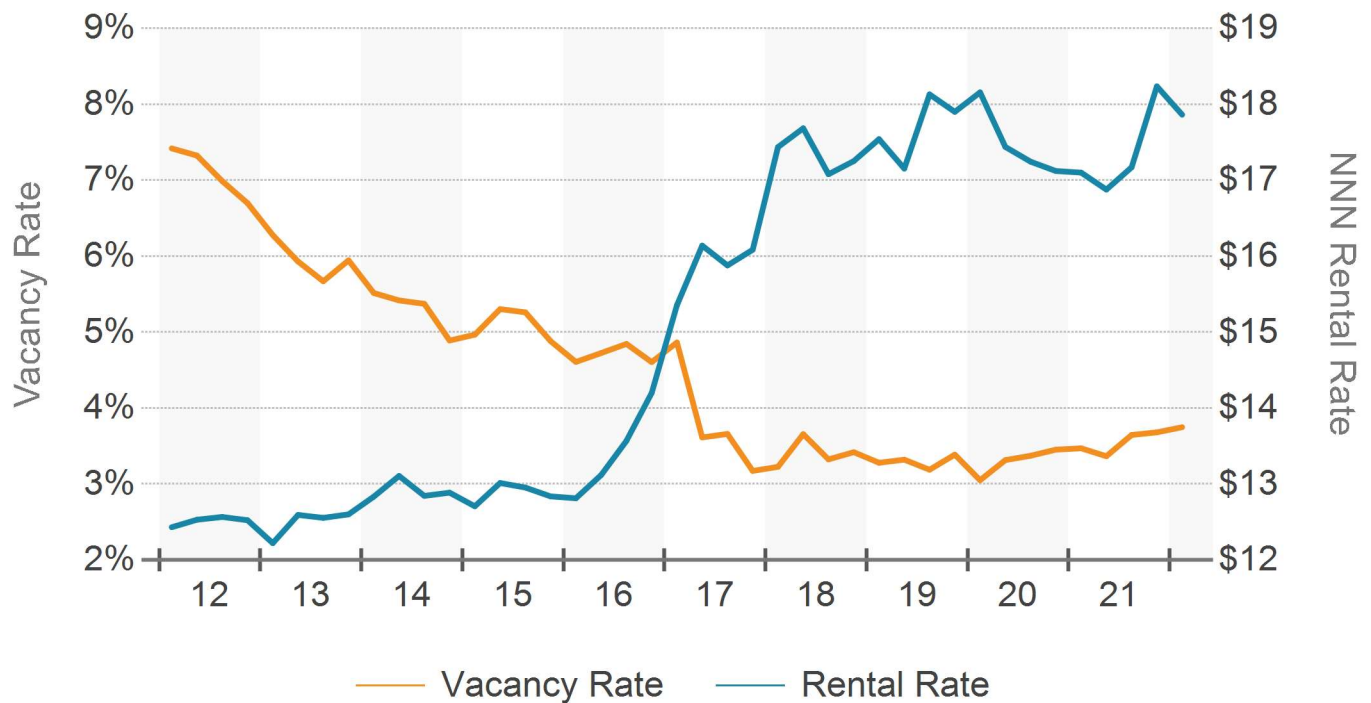
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$17.86	\$16.86
Vacancy Rate	3.7%	3.5%
Vacant SF	1,275,769	1,164,493
Availability Rate	4.2%	4.5%
Available SF	1,420,172	1,533,792
Sublet SF	138,145	89,919
Months on Market	11.9	9.9

Inventory	Survey	5-Year Avg
Existing Buildings	2,879	2,824
Existing SF	34,053,596	33,542,006
12 Mo. Const. Starts	25,266	209,353
Under Construction	58,429	236,961
12 Mo. Deliveries	137,904	348,151

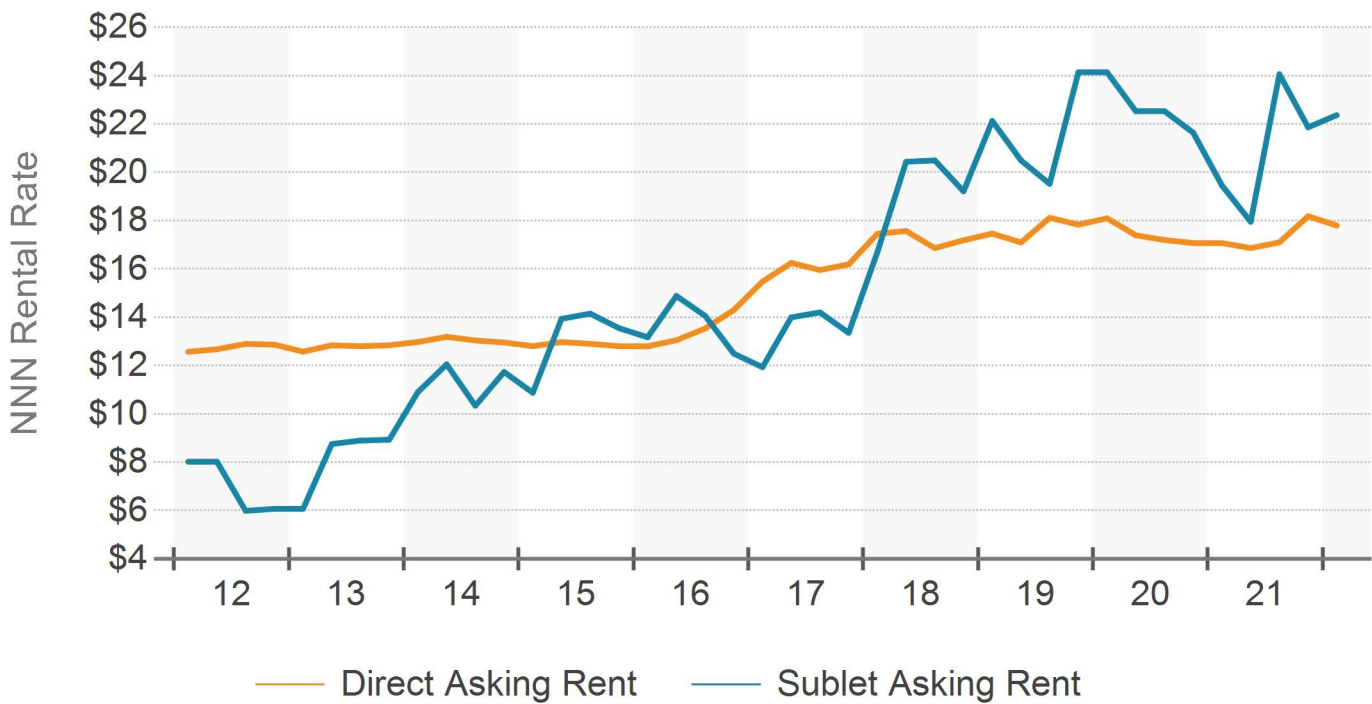
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	11,898	298,522
12 Mo. Leasing SF	506,420	595,635

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$176	\$193
Asking Price Per SF	\$262	\$267
Sales Volume (Mil.)	\$416	\$262
Cap Rate	6.4%	6.5%

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



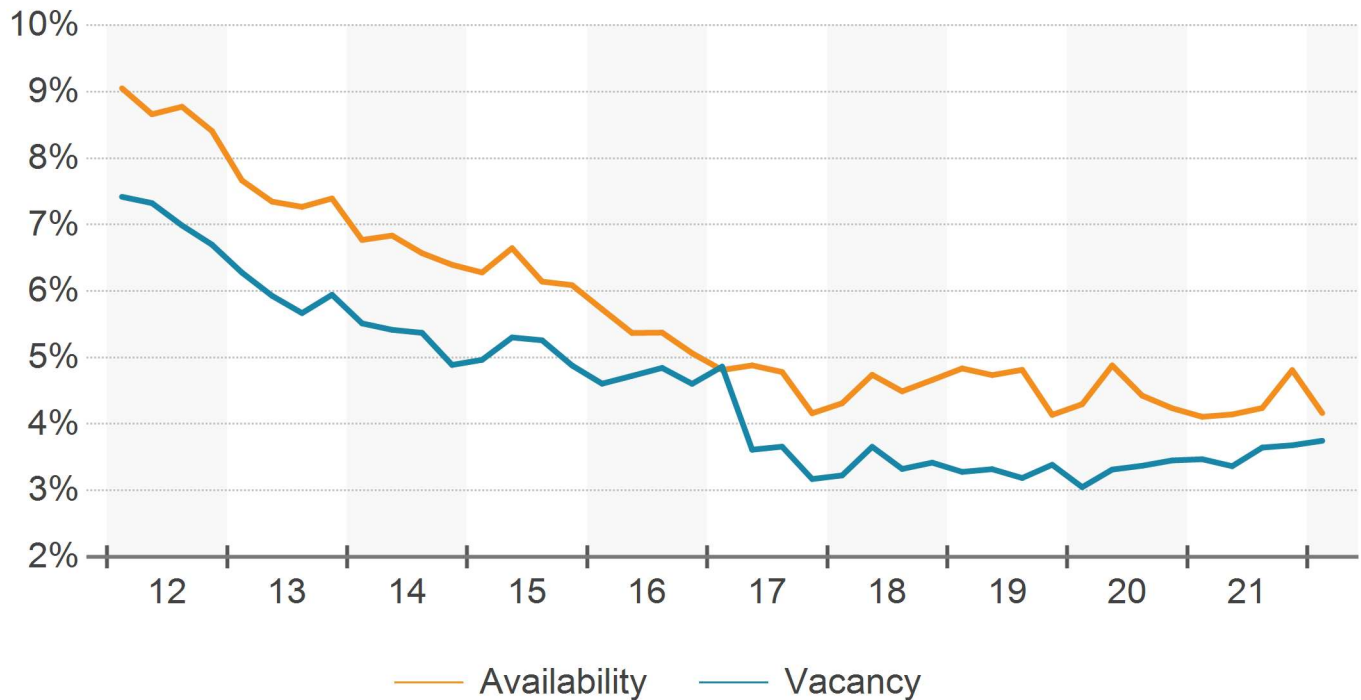
SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



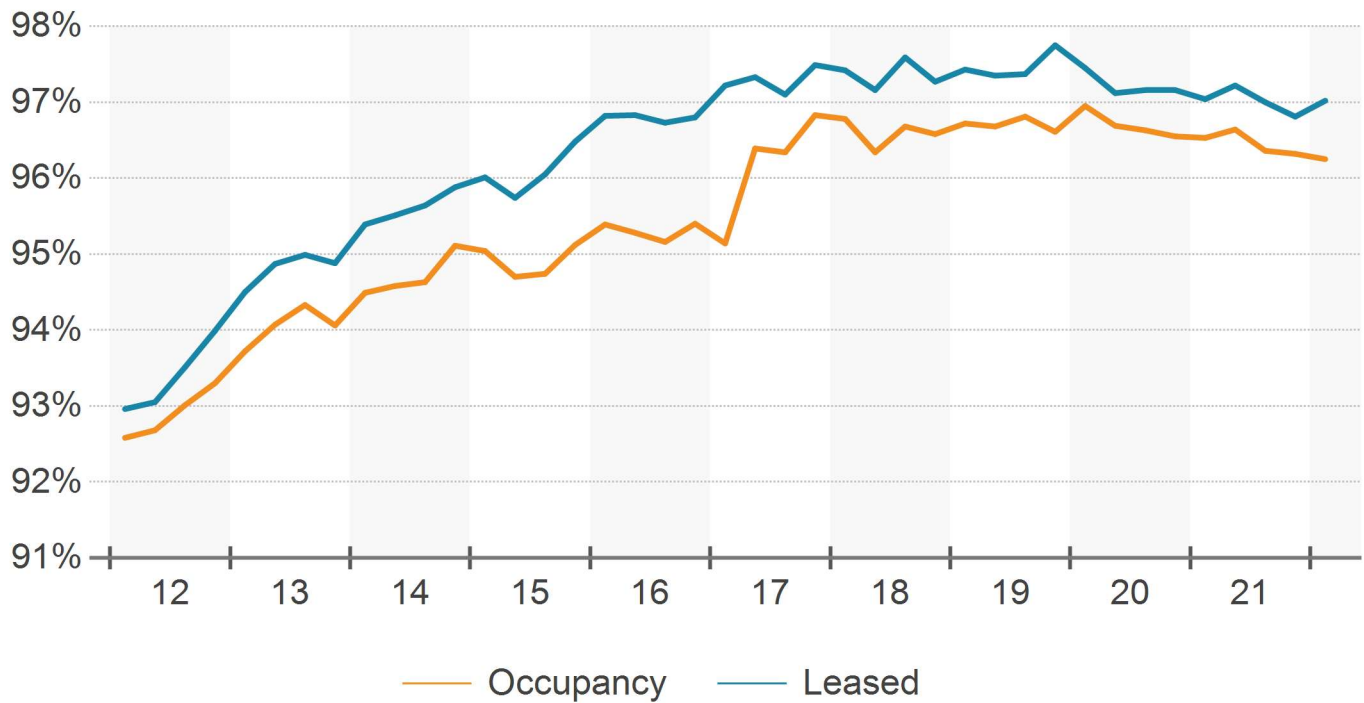
OCCUPANCY RATE



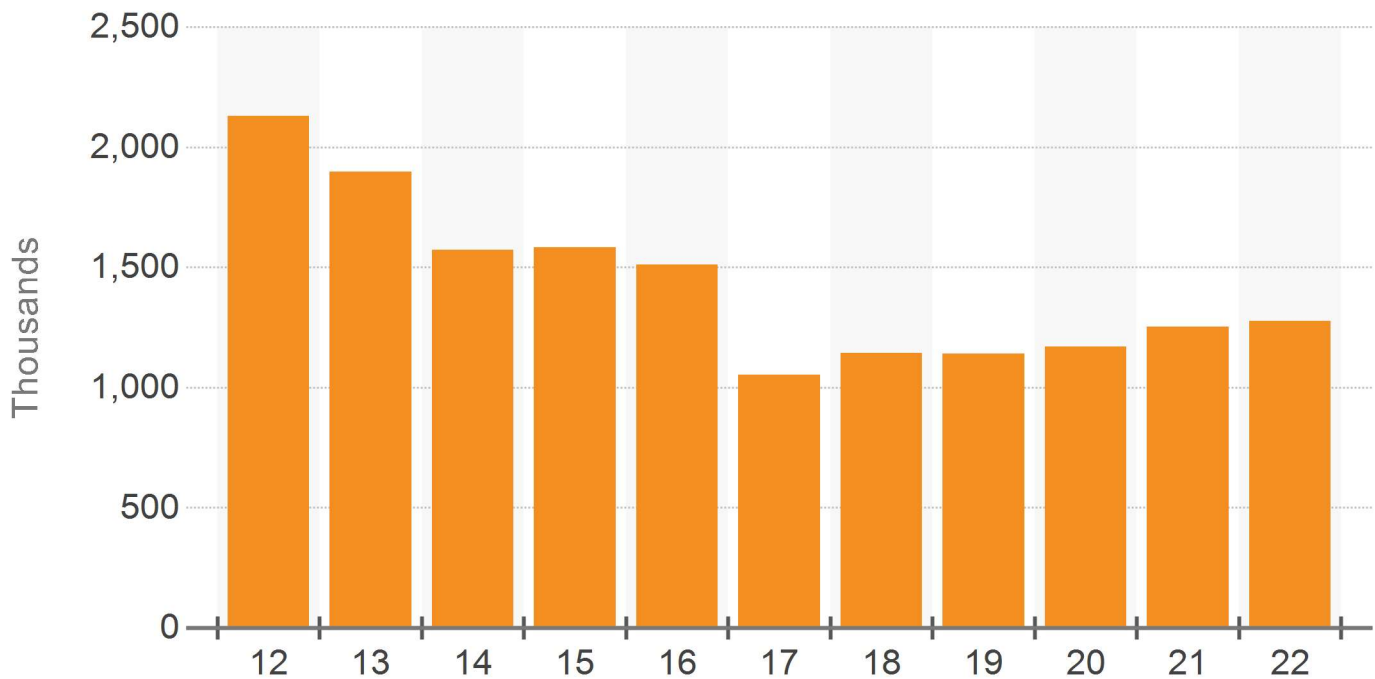
PERCENT LEASED RATE



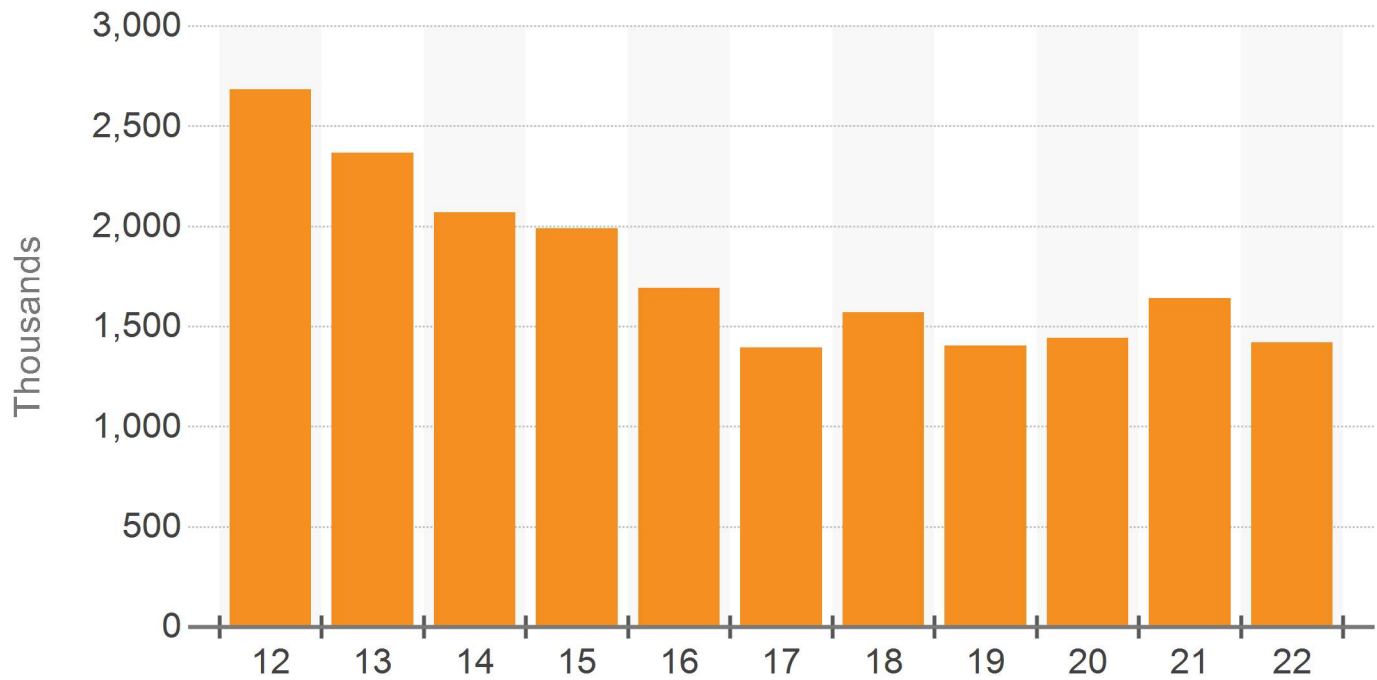
OCCUPANCY & PERCENT LEASED



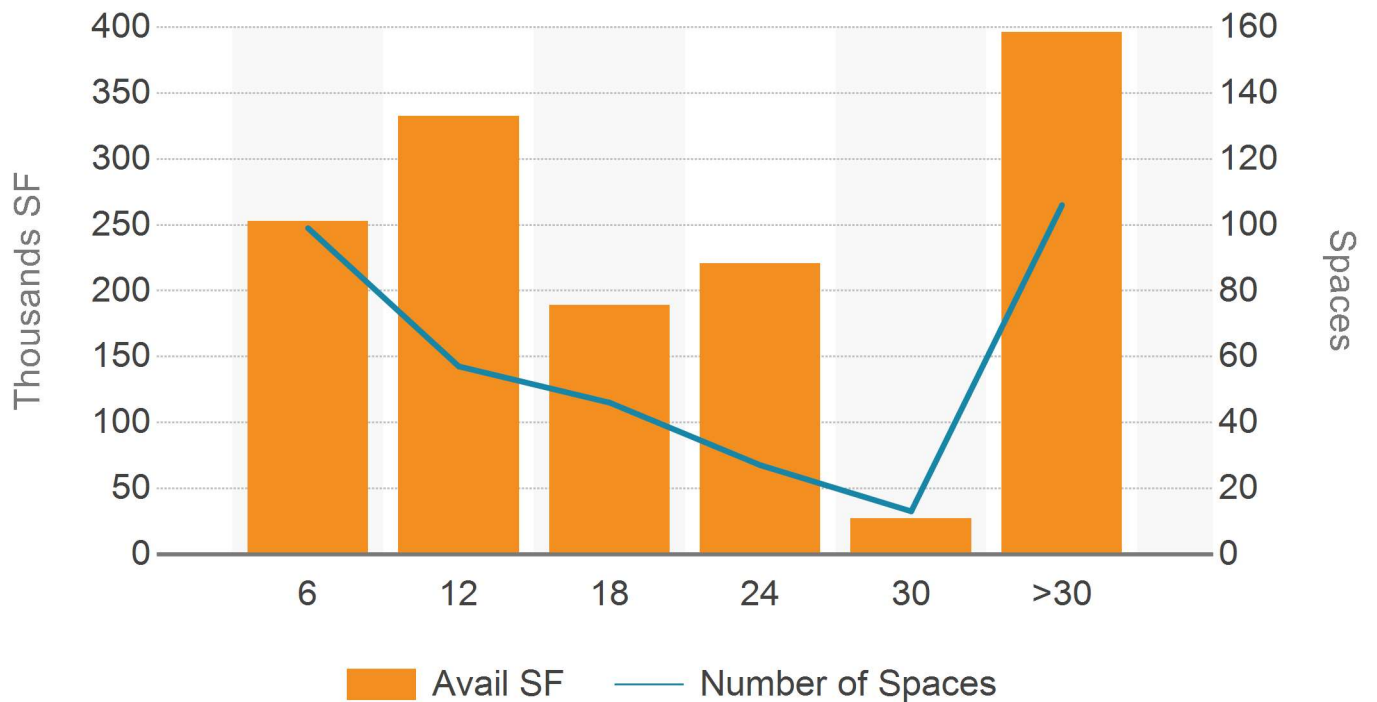
VACANT SF



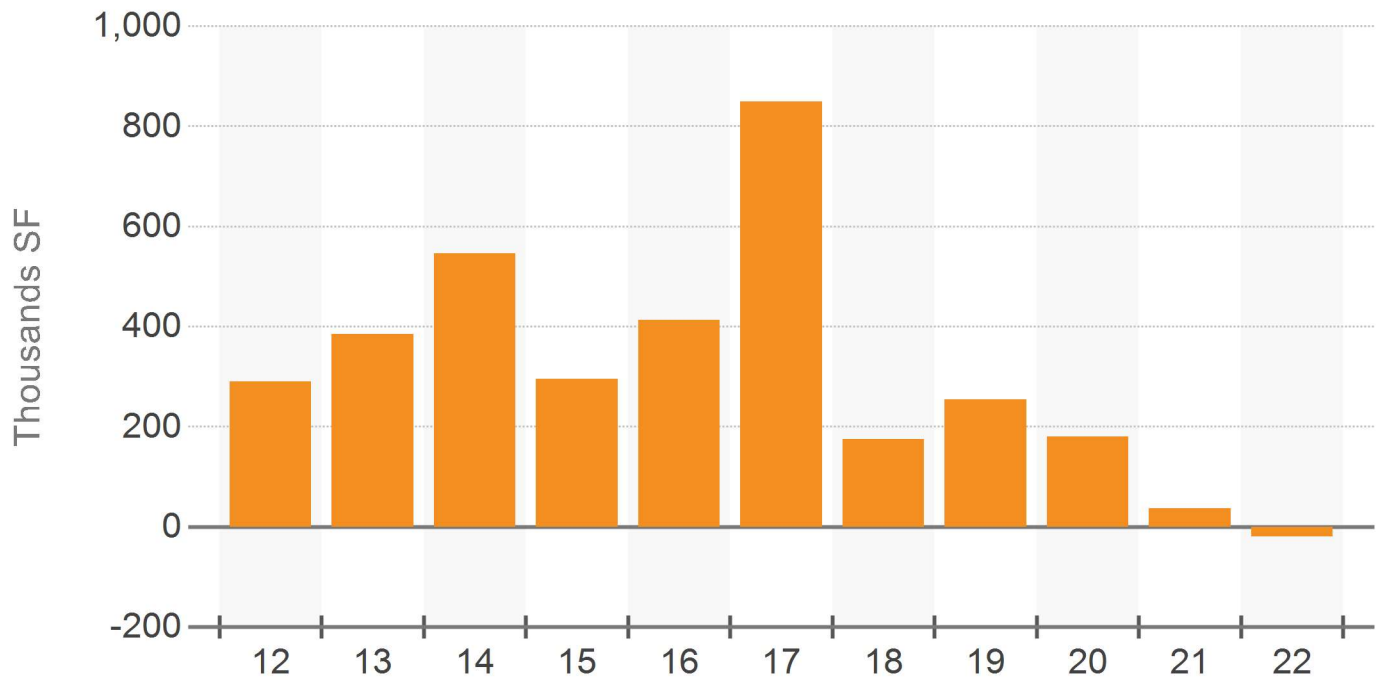
AVAILABLE SF



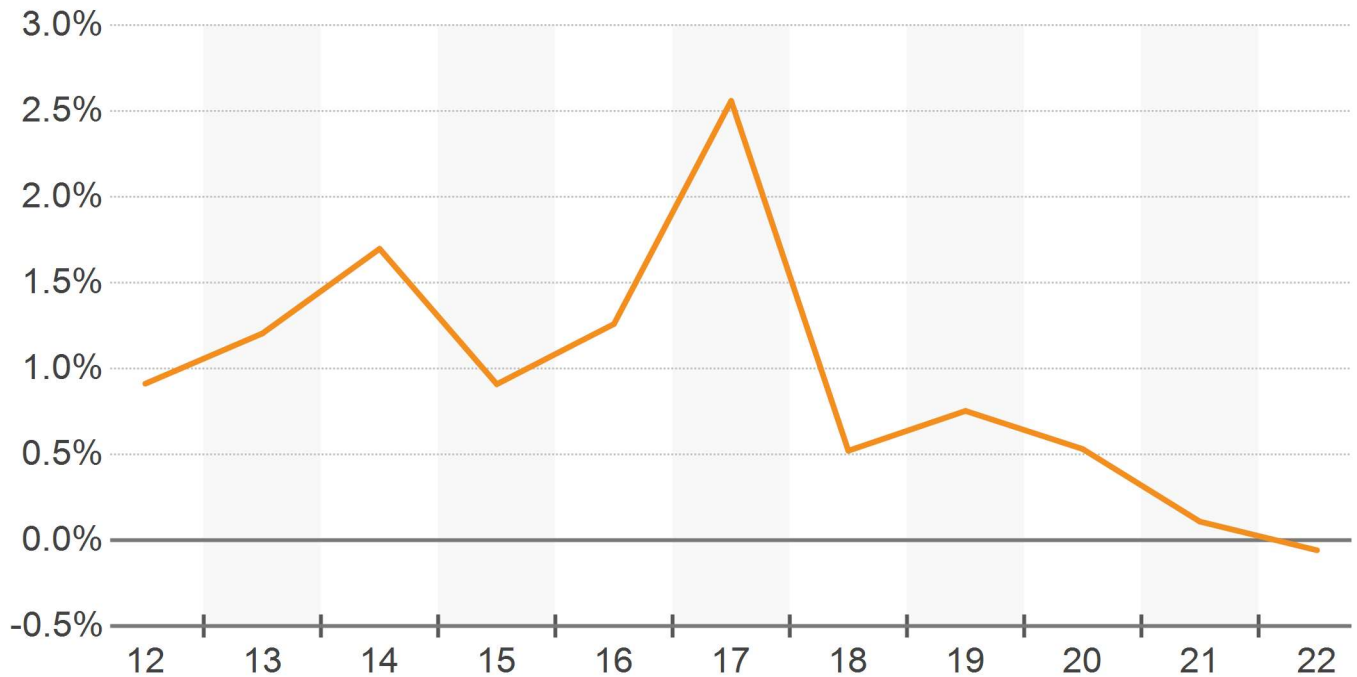
MONTHS ON MARKET DISTRIBUTION



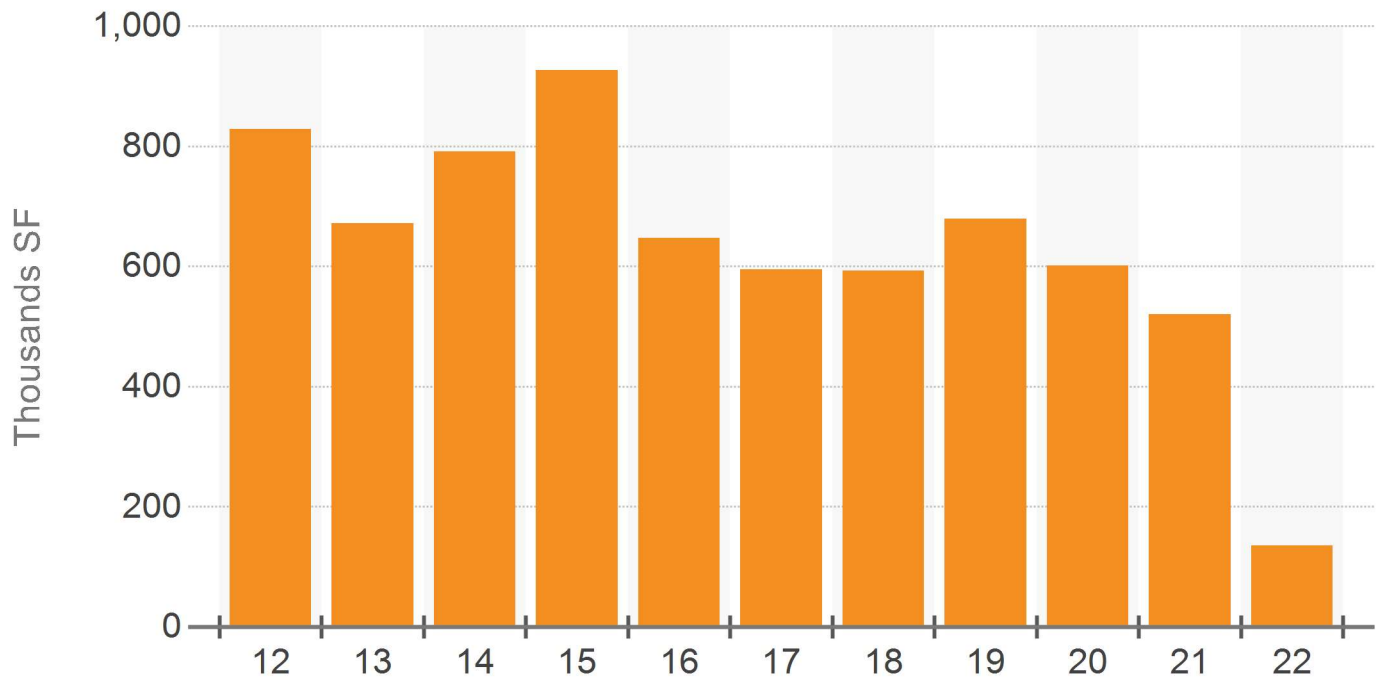
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



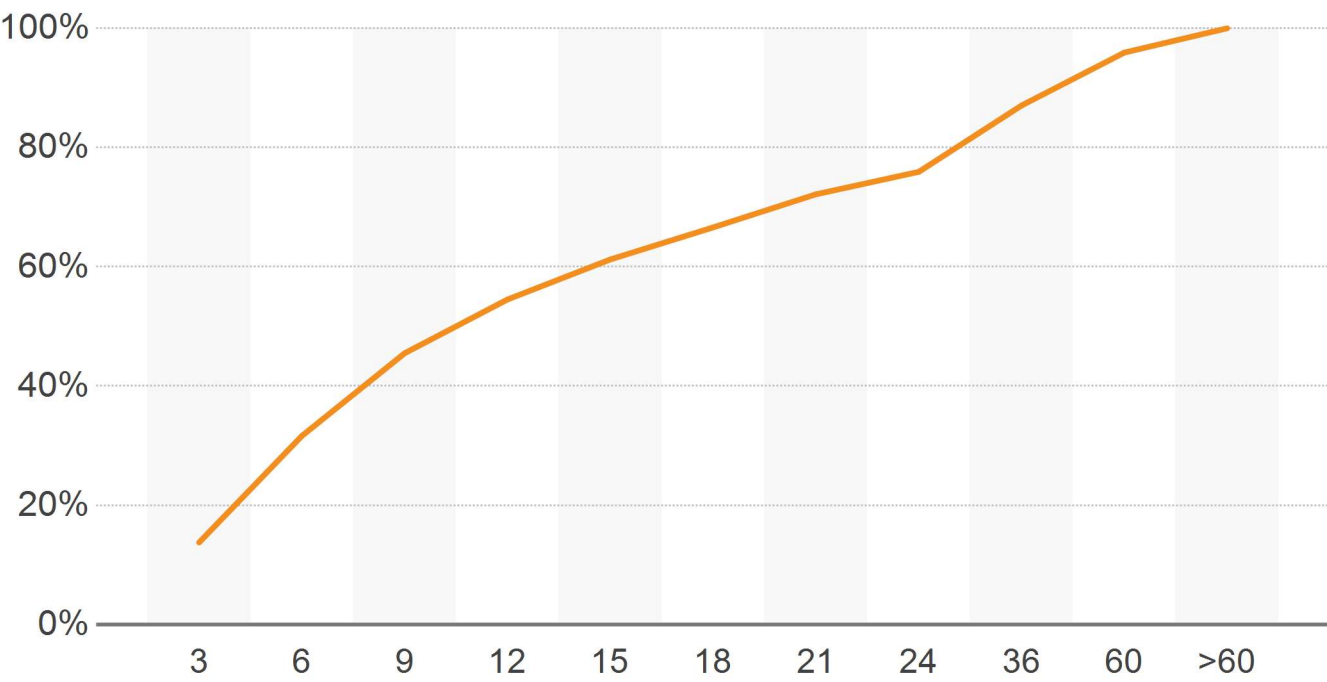
MONTHS TO LEASE



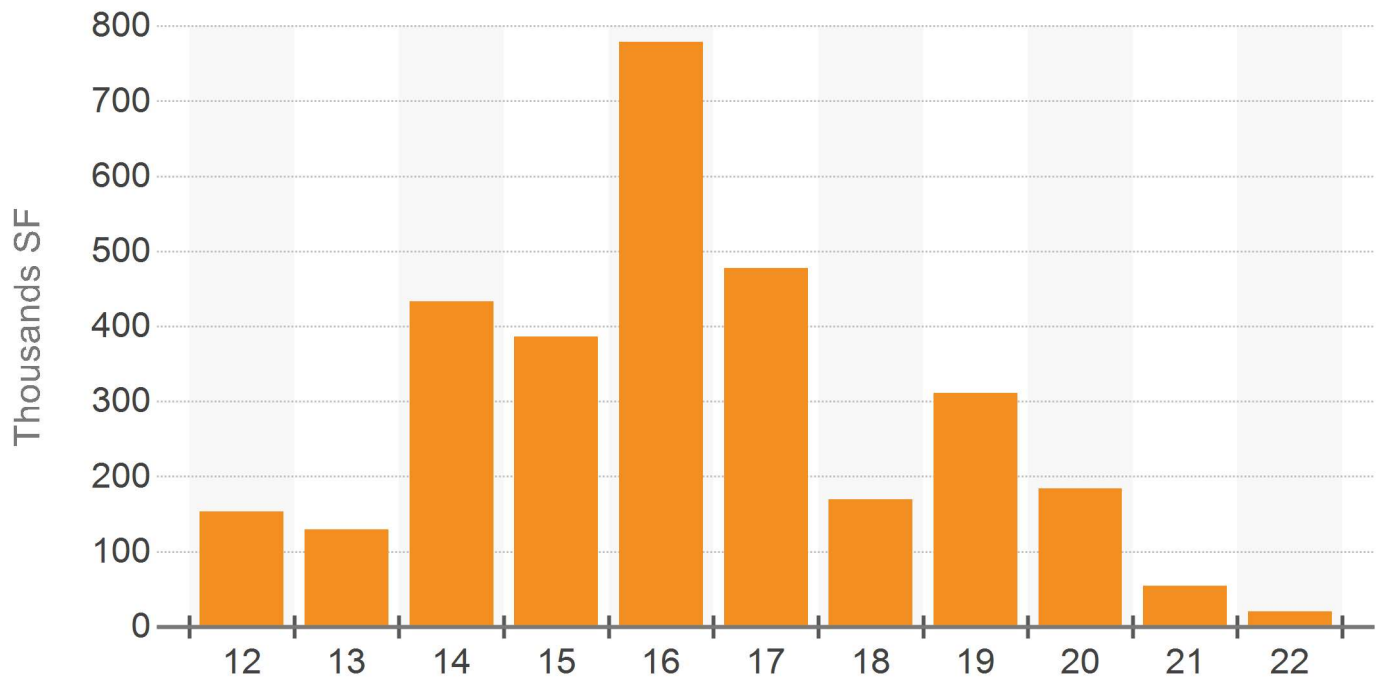
MONTHS VACANT



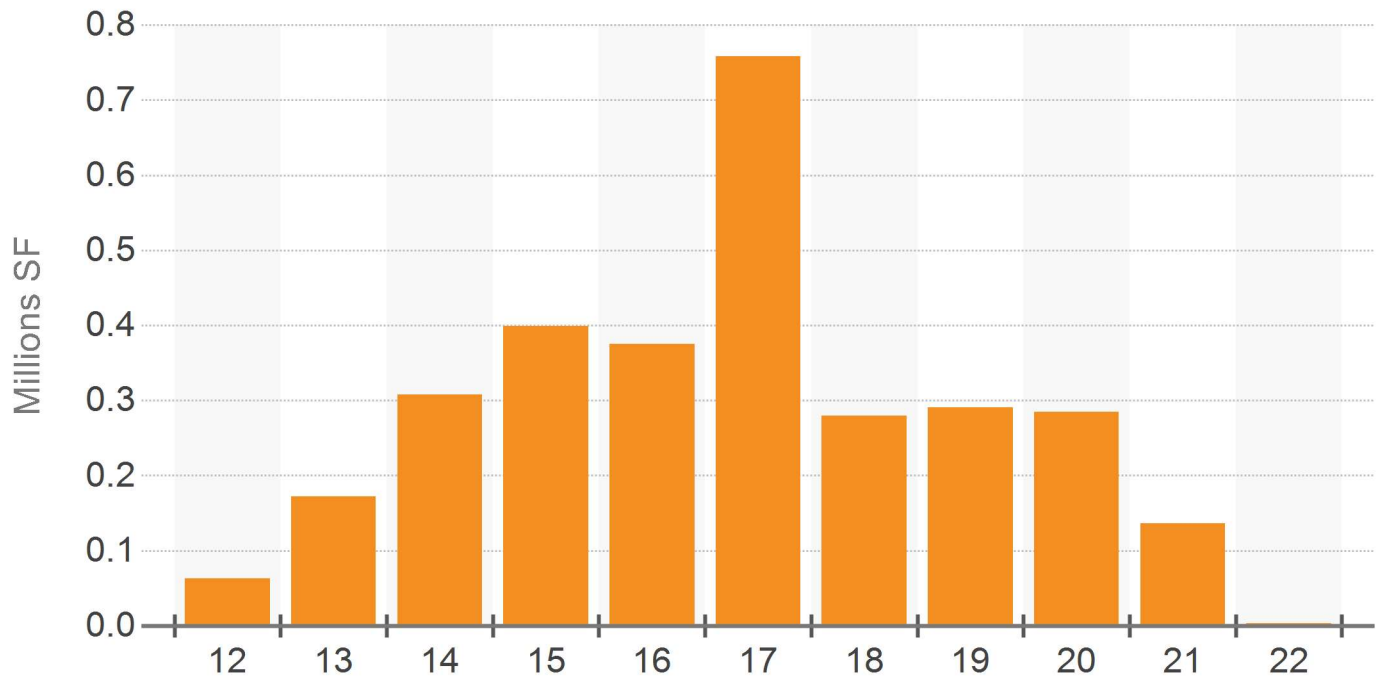
PROBABILITY OF LEASING IN MONTHS



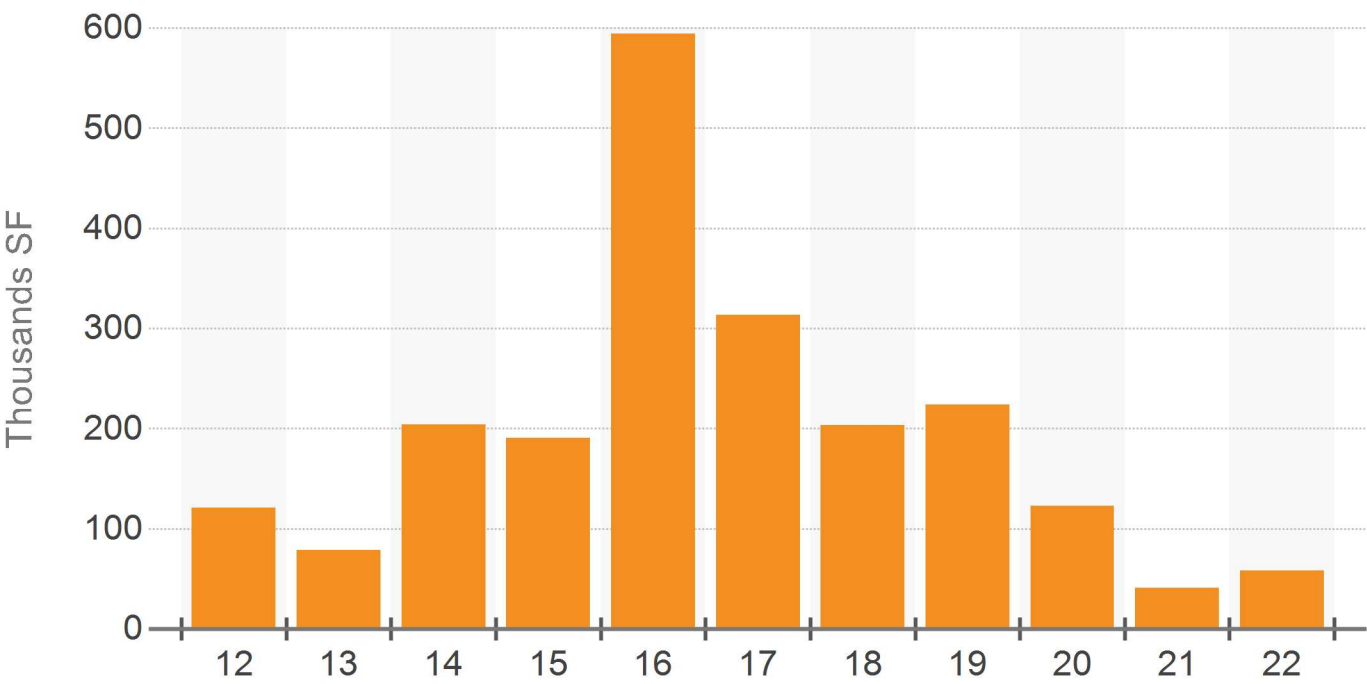
CONSTRUCTION STARTS



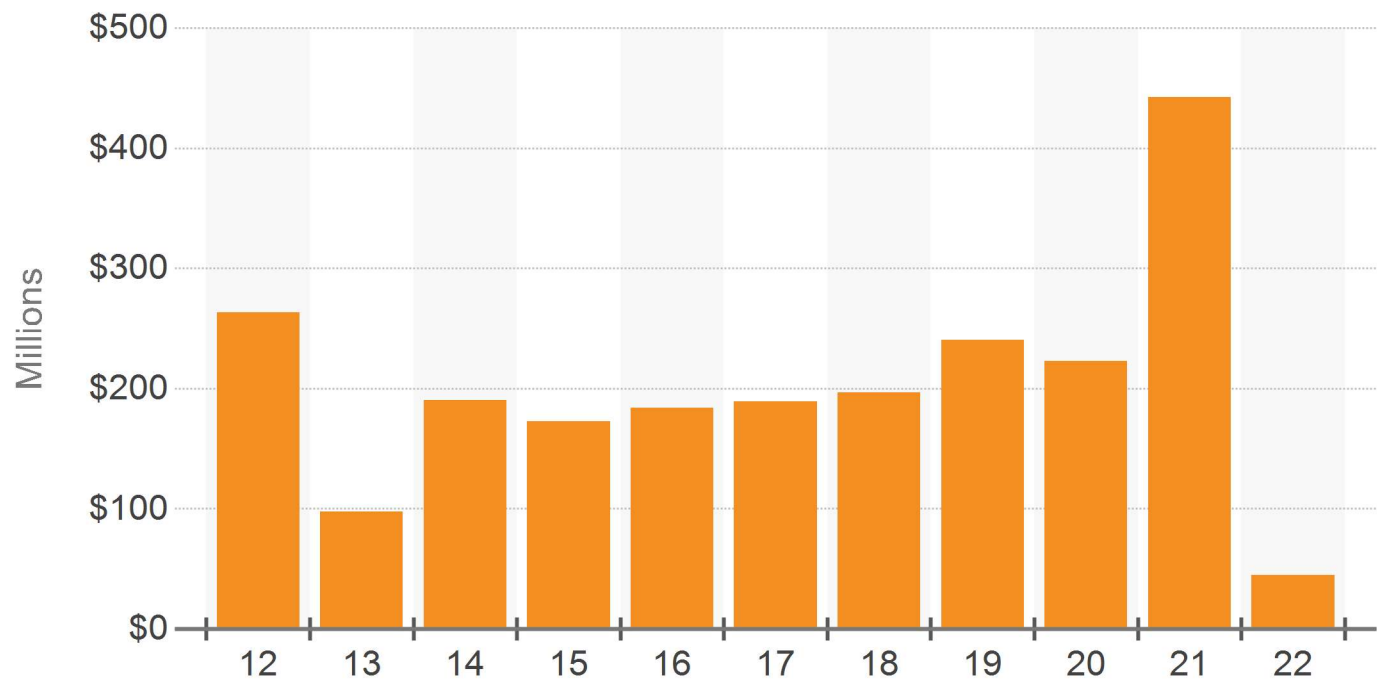
CONSTRUCTION DELIVERIES



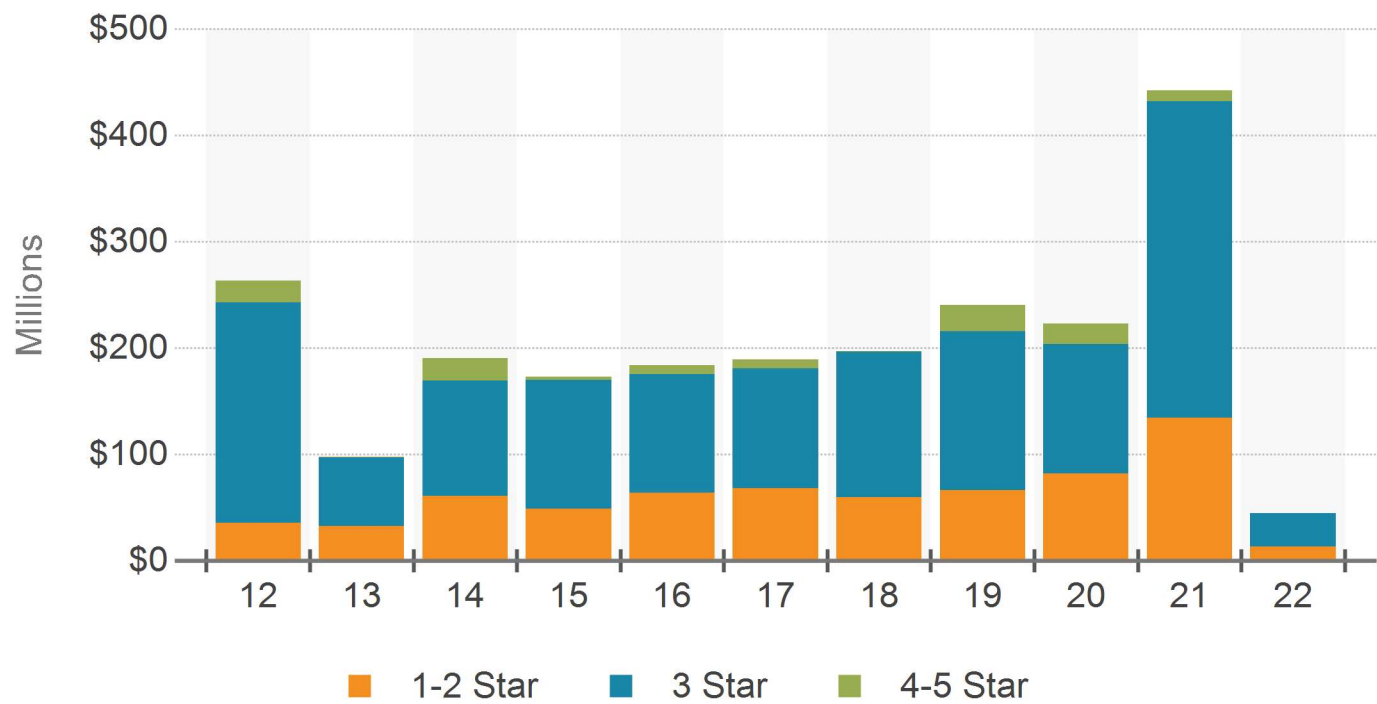
UNDER CONSTRUCTION



SALES VOLUME



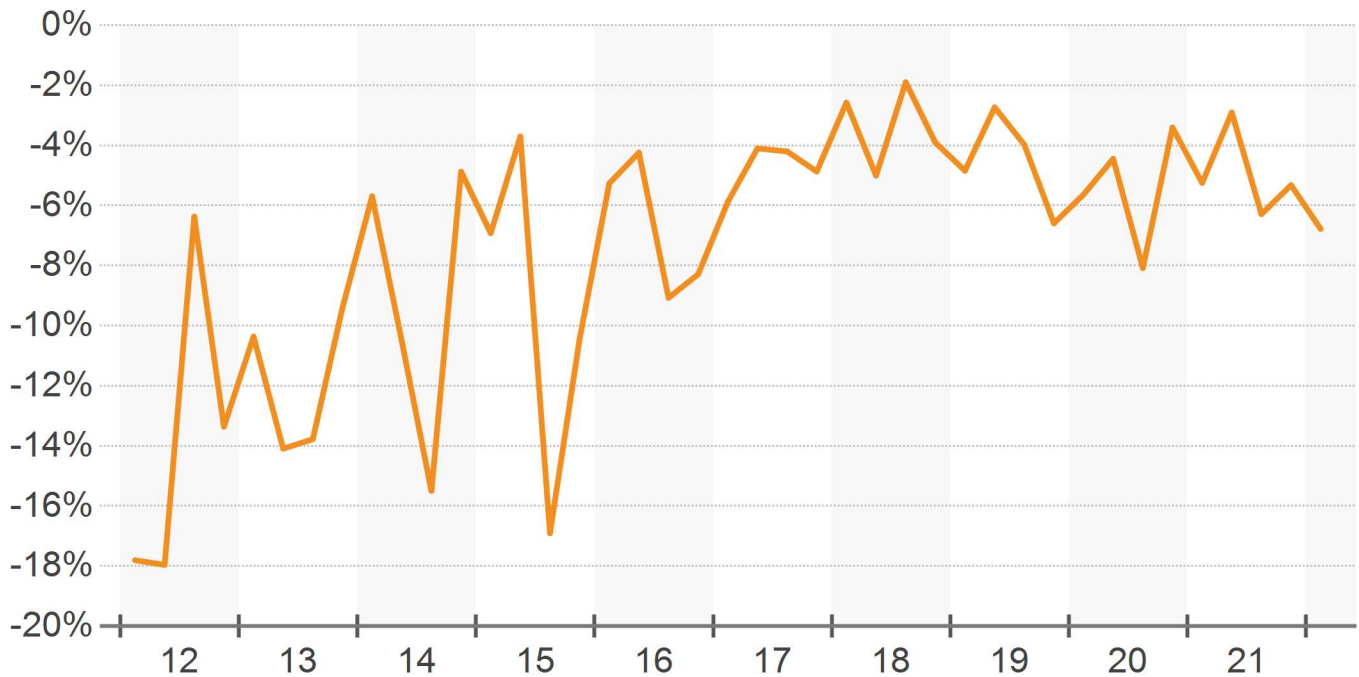
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



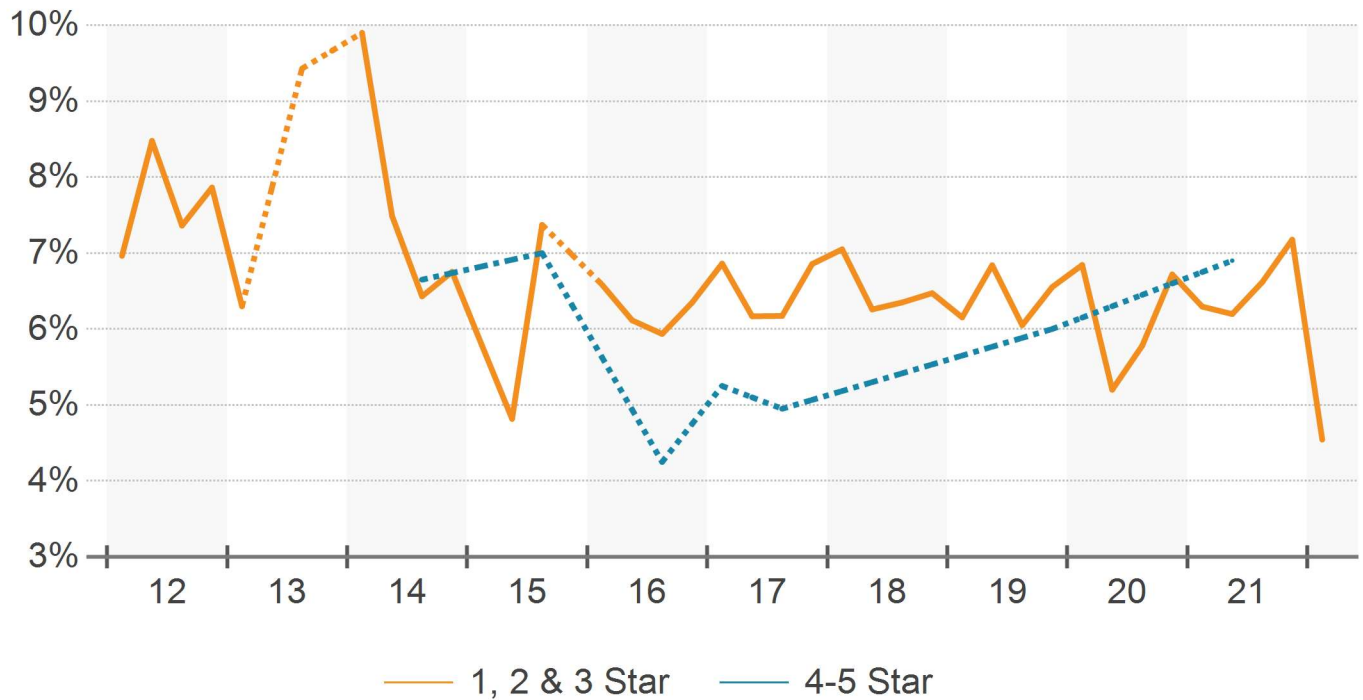
SALE TO ASKING PRICE DIFFERENTIAL



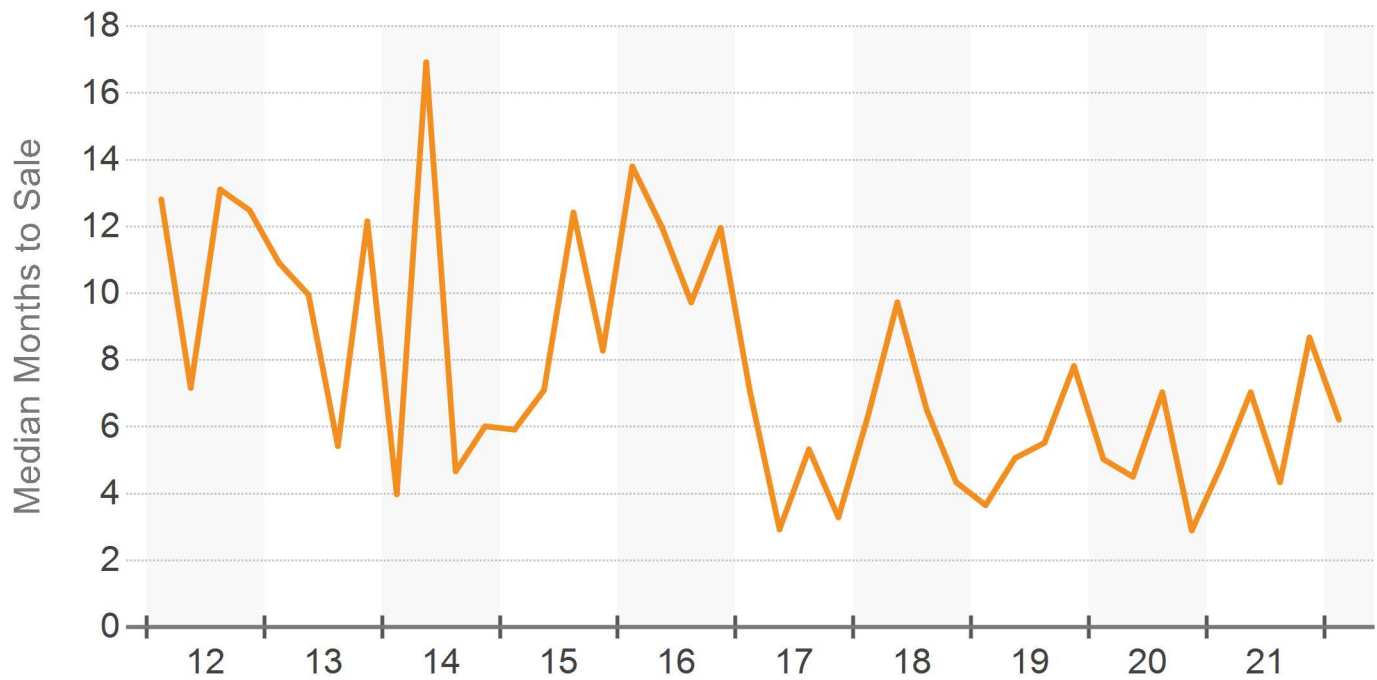
CAP RATE



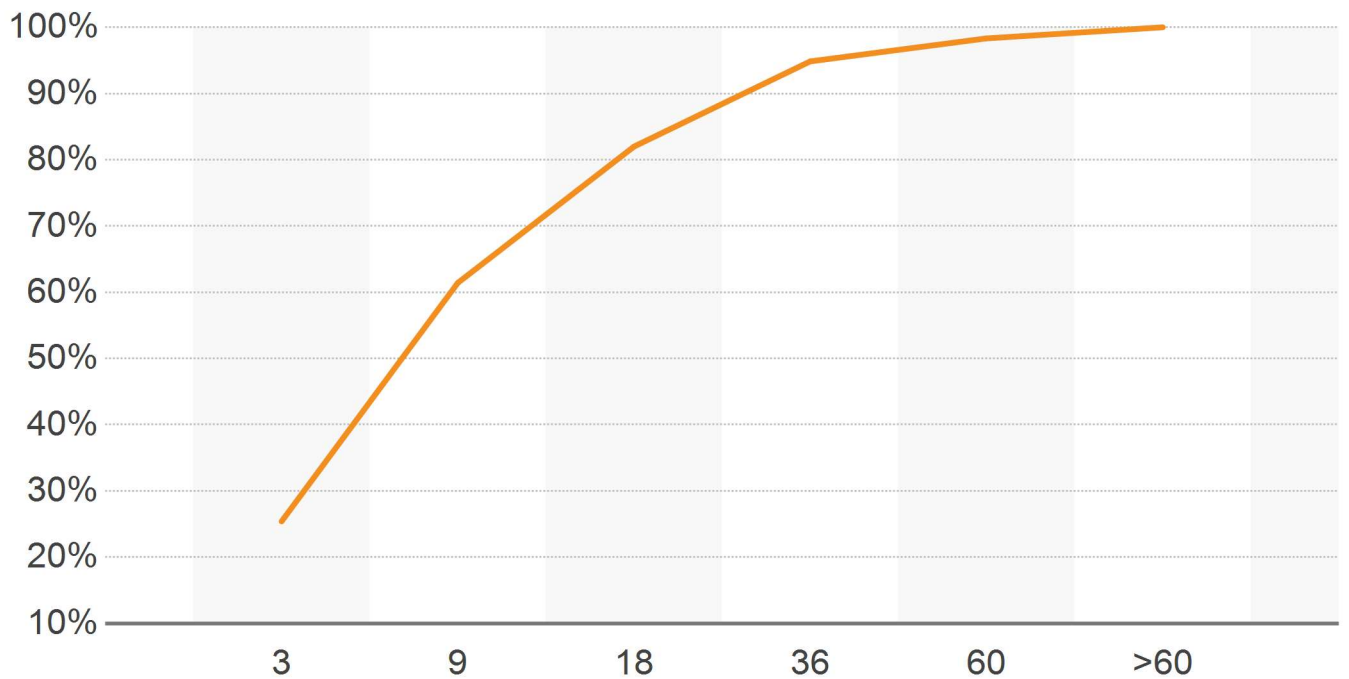
CAP RATE BY STAR RATING



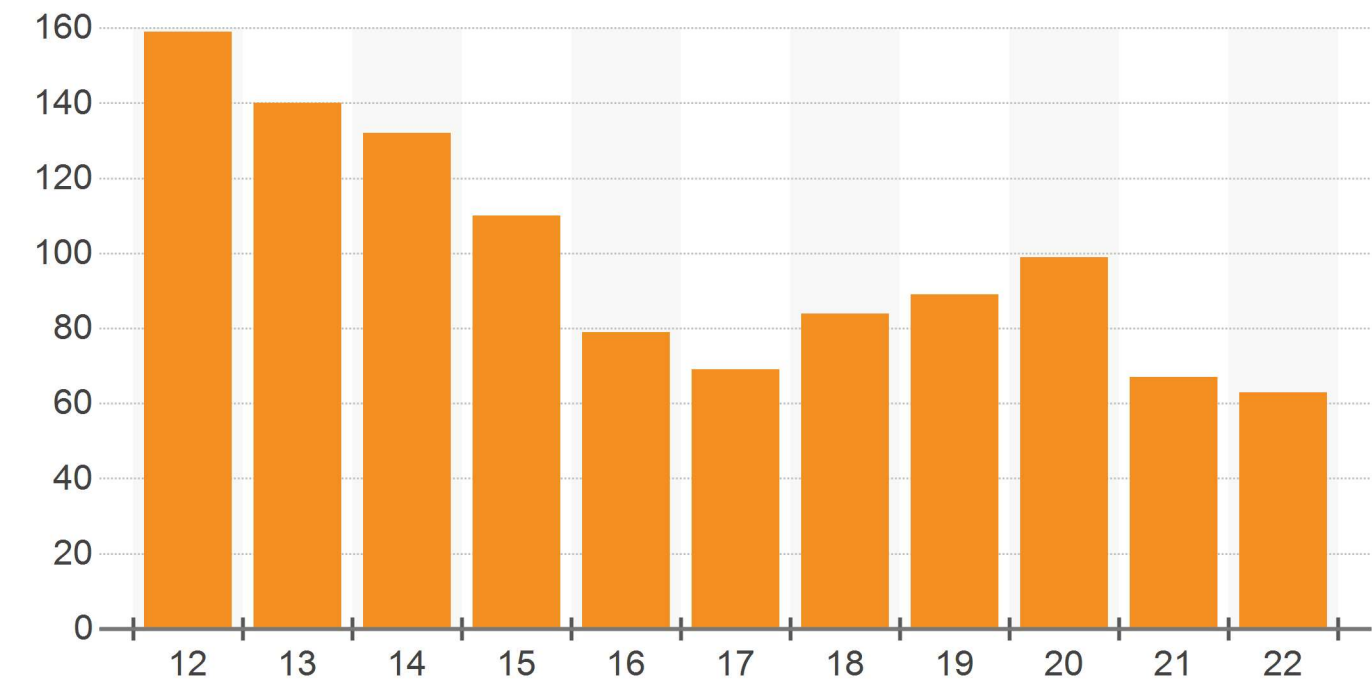
MONTHS TO SALE



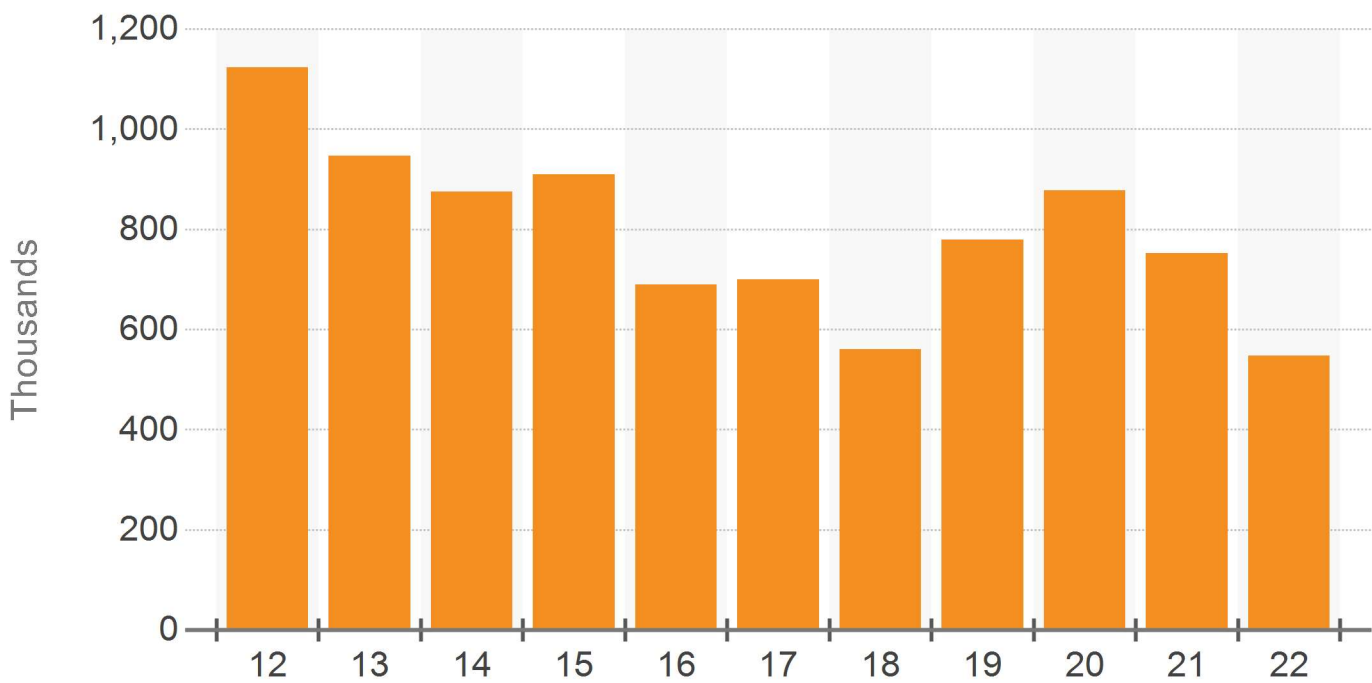
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



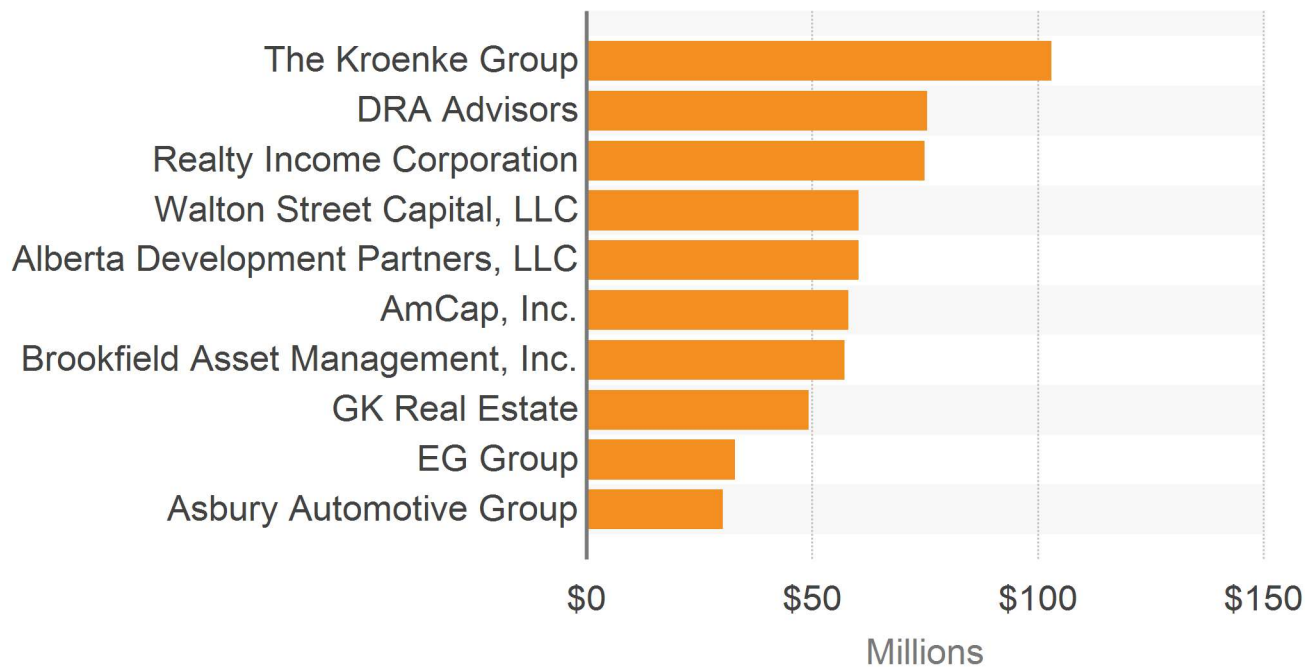
FOR SALE TOTAL SF



ASKING PRICE PER SF



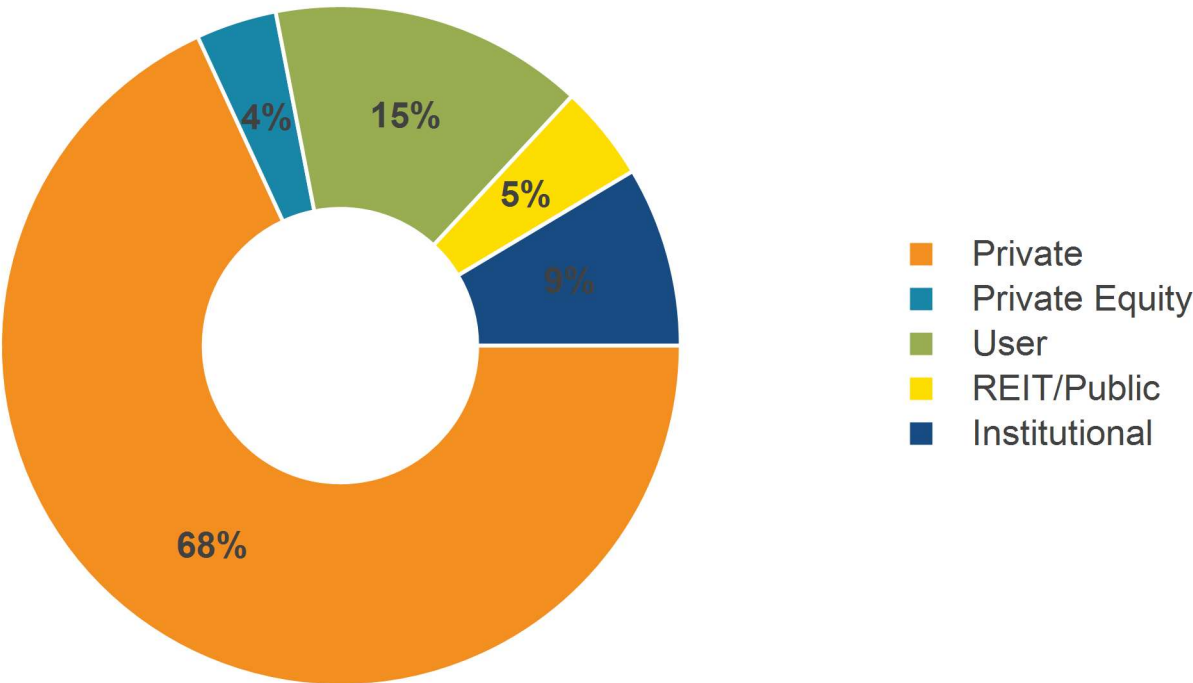
TOP BUYERS



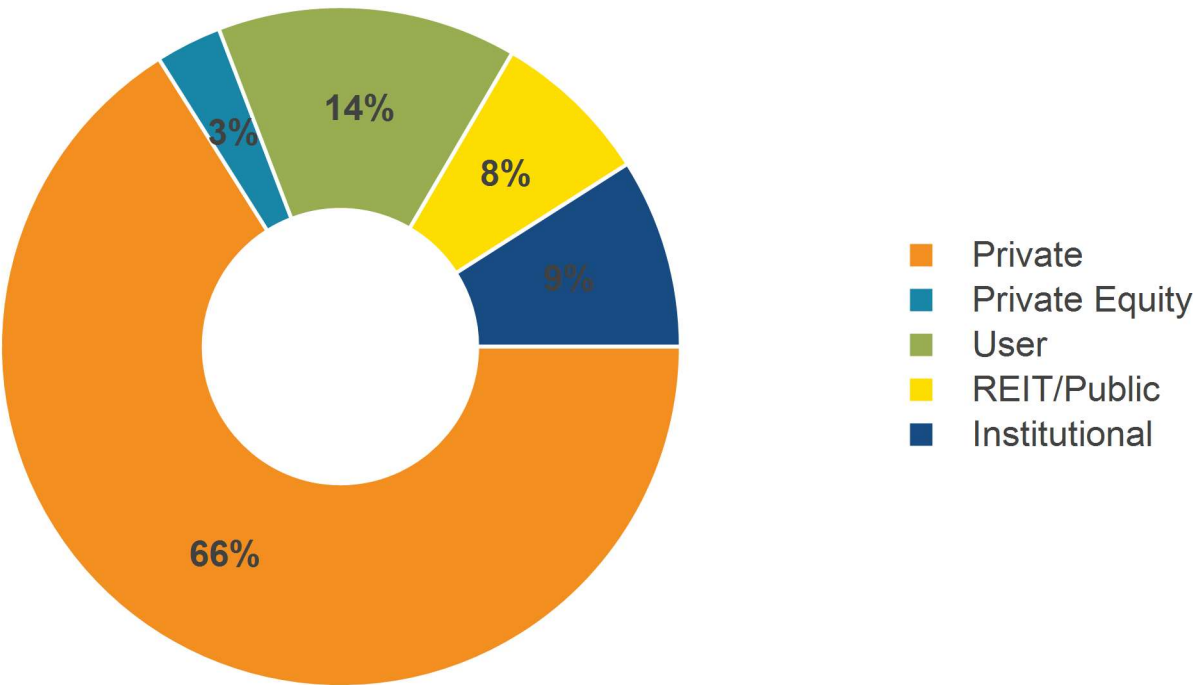
TOP SELLERS



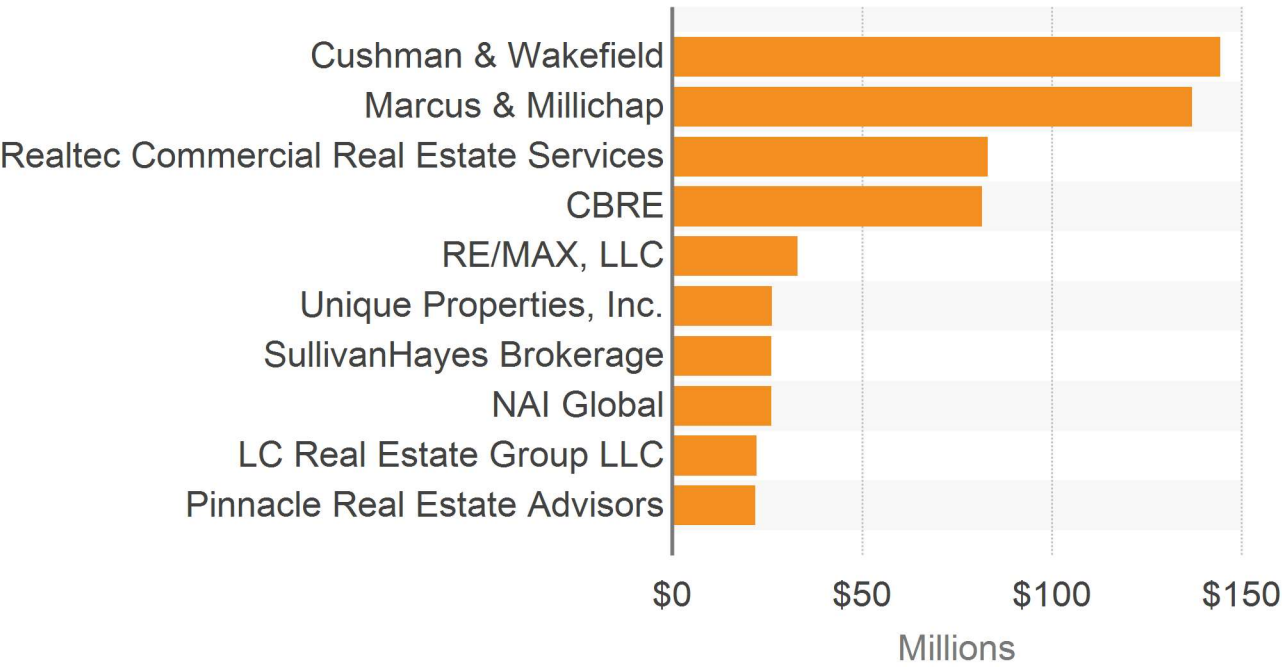
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

