



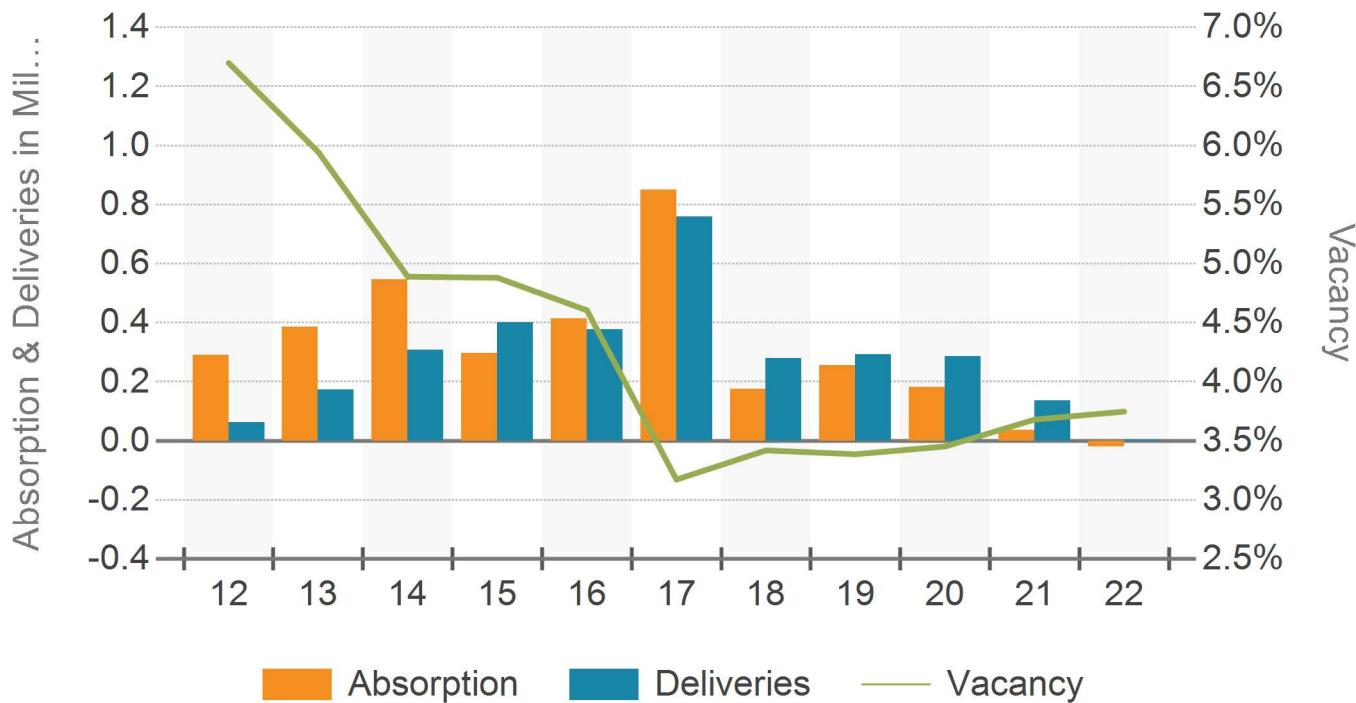
Retail Report - Larimer/Weld County

PREPARED BY

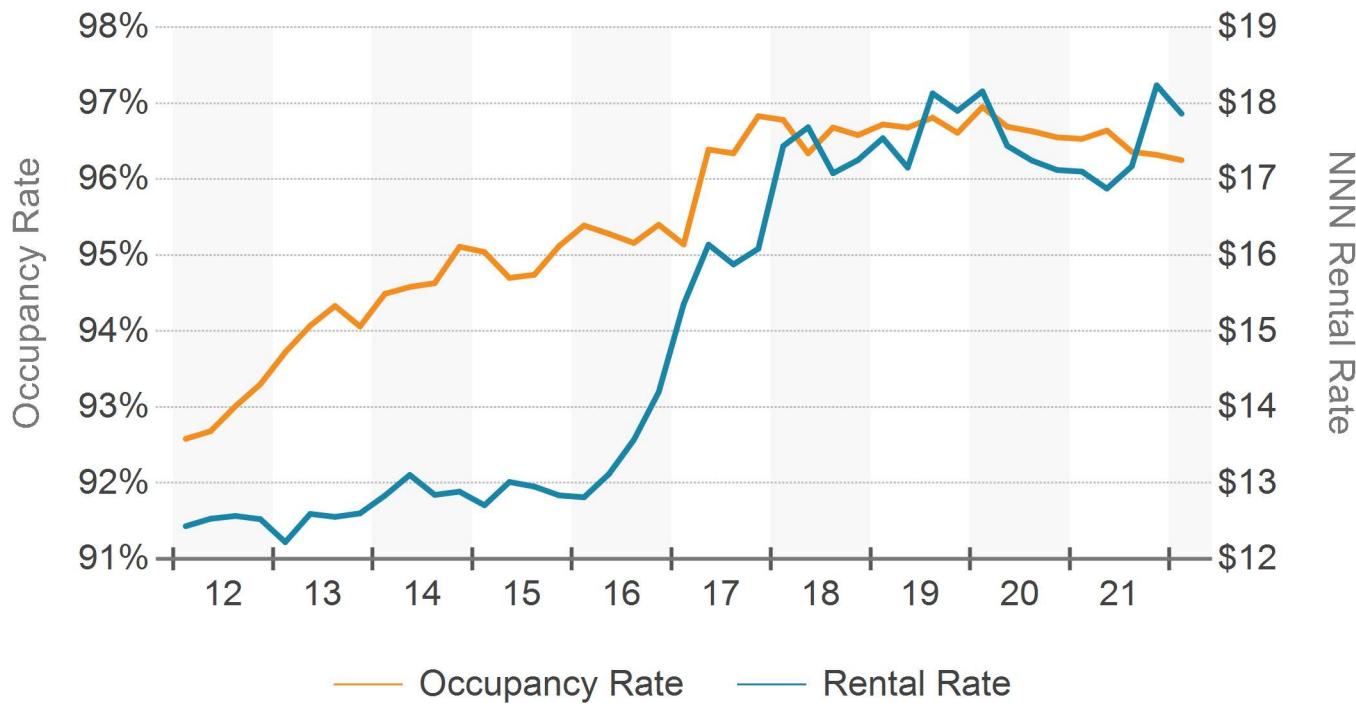
REALTEC
COMMERCIAL REAL ESTATE SERVICES
Jamie Globelnik
Associate Broker

 CoStar™

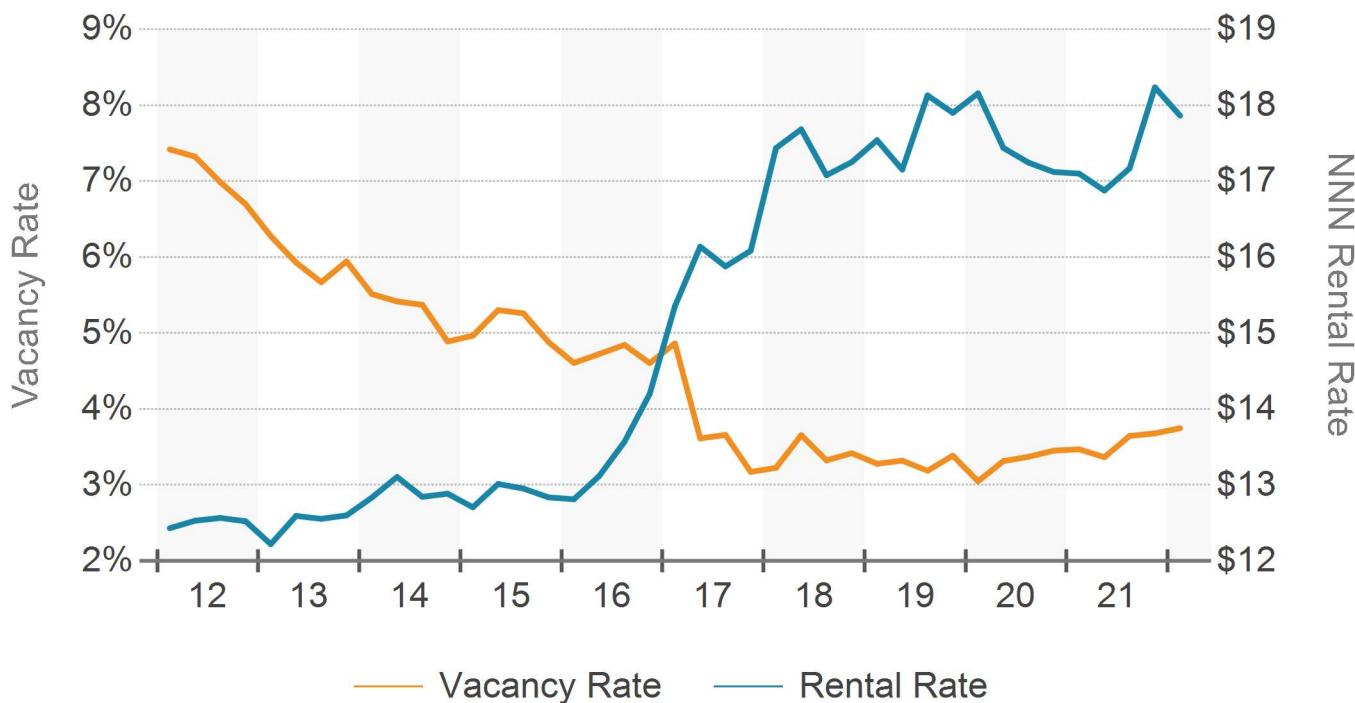
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

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

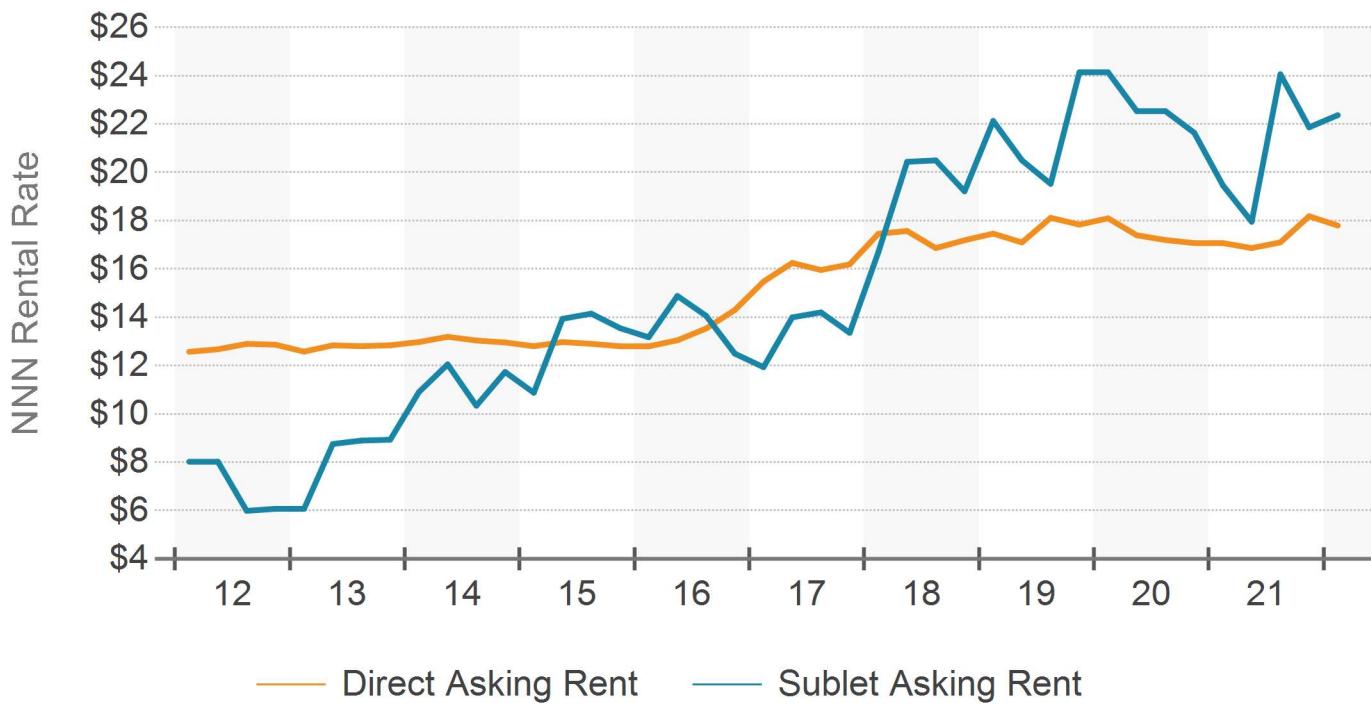
Rental Rates

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

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AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

Retail Report: Larimer/Weld County

OCCUPANCY RATE



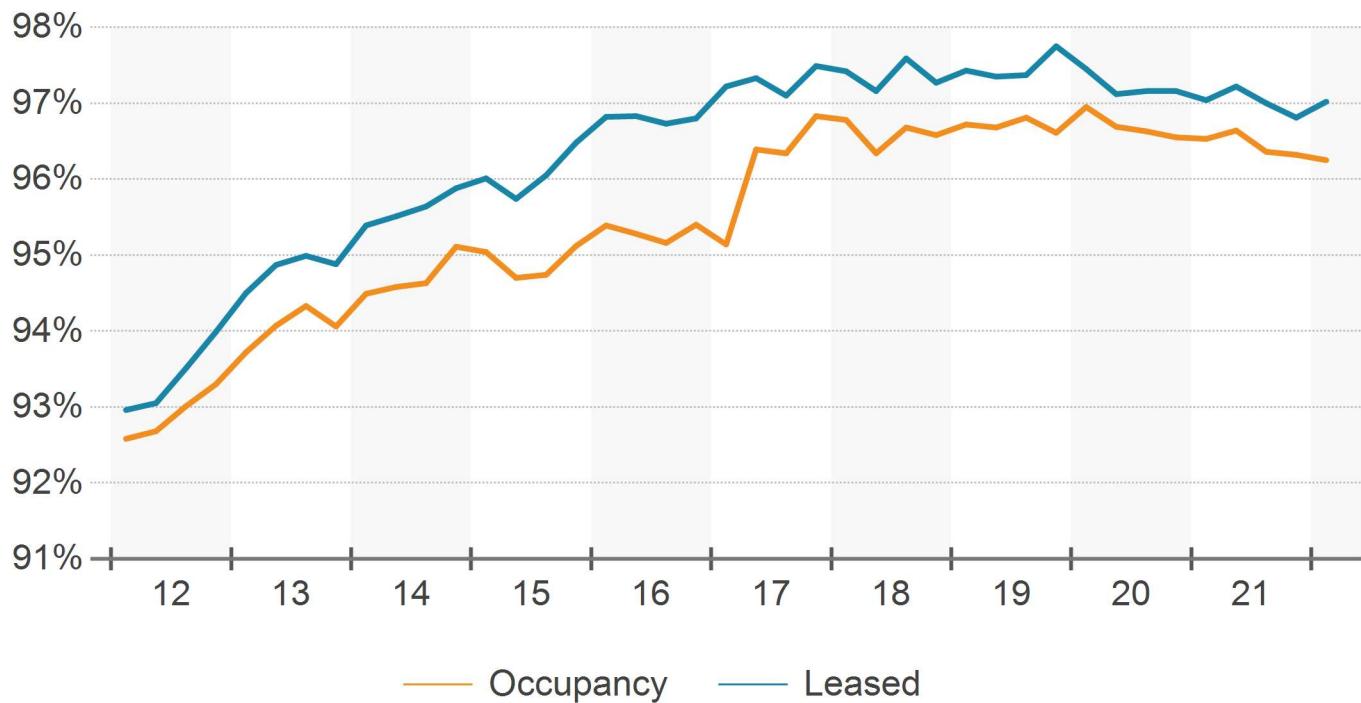
PERCENT LEASED RATE



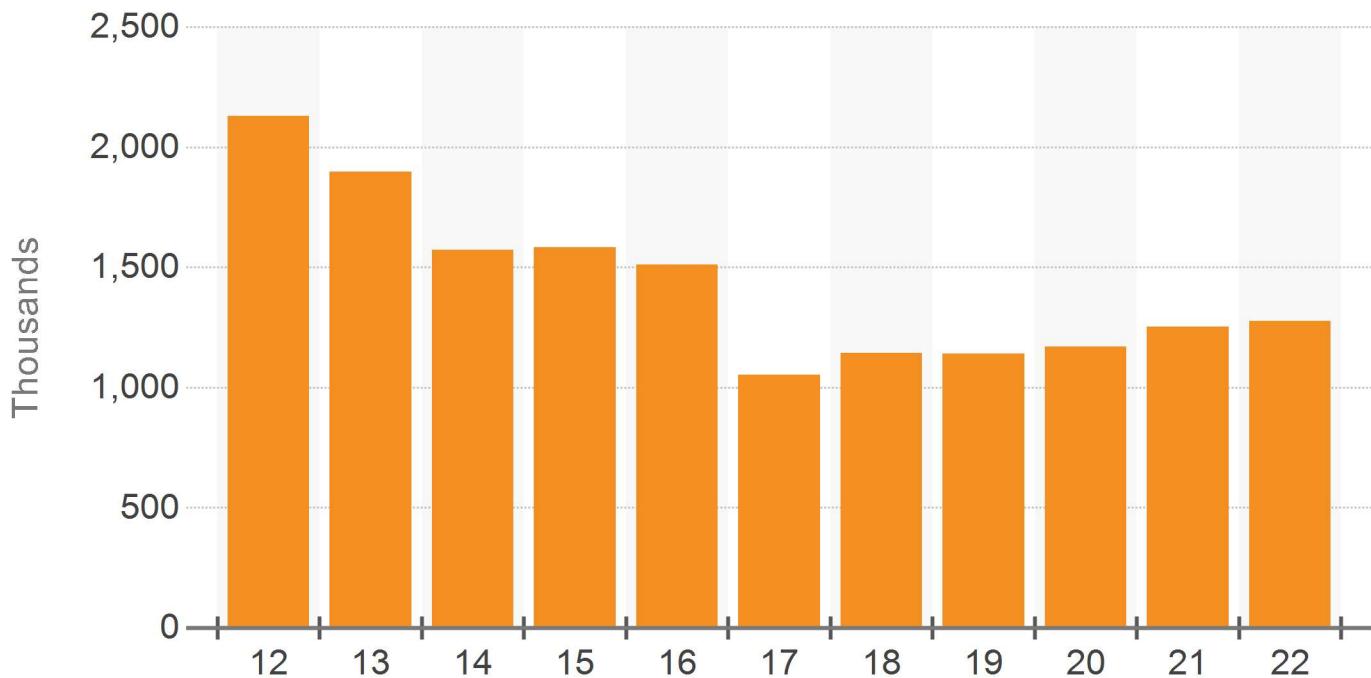
Vacancy & Availability

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OCCUPANCY & PERCENT LEASED



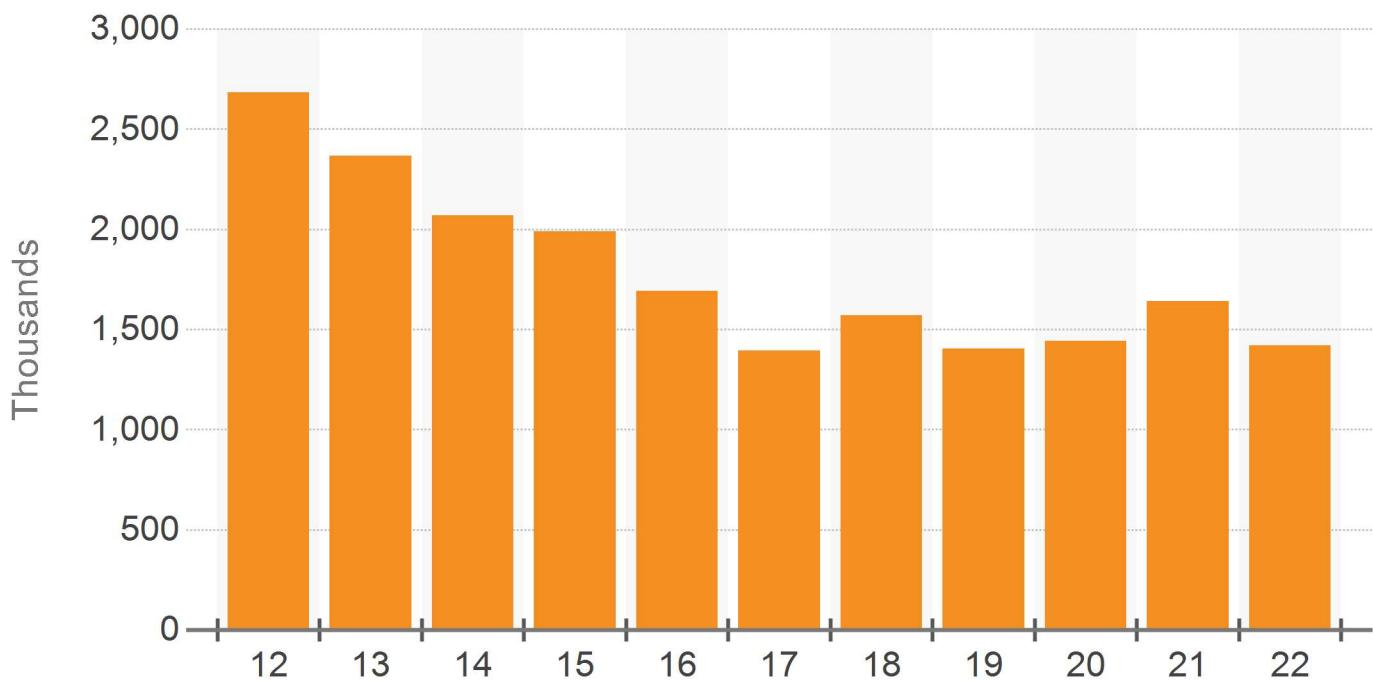
VACANT SF



Vacancy & Availability

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AVAILABLE SF



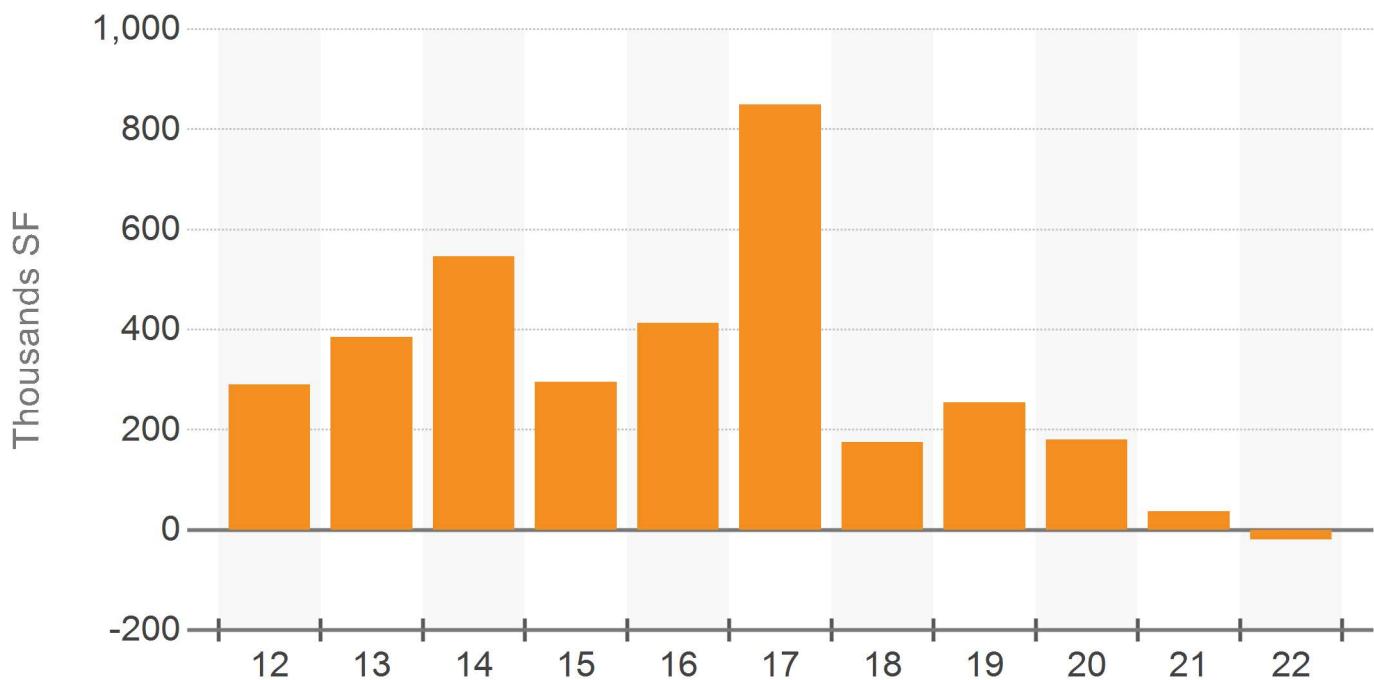
MONTHS ON MARKET DISTRIBUTION



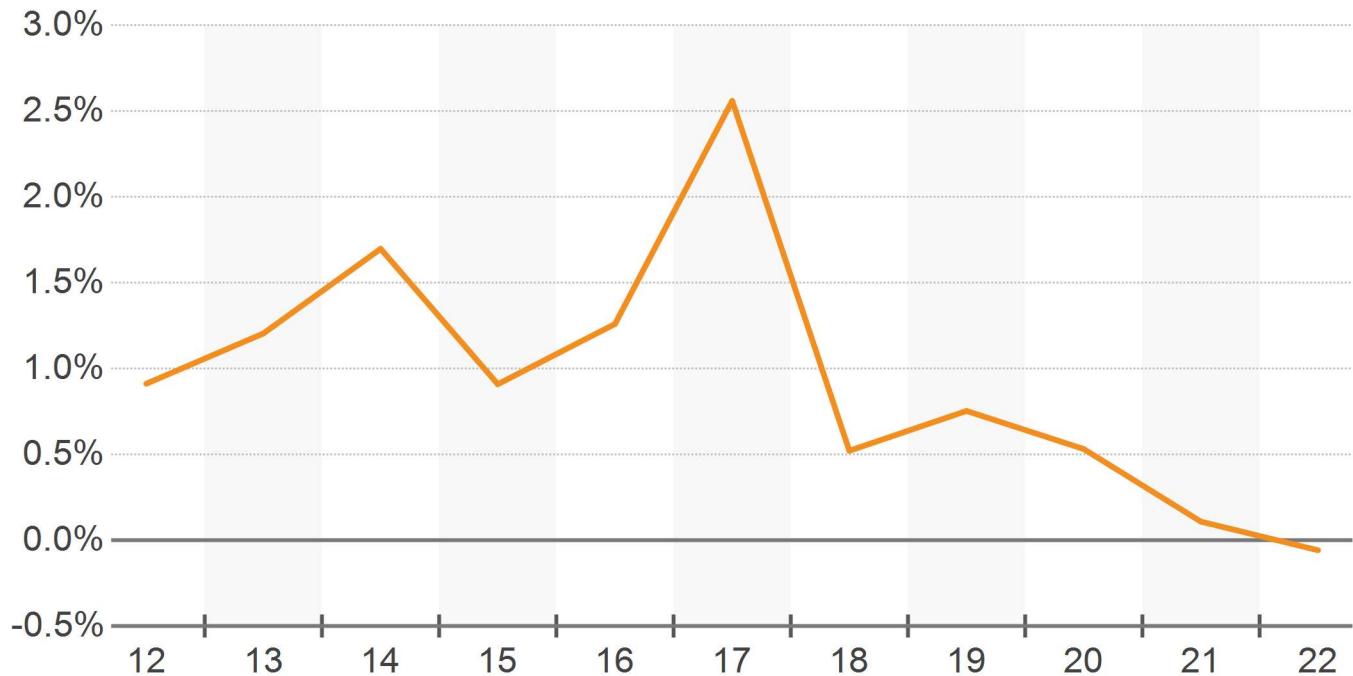
Leasing Demand

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NET ABSORPTION



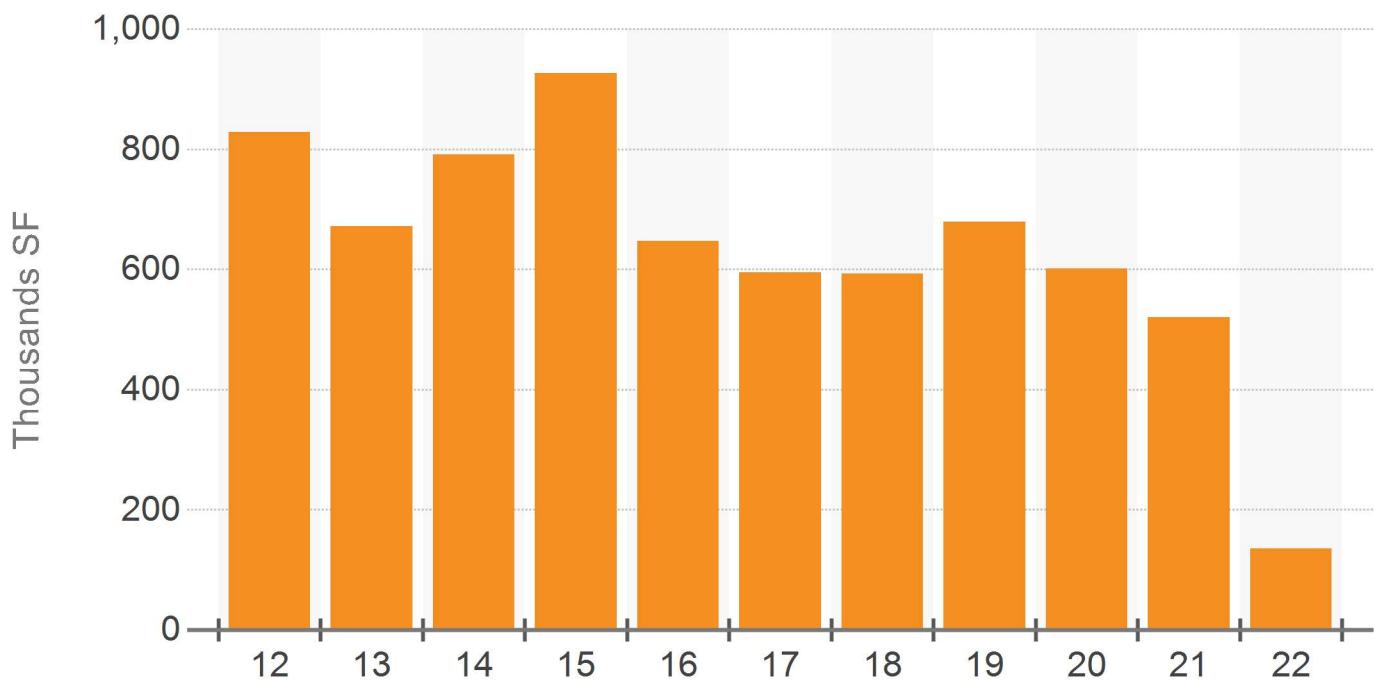
NET ABSORPTION AS % OF INVENTORY



Leasing Demand

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LEASING ACTIVITY



MONTHS ON MARKET



Leasing Demand

Retail Report: Larimer/Weld County

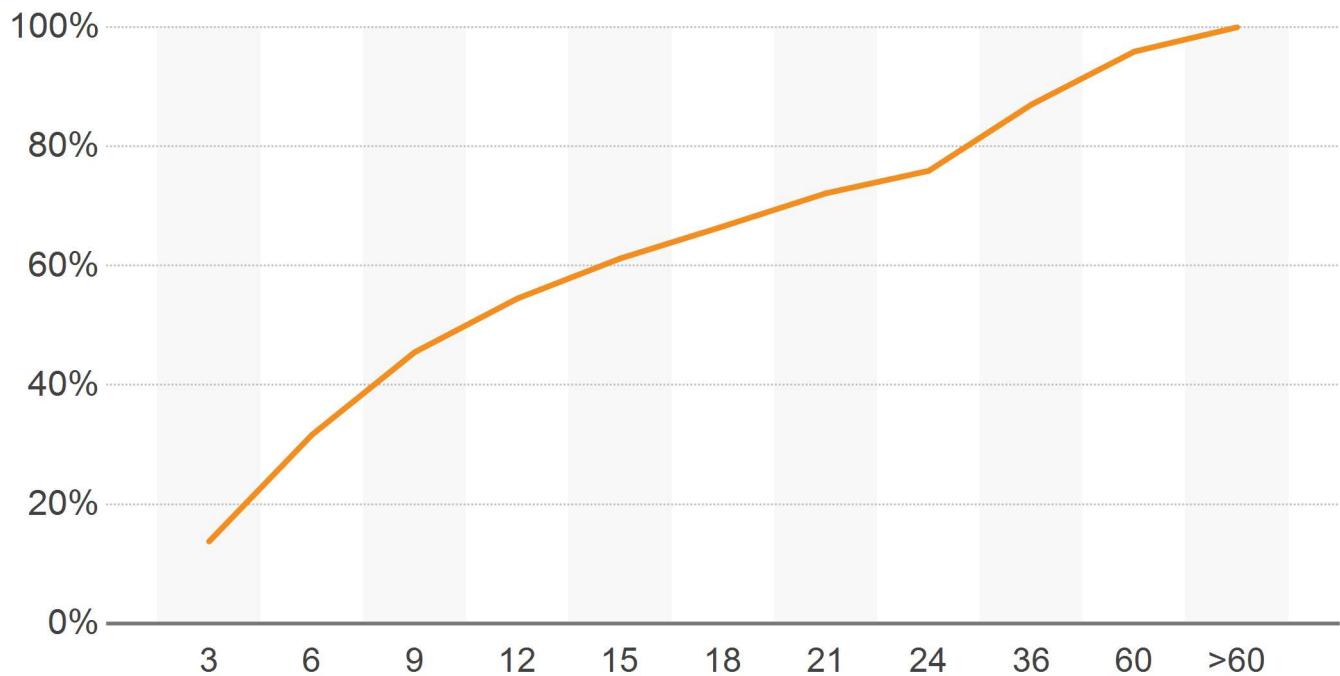
MONTHS TO LEASE



MONTHS VACANT



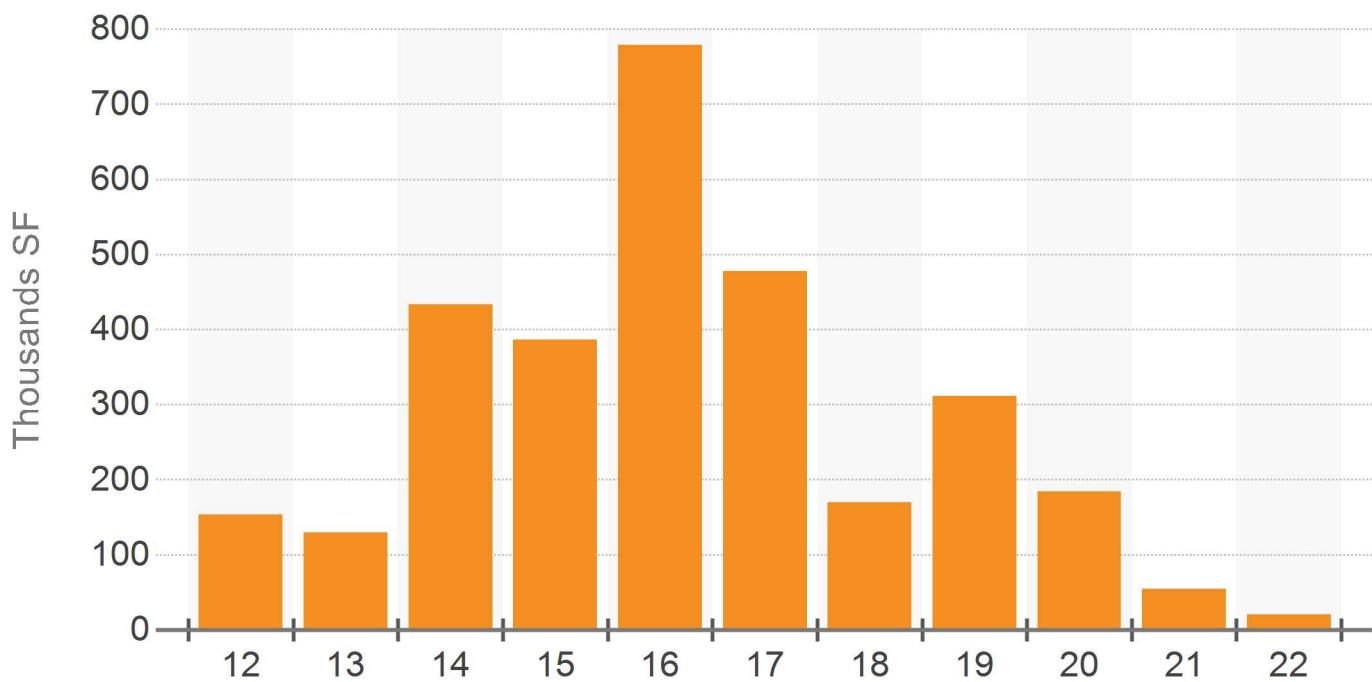
PROBABILITY OF LEASING IN MONTHS



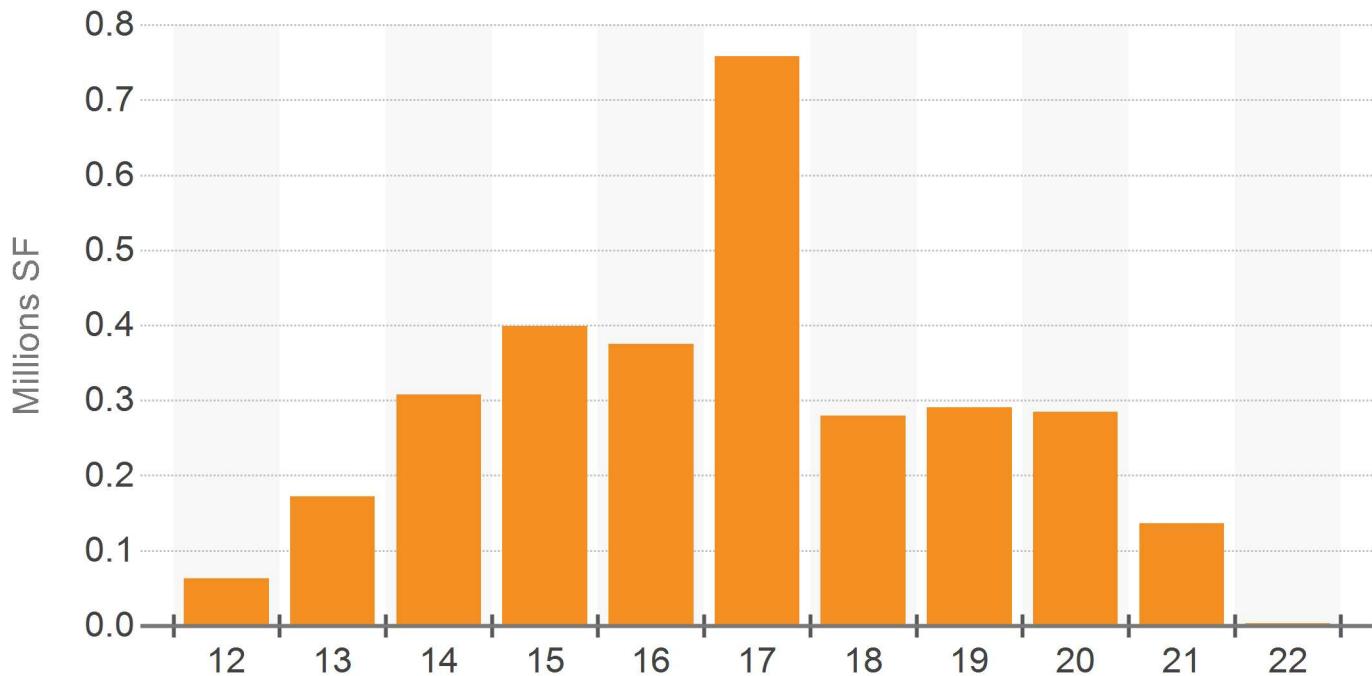
Construction Activity

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CONSTRUCTION STARTS



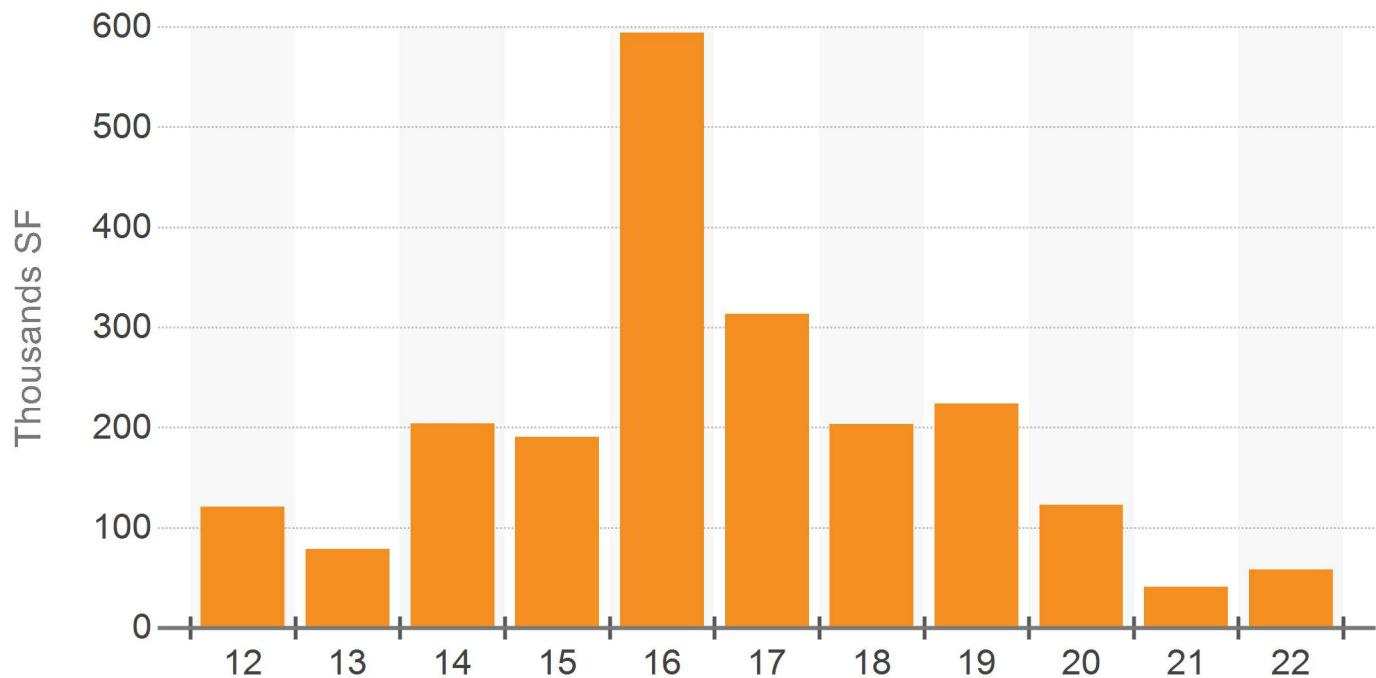
CONSTRUCTION DELIVERIES



Construction Activity

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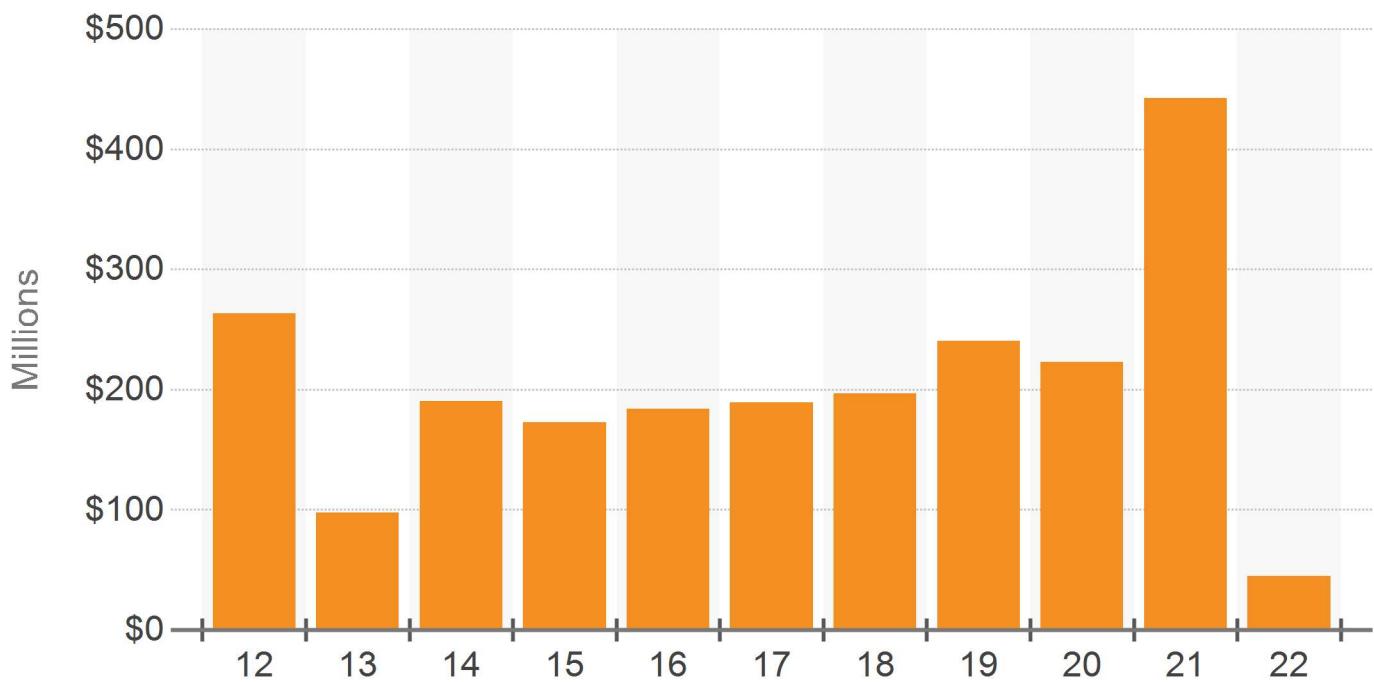
UNDER CONSTRUCTION



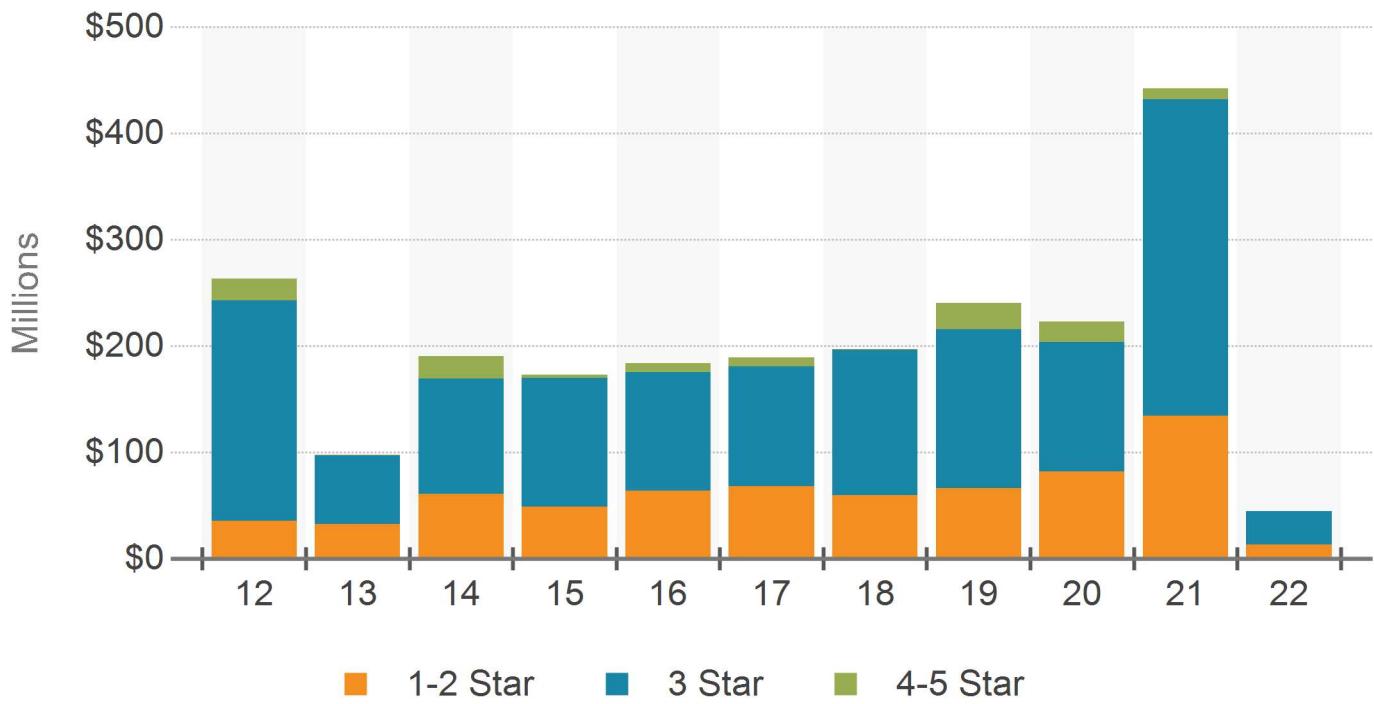
Sales Volume

Retail Report: Larimer/Weld County

SALES VOLUME



SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



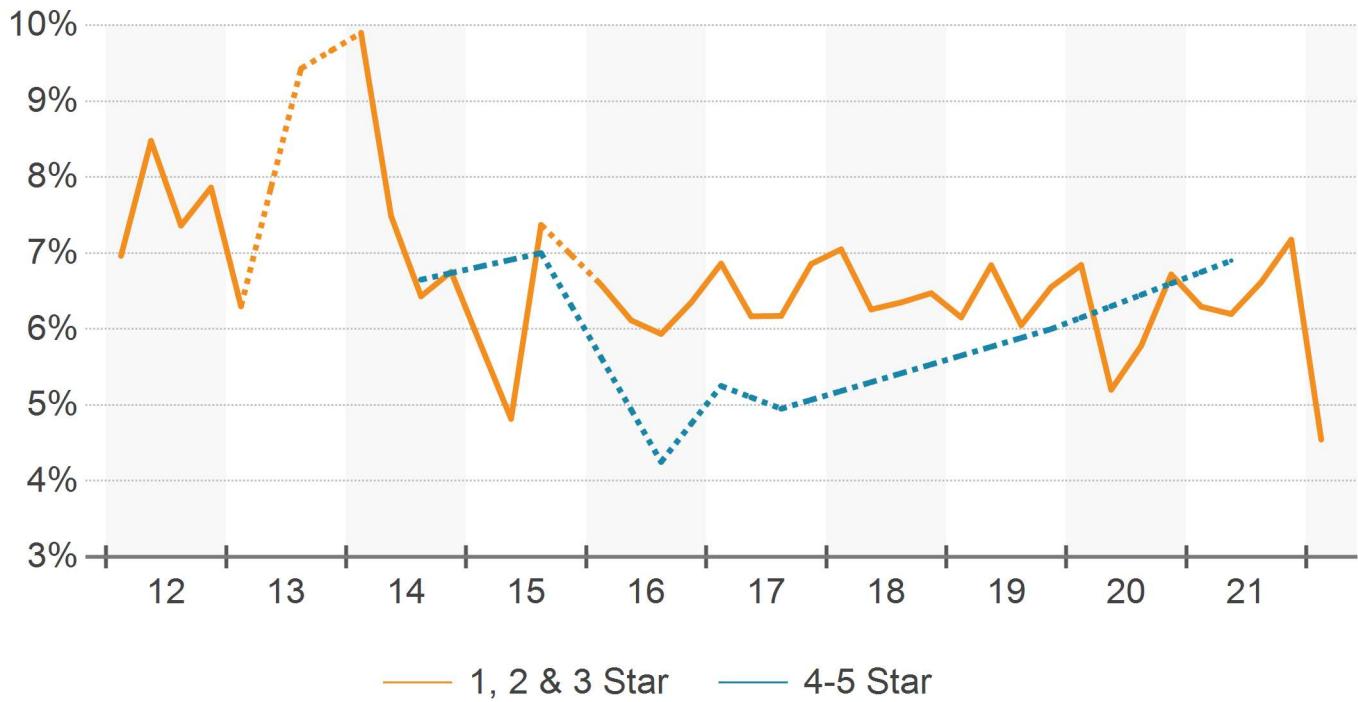
SALE TO ASKING PRICE DIFFERENTIAL



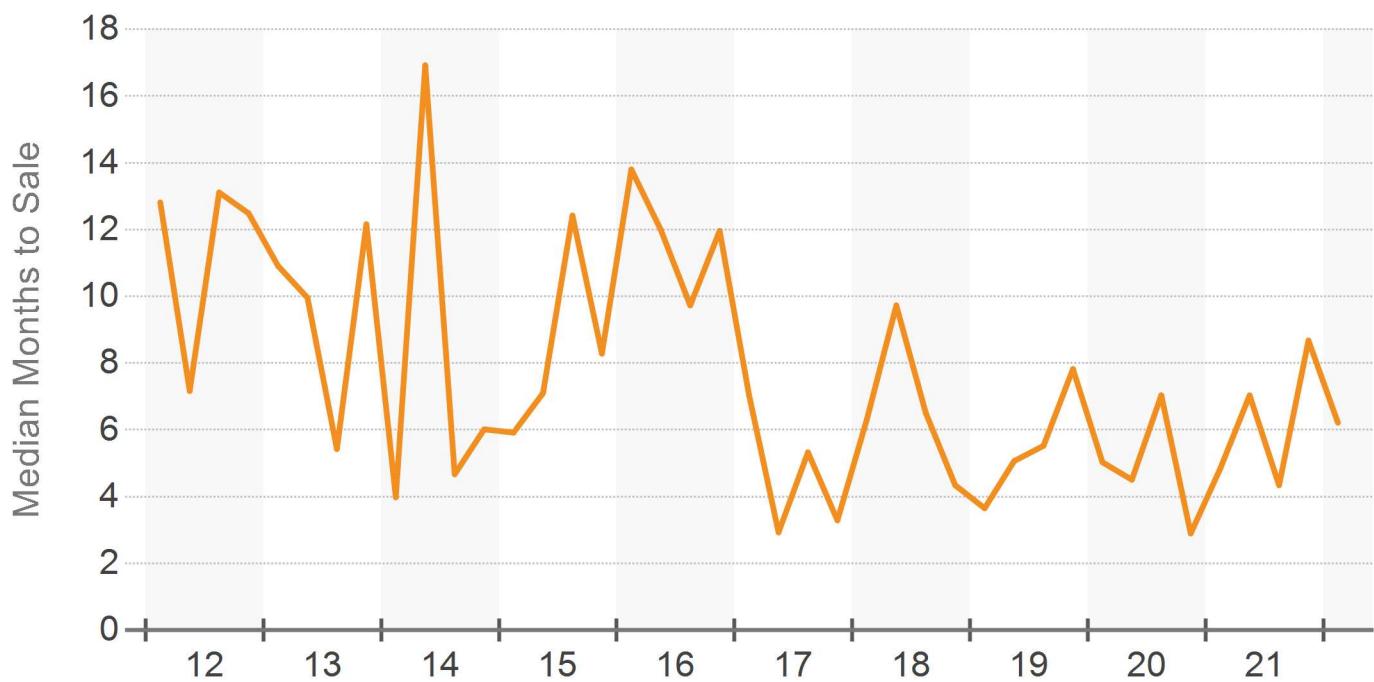
CAP RATE



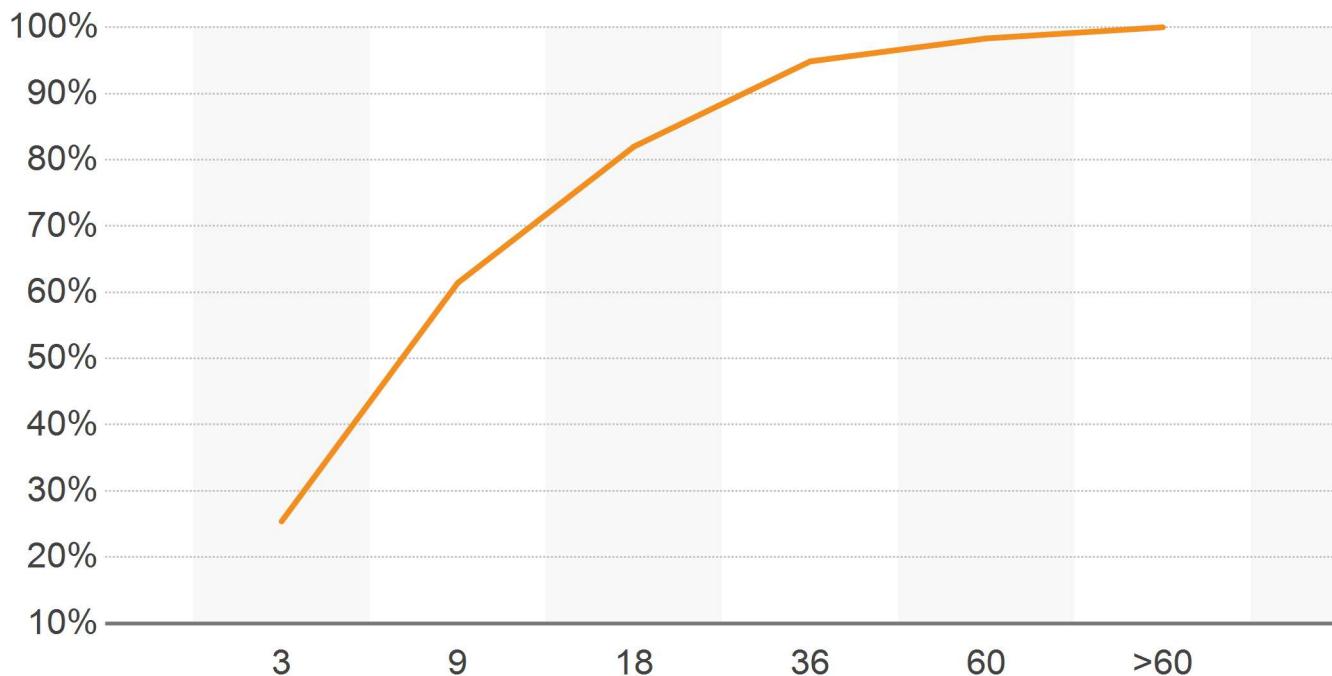
CAP RATE BY STAR RATING



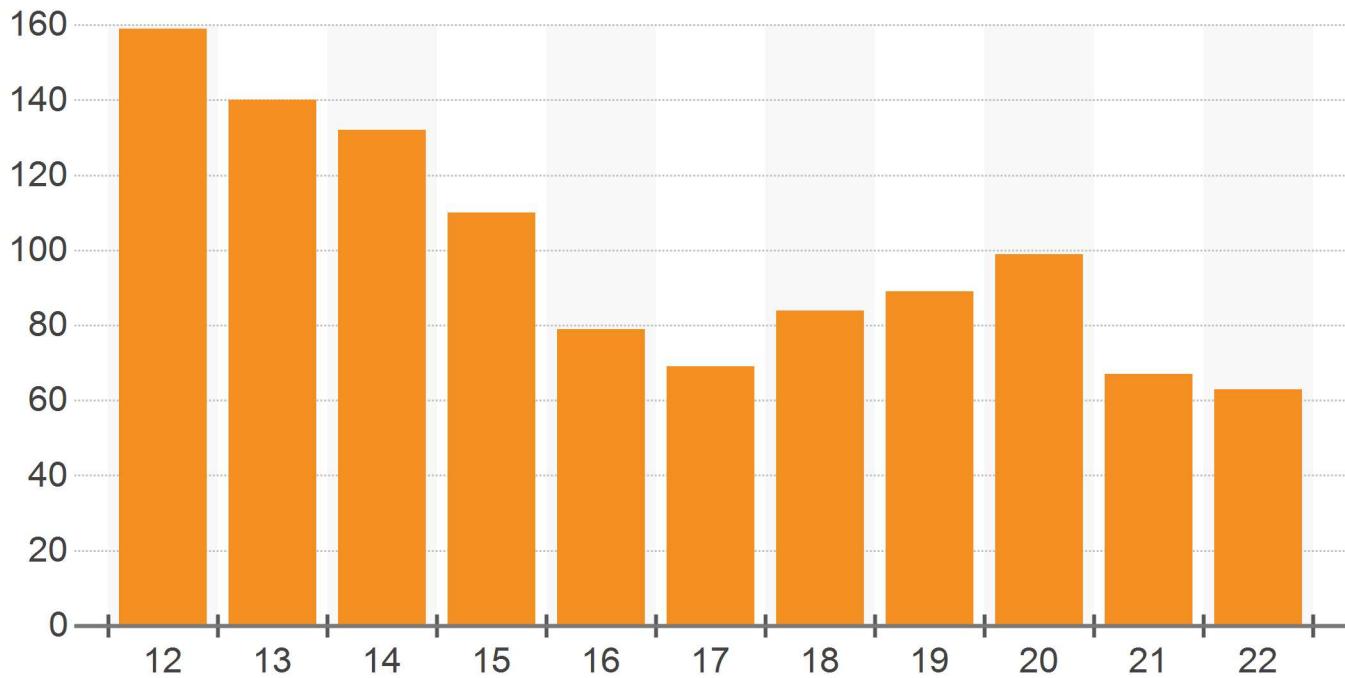
MONTHS TO SALE



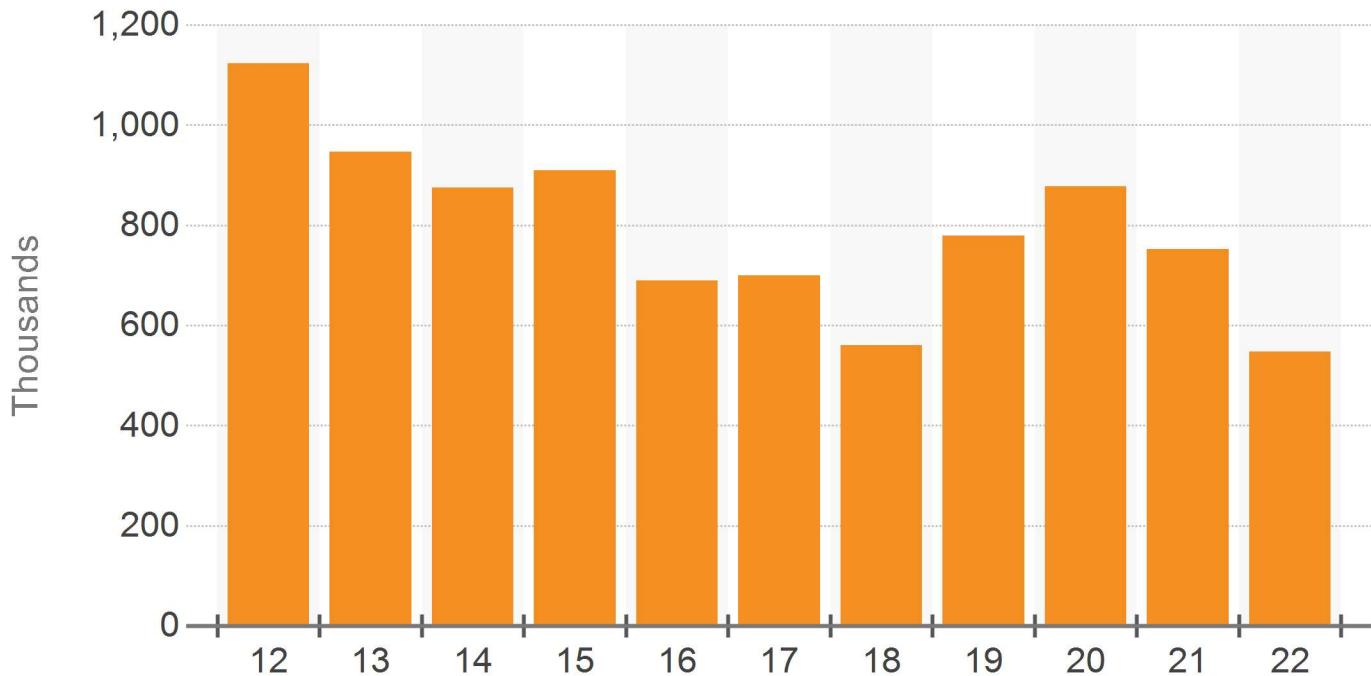
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



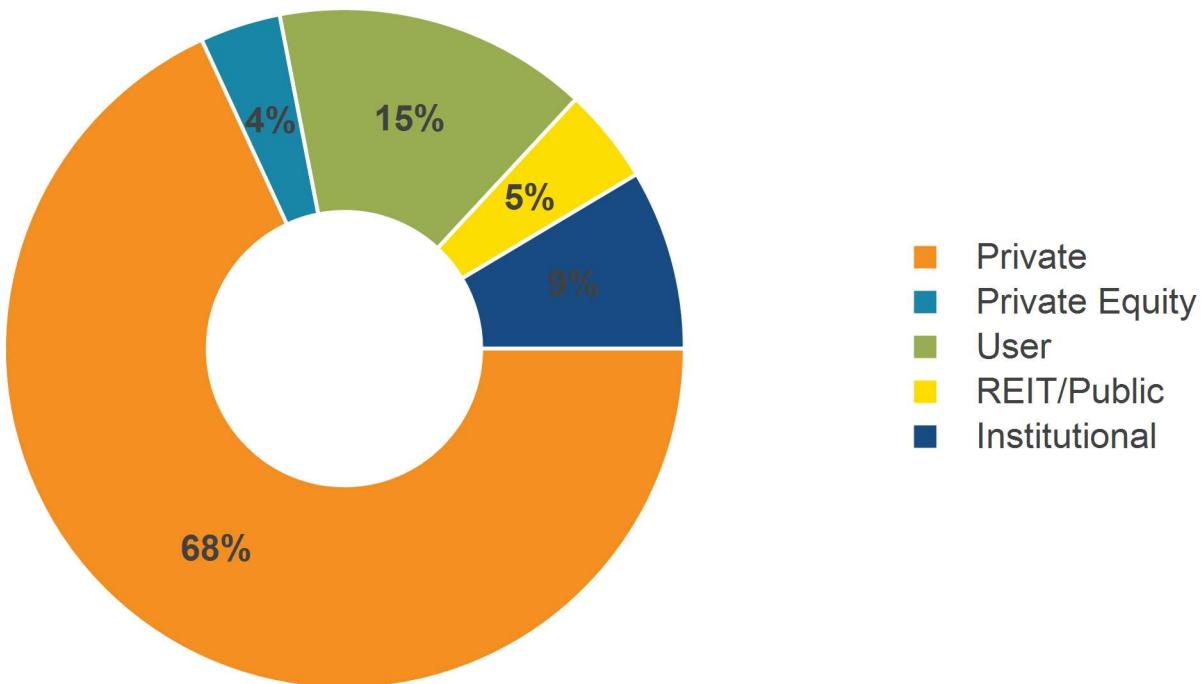
TOP BUYERS



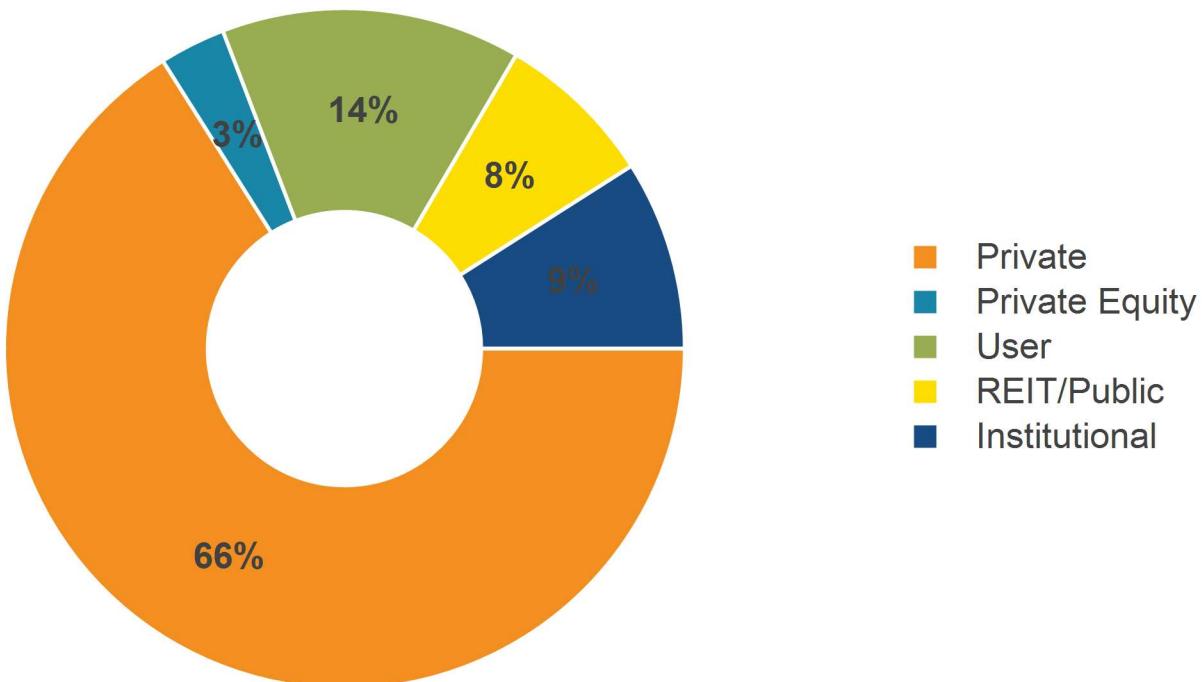
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

