



Retail Report – Larimer & Weld County

Q1 2026

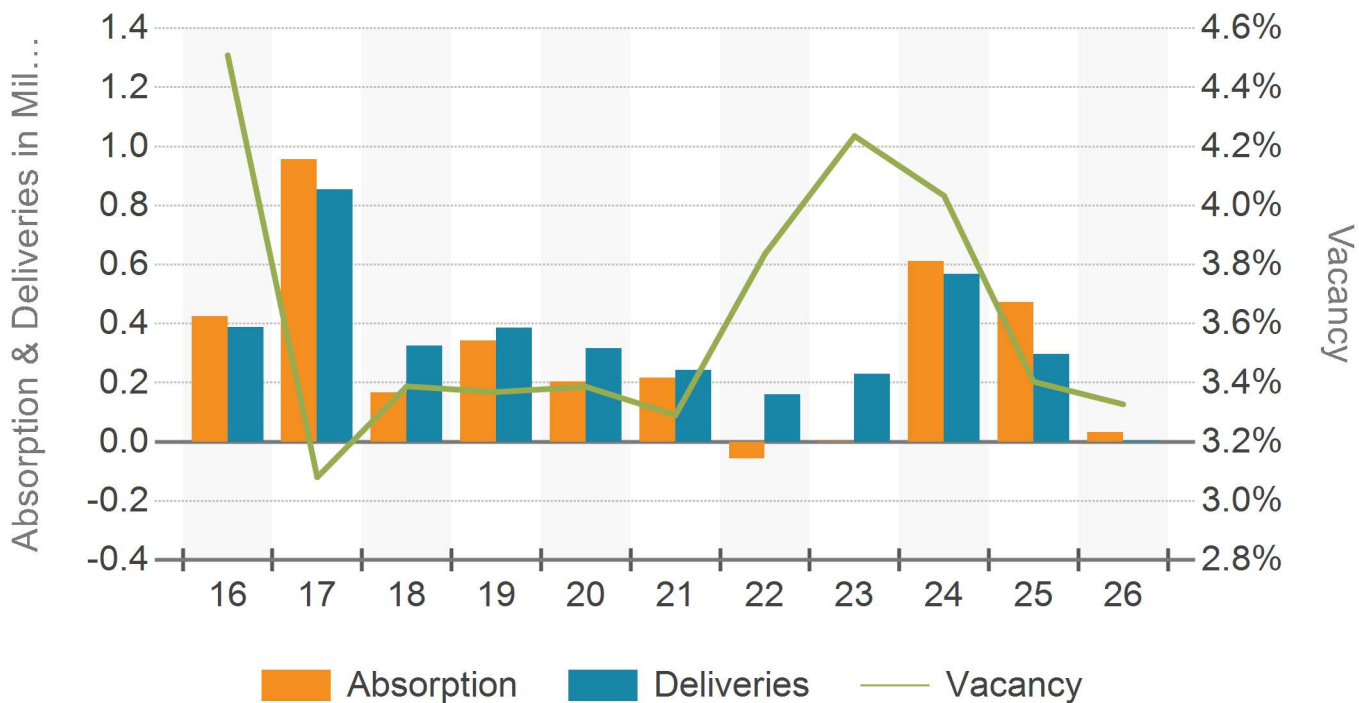
PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES

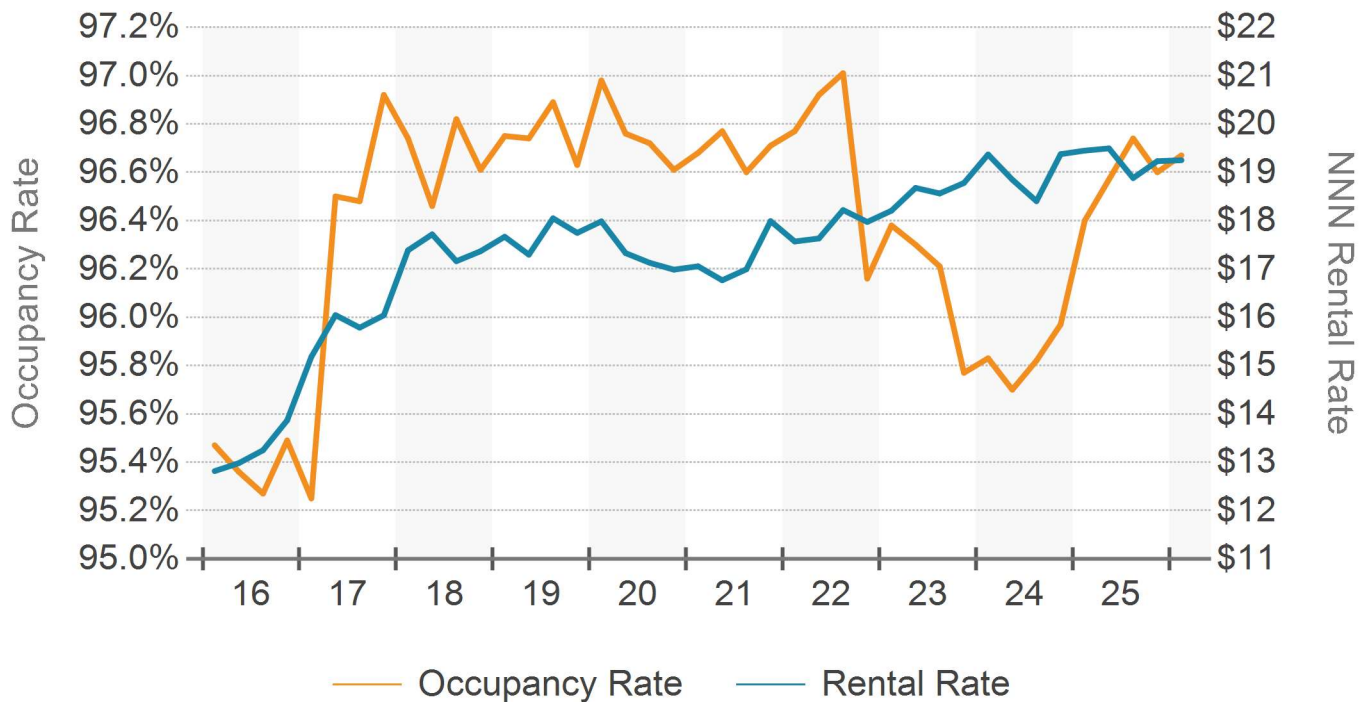
Jamie Globelnik
Broker



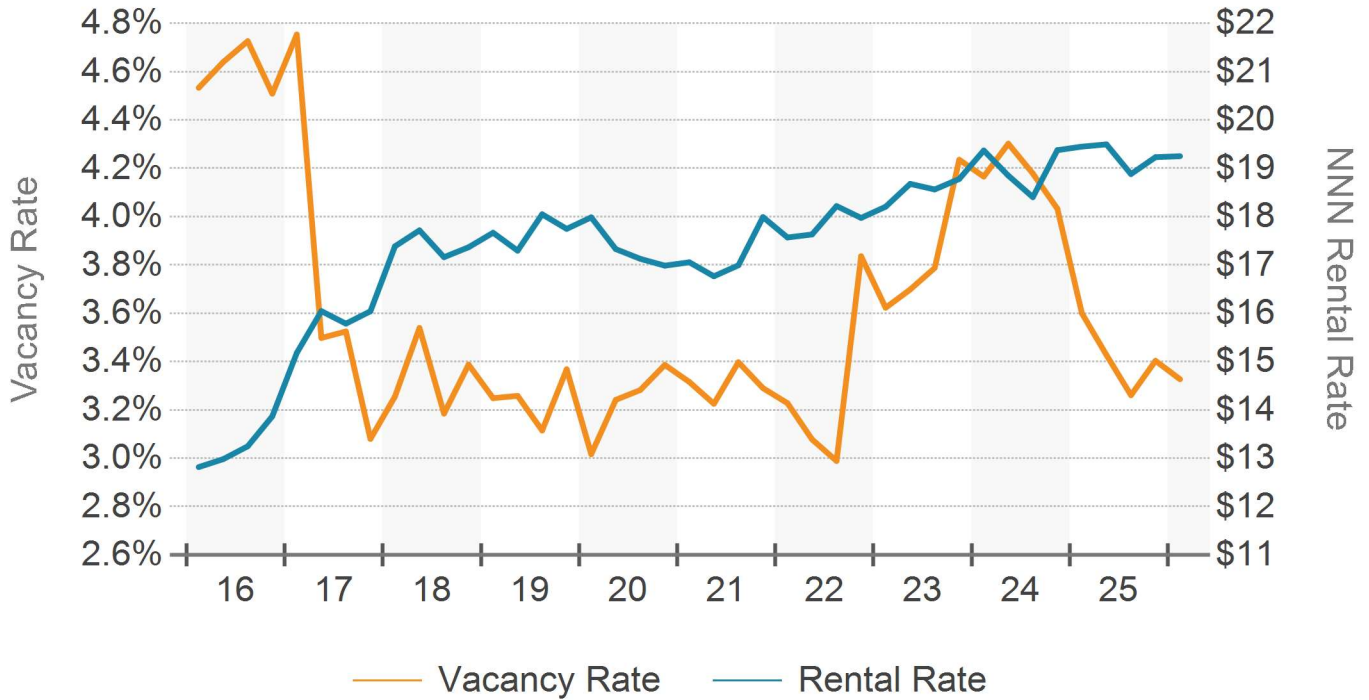
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$19.25	\$18.27
Vacancy Rate	3.3%	3.6%
Vacant SF	1,209,780	1,285,484
Availability Rate	4.4%	4.5%
Available SF	1,610,003	1,609,306
Sublet SF	26,899	115,383
Months on Market	8.5	9.4

Inventory	Survey	5-Year Avg
Existing Buildings	3,137	3,082
Existing SF	36,366,369	35,644,183
12 Mo. Const. Starts	126,466	262,928
Under Construction	305,690	300,318
12 Mo. Deliveries	288,819	287,660

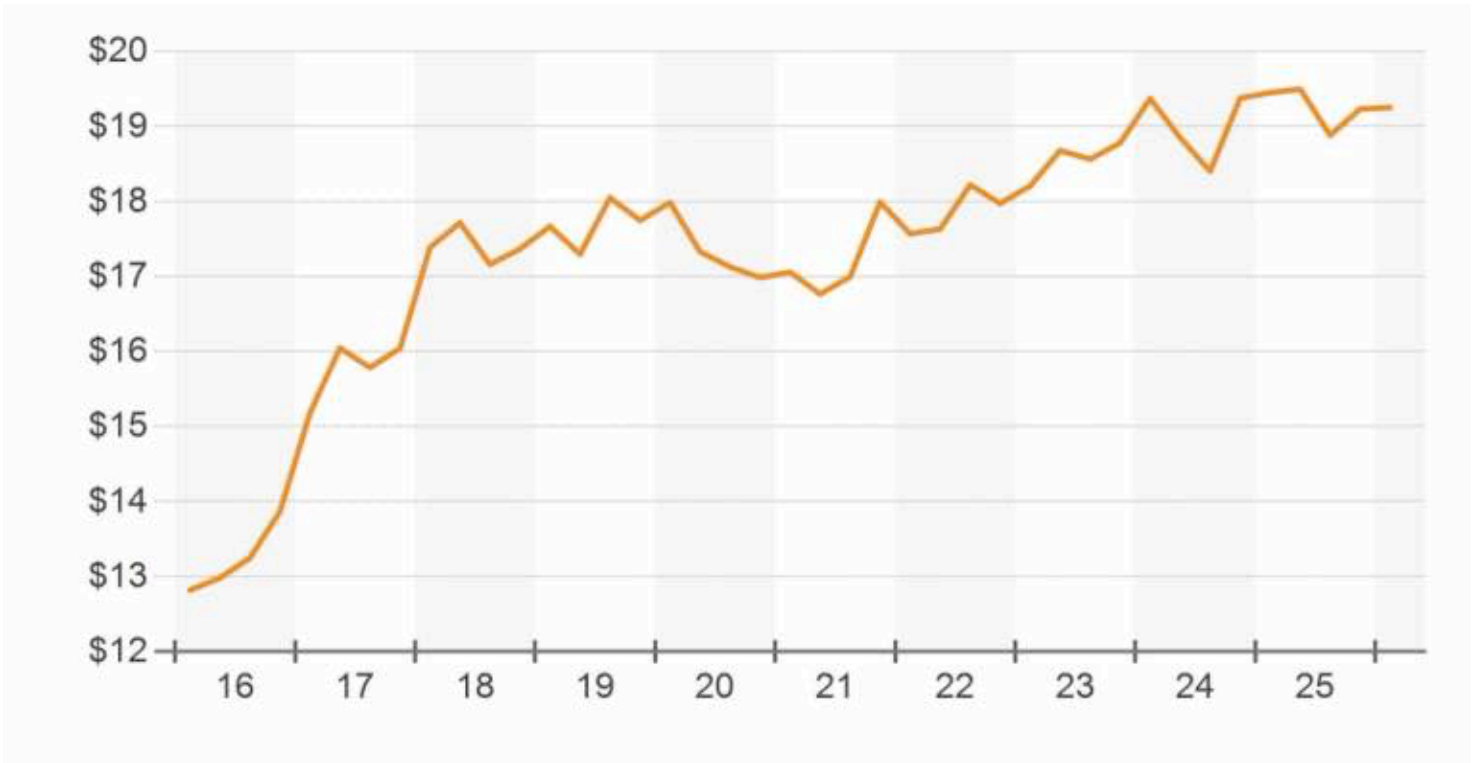
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	489,113	238,907
12 Mo. Leasing SF	721,873	606,701

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$170	\$191
Asking Price Per SF	\$353	\$333
Sales Volume (Mil.)	\$326	\$323
Cap Rate	6.4%	6.3%

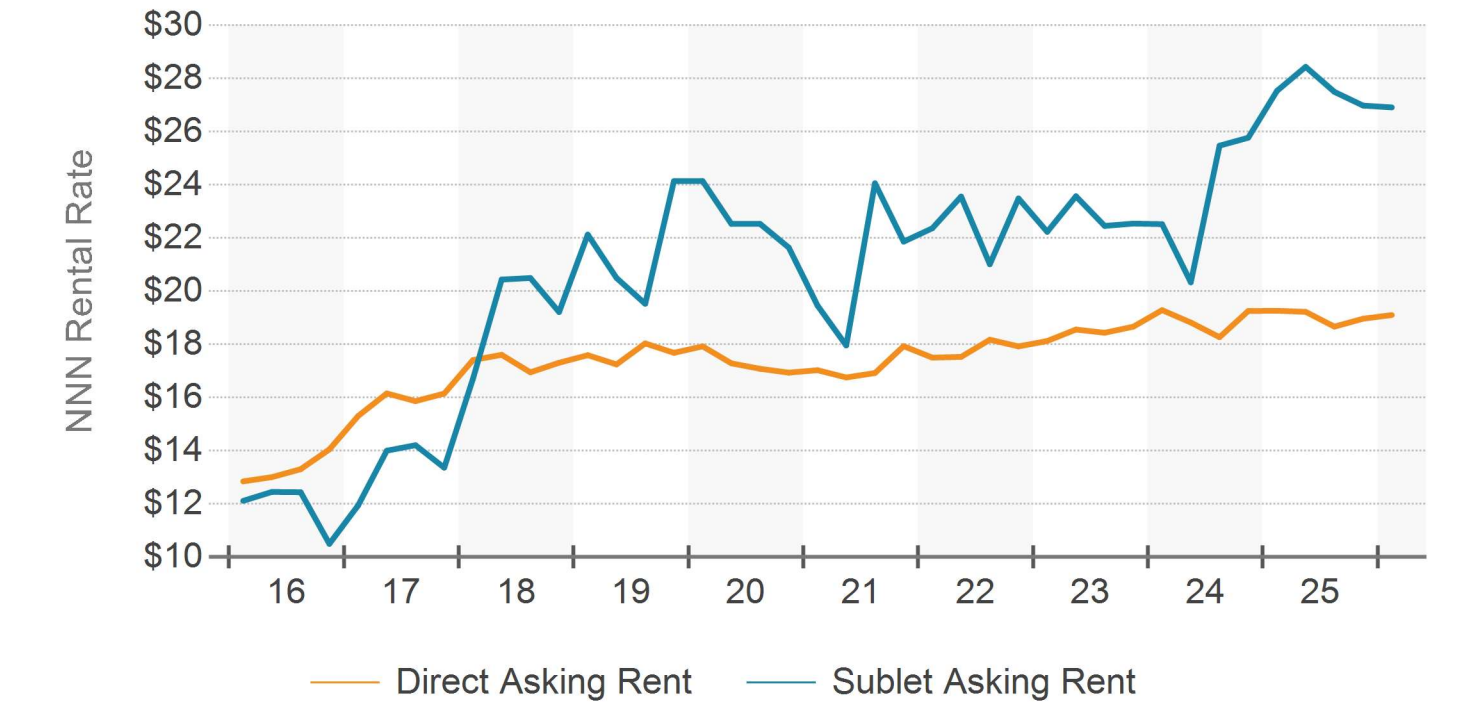
Rental Rates

Retail - Larimer/Weld County Q1 2026

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



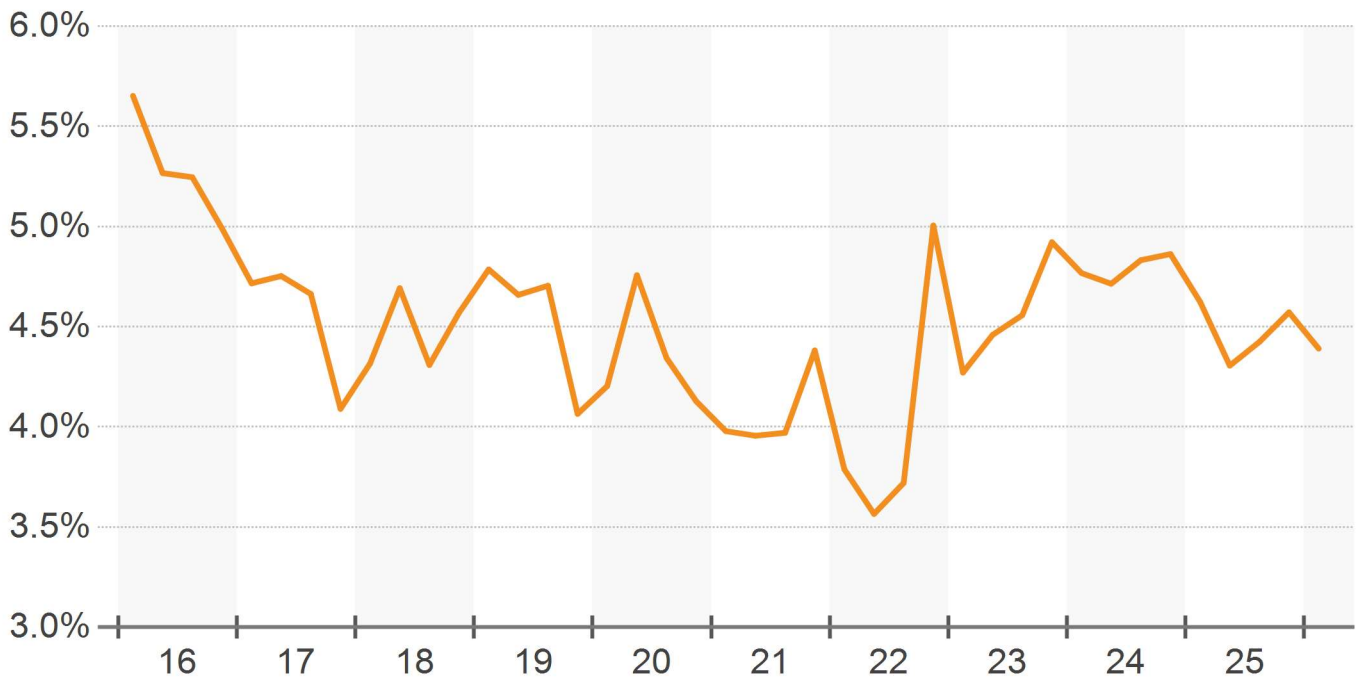
SUBLEASE VACANCY RATE



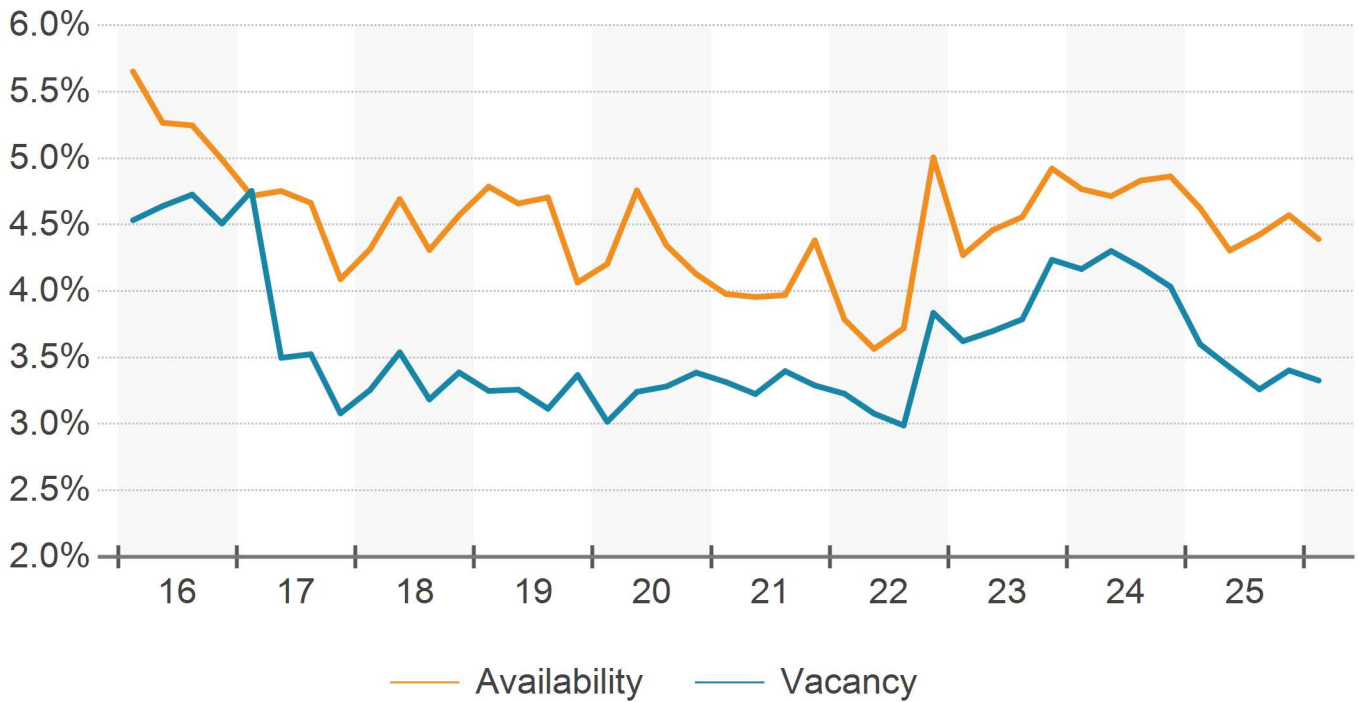
Vacancy & Availability

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AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



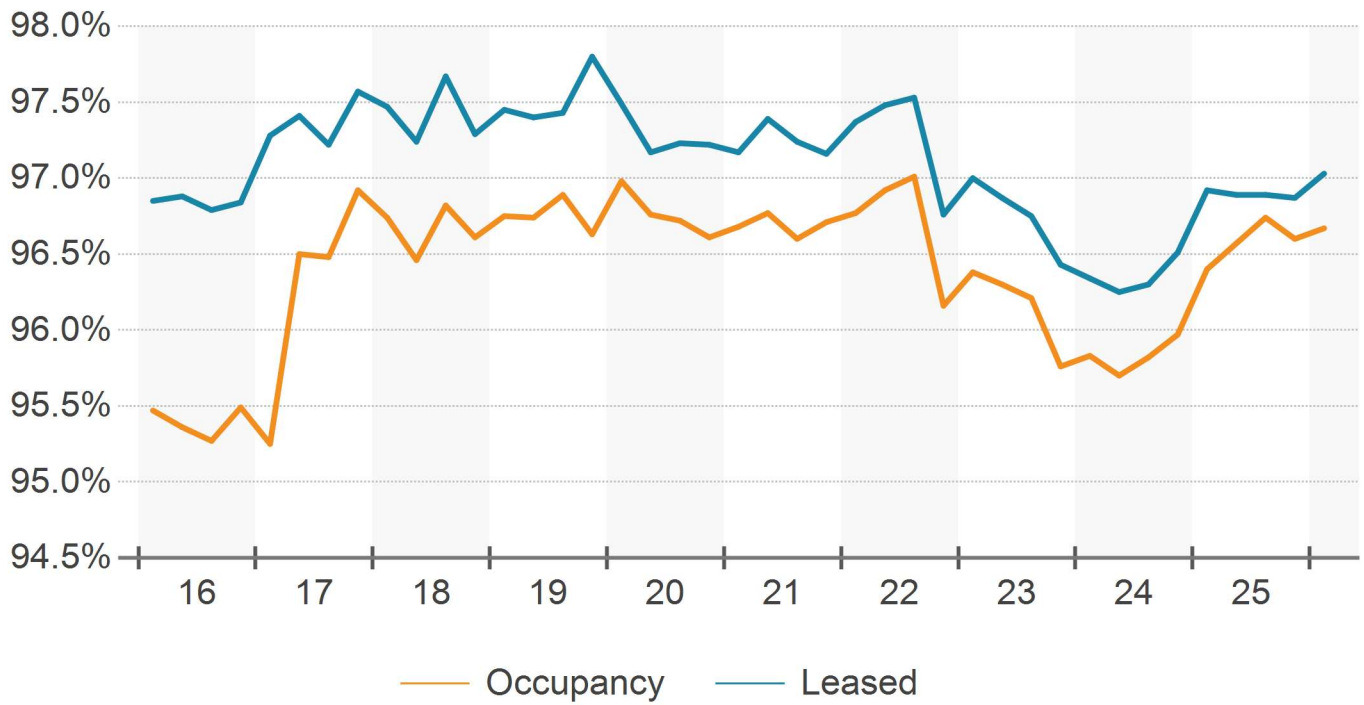
PERCENT LEASED RATE



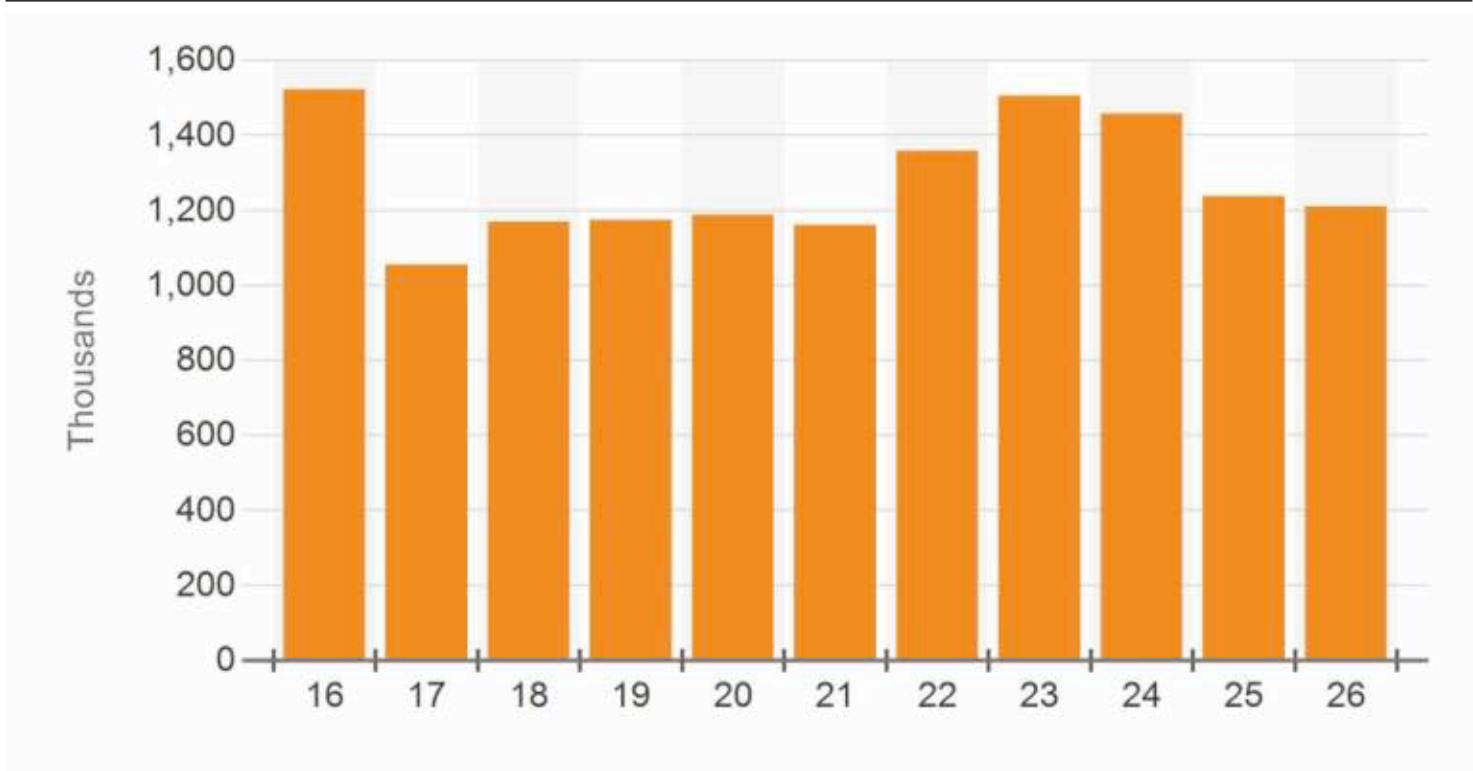
Vacancy & Availability

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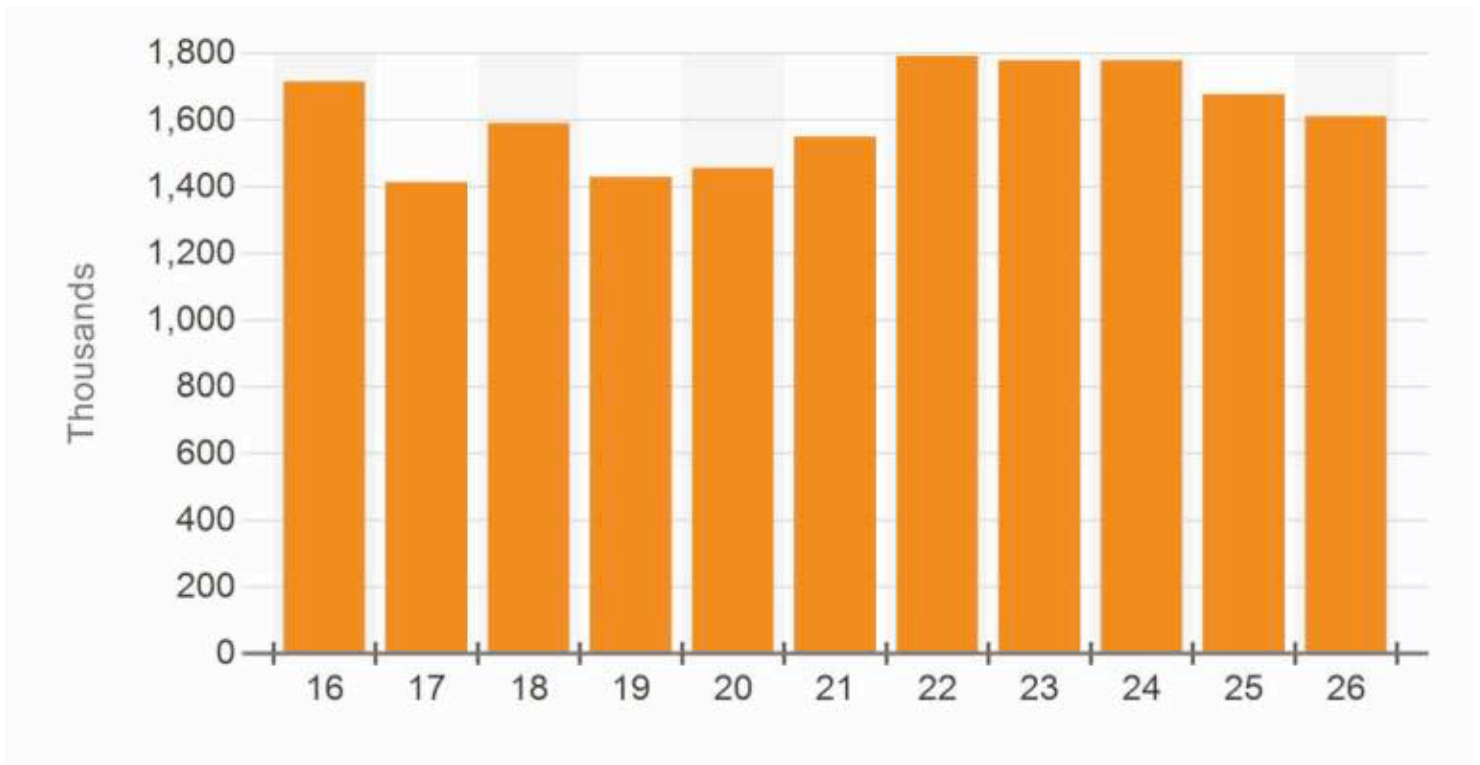
OCCUPANCY & PERCENT LEASED



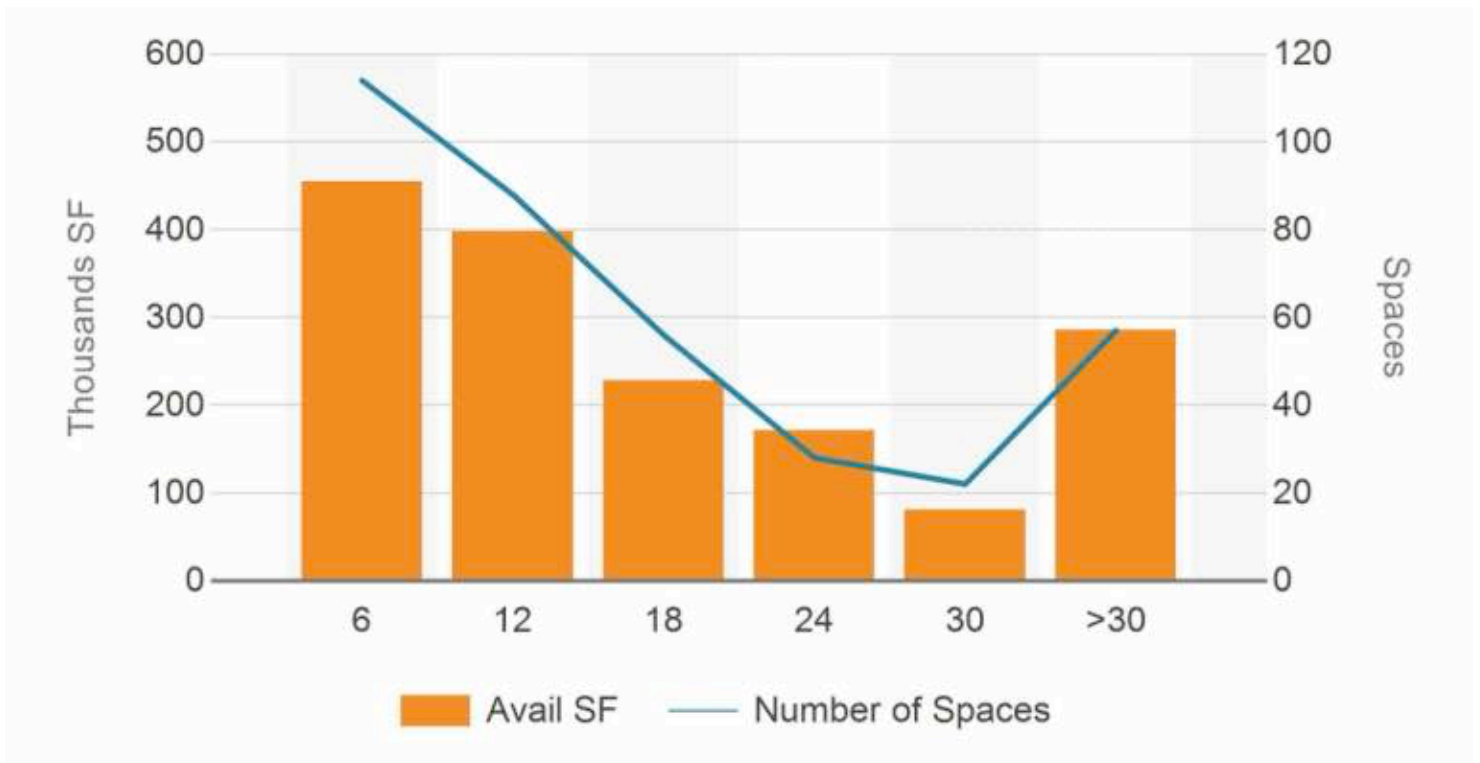
VACANT SF



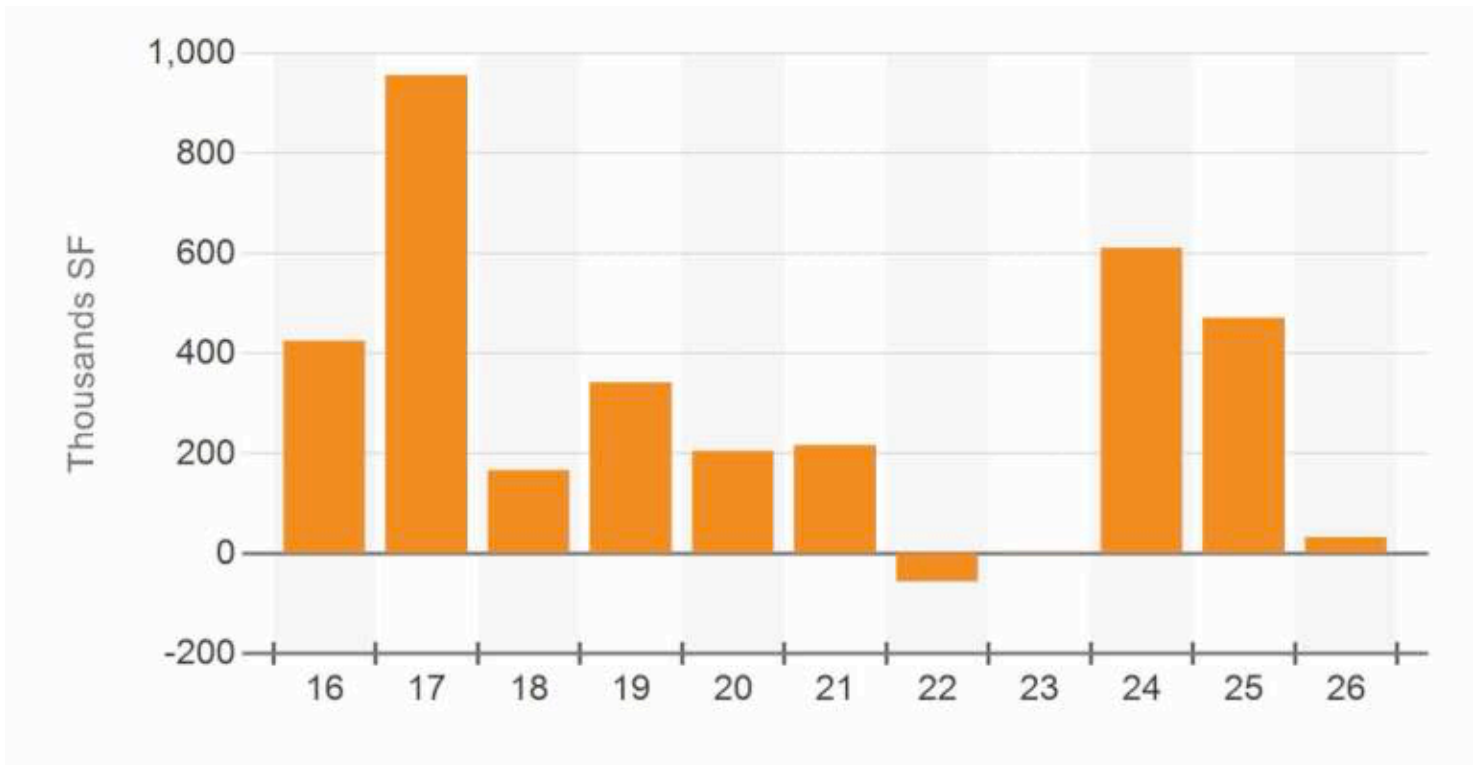
AVAILABLE SF



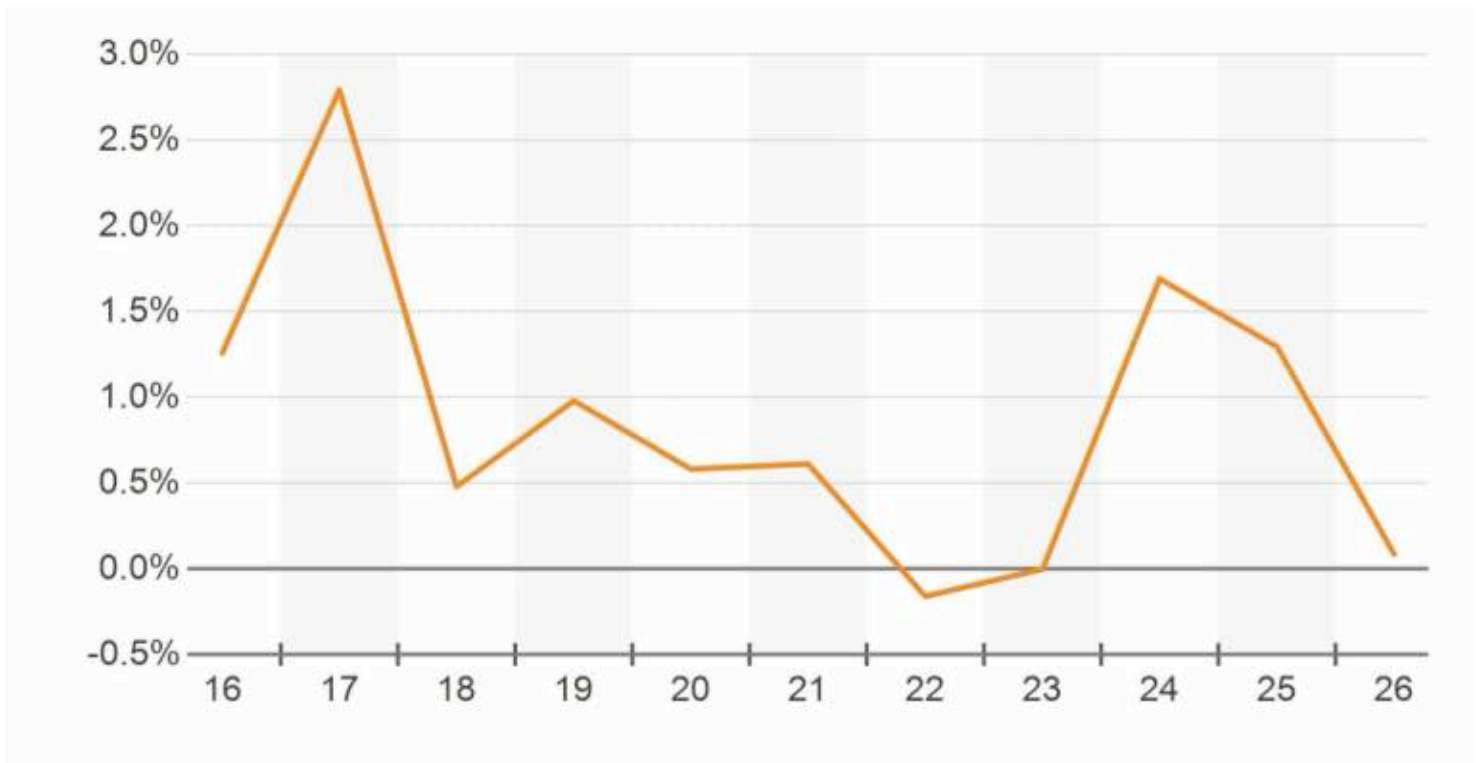
MONTHS ON MARKET DISTRIBUTION



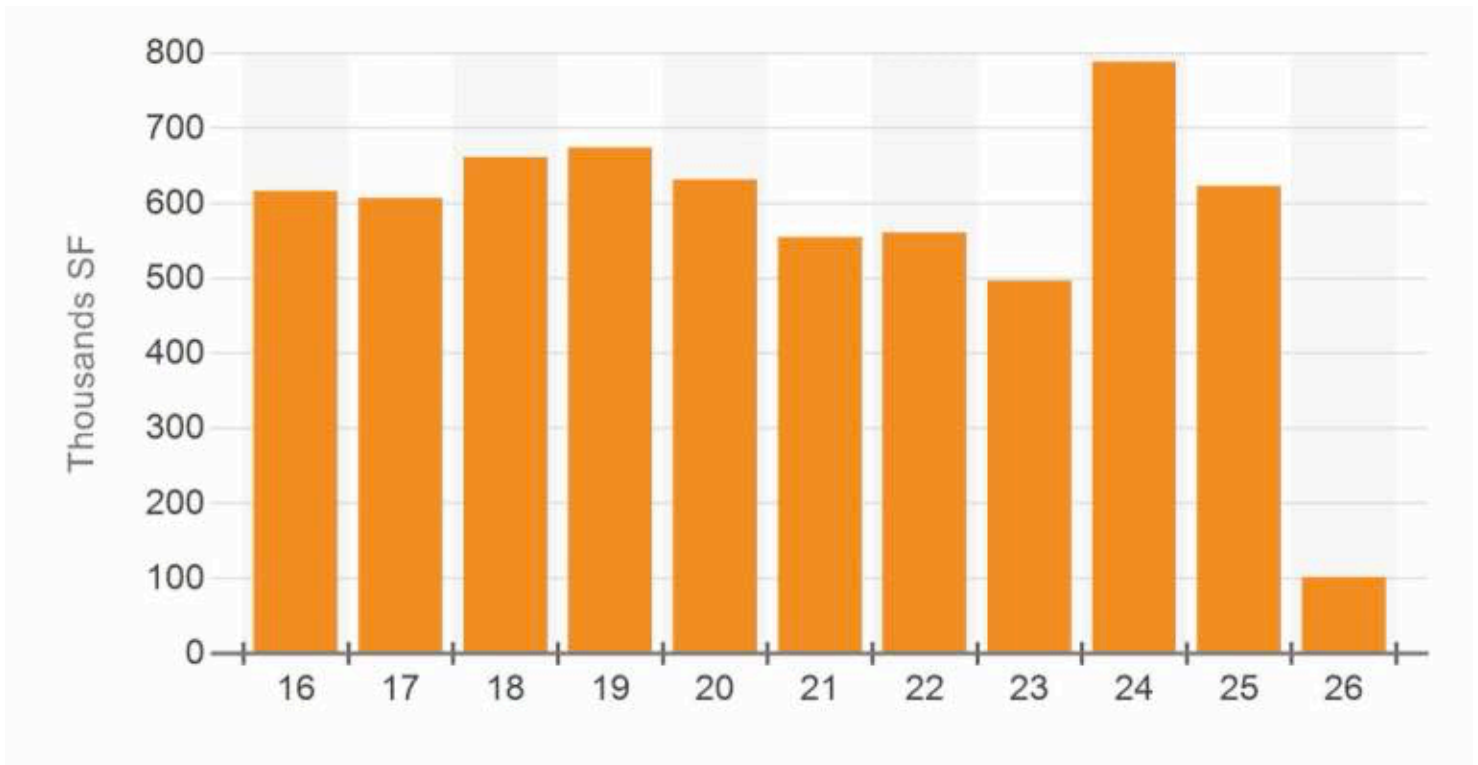
NET ABSORPTION



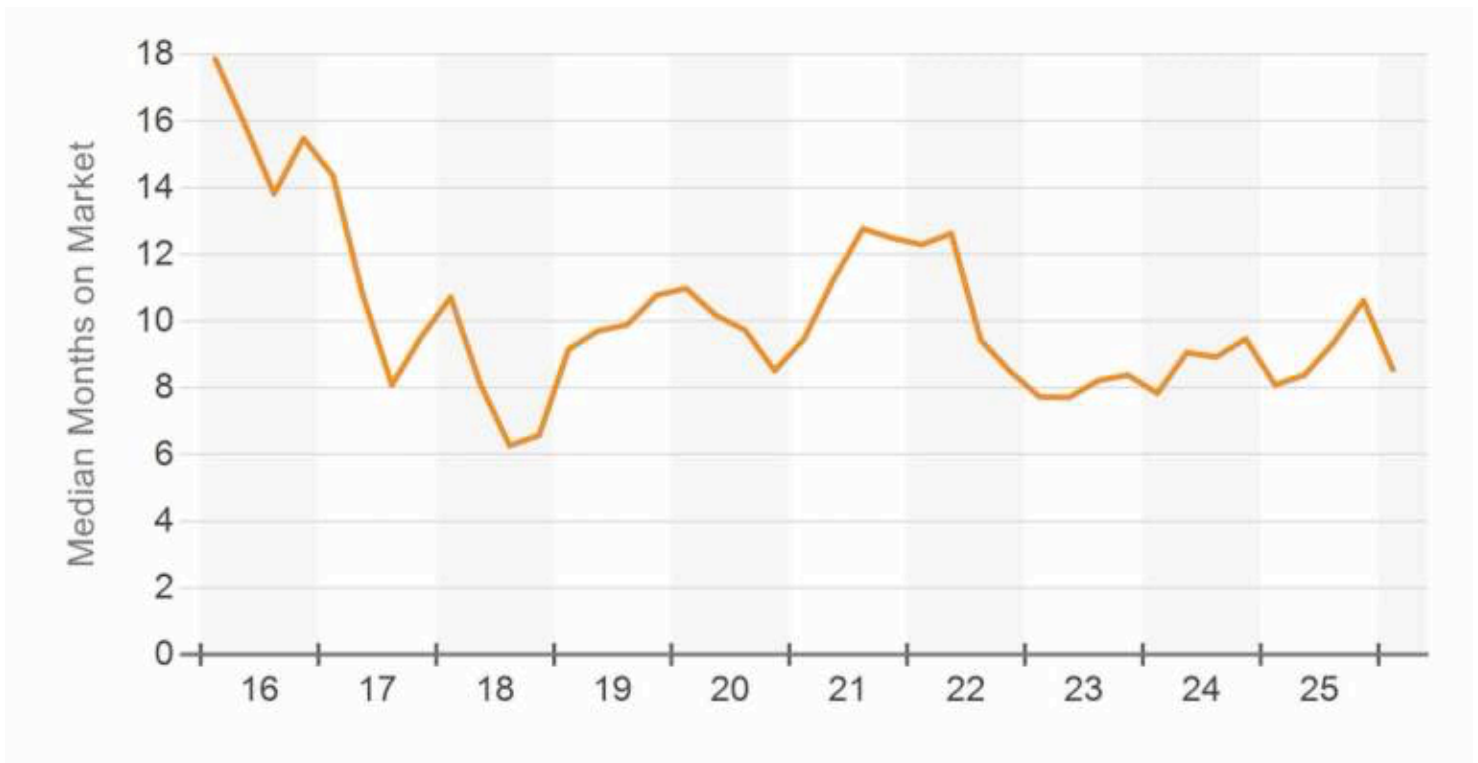
NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



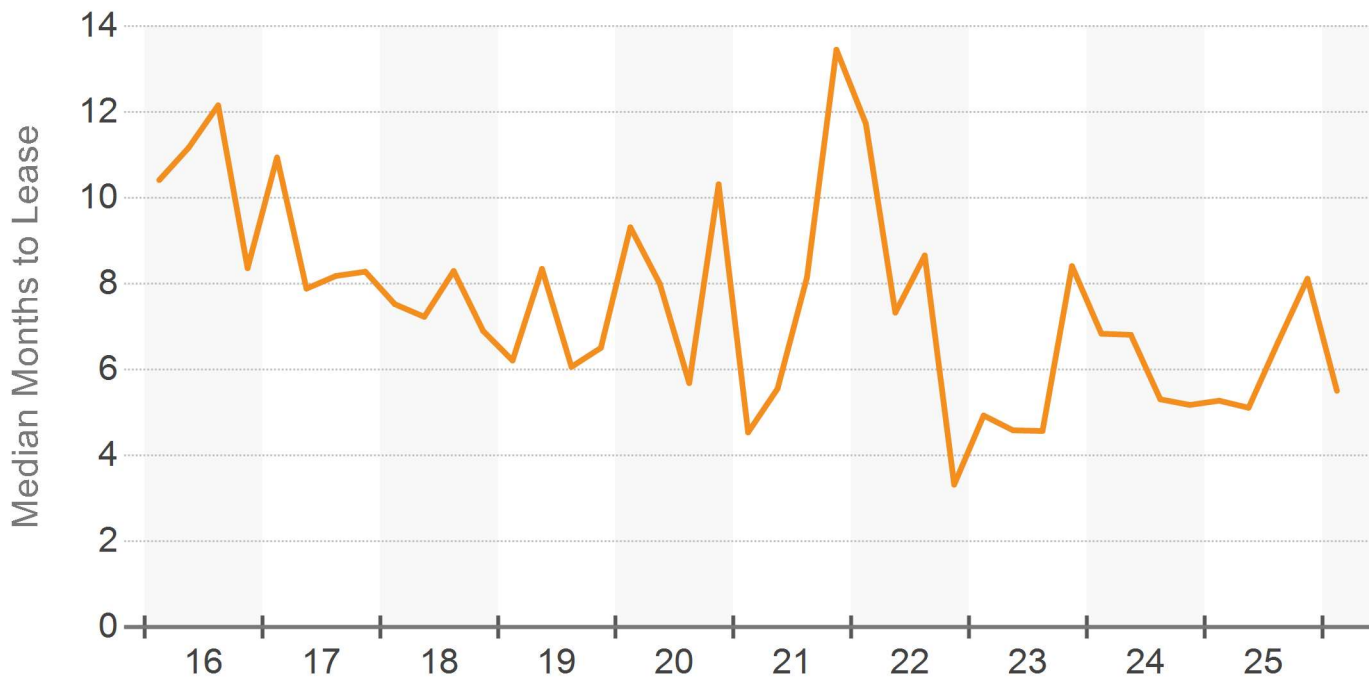
MONTHS ON MARKET



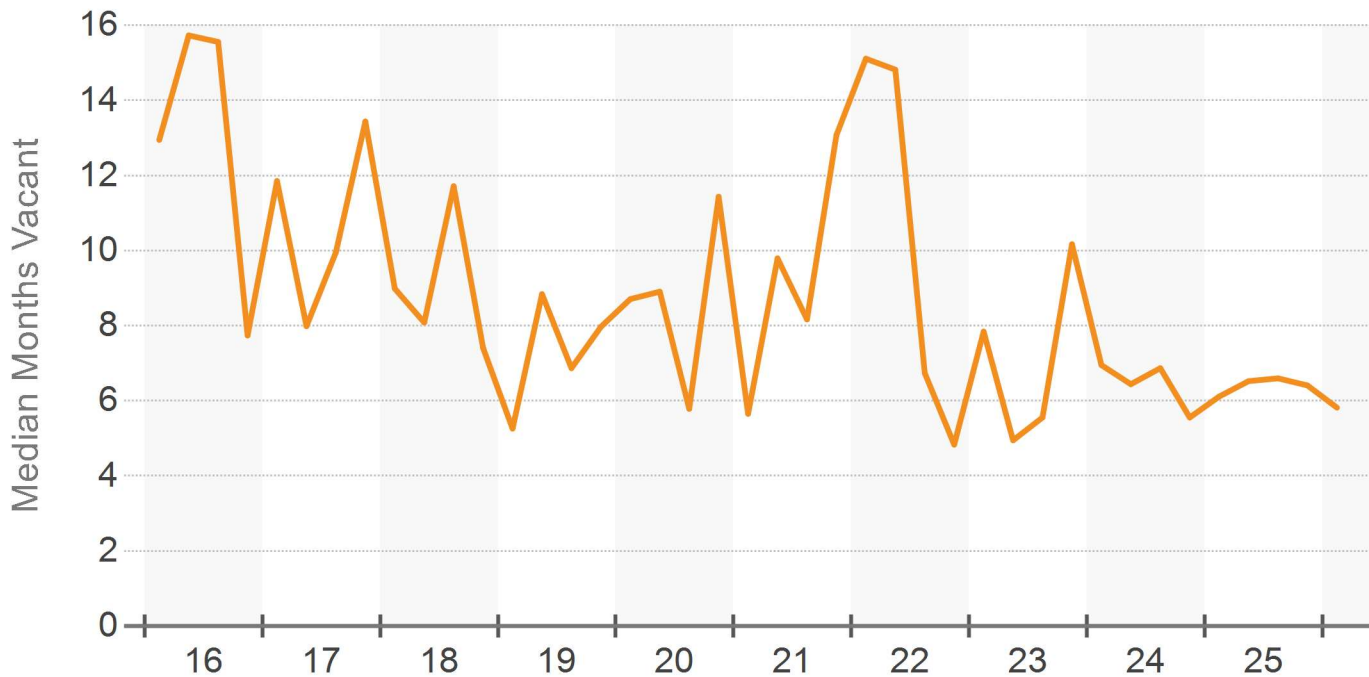
Leasing Demand

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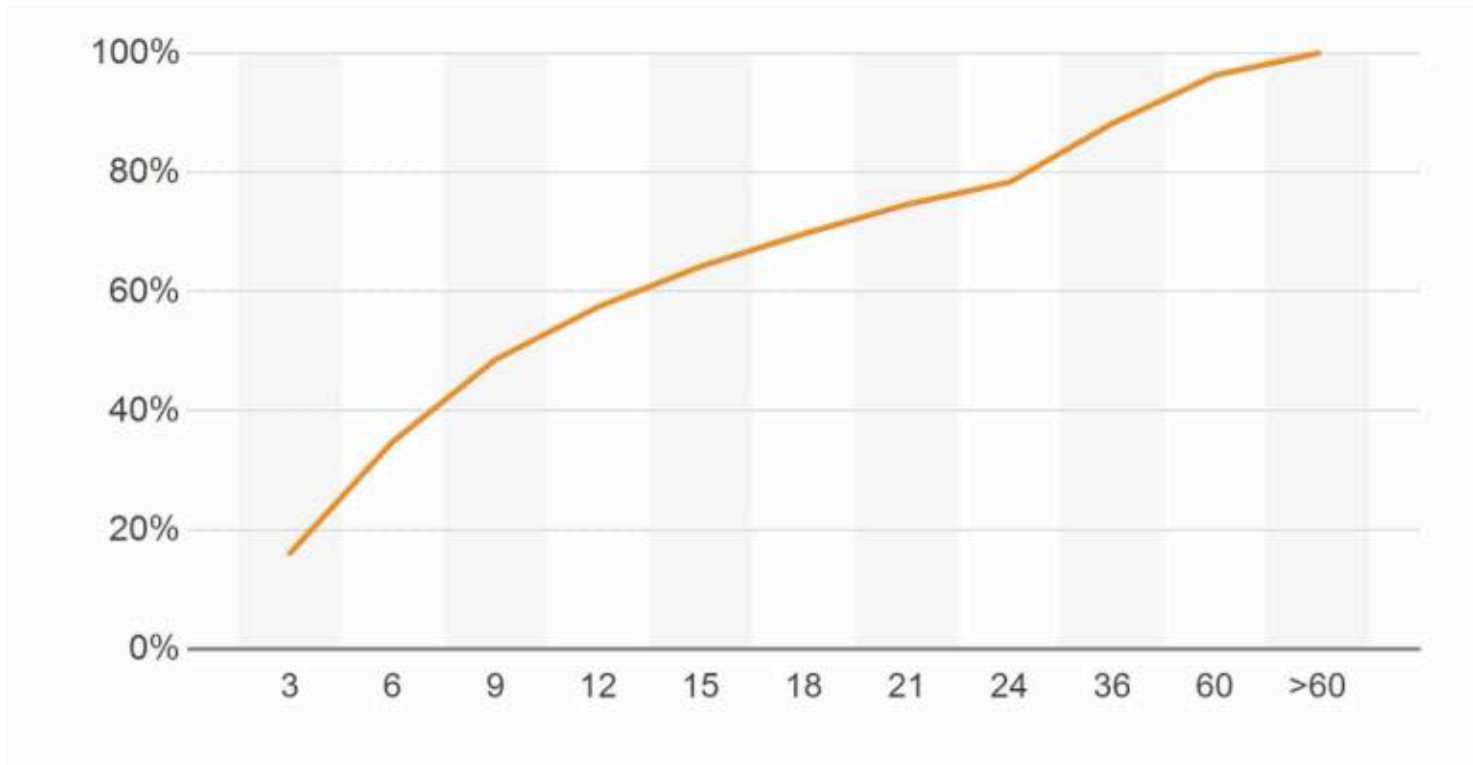
MONTHS TO LEASE



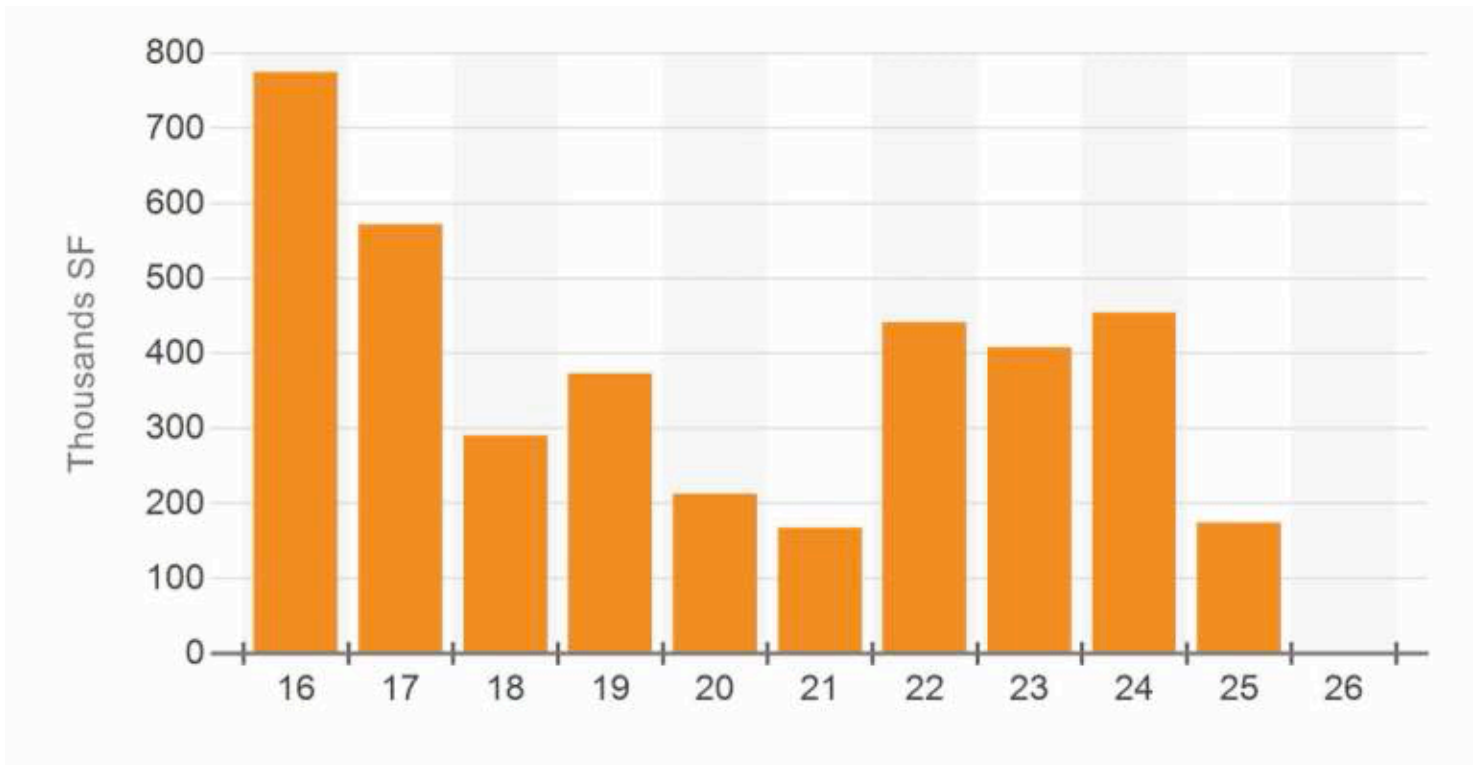
MONTHS VACANT



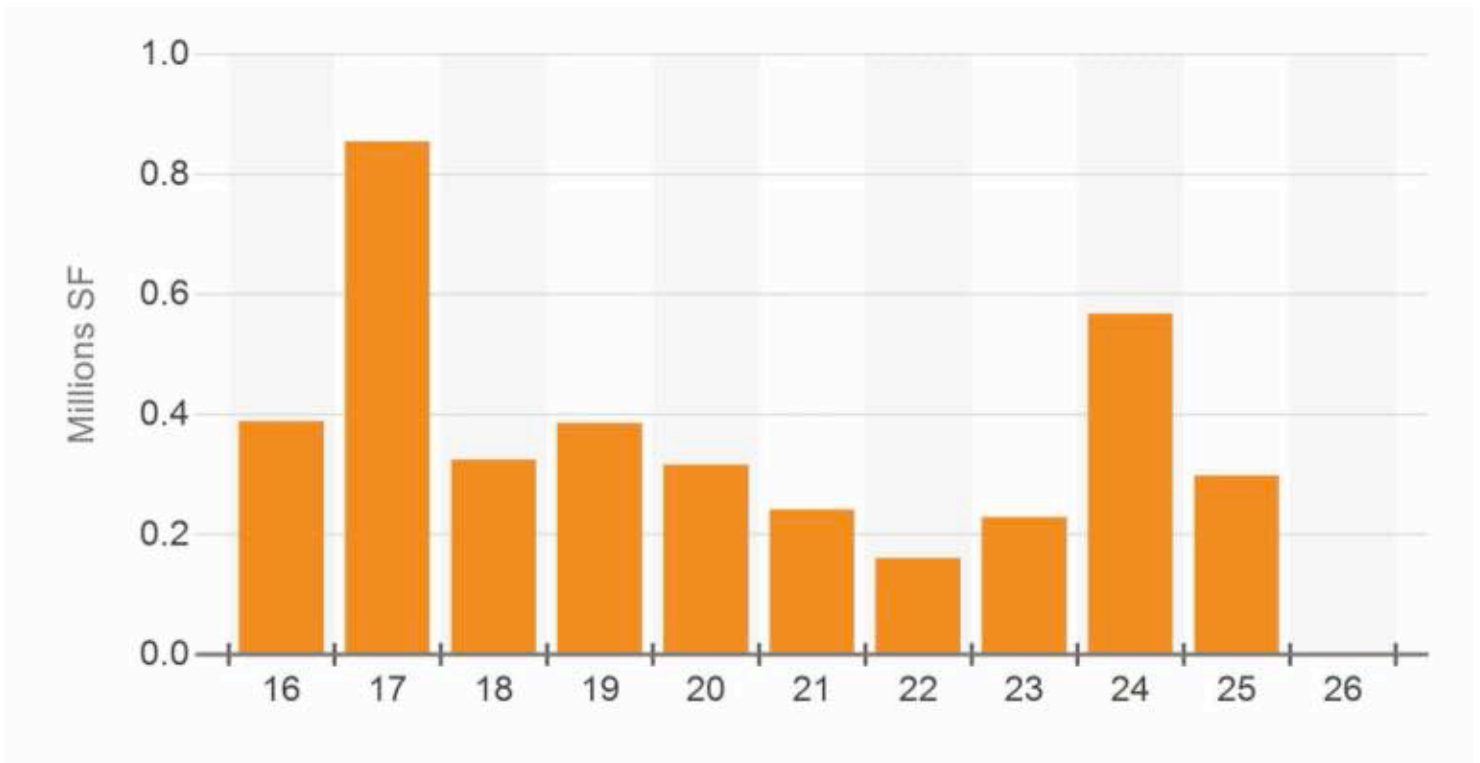
PROBABILITY OF LEASING IN MONTHS



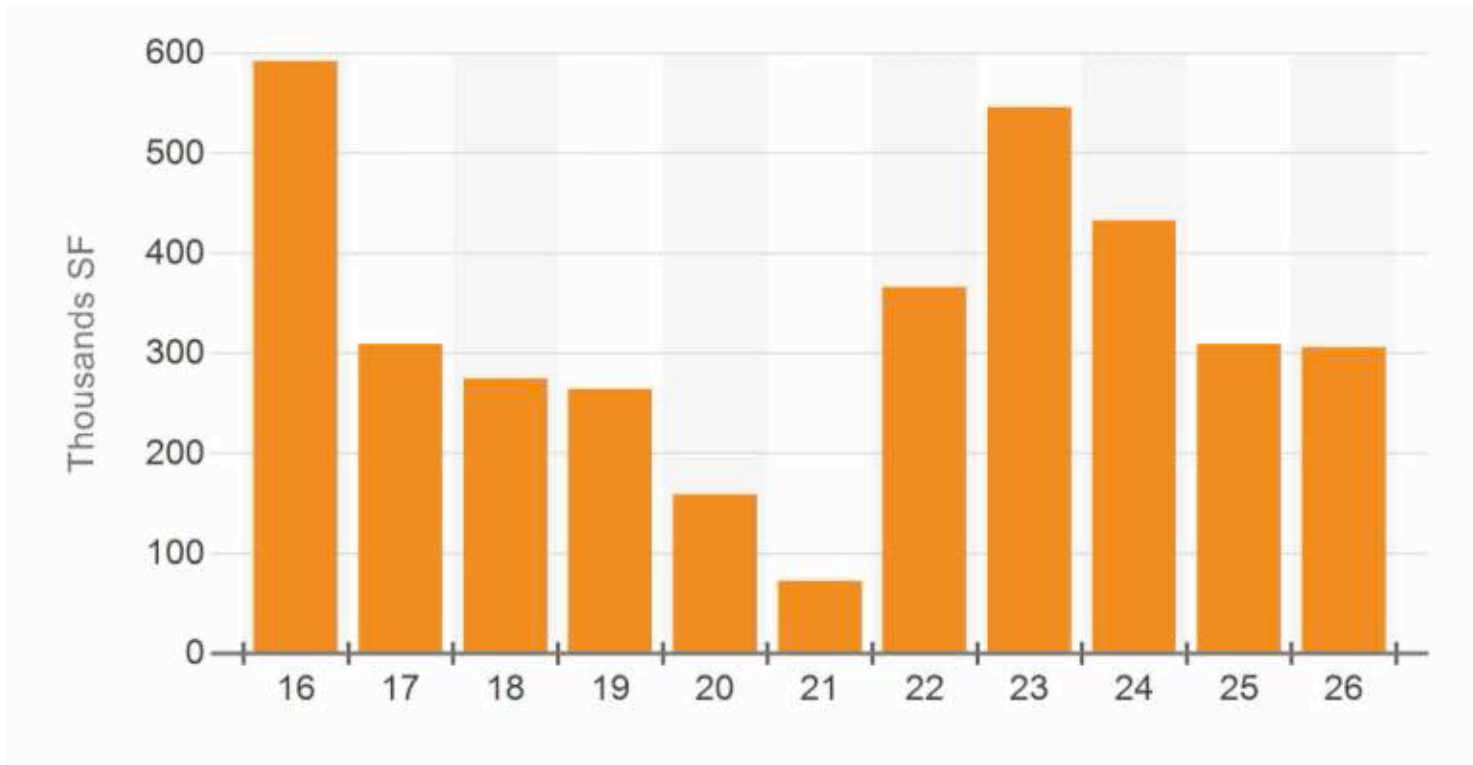
CONSTRUCTION STARTS



CONSTRUCTION DELIVERIES

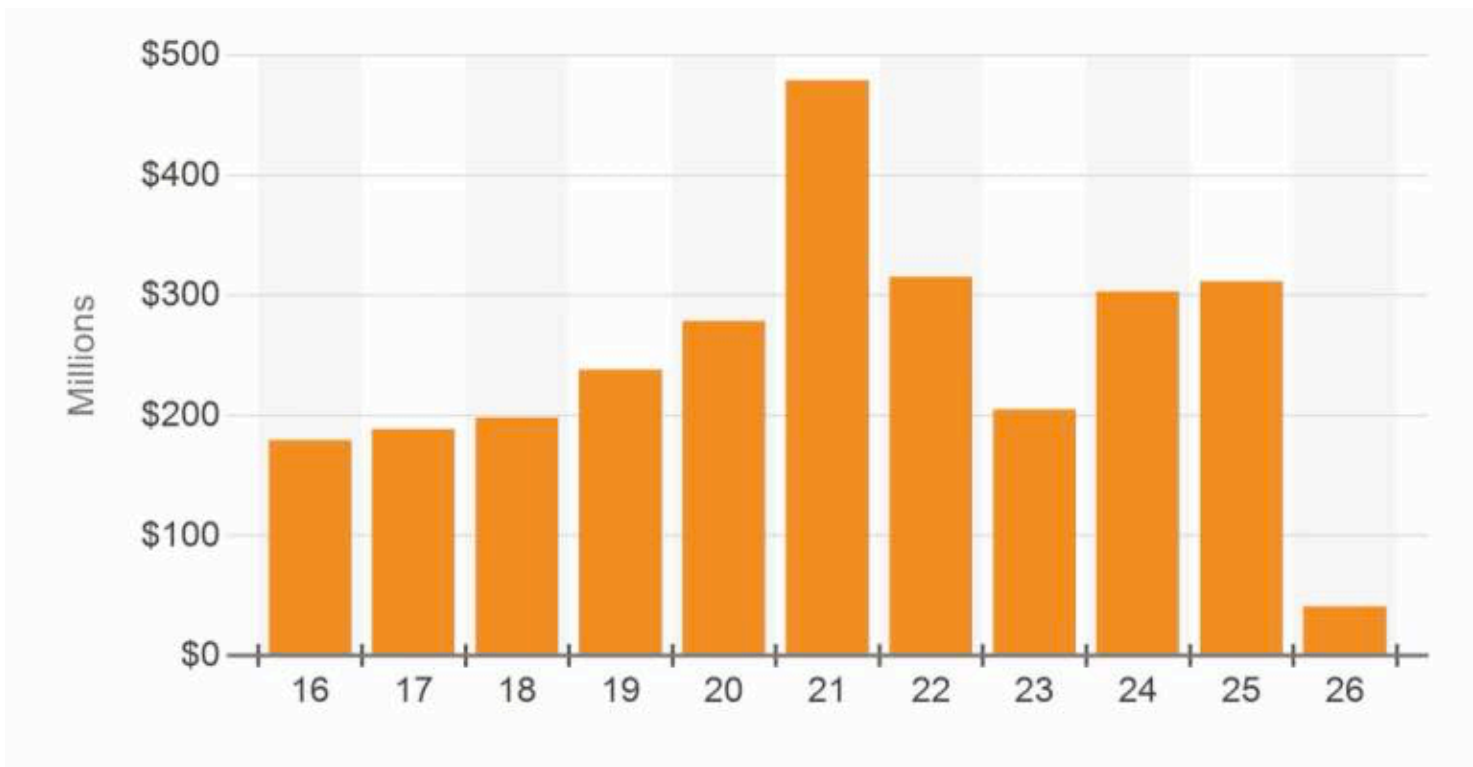


UNDER CONSTRUCTION

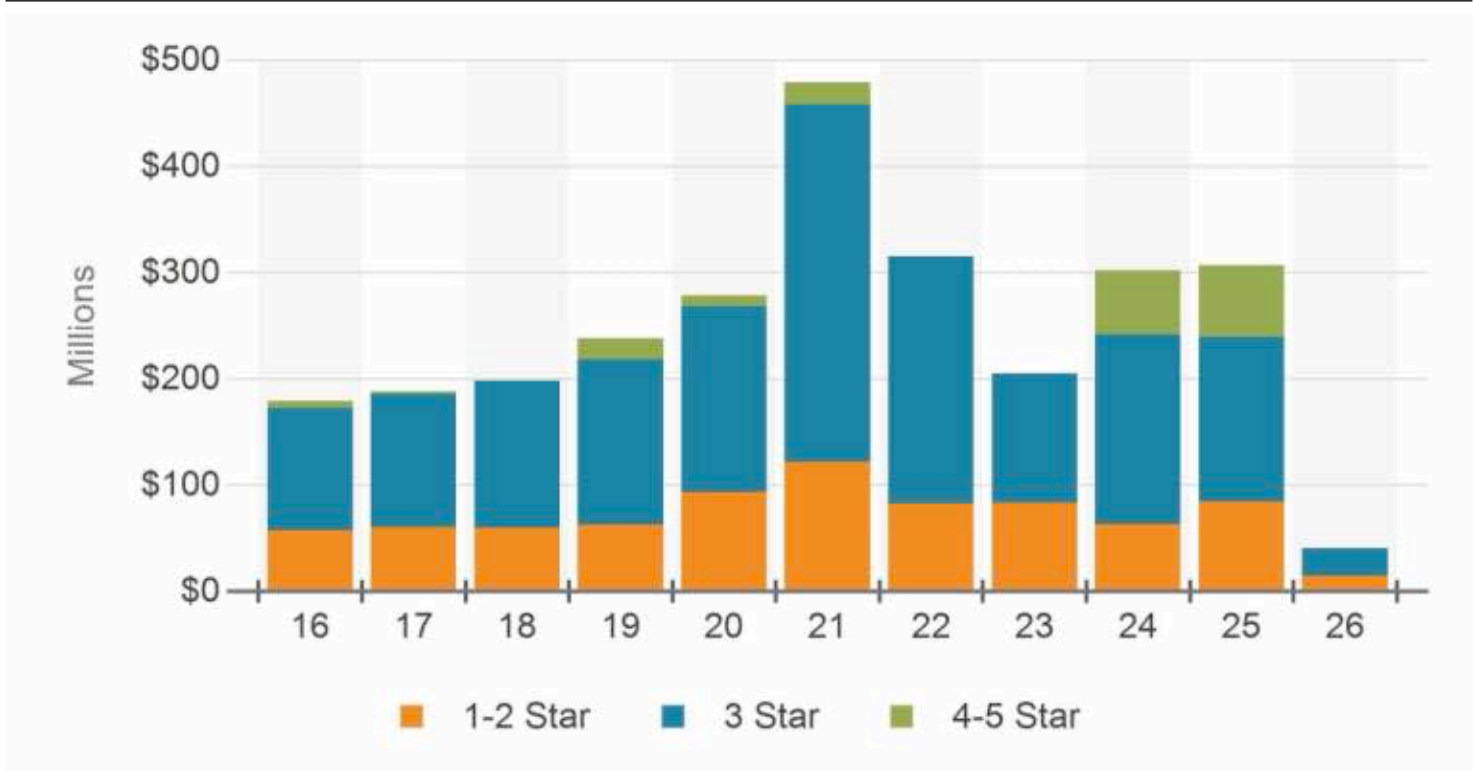


Sales Volume

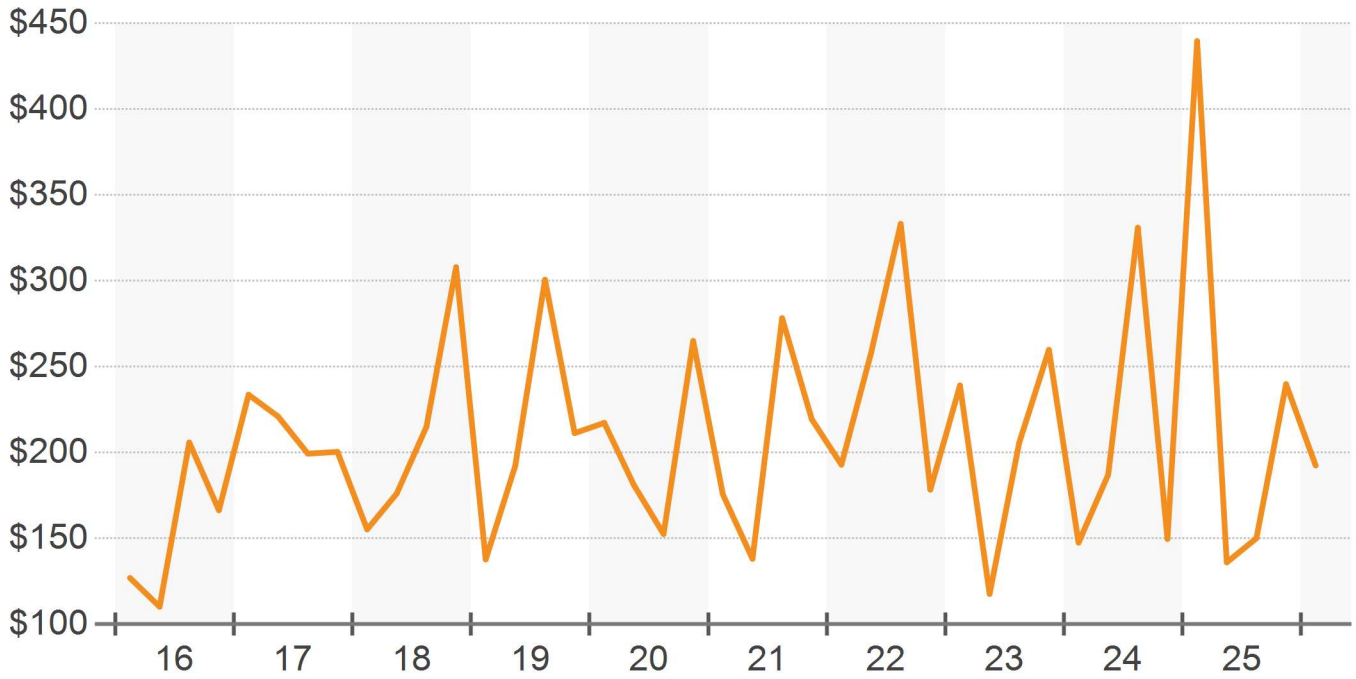
SALES VOLUME



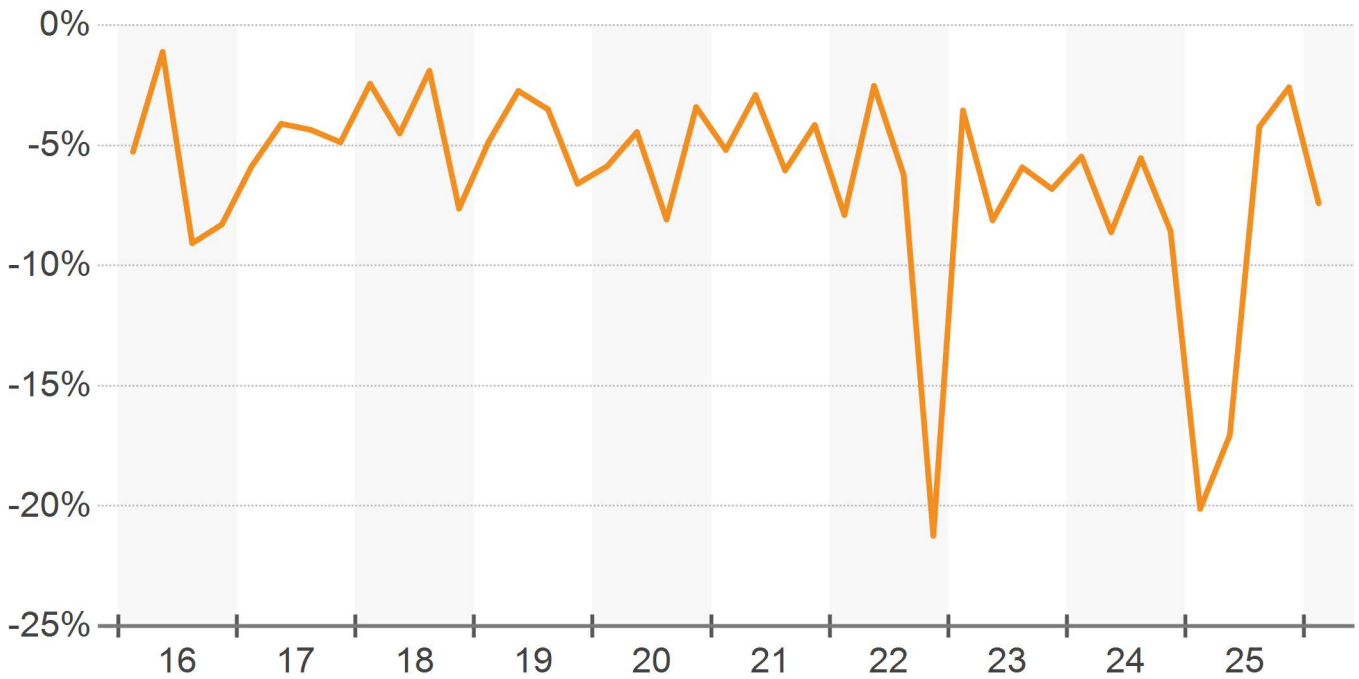
SALES VOLUME BY STAR RATING



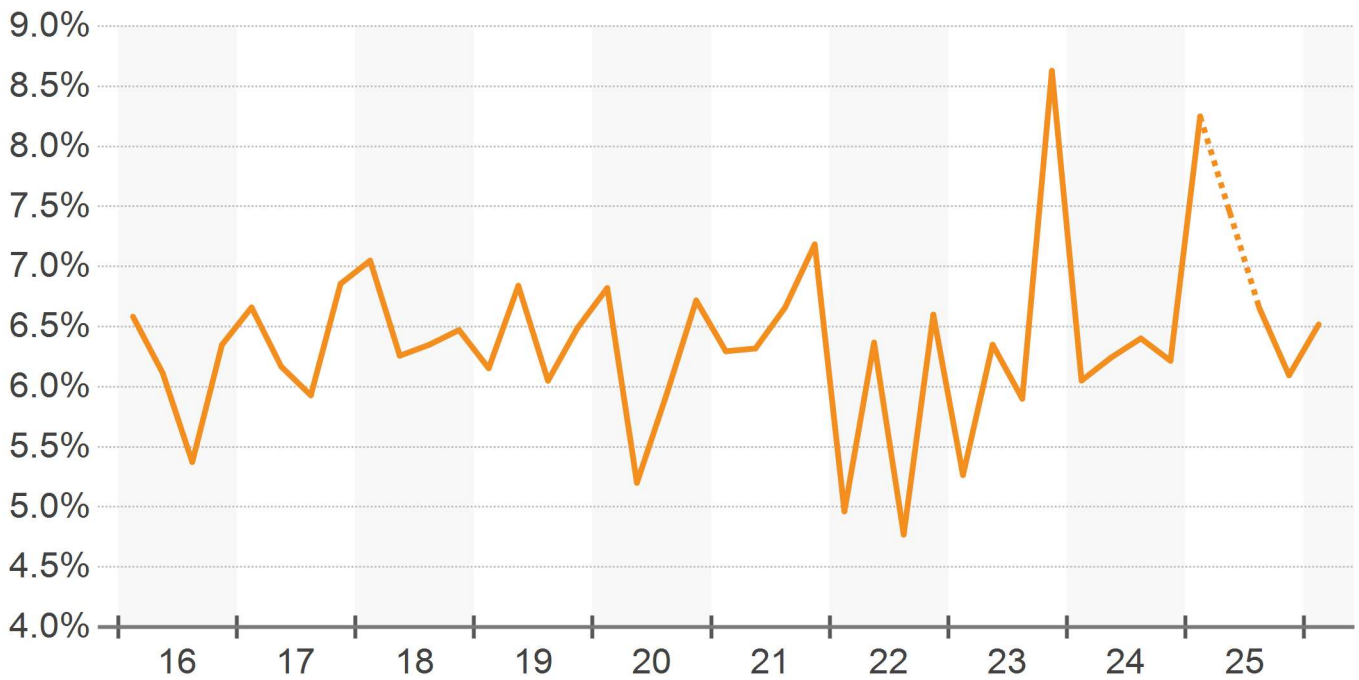
AVERAGE SALE PRICE PER SF



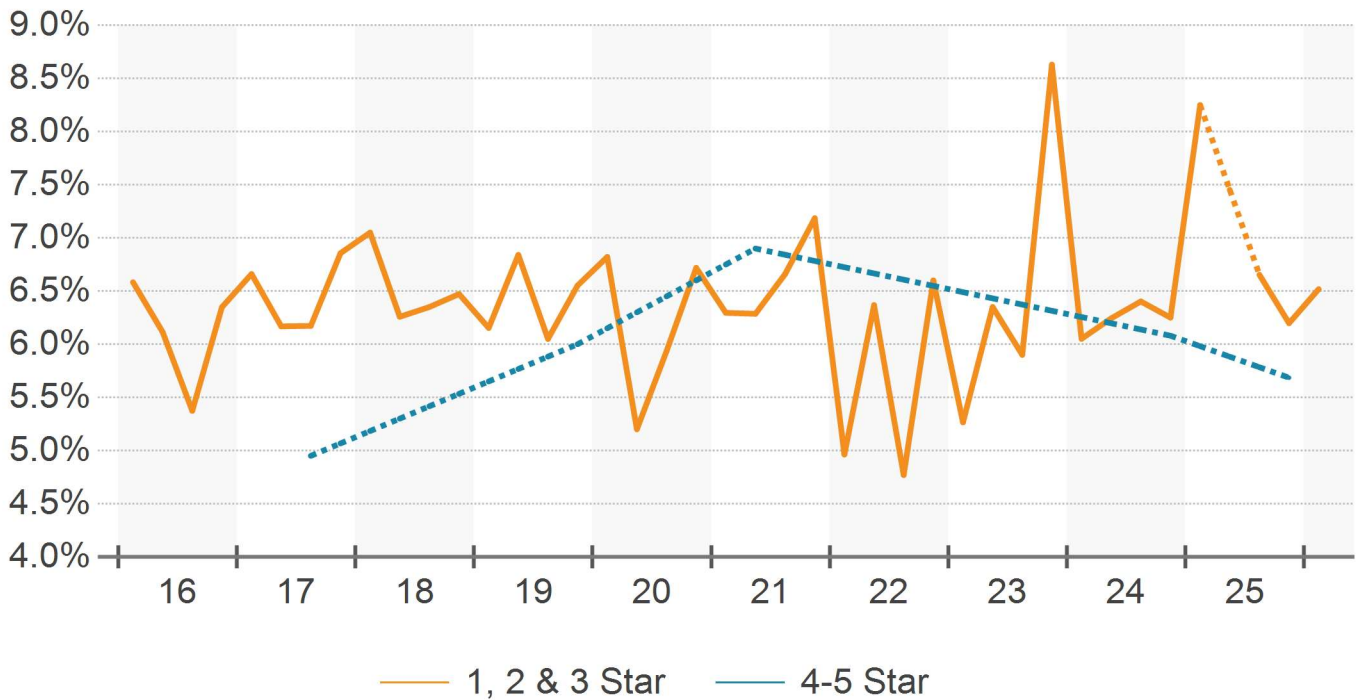
SALE TO ASKING PRICE DIFFERENTIAL



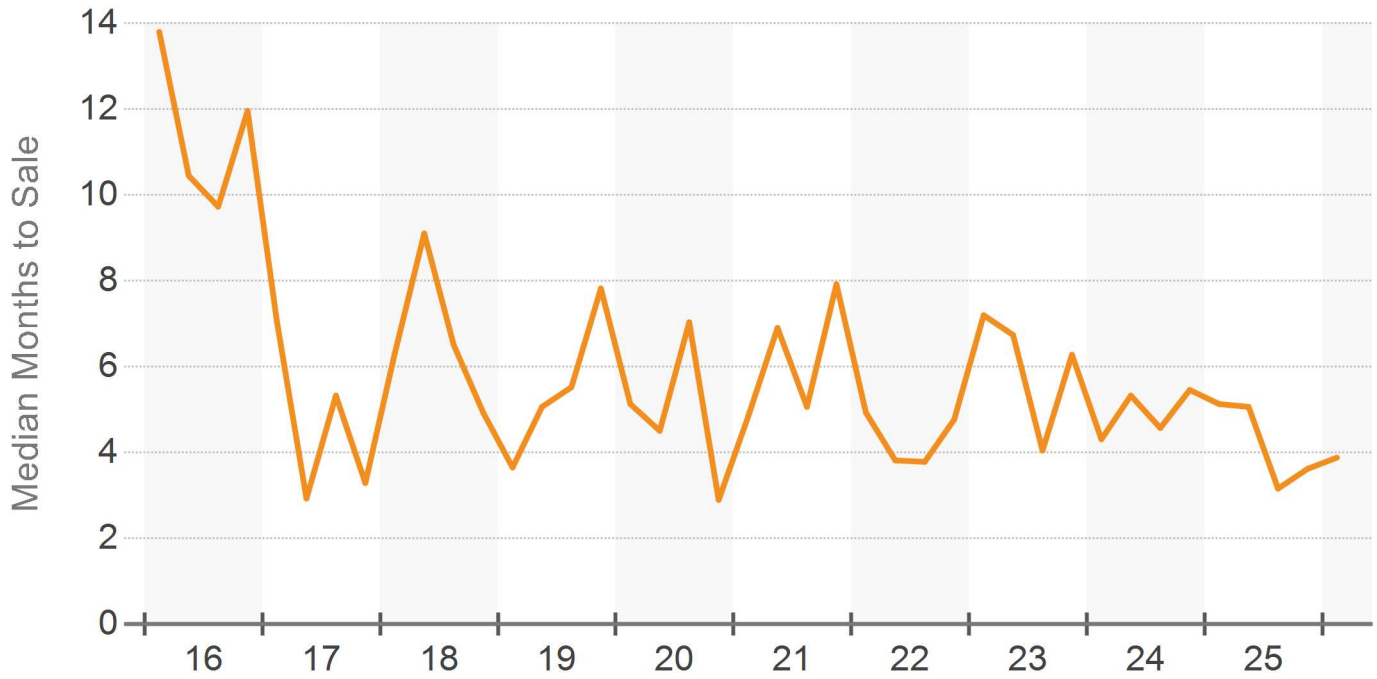
CAP RATE



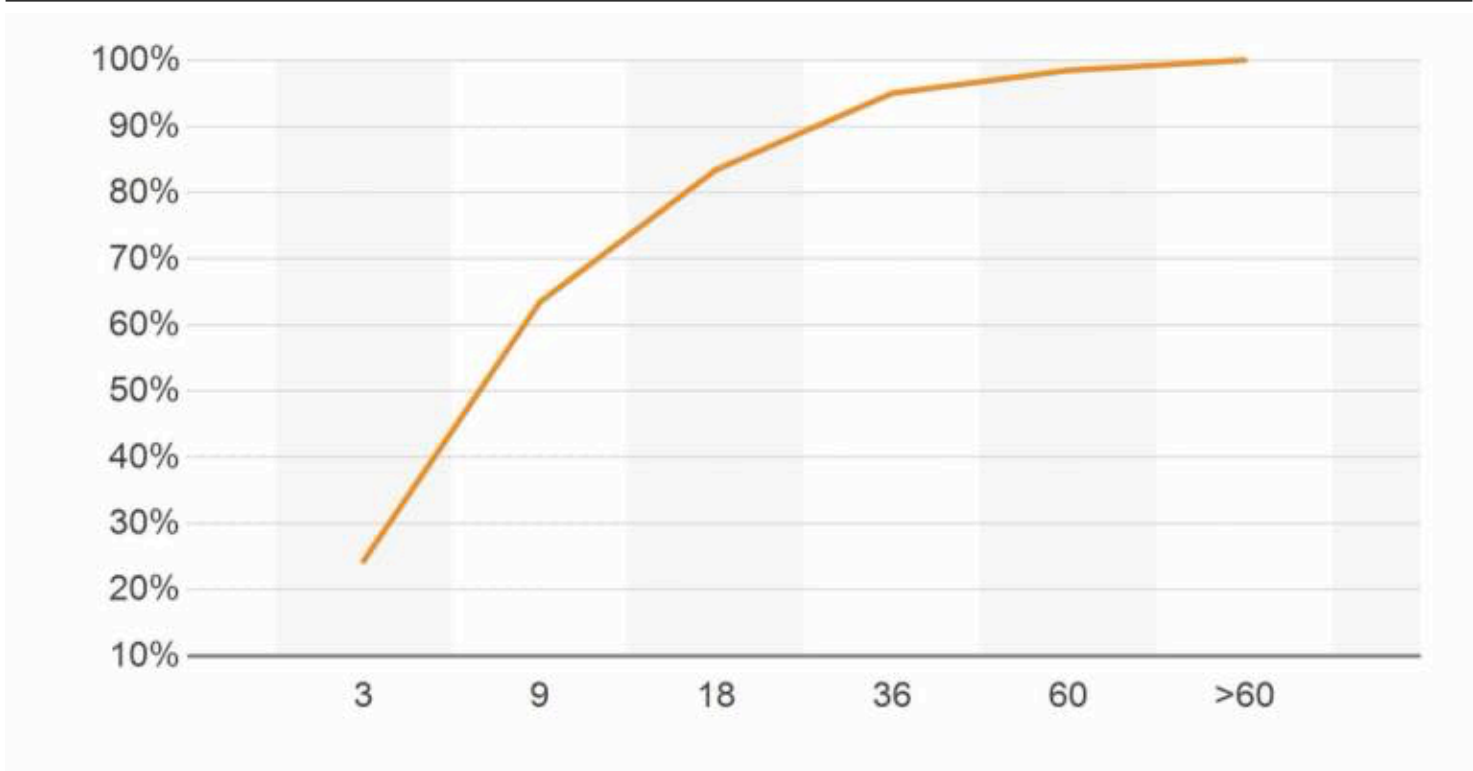
CAP RATE BY STAR RATING



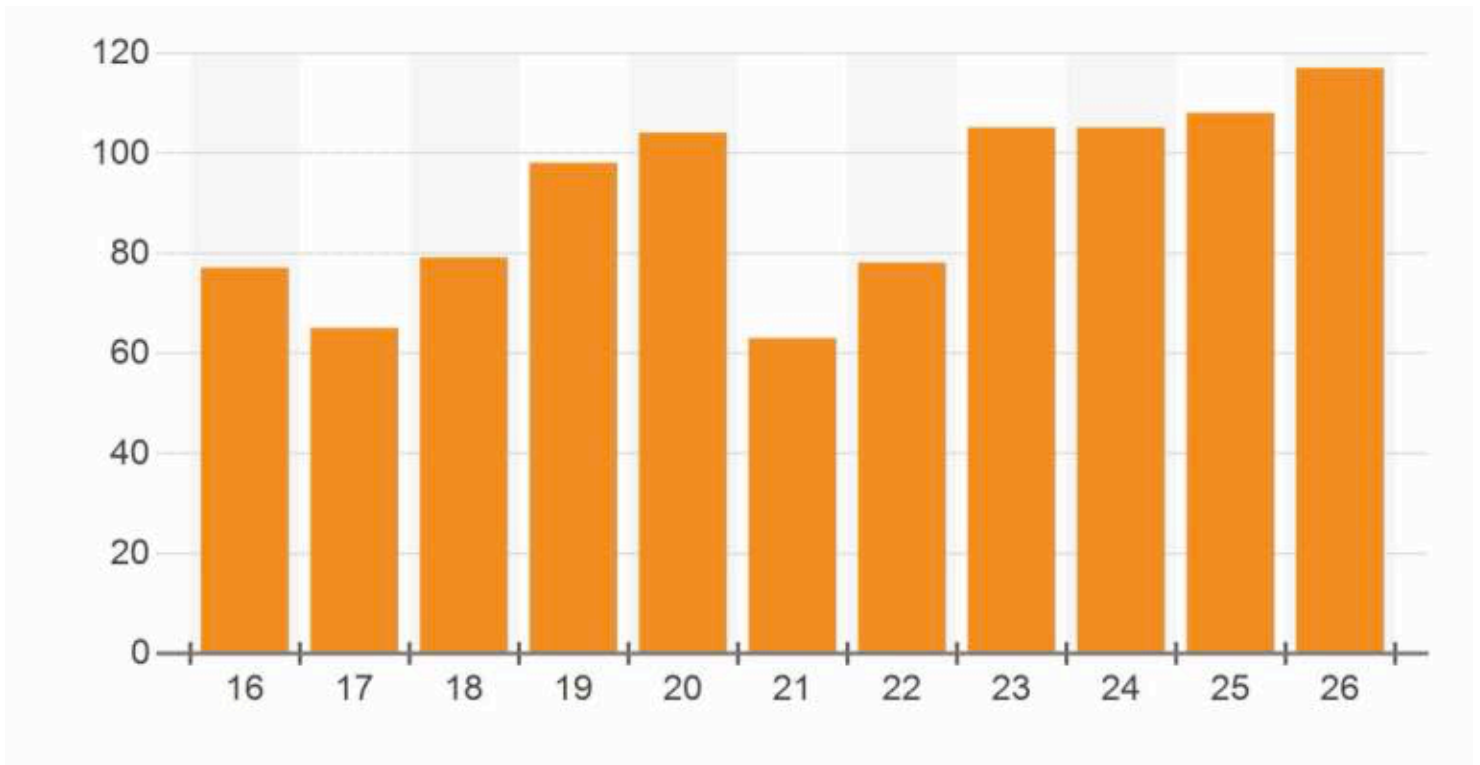
MONTHS TO SALE



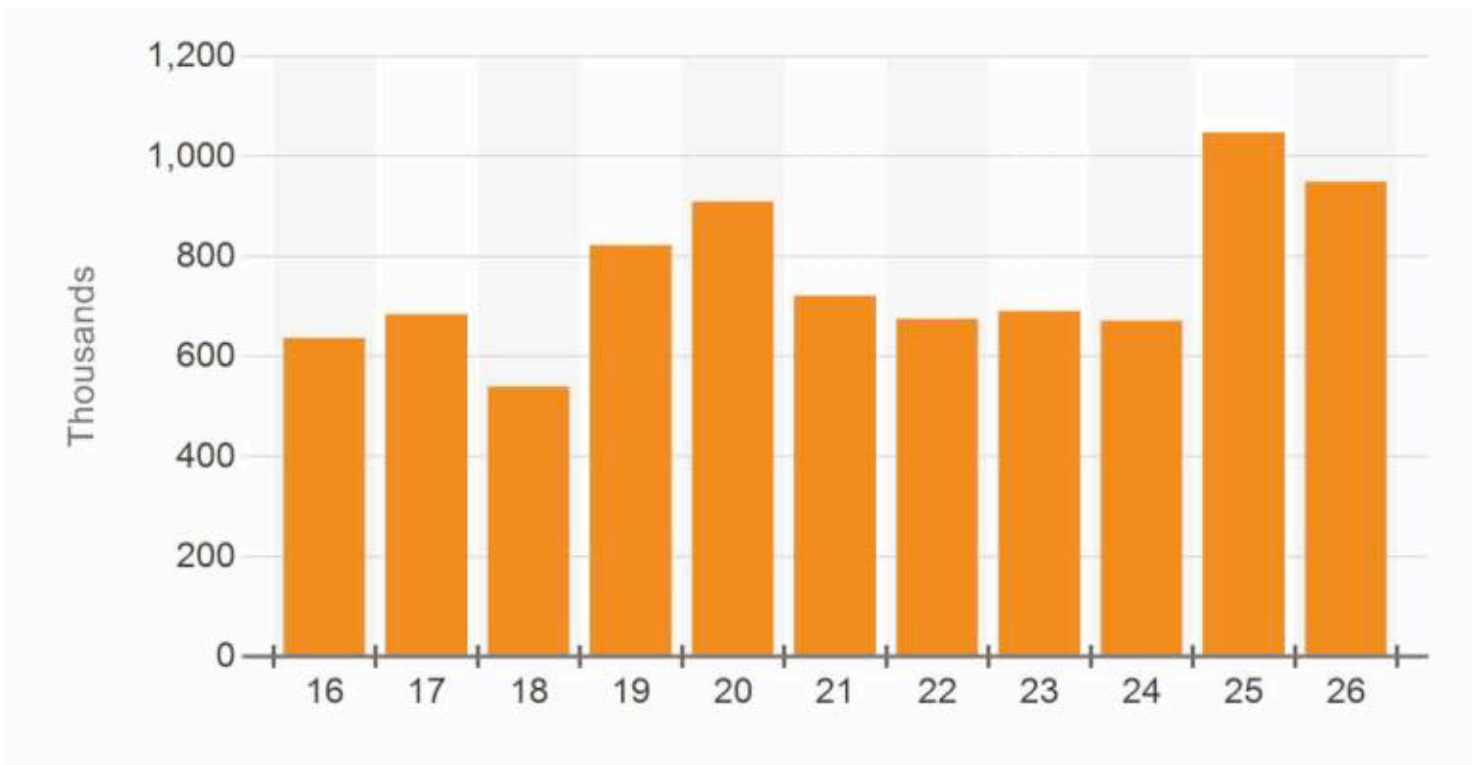
PROBABILITY OF SELLING IN MONTHS



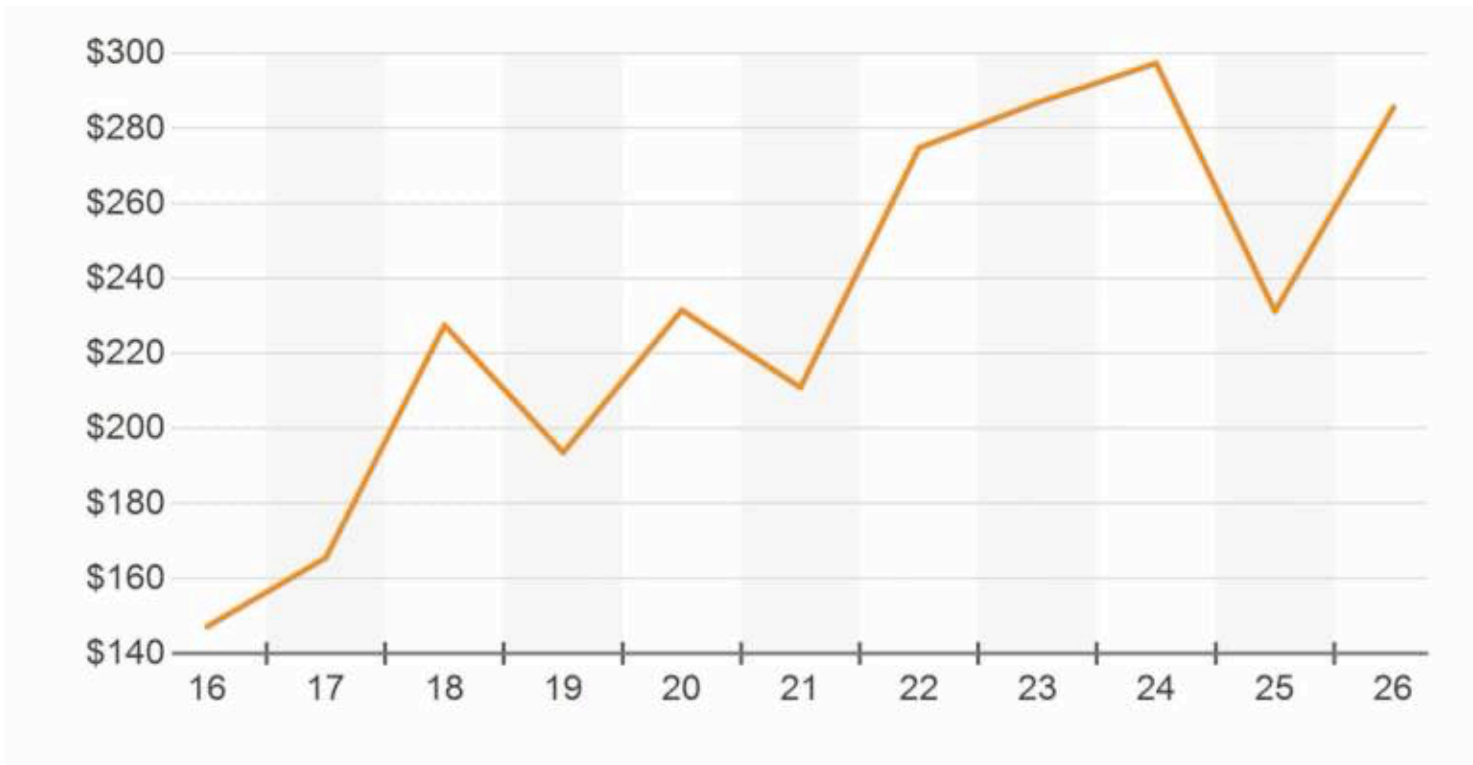
FOR SALE TOTAL LISTINGS



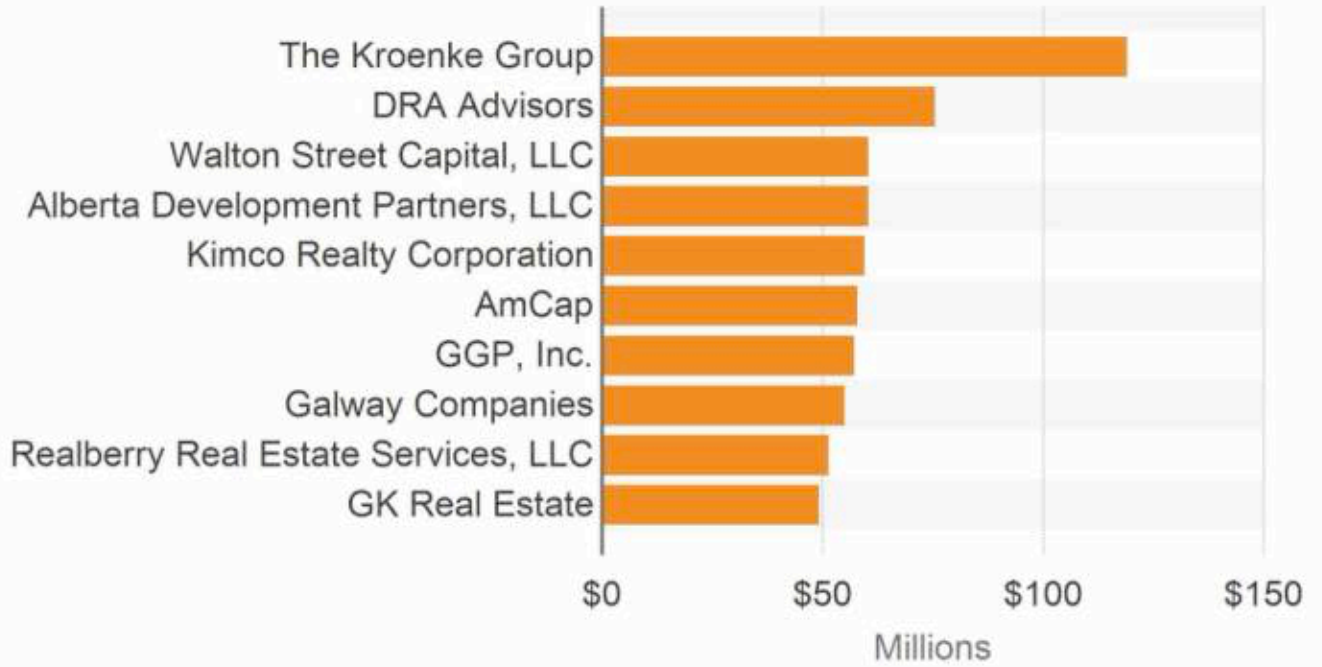
FOR SALE TOTAL SF



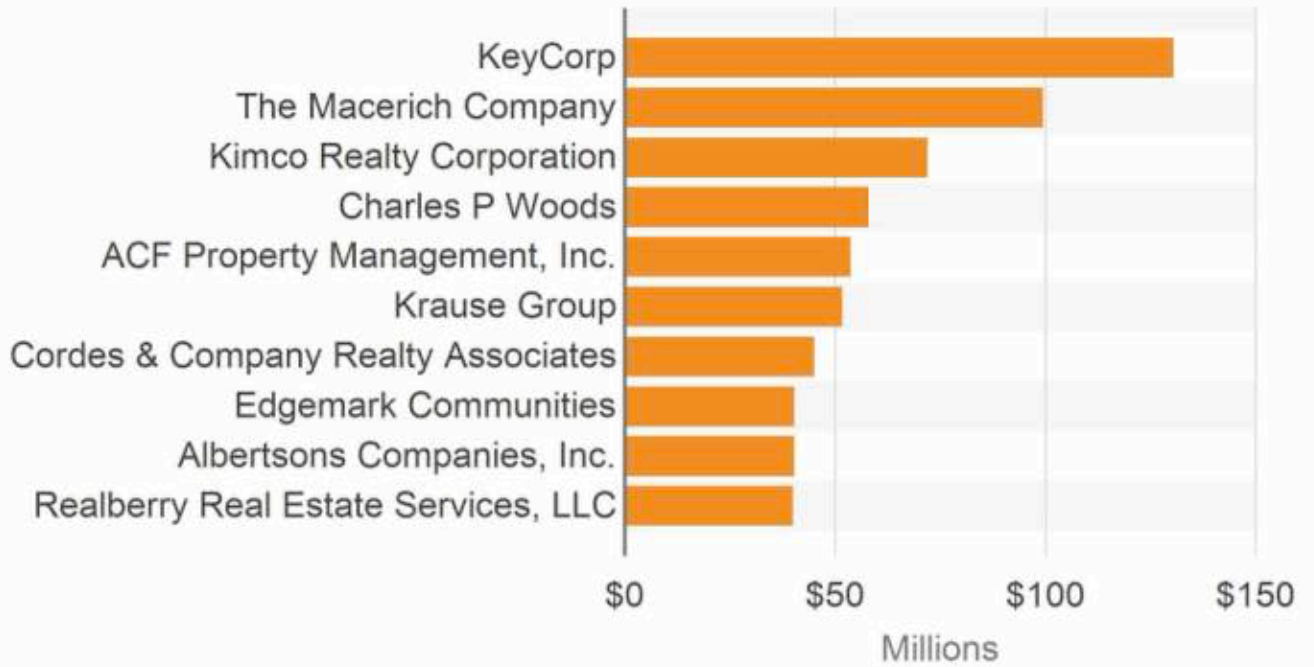
ASKING PRICE PER SF



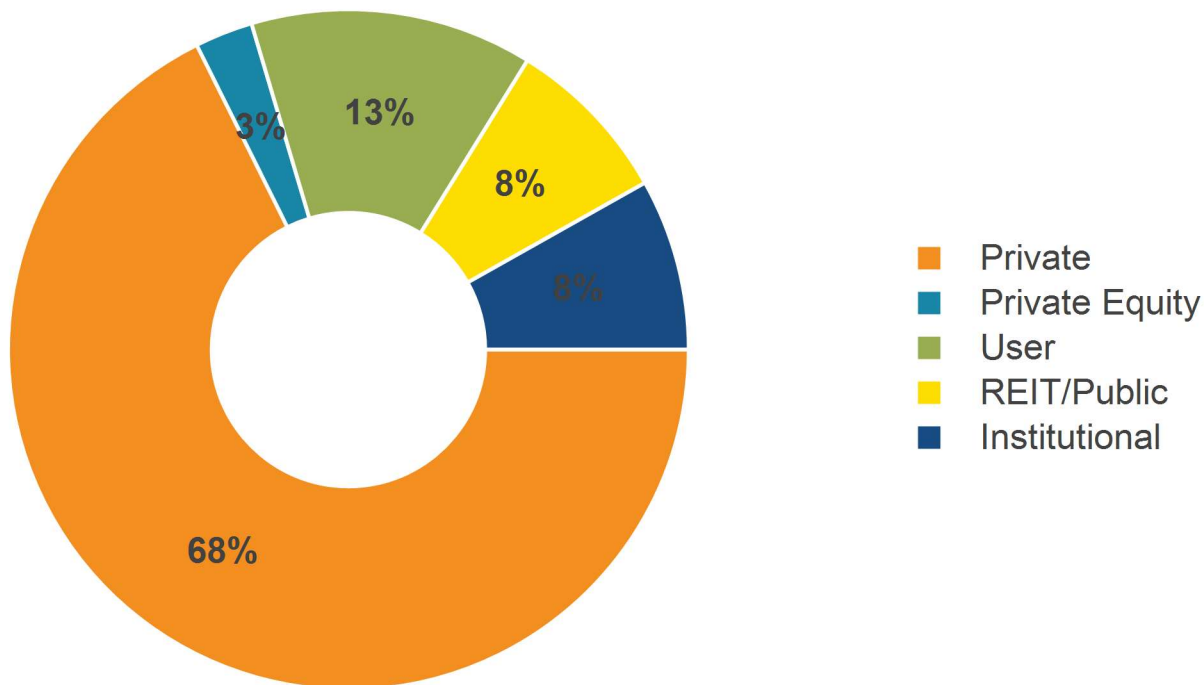
TOP BUYERS



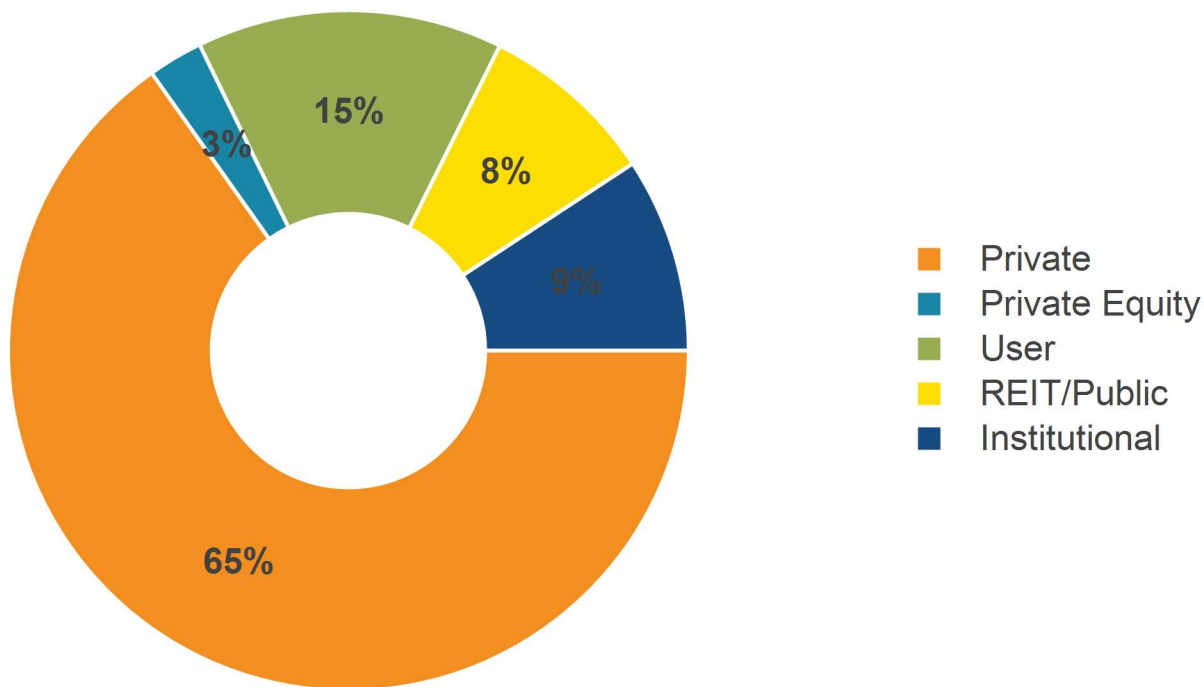
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

