



Retail Report – Larimer & Weld County

Q1 2025

PREPARED BY

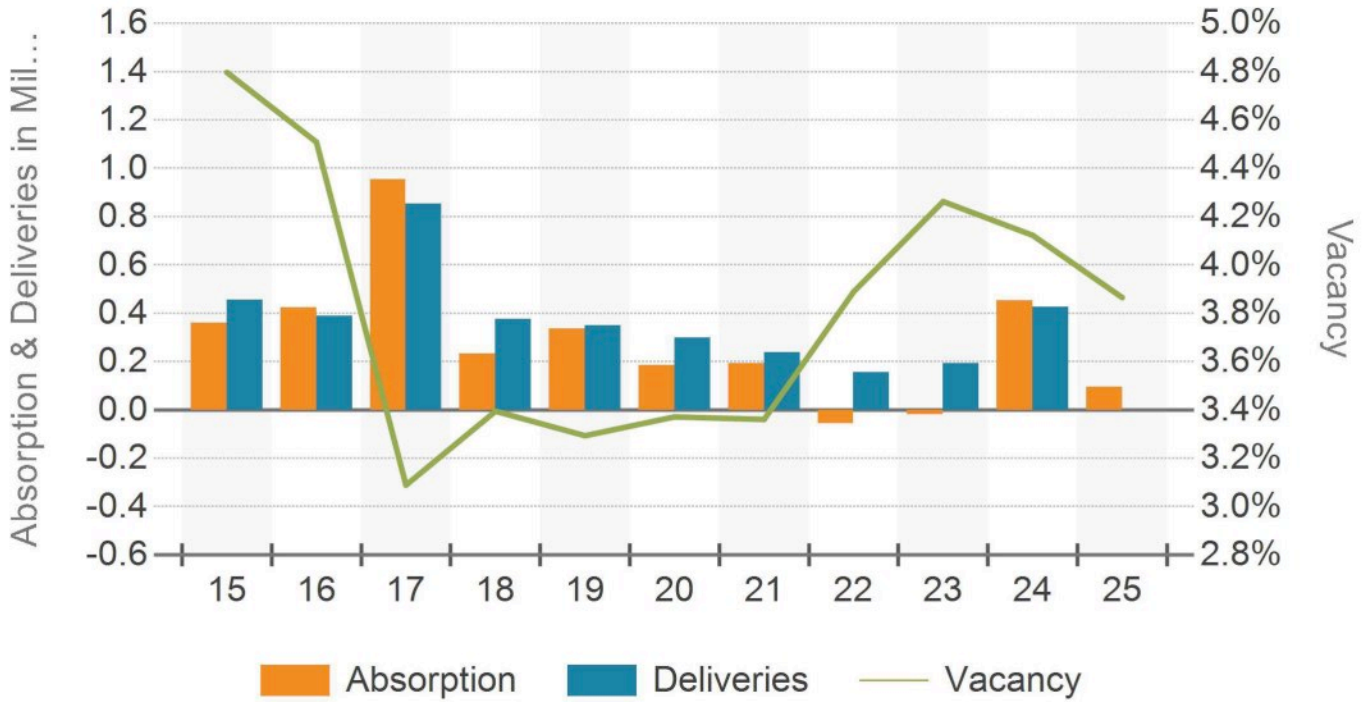
REALTEC
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

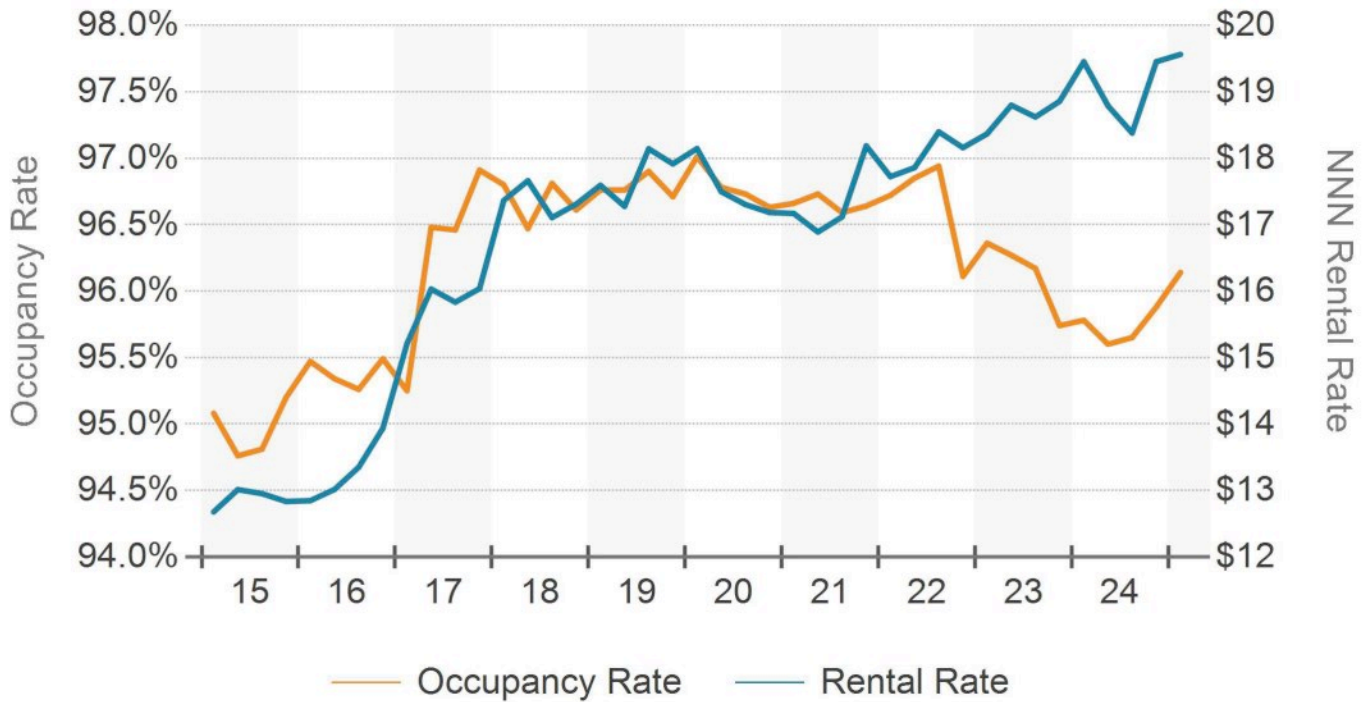
Broker



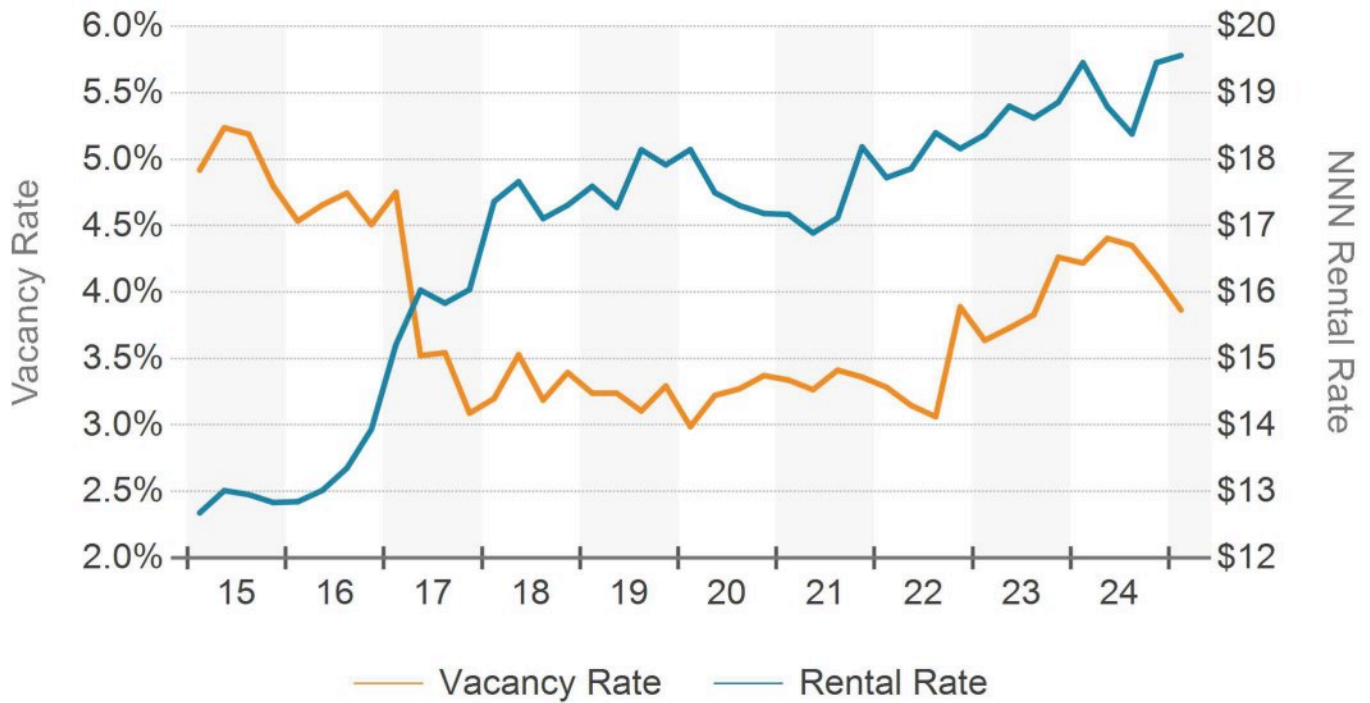
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$19.56	\$18.13
Vacancy Rate	3.9%	3.6%
Vacant SF	1,396,217	1,284,205
Availability Rate	4.8%	4.5%
Available SF	1,722,649	1,620,241
Sublet SF	141,272	121,668
Months on Market	7.3	9.7

Inventory	Survey	5-Year Avg
Existing Buildings	3,069	3,014
Existing SF	36,127,030	35,498,173
12 Mo. Const. Starts	52,911	185,265
Under Construction	127,436	211,239
12 Mo. Deliveries	425,564	258,120

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	446,916	146,937
12 Mo. Leasing SF	623,774	573,516

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$249	\$209
Asking Price Per SF	\$375	\$324
Sales Volume (Mil.)	\$248	\$280
Cap Rate	6.6%	6.3%

Rental Rates

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



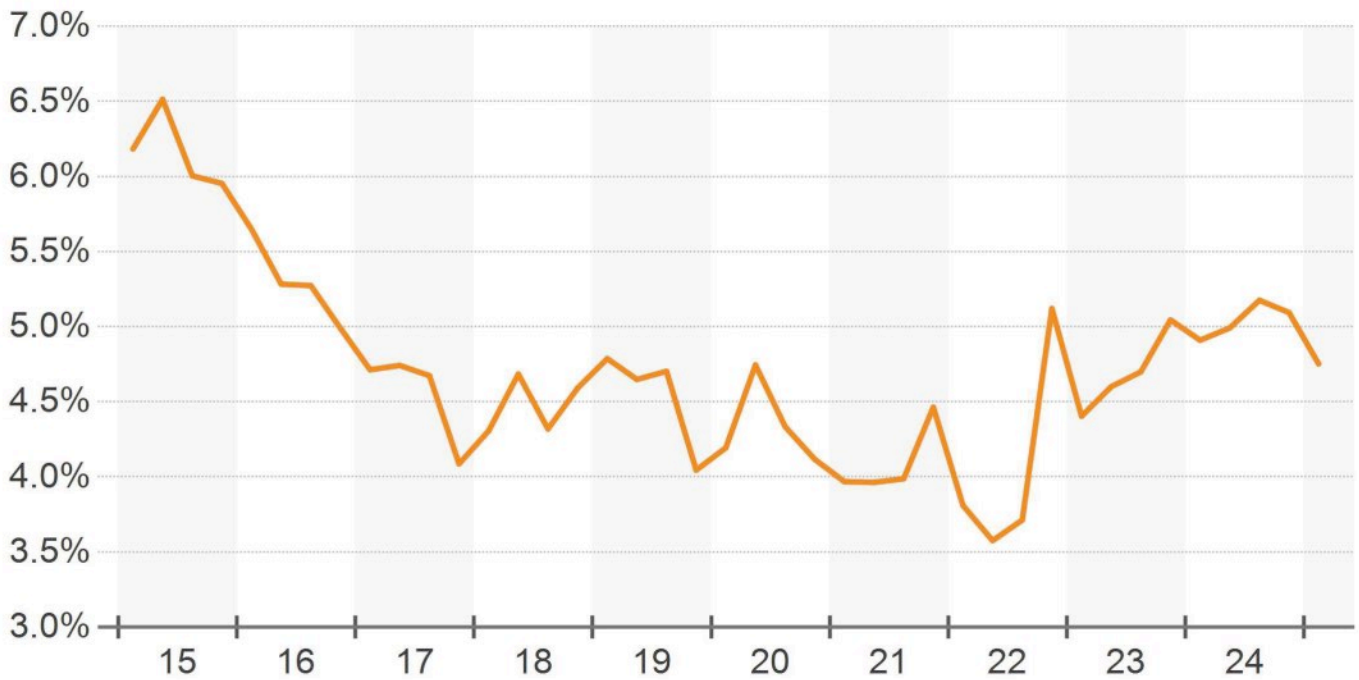
VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



PERCENT LEASED RATE

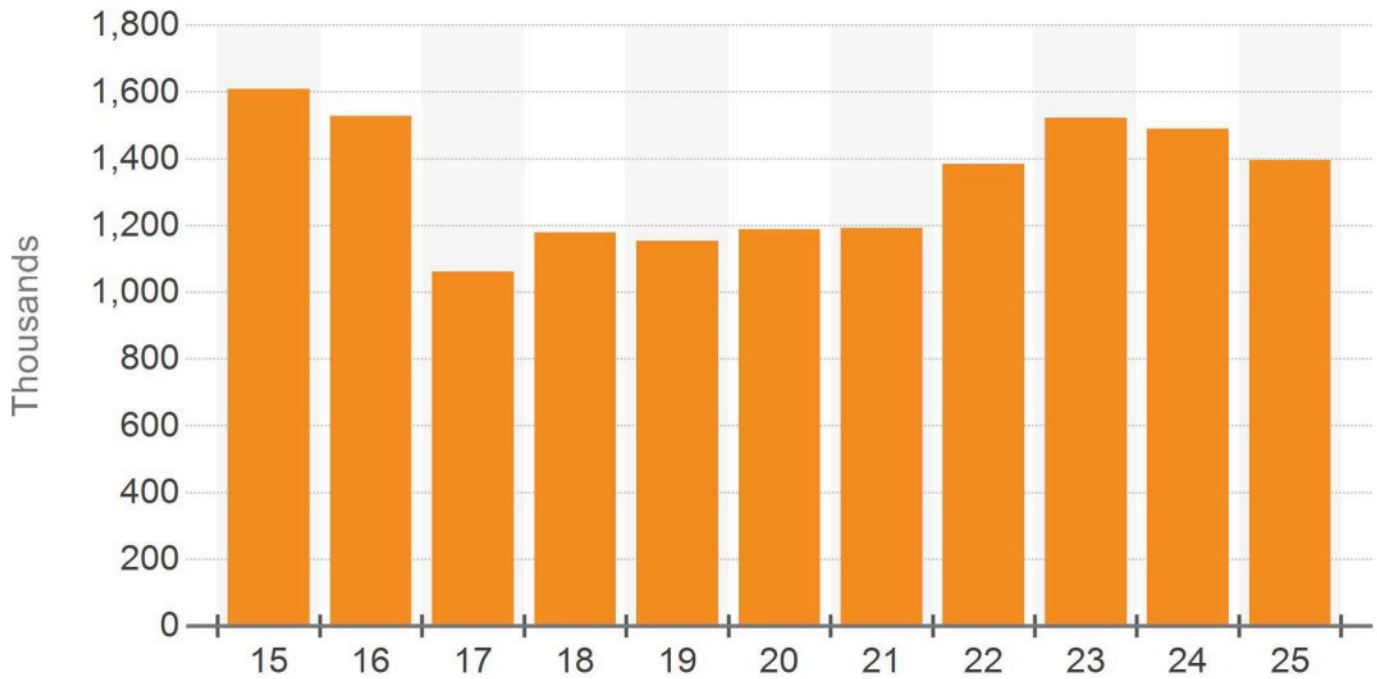


Vacancy & Availability

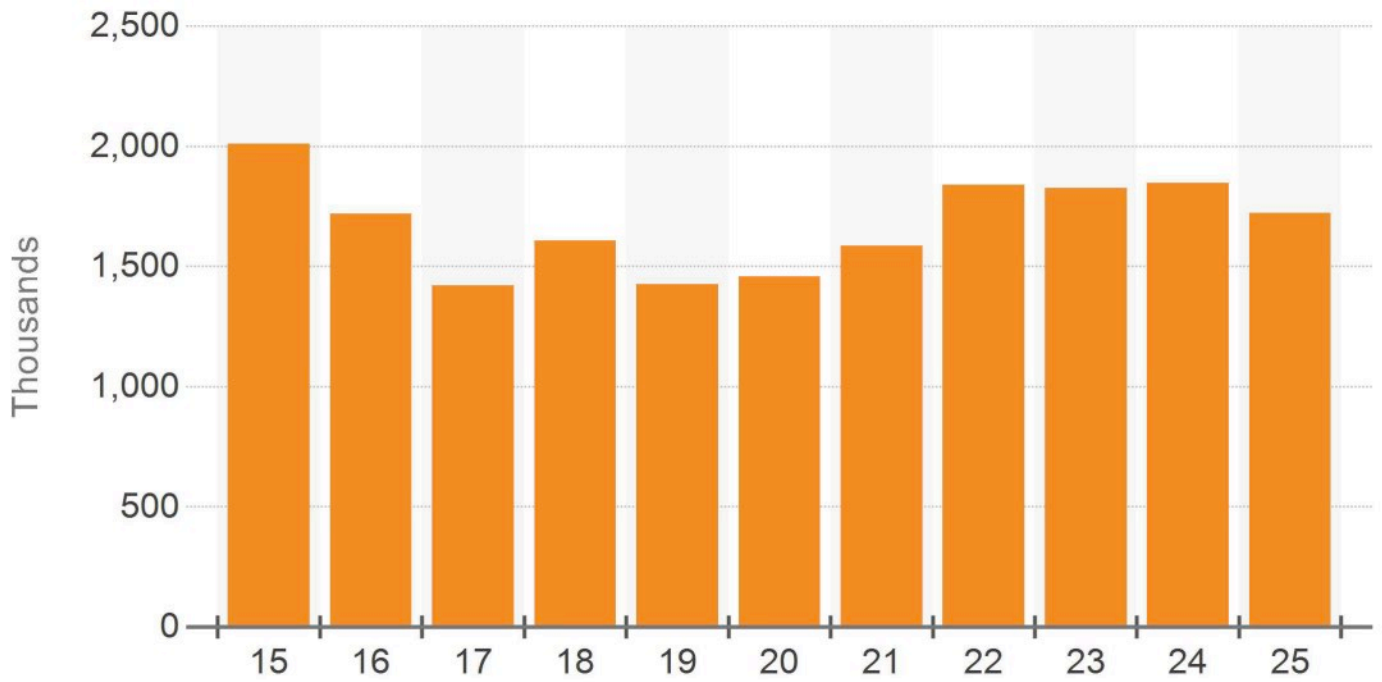
OCCUPANCY & PERCENT LEASED



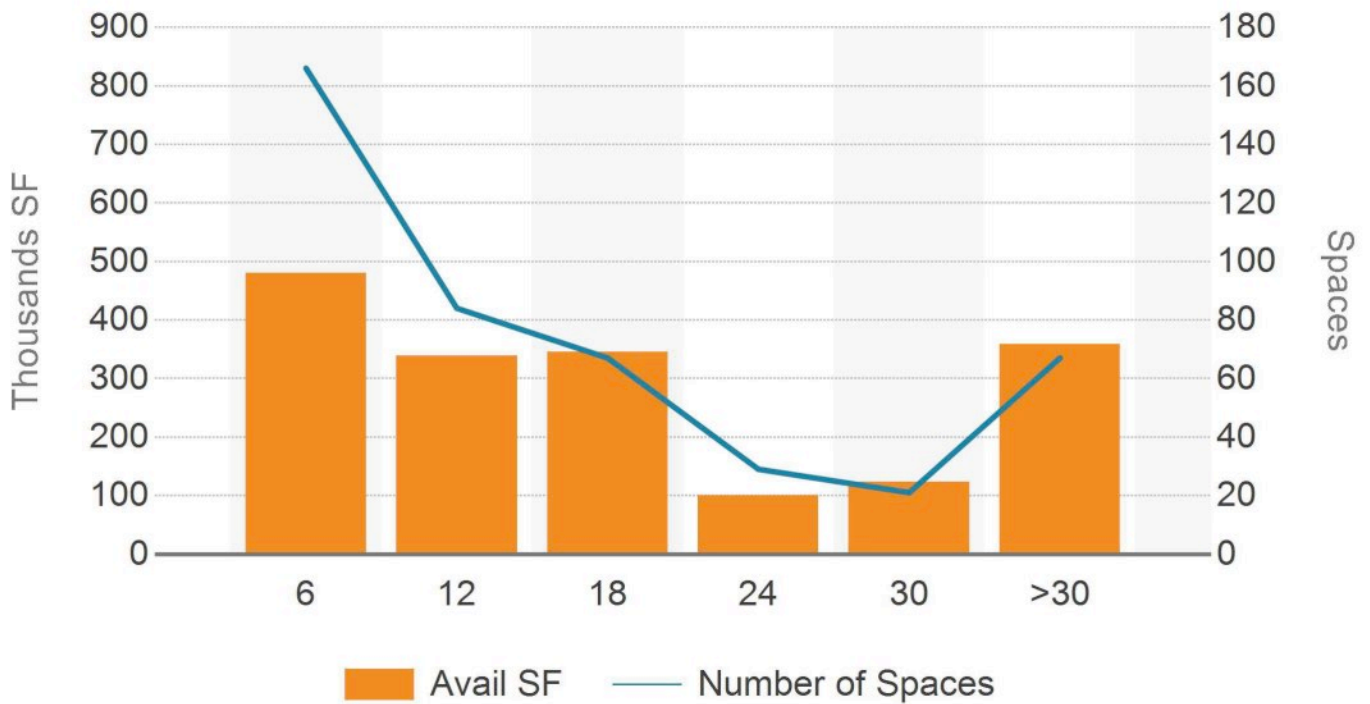
VACANT SF



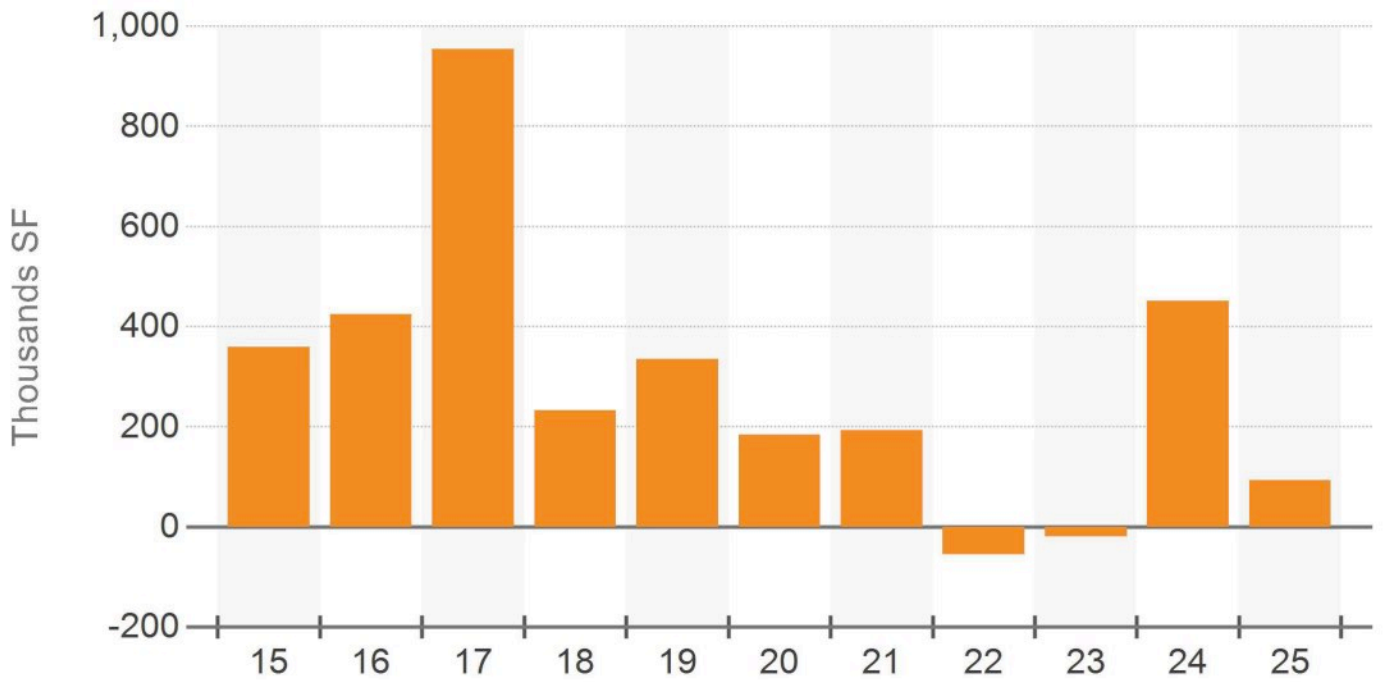
AVAILABLE SF



MONTHS ON MARKET DISTRIBUTION



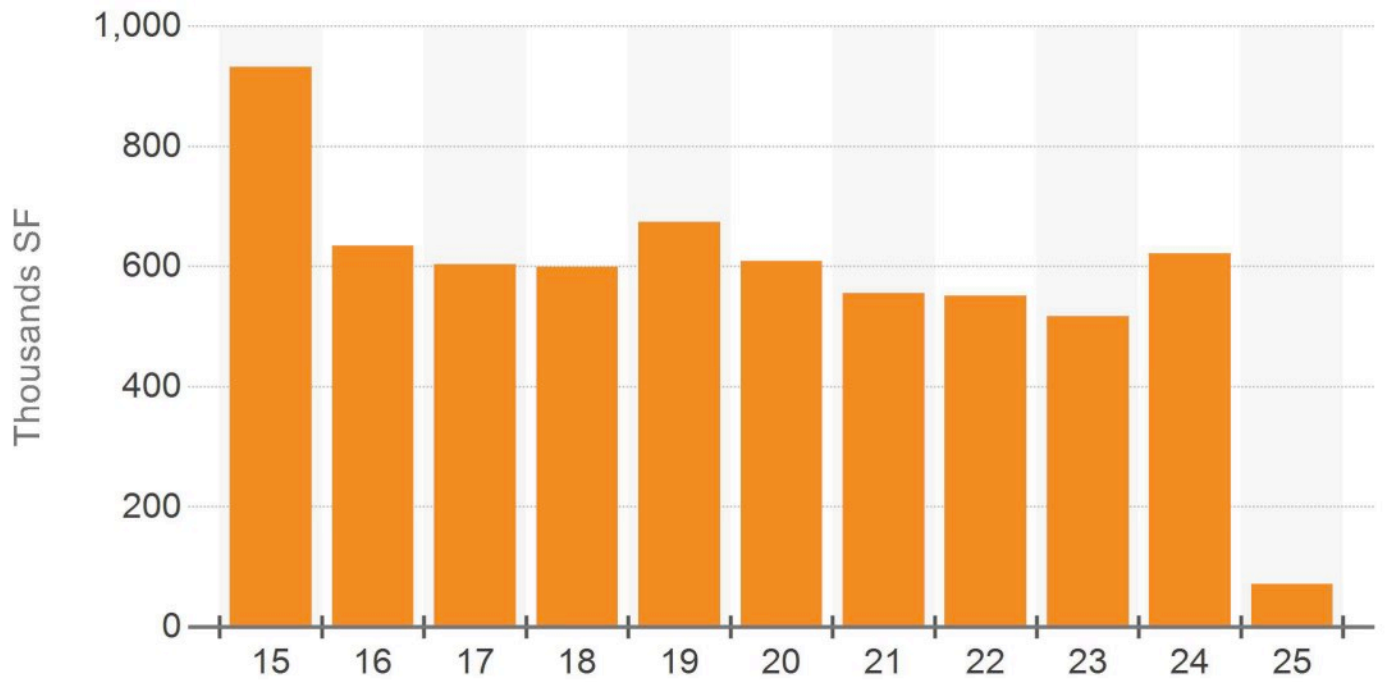
NET ABSORPTION



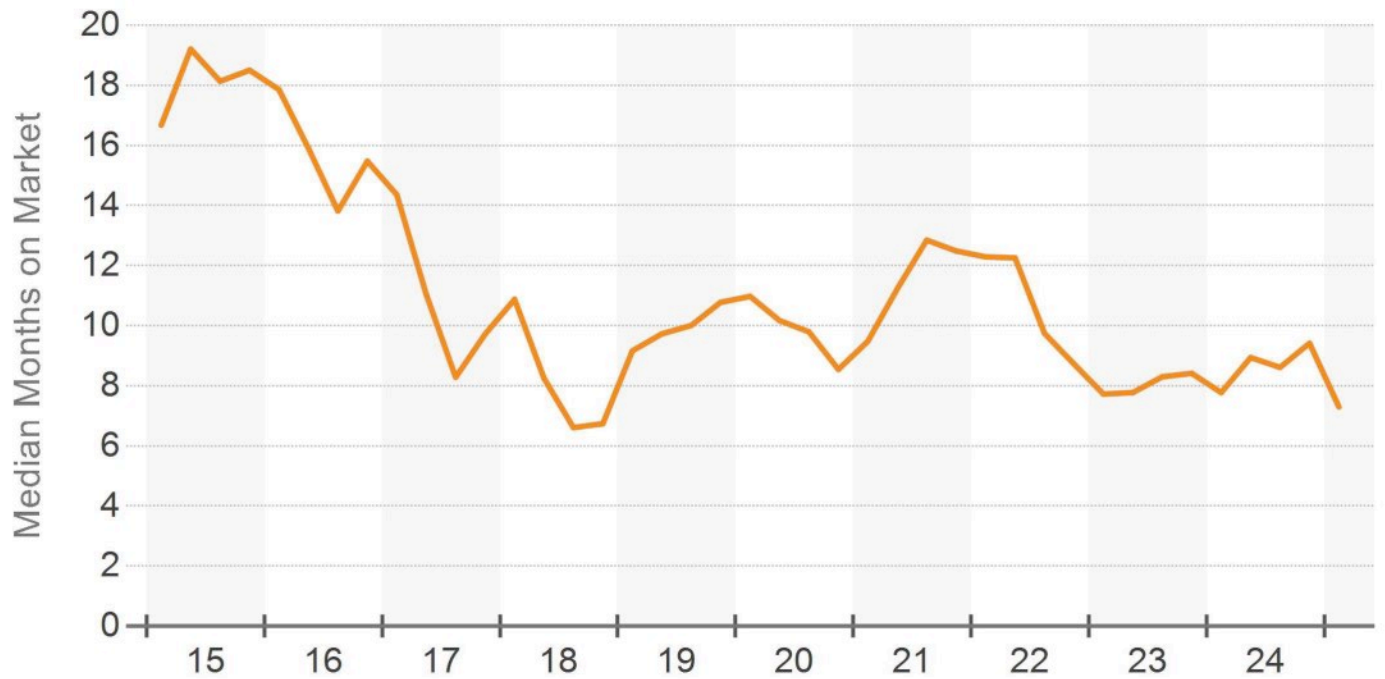
NET ABSORPTION AS % OF INVENTORY



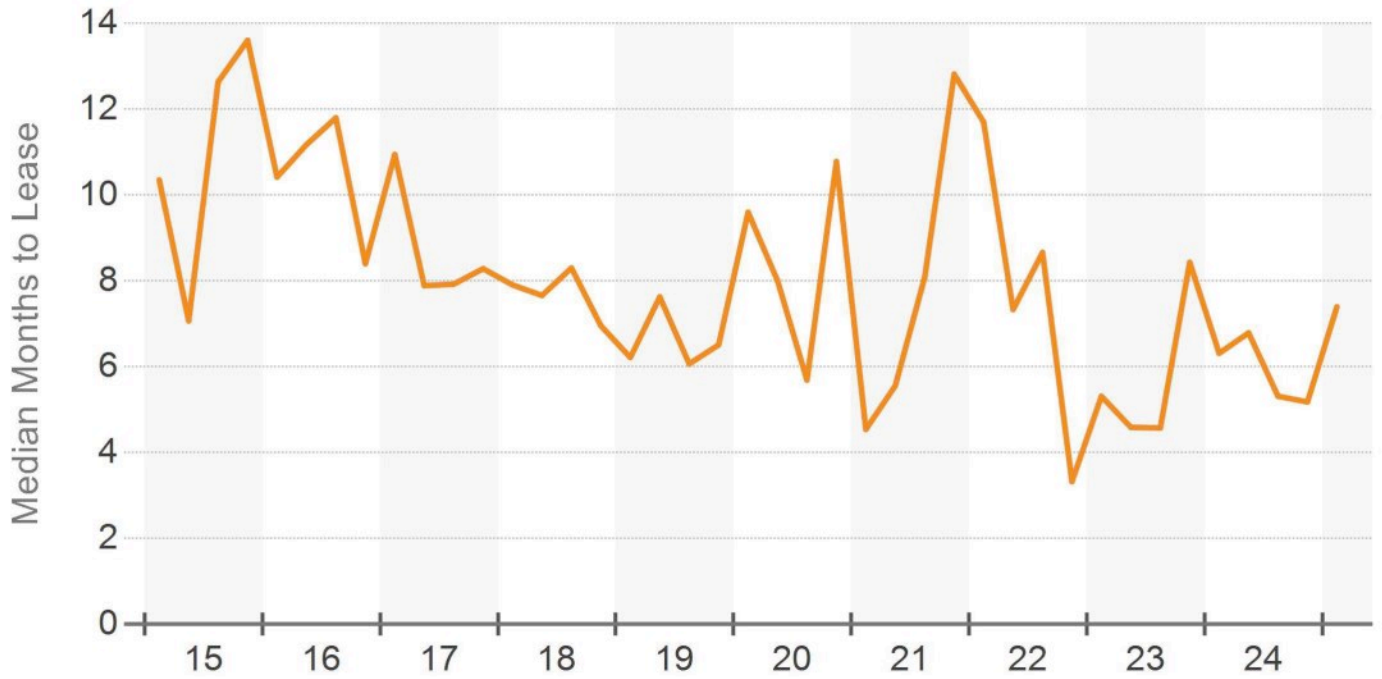
LEASING ACTIVITY



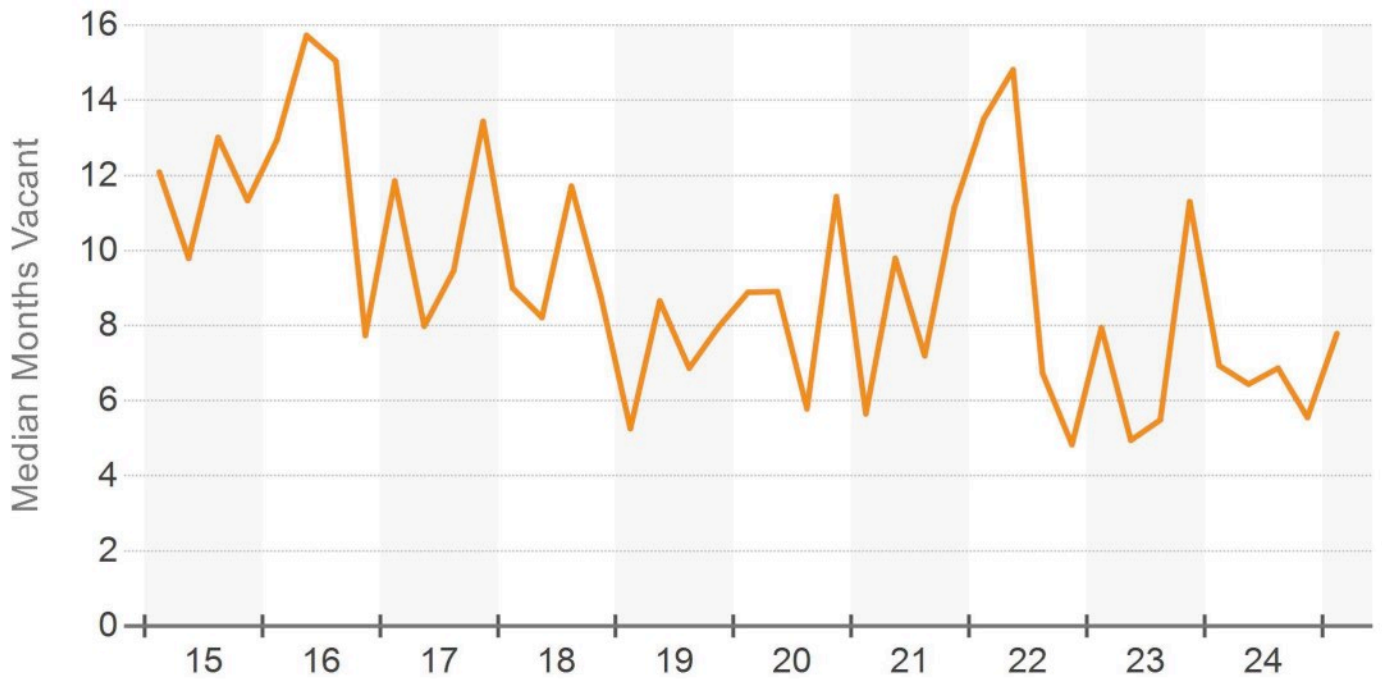
MONTHS ON MARKET



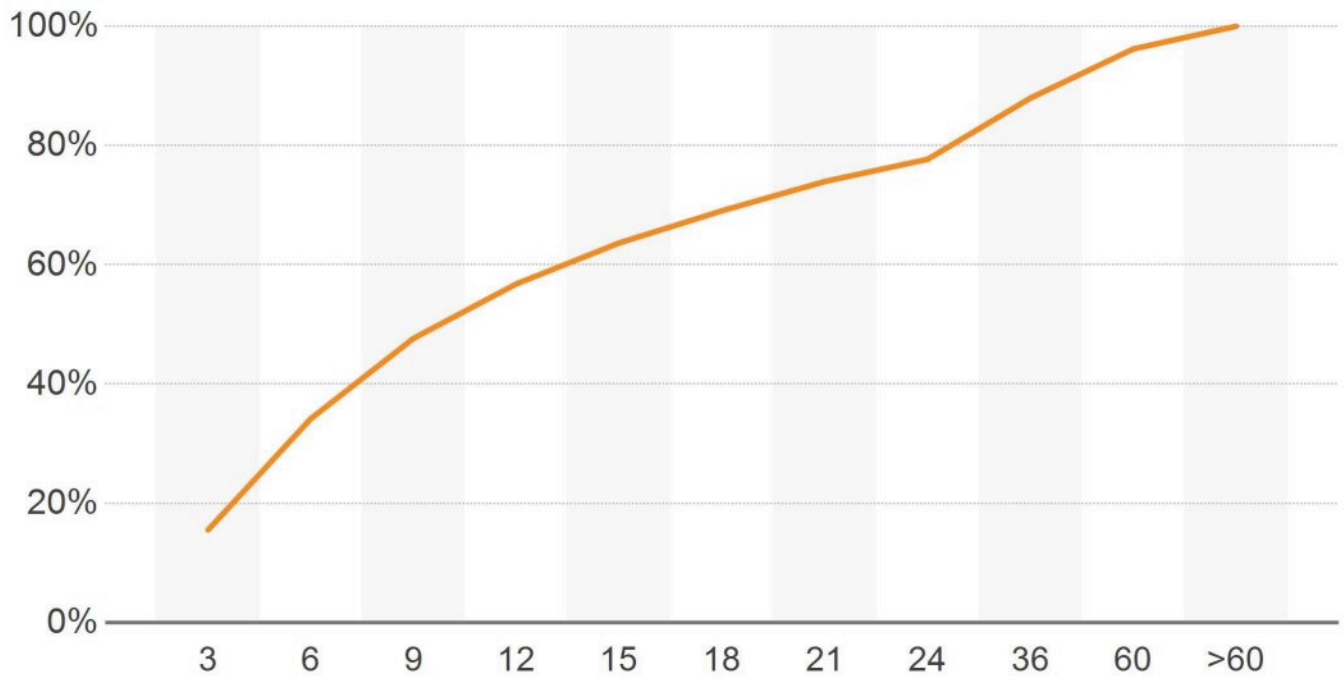
MONTHS TO LEASE



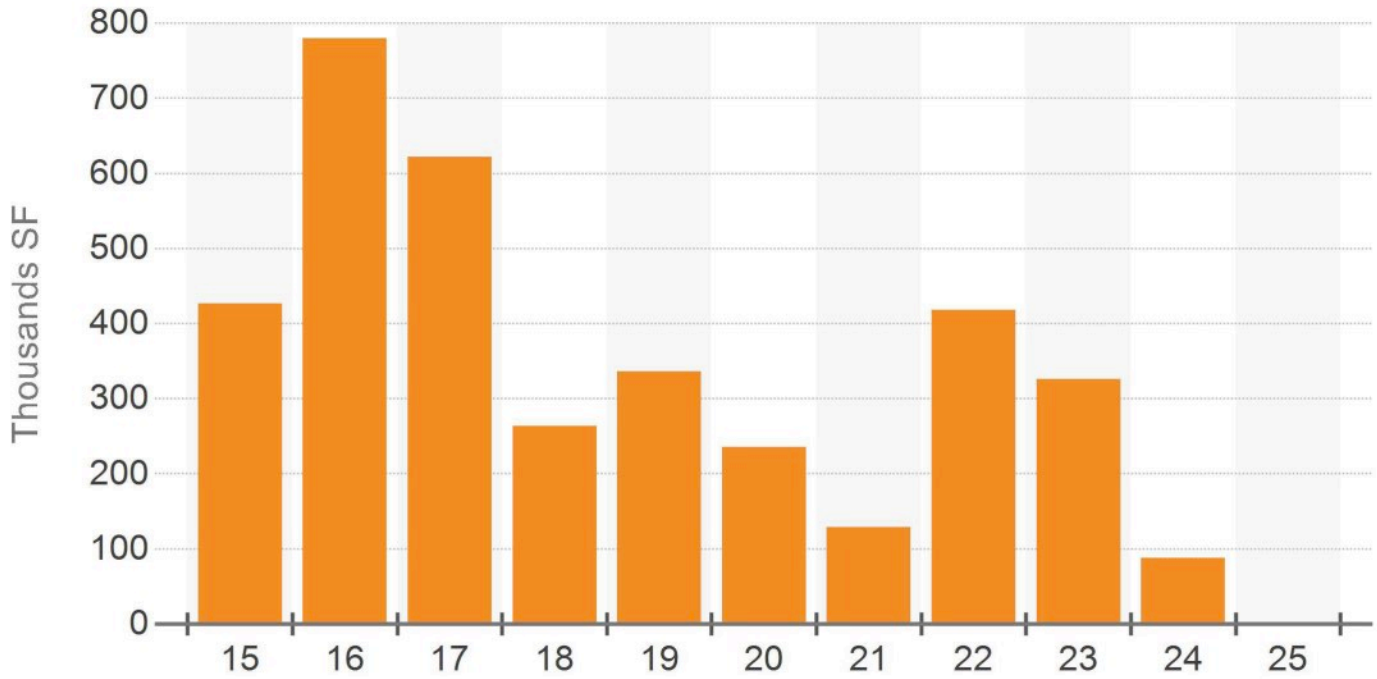
MONTHS VACANT



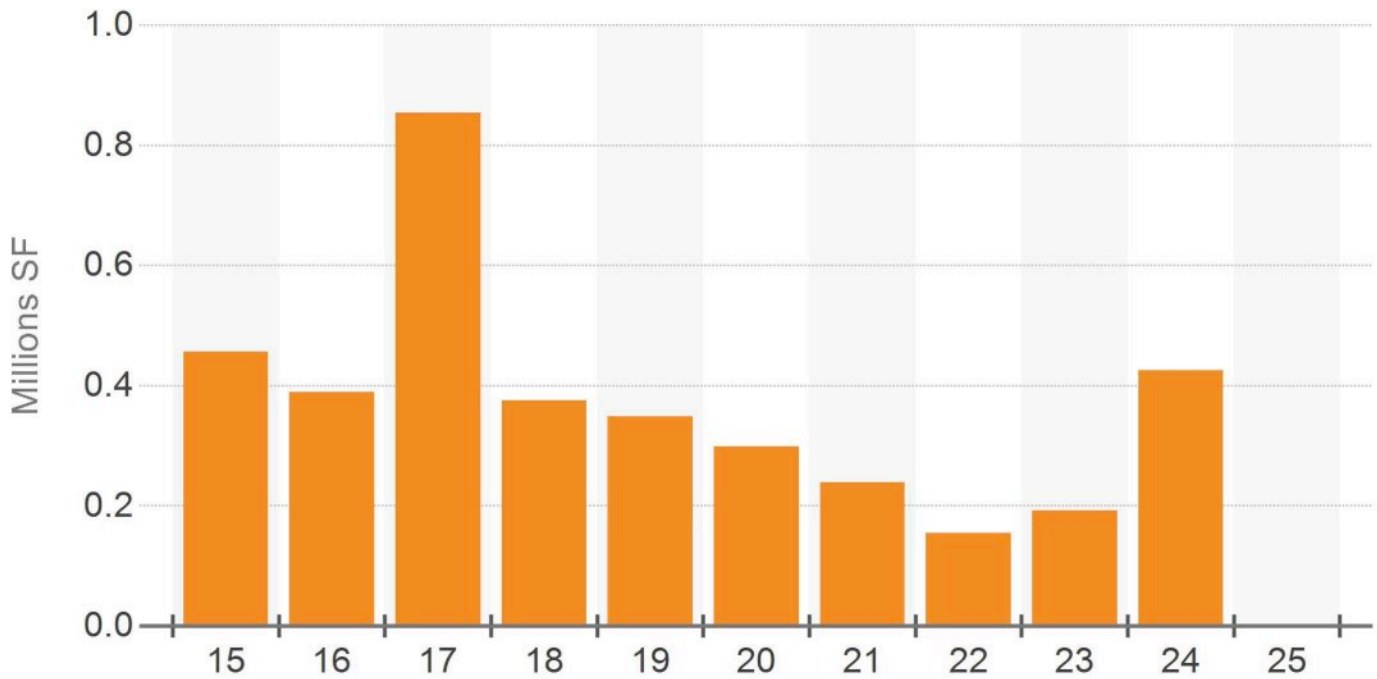
PROBABILITY OF LEASING IN MONTHS



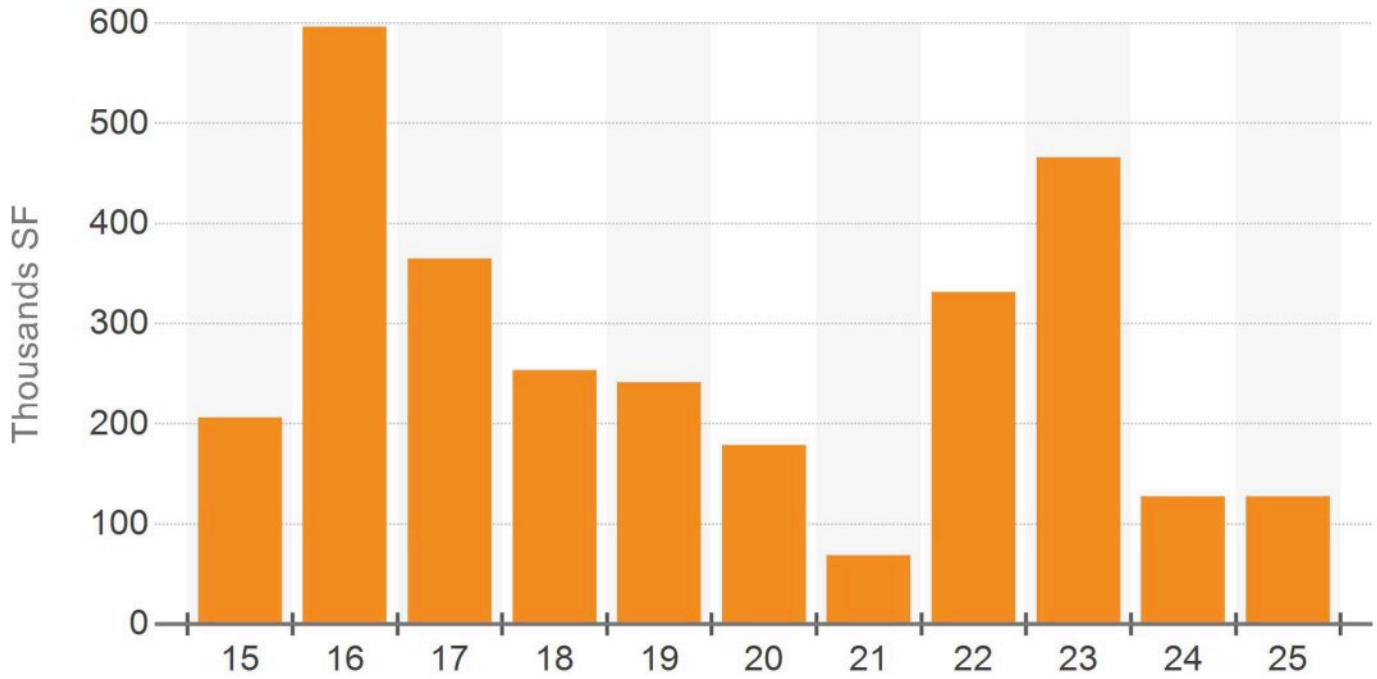
CONSTRUCTION STARTS



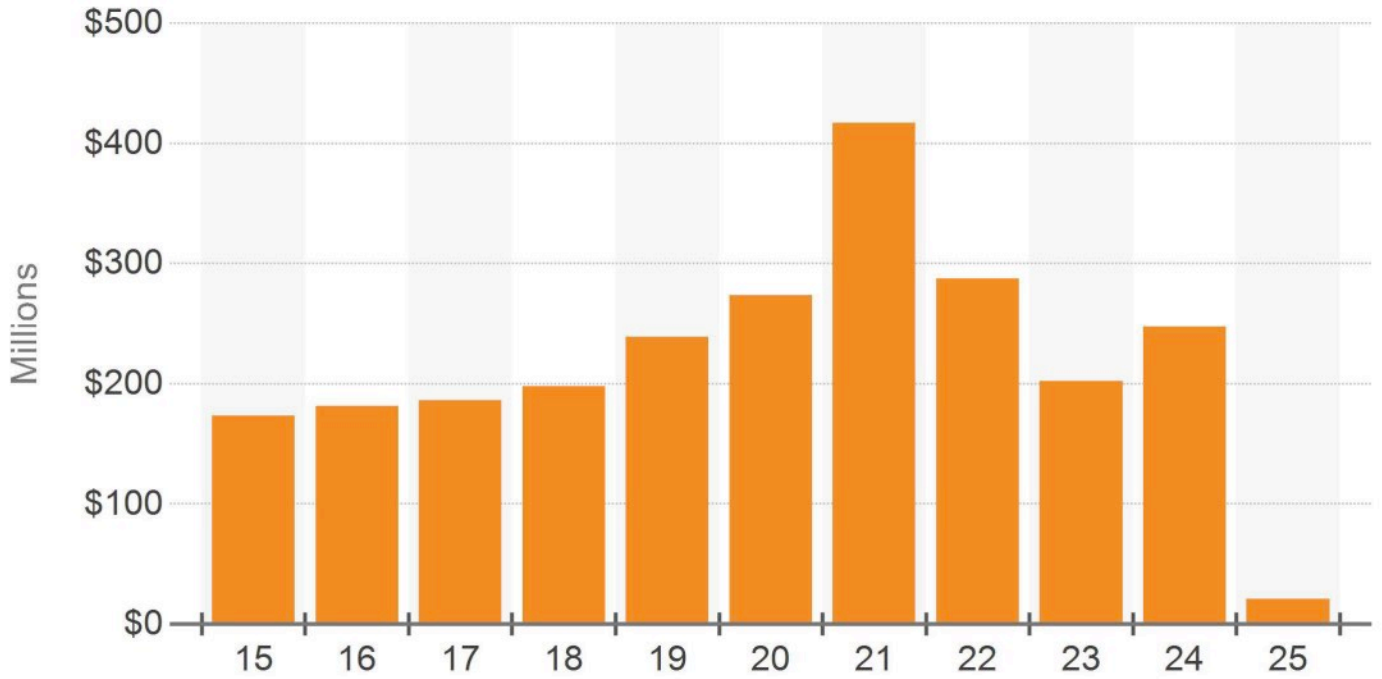
CONSTRUCTION DELIVERIES



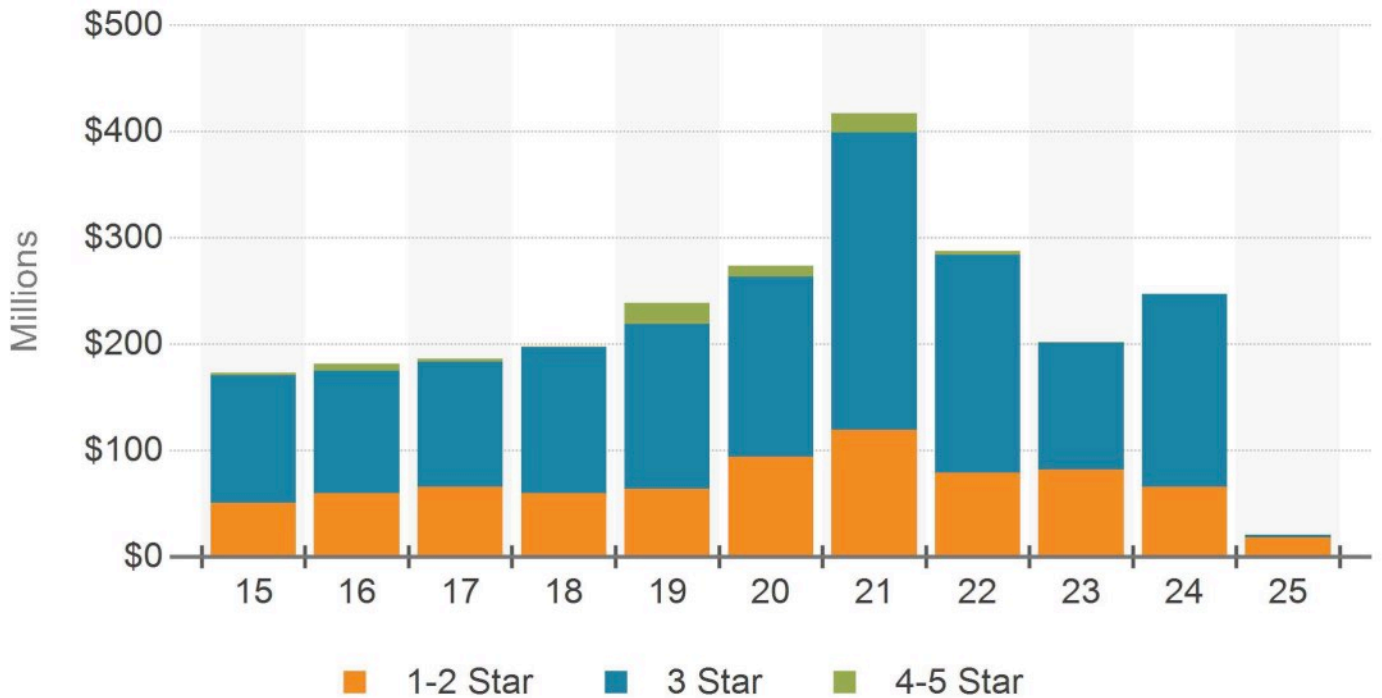
UNDER CONSTRUCTION



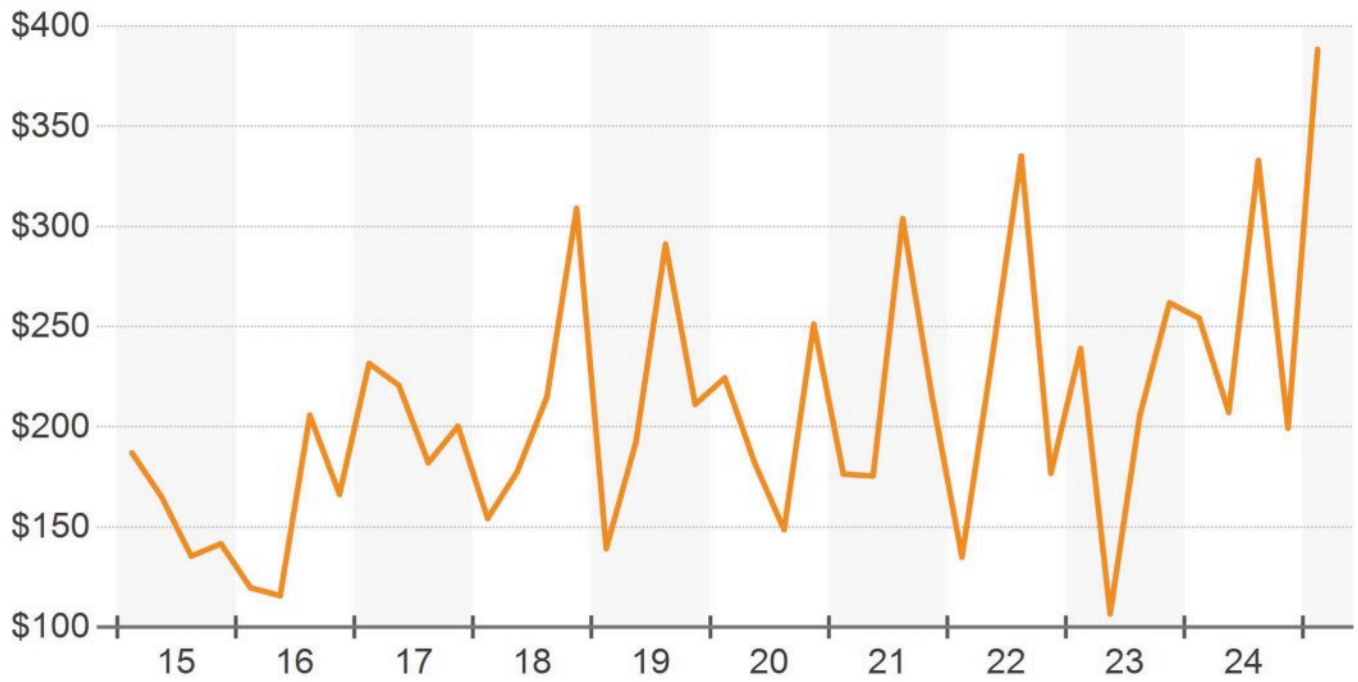
SALES VOLUME



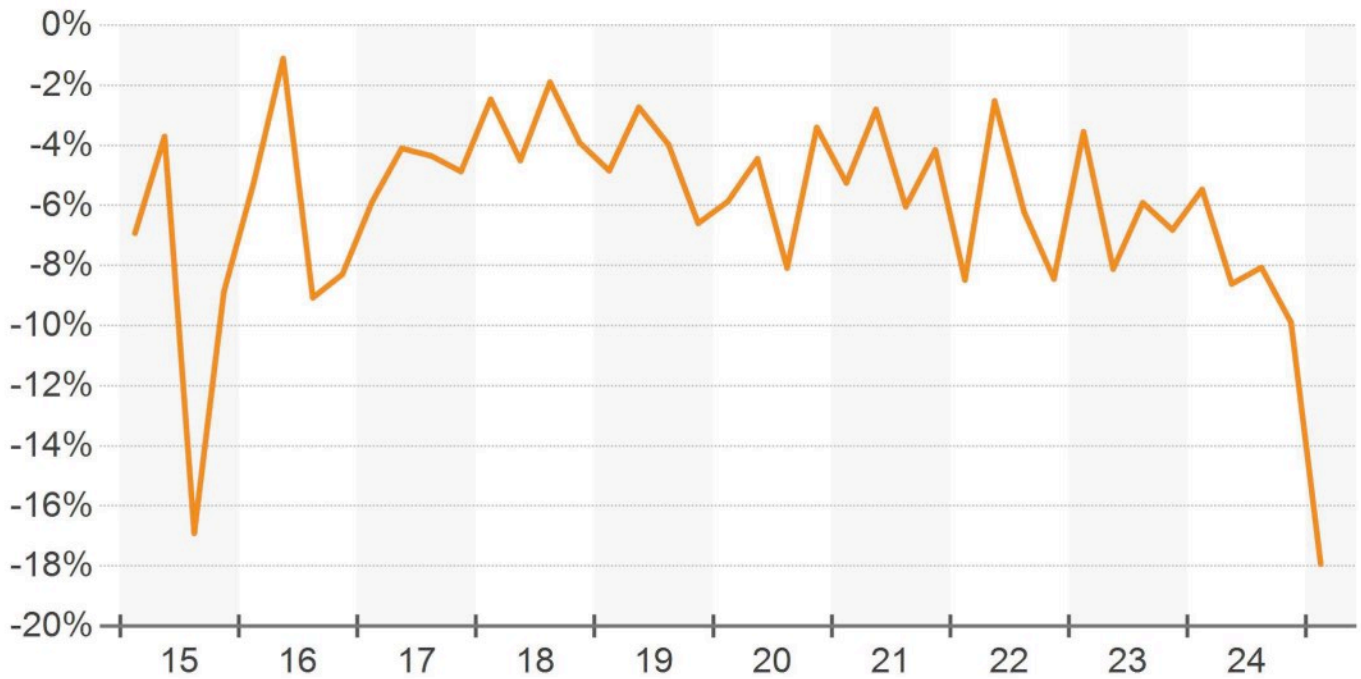
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



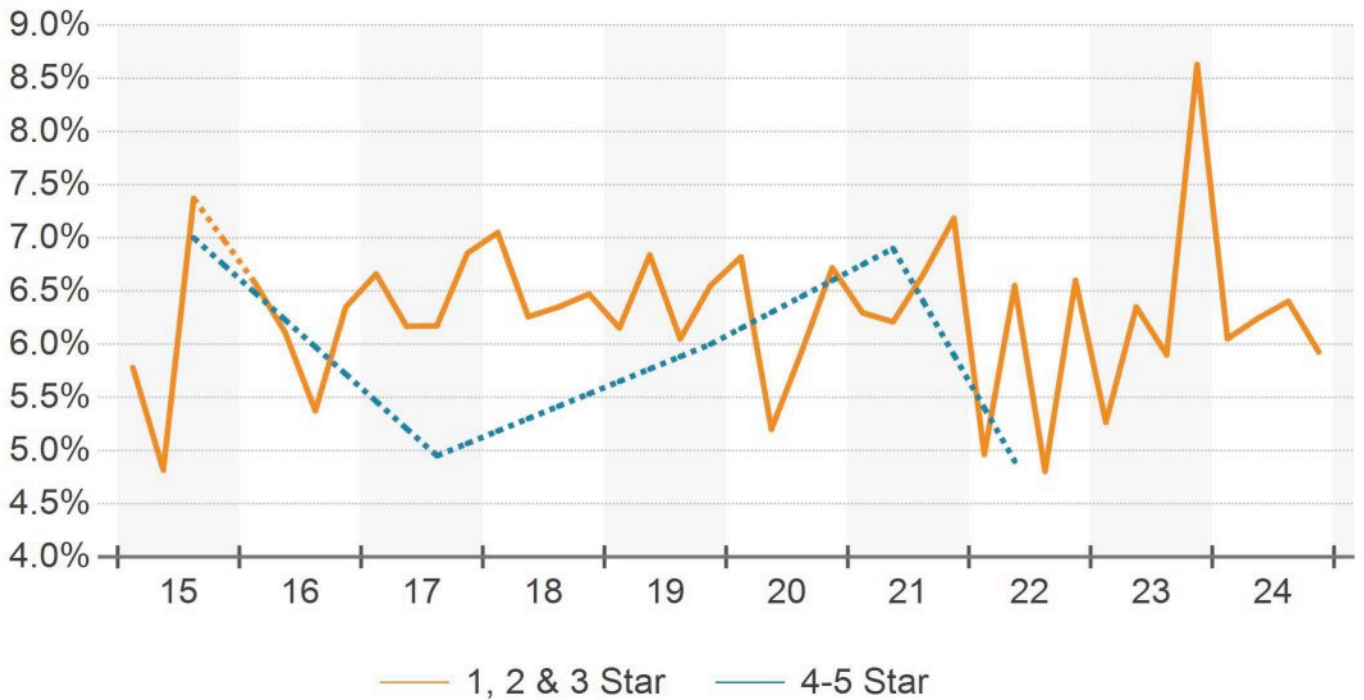
SALE TO ASKING PRICE DIFFERENTIAL



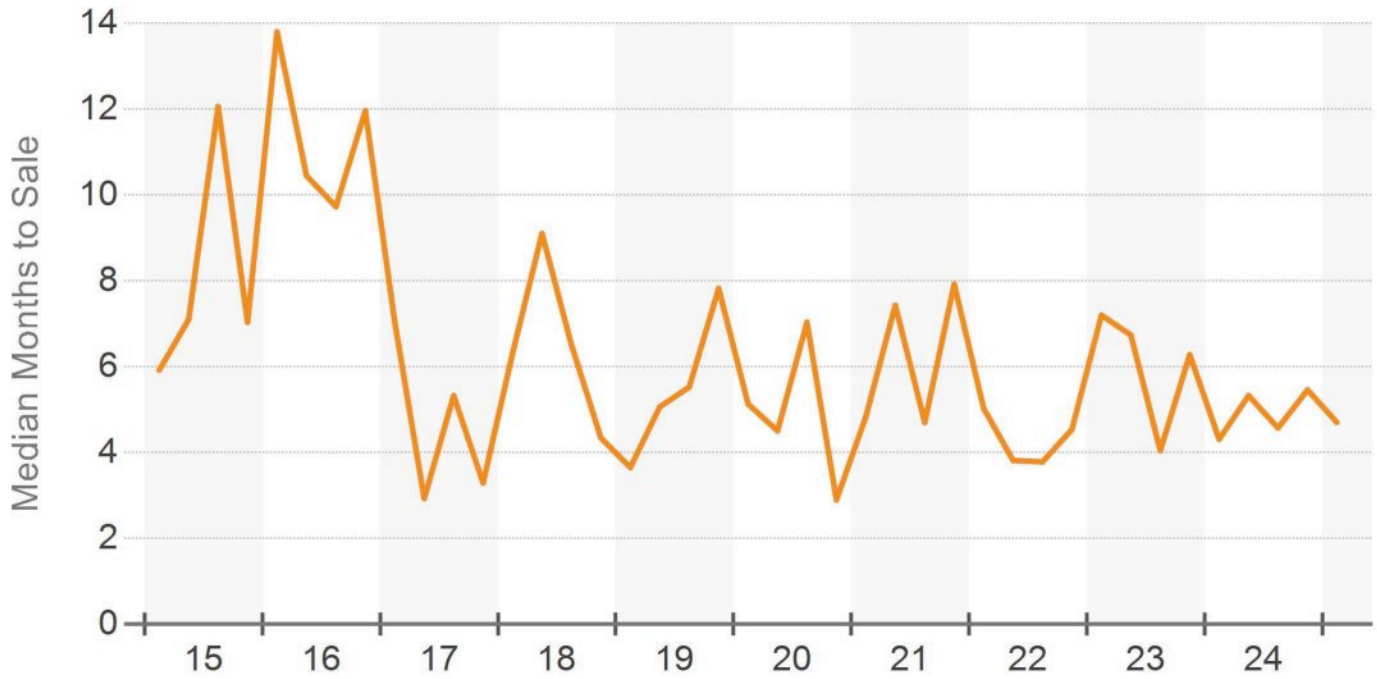
CAP RATE



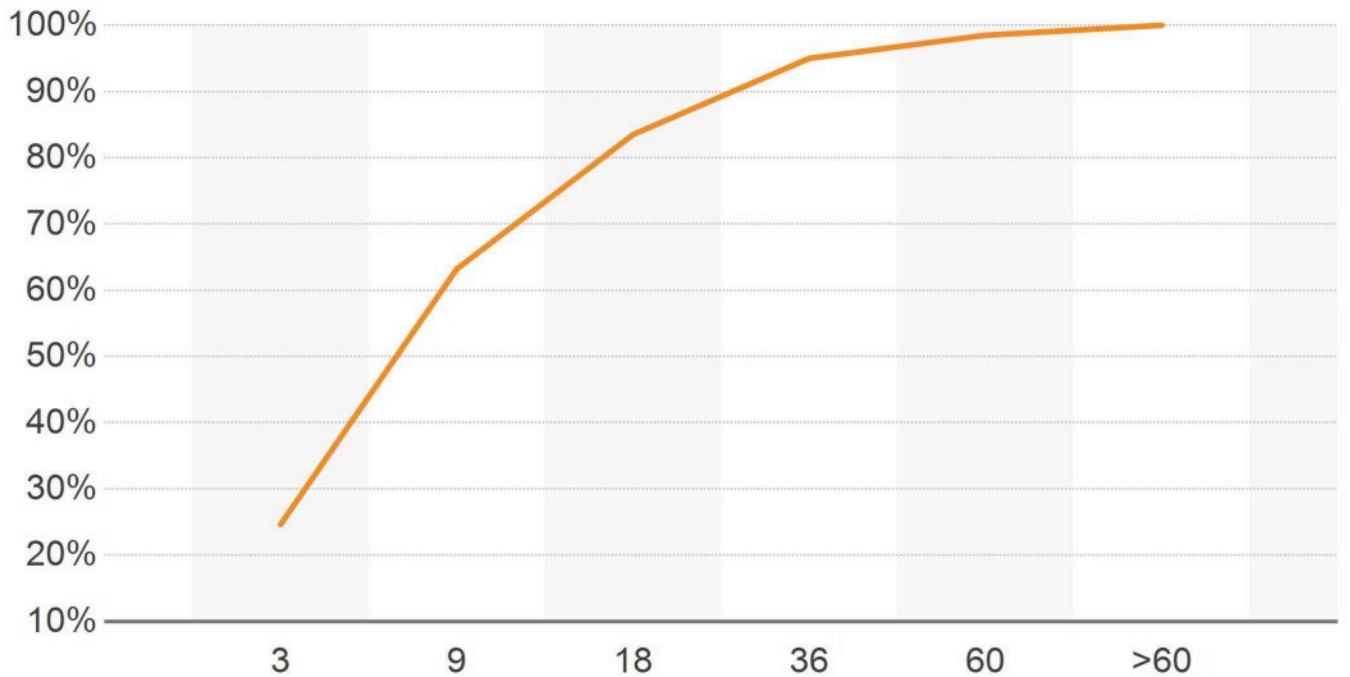
CAP RATE BY STAR RATING



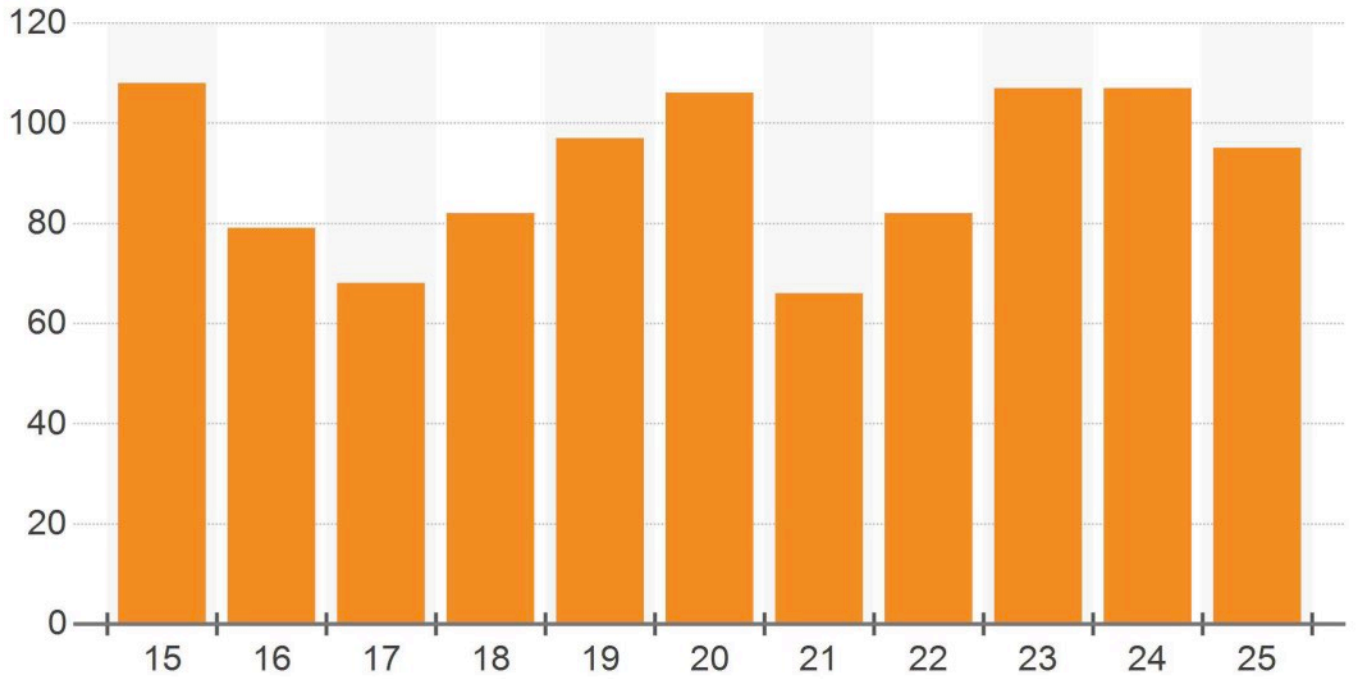
MONTHS TO SALE



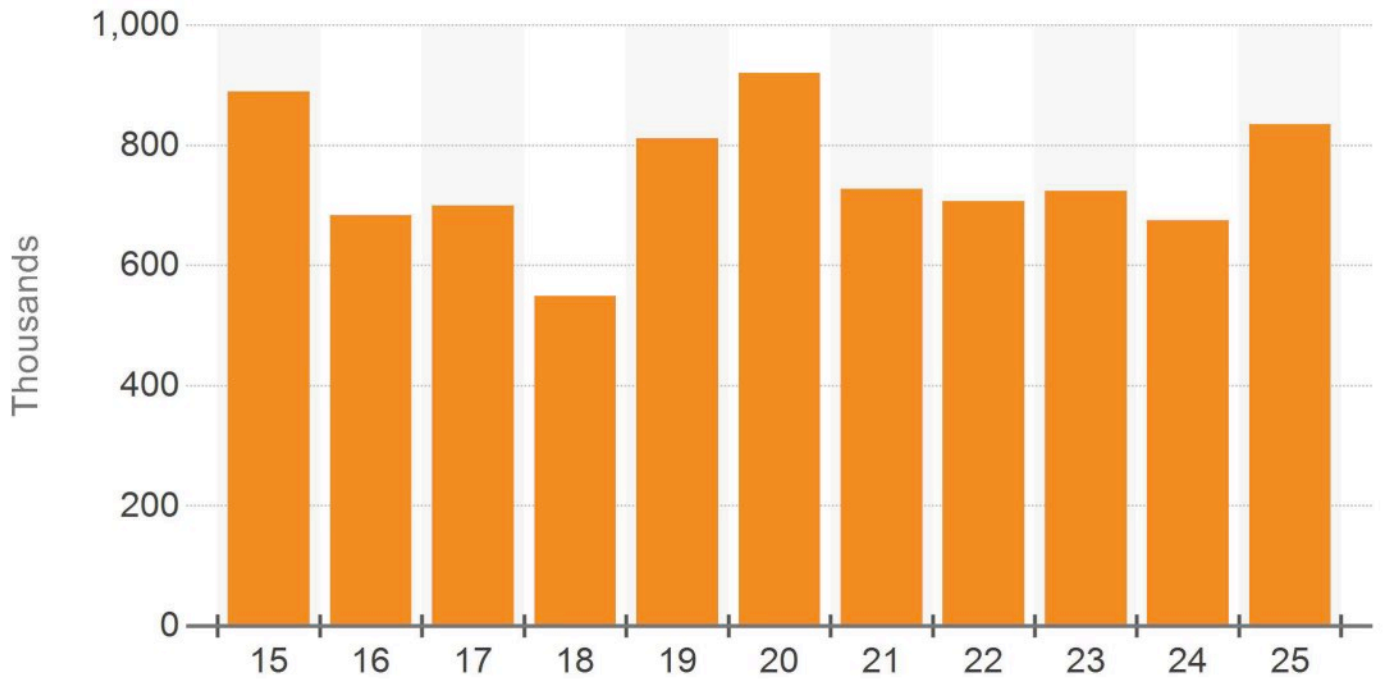
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



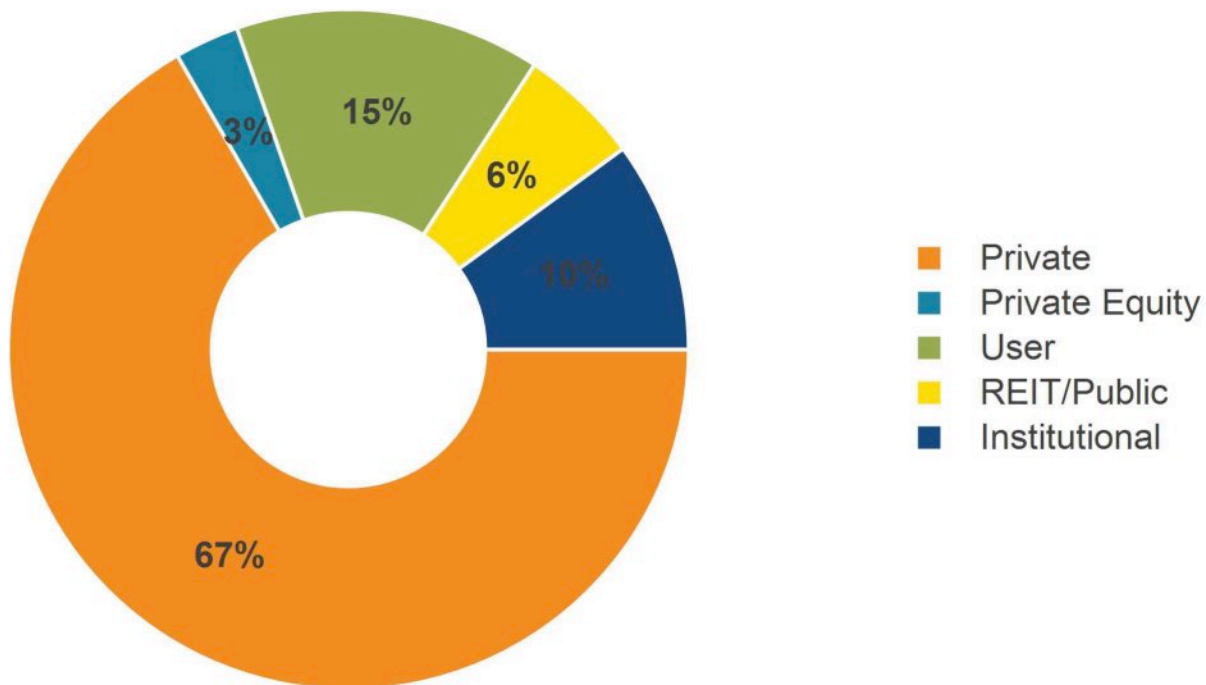
TOP BUYERS



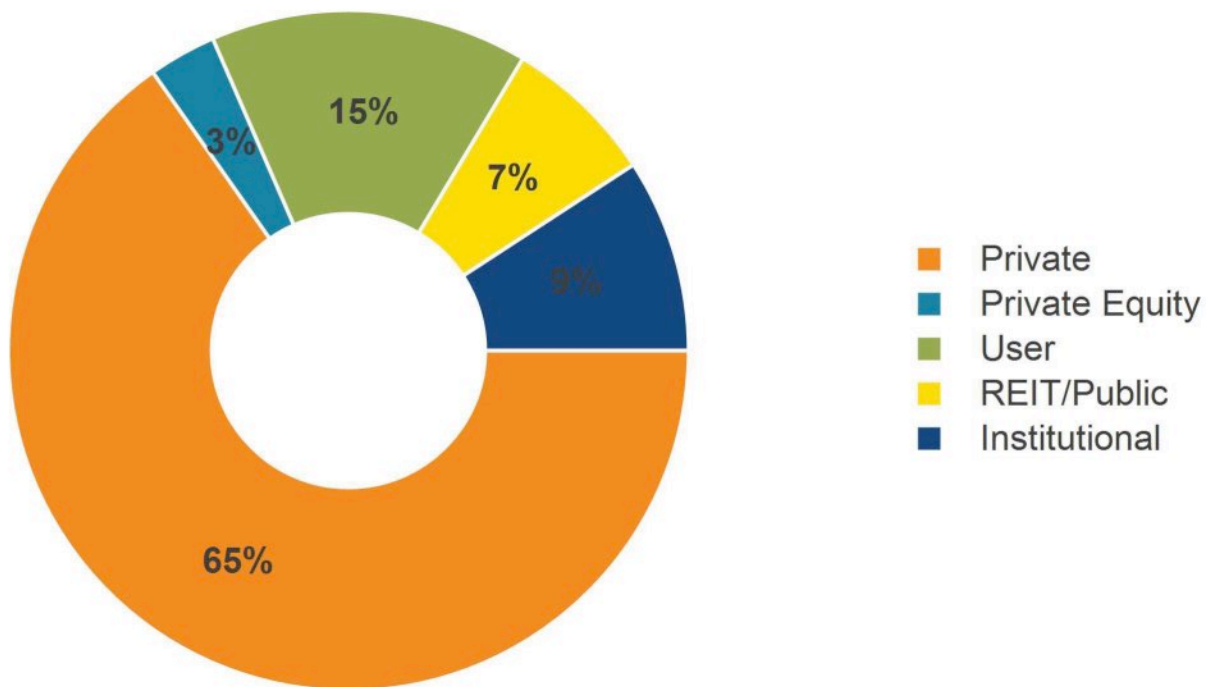
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

