



## Retail Report - Larimer/Weld County

PREPARED BY

**REALTEC**

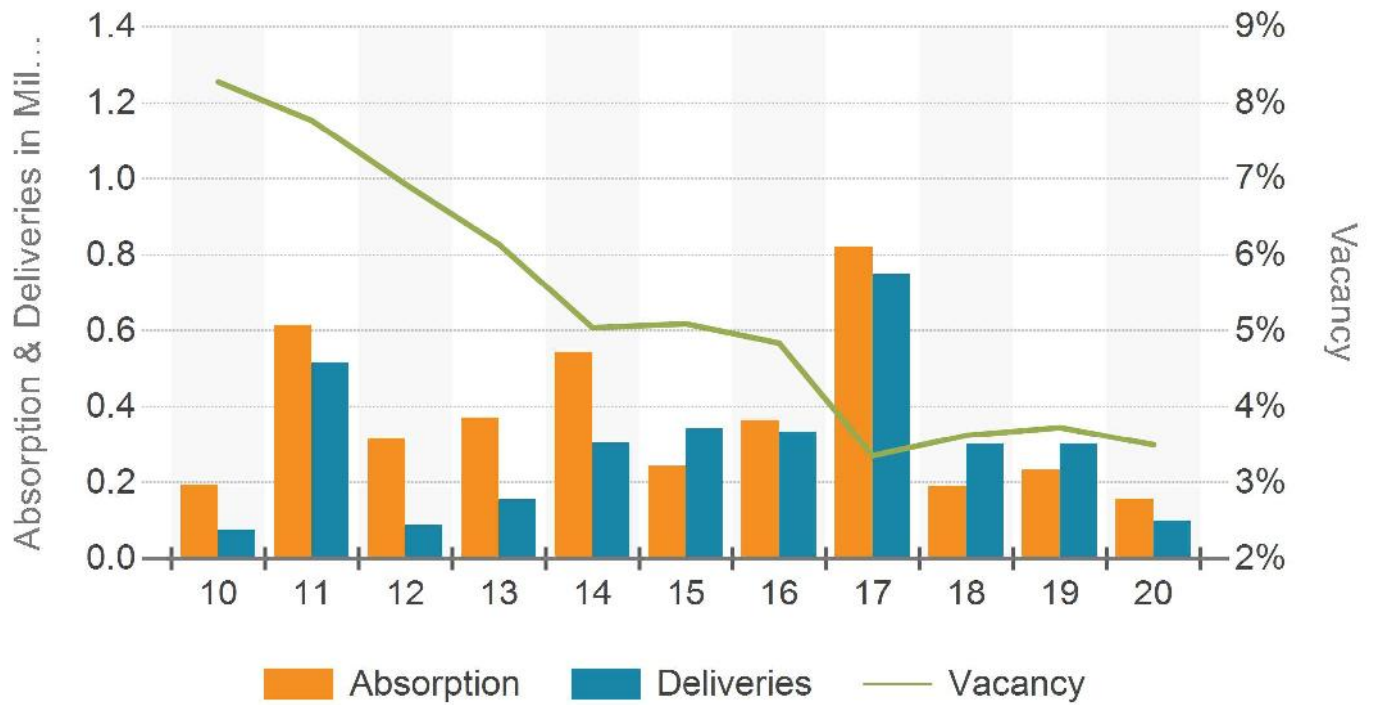
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

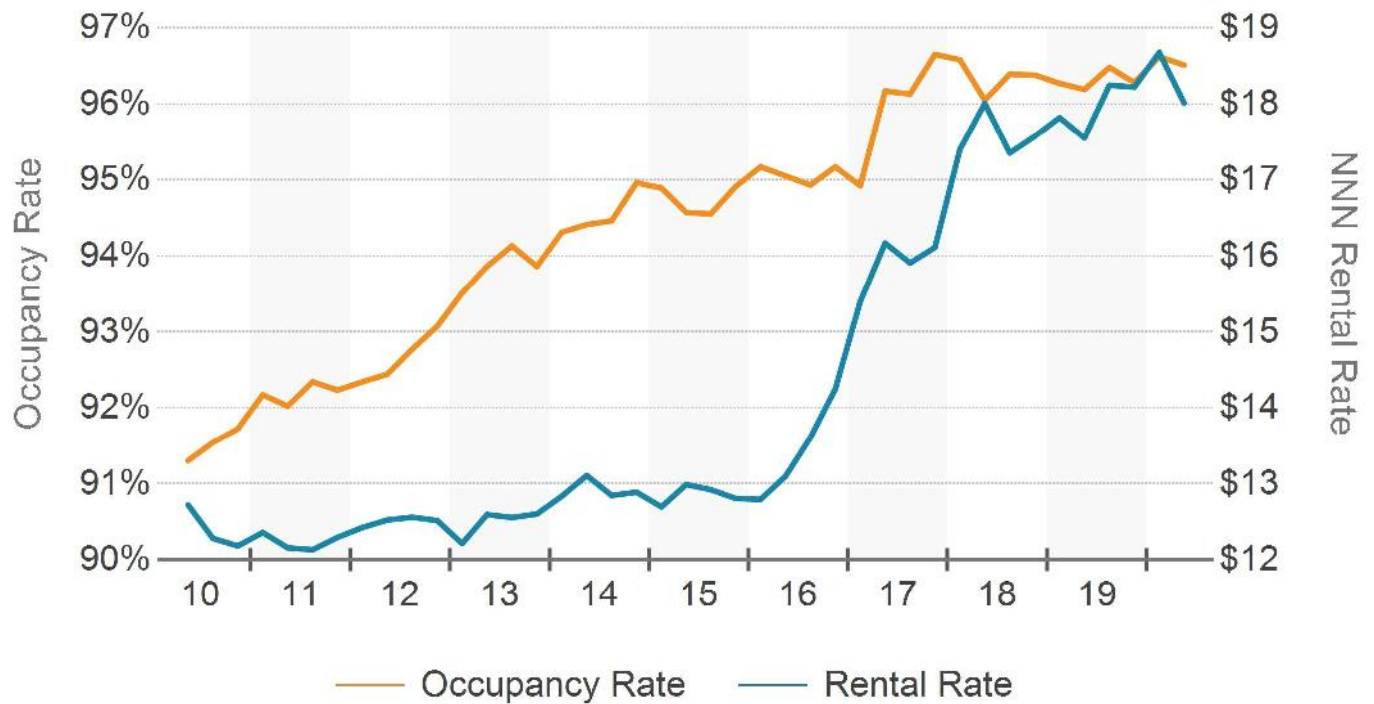
Associate Broker



## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$18.01	\$15.18
Vacancy Rate	3.5%	4.2%
Vacant SF	1,140,529	1,336,165
Availability Rate	5.4%	5.3%
Available SF	1,769,044	1,703,230
Sublet SF	115,077	73,208
Months on Market	10.2	12.9

Inventory	Survey	5-Year Avg
Existing Buildings	2,783	2,706
Existing SF	32,633,828	31,668,354
12 Mo. Const. Starts	172,499	359,368
Under Construction	142,923	375,577
12 Mo. Deliveries	331,767	406,937

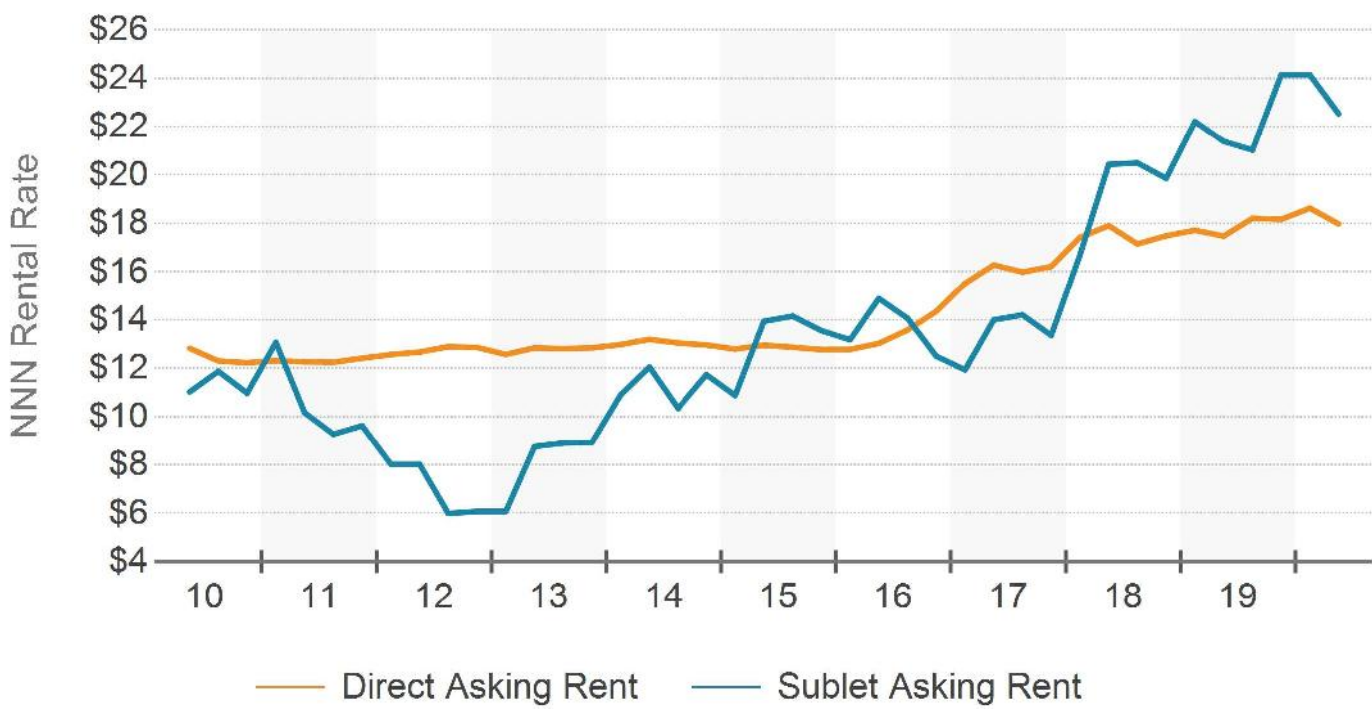
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	357,799	397,154
12 Mo. Leasing SF	716,875	669,299

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$218	\$184
Asking Price Per SF	\$338	\$239
Sales Volume (Mil.)	\$270	\$199
Cap Rate	6.4%	6.4%

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES





## VACANCY RATE



## SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



## OCCUPANCY RATE



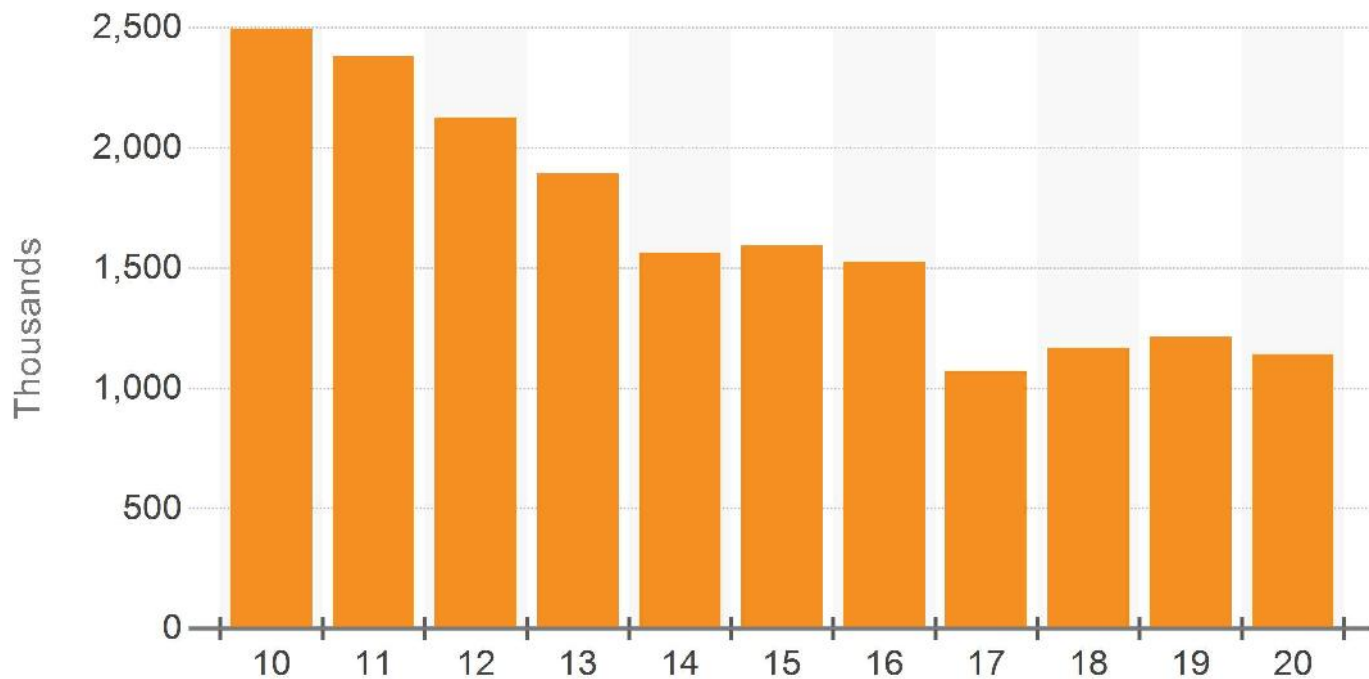
## PERCENT LEASED RATE



## OCCUPANCY & PERCENT LEASED

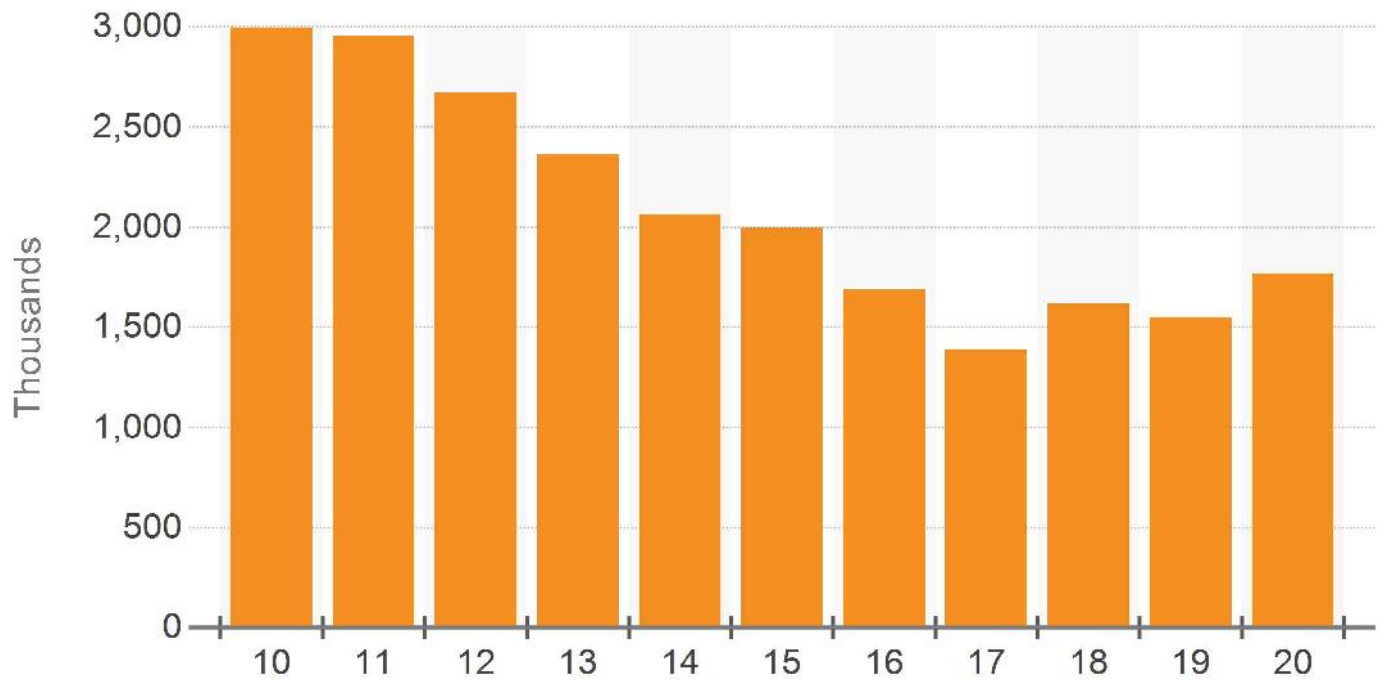


## VACANT SF

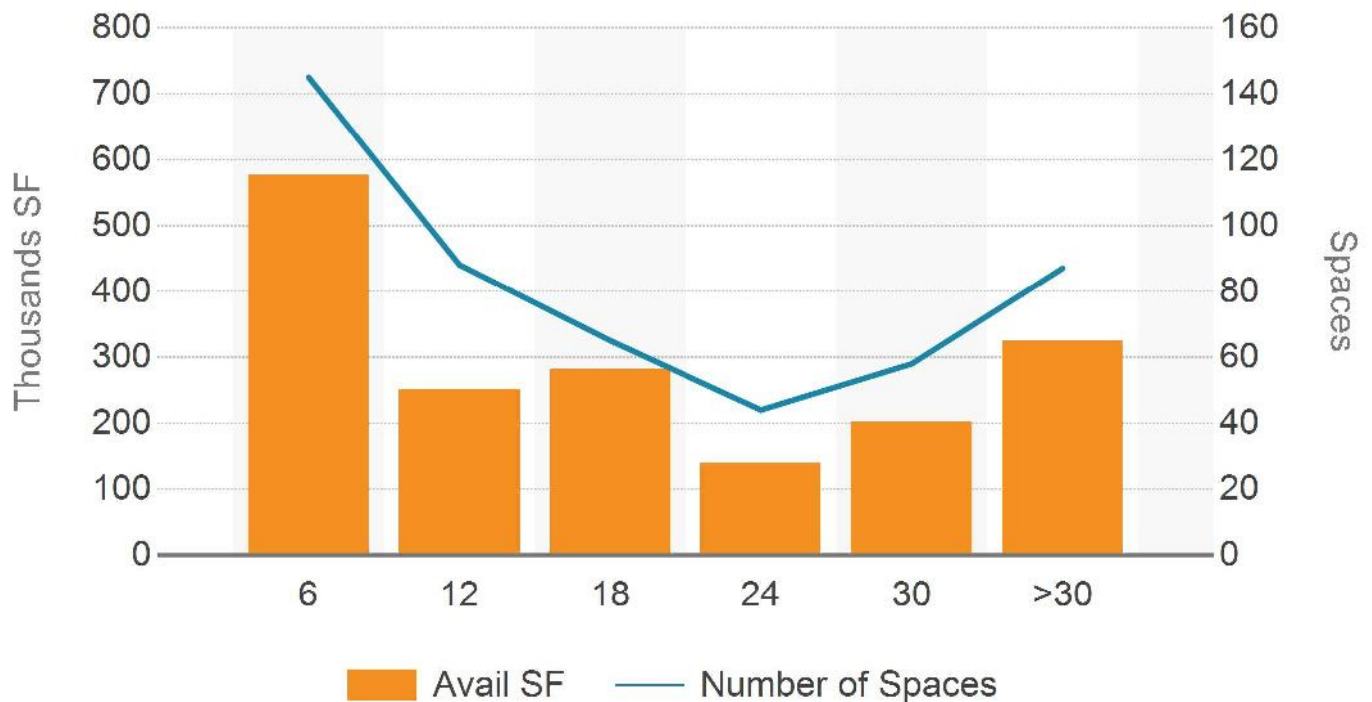




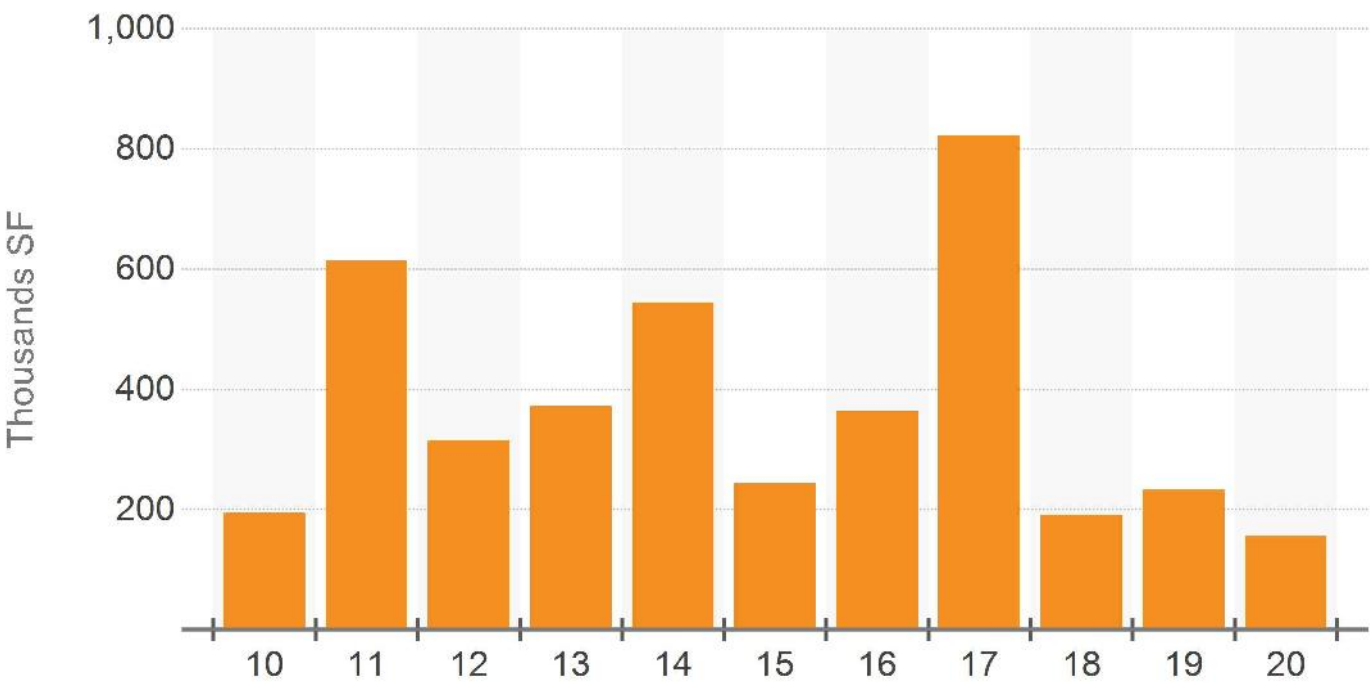
## AVAILABLE SF



## MONTHS ON MARKET DISTRIBUTION



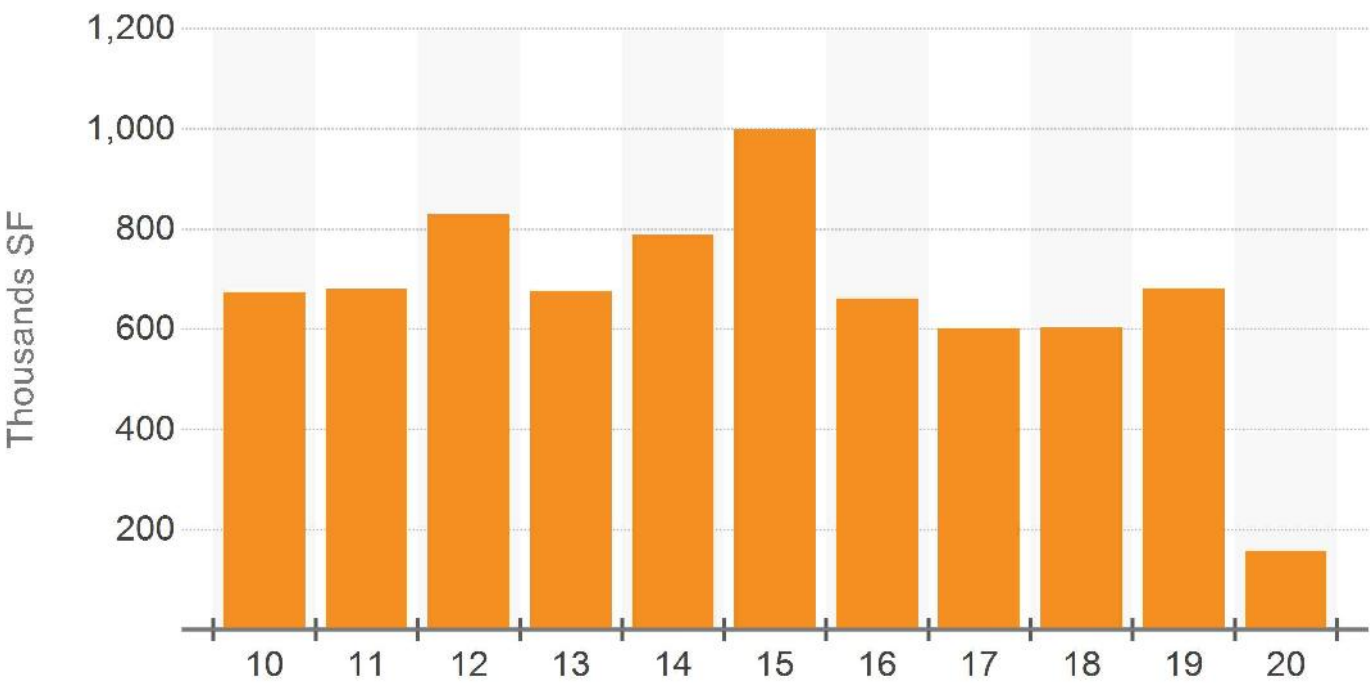
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



MONTHS TO LEASE

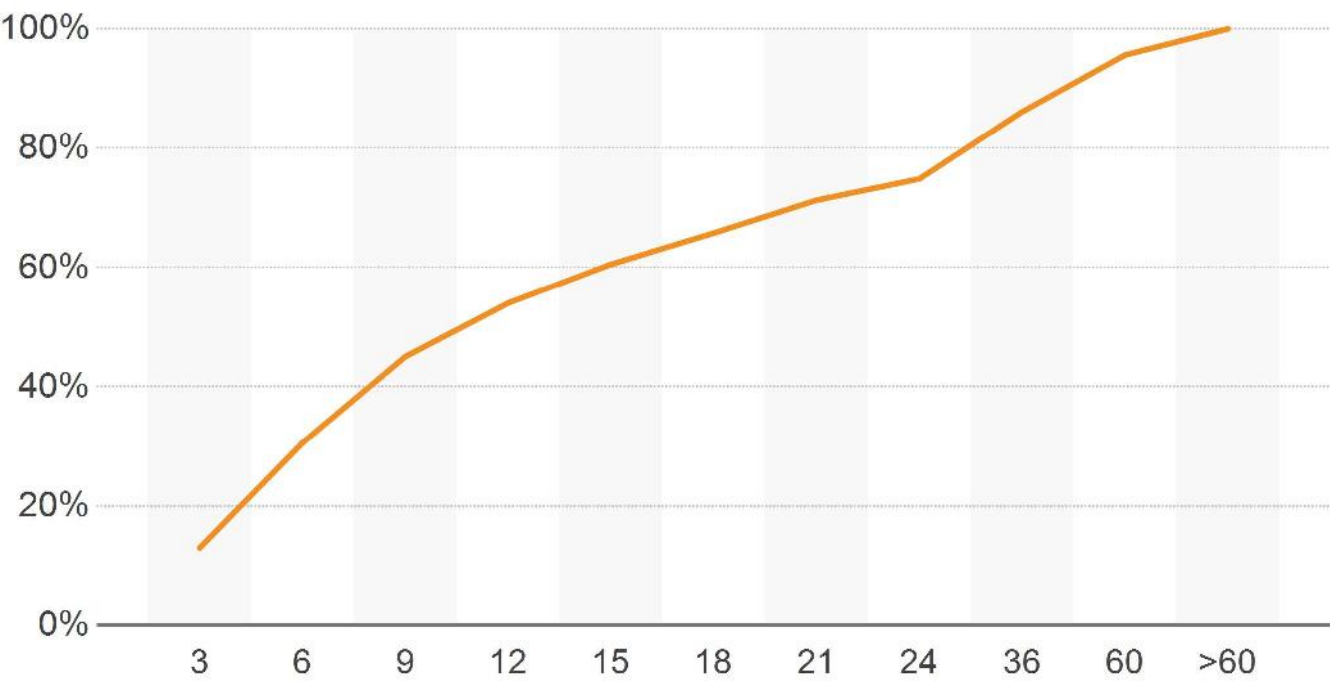


MONTHS VACANT

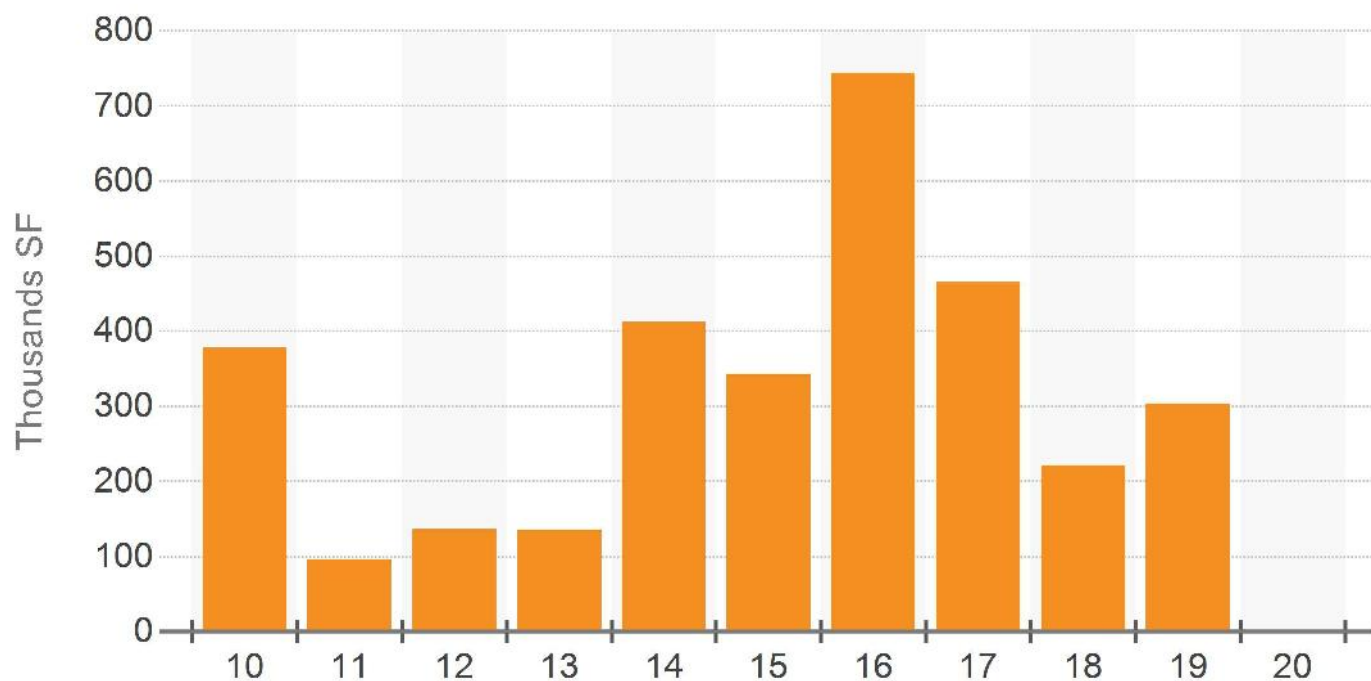




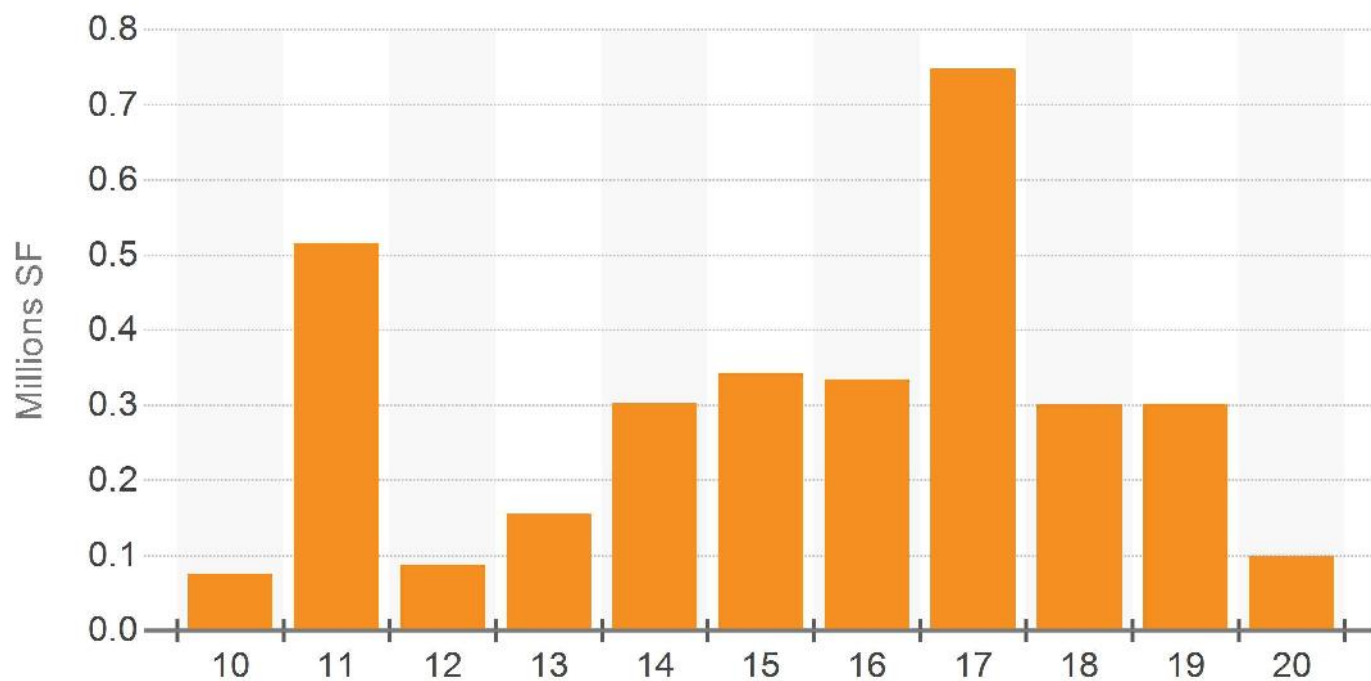
PROBABILITY OF LEASING IN MONTHS



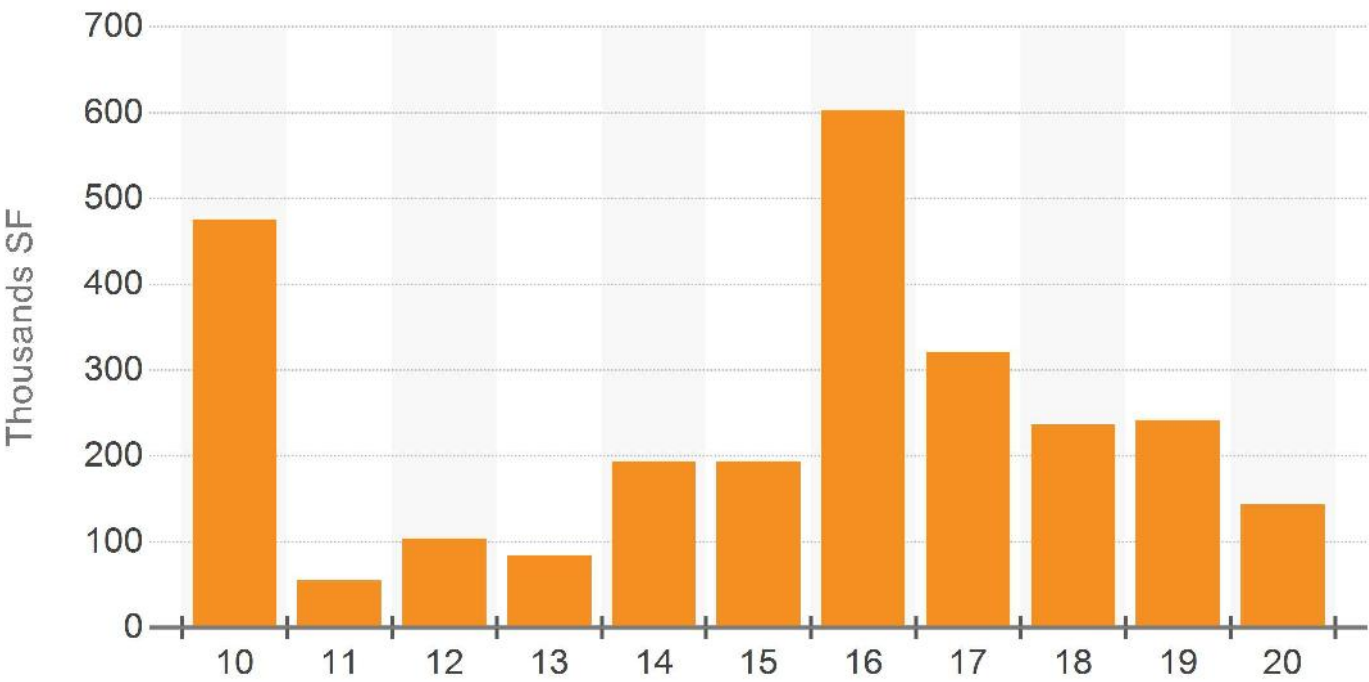
## CONSTRUCTION STARTS



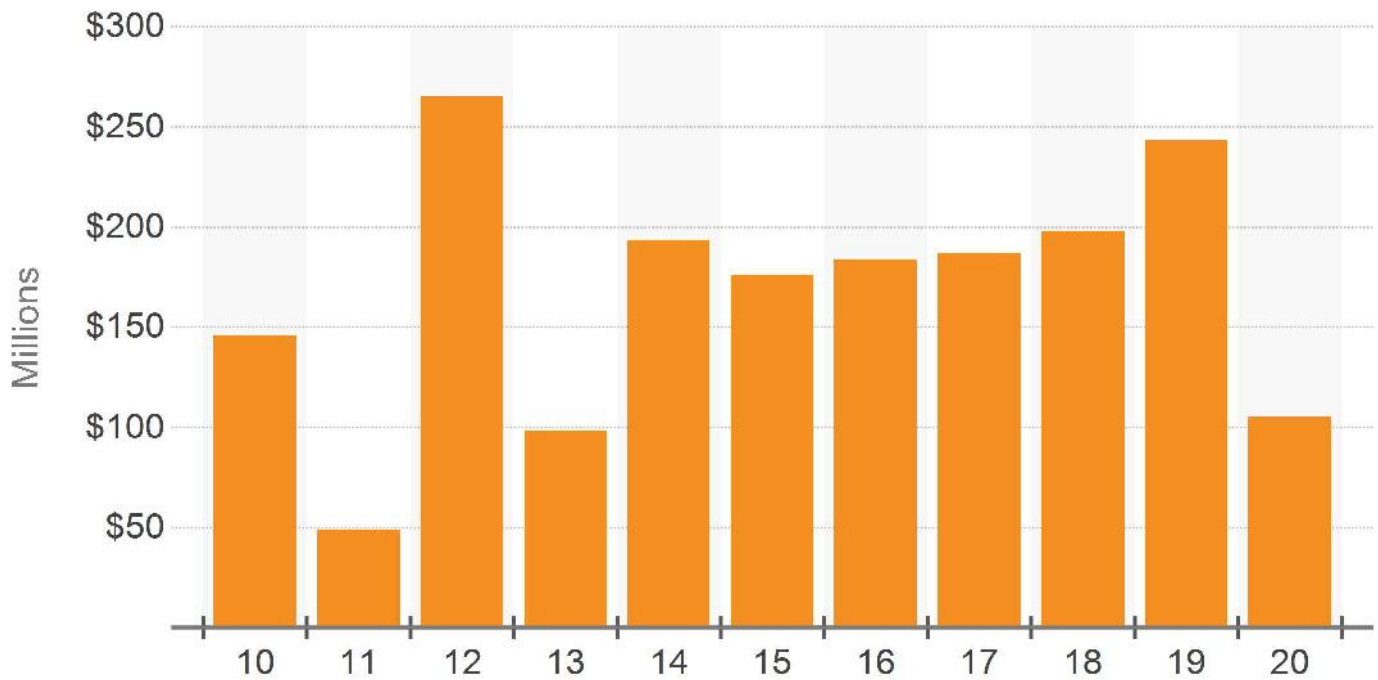
## CONSTRUCTION DELIVERIES



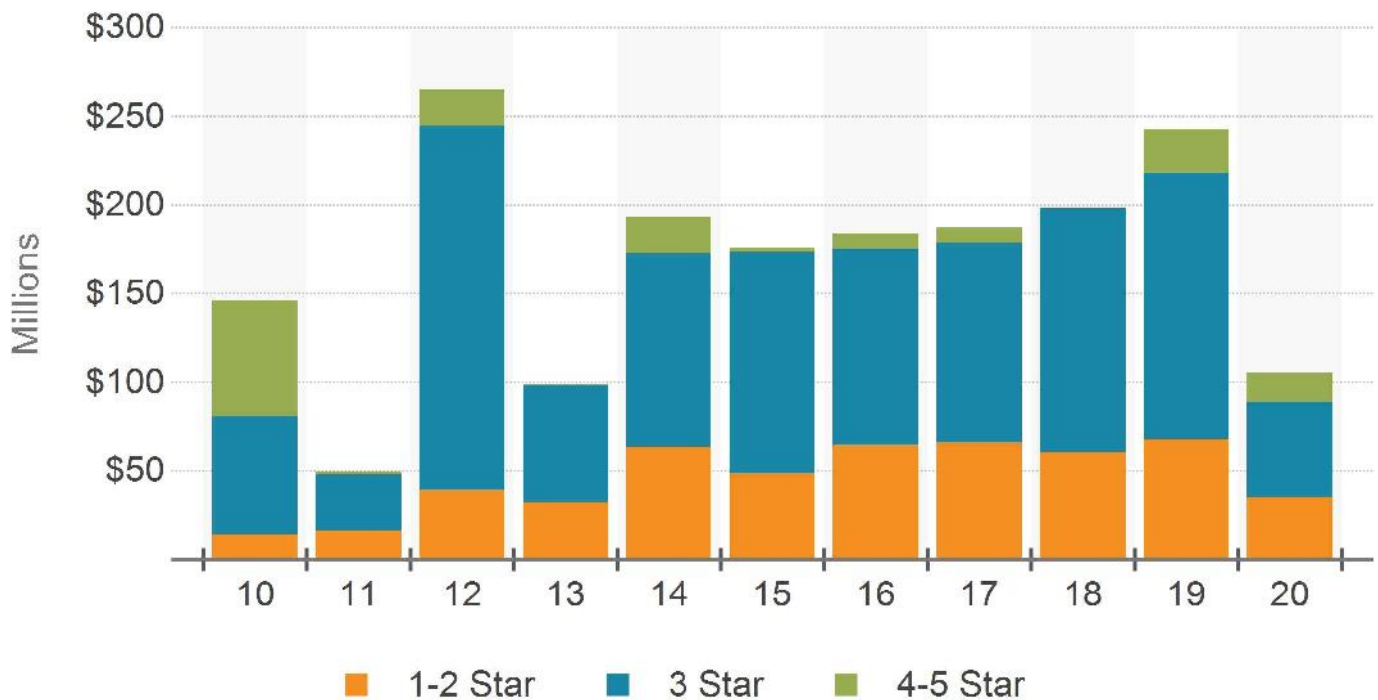
UNDER CONSTRUCTION



## SALES VOLUME



## SALES VOLUME BY STAR RATING





AVERAGE SALE PRICE PER SF



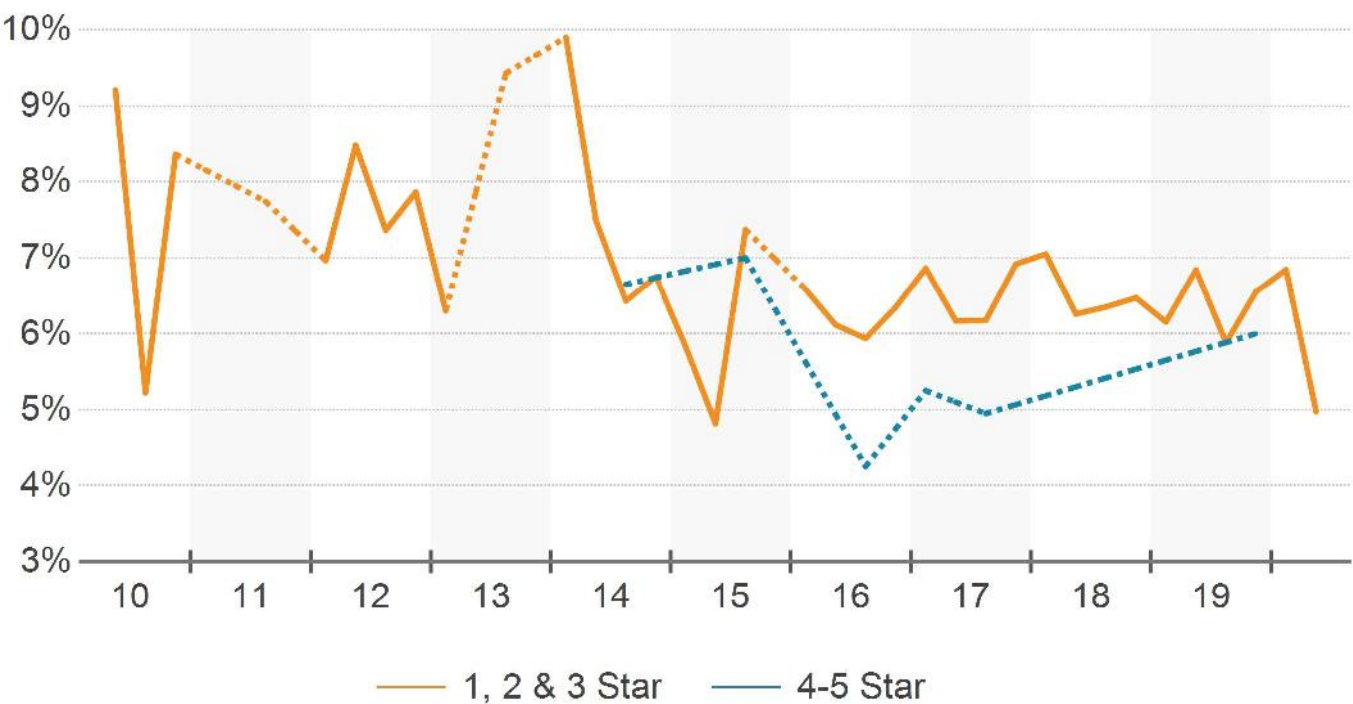
SALE TO ASKING PRICE DIFFERENTIAL



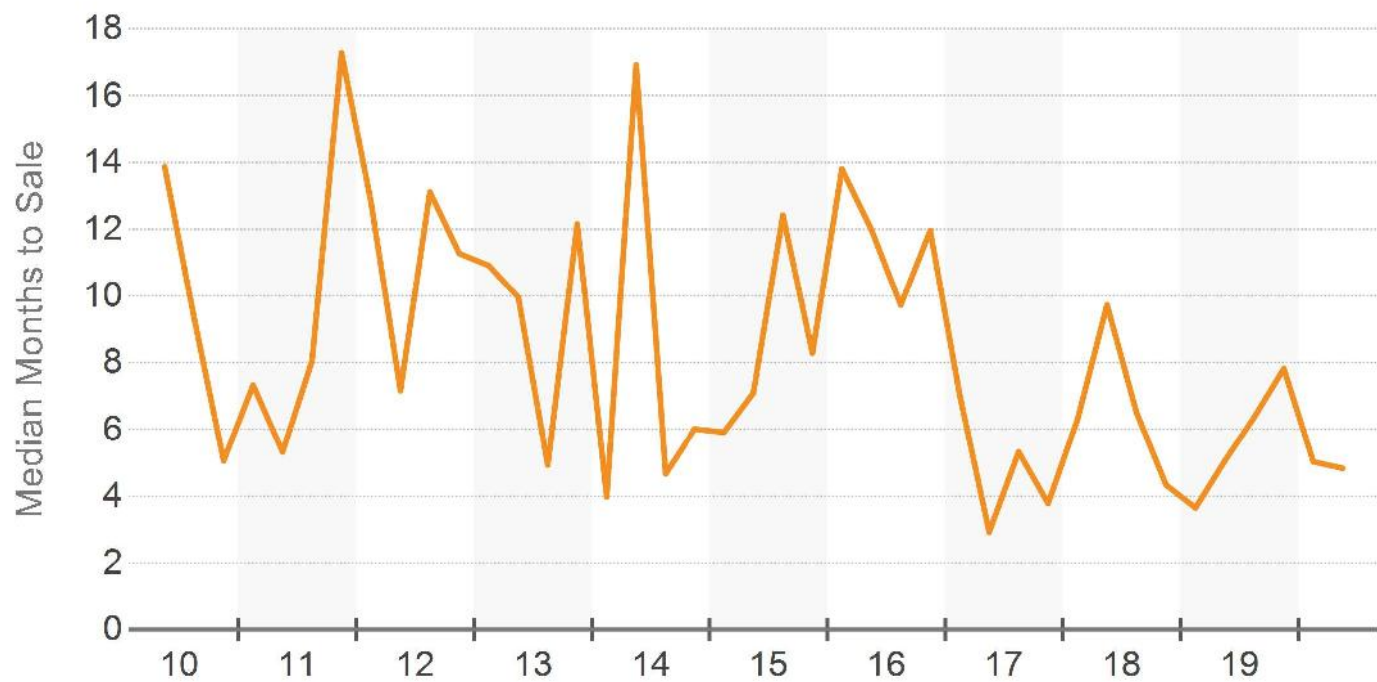
CAP RATE



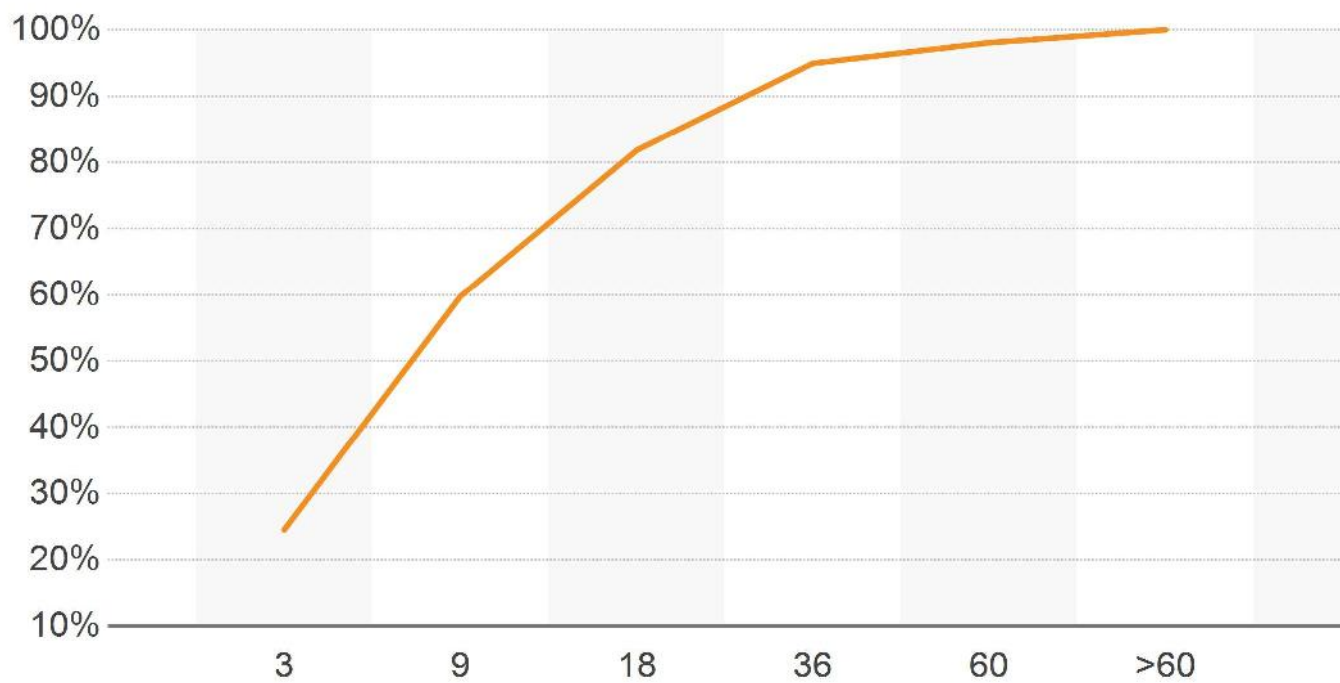
CAP RATE BY STAR RATING



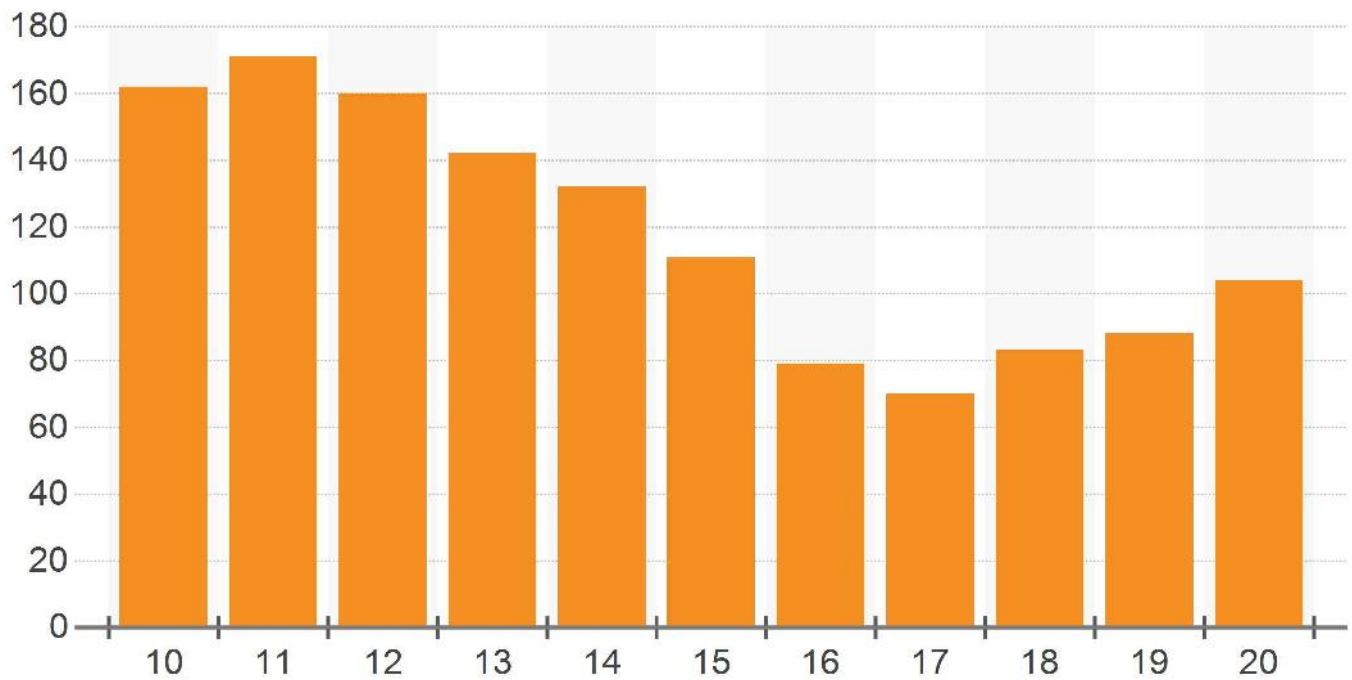
MONTHS TO SALE



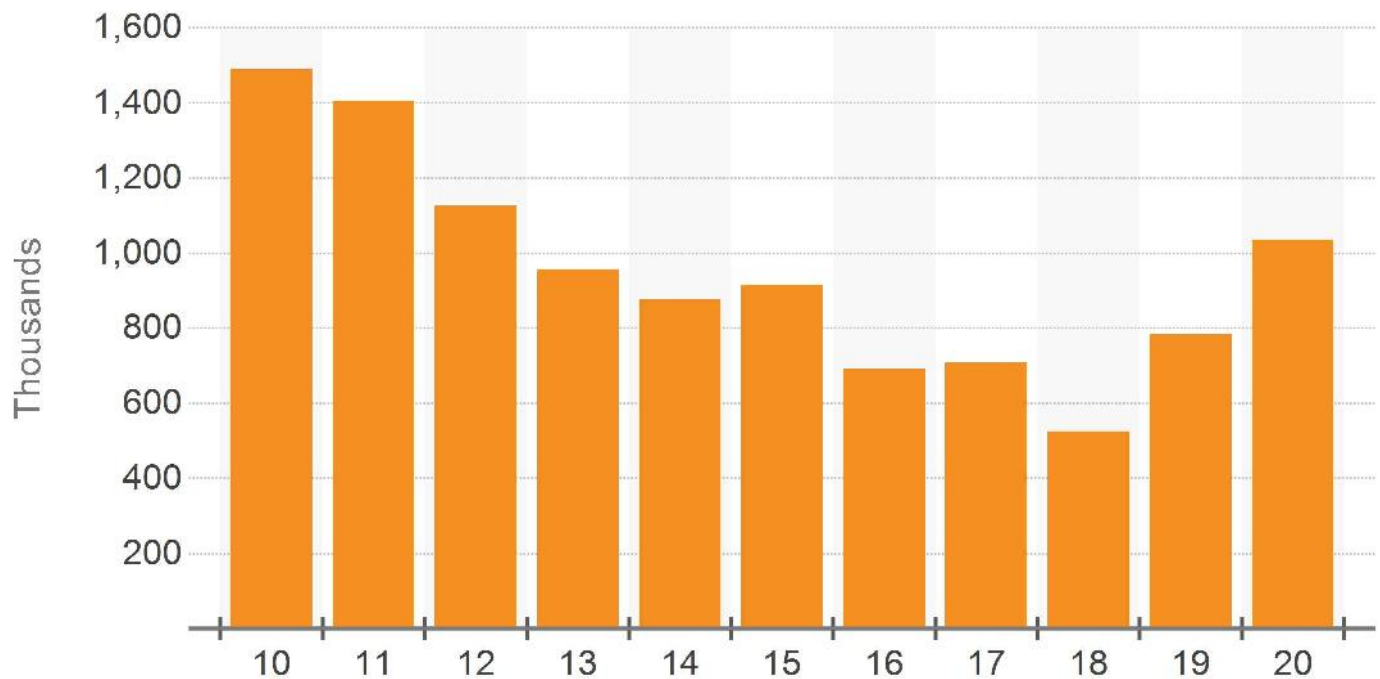
PROBABILITY OF SELLING IN MONTHS



### FOR SALE TOTAL LISTINGS



### FOR SALE TOTAL SF





ASKING PRICE PER SF



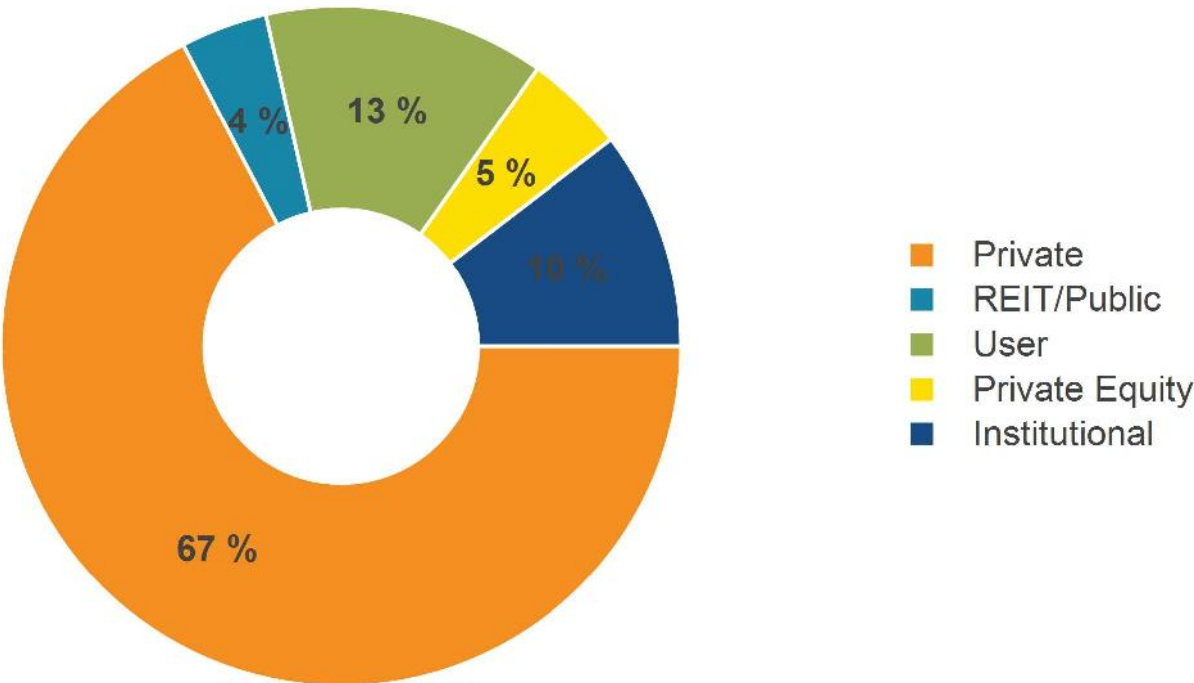
## TOP BUYERS



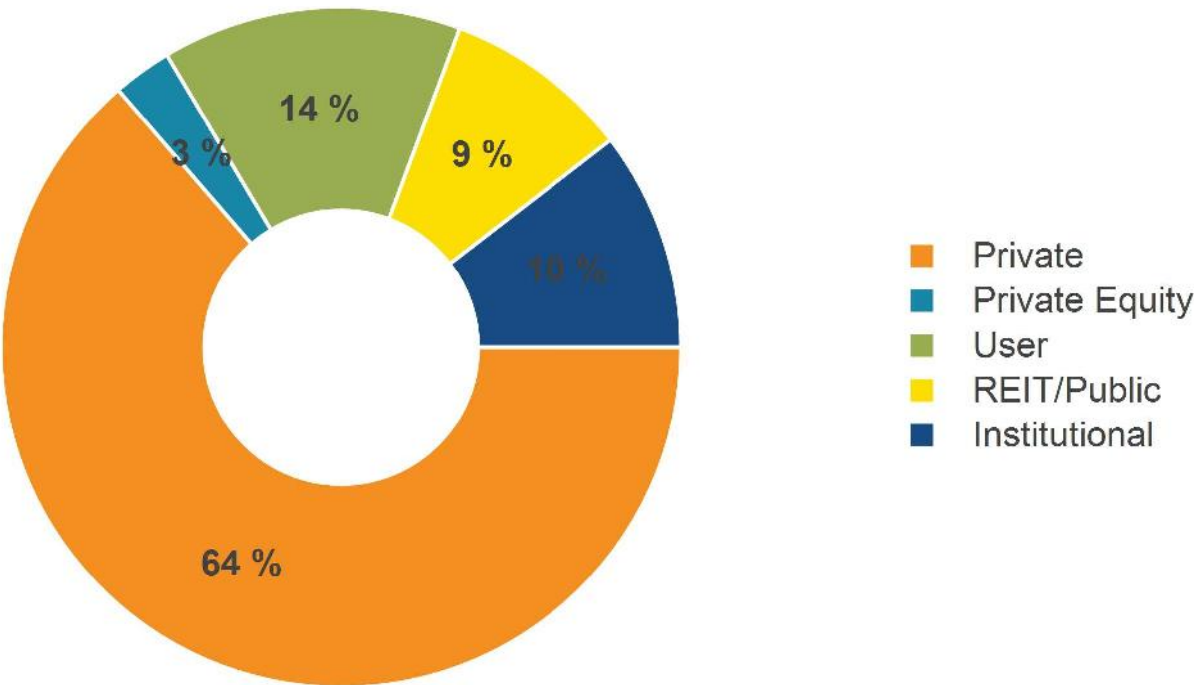
## TOP SELLERS



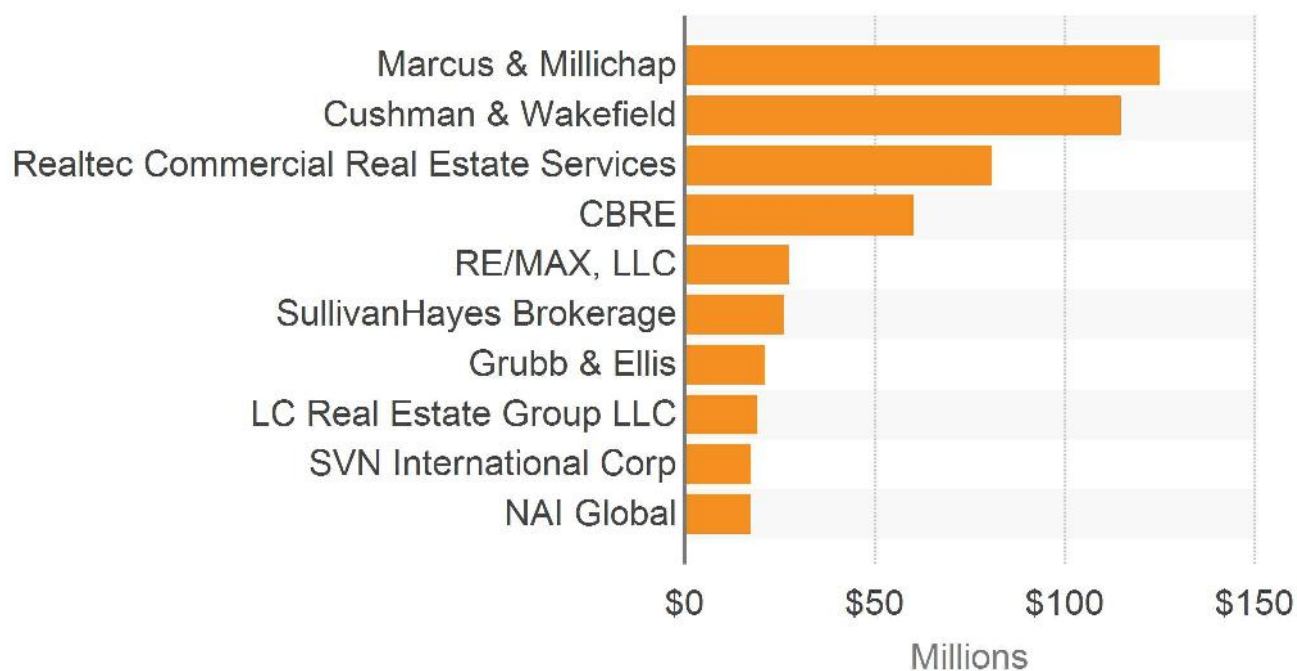
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



## TOP BUYER BROKERS



## TOP SELLER BROKERS

