



Retail Report - Larimer/Weld County

PREPARED BY



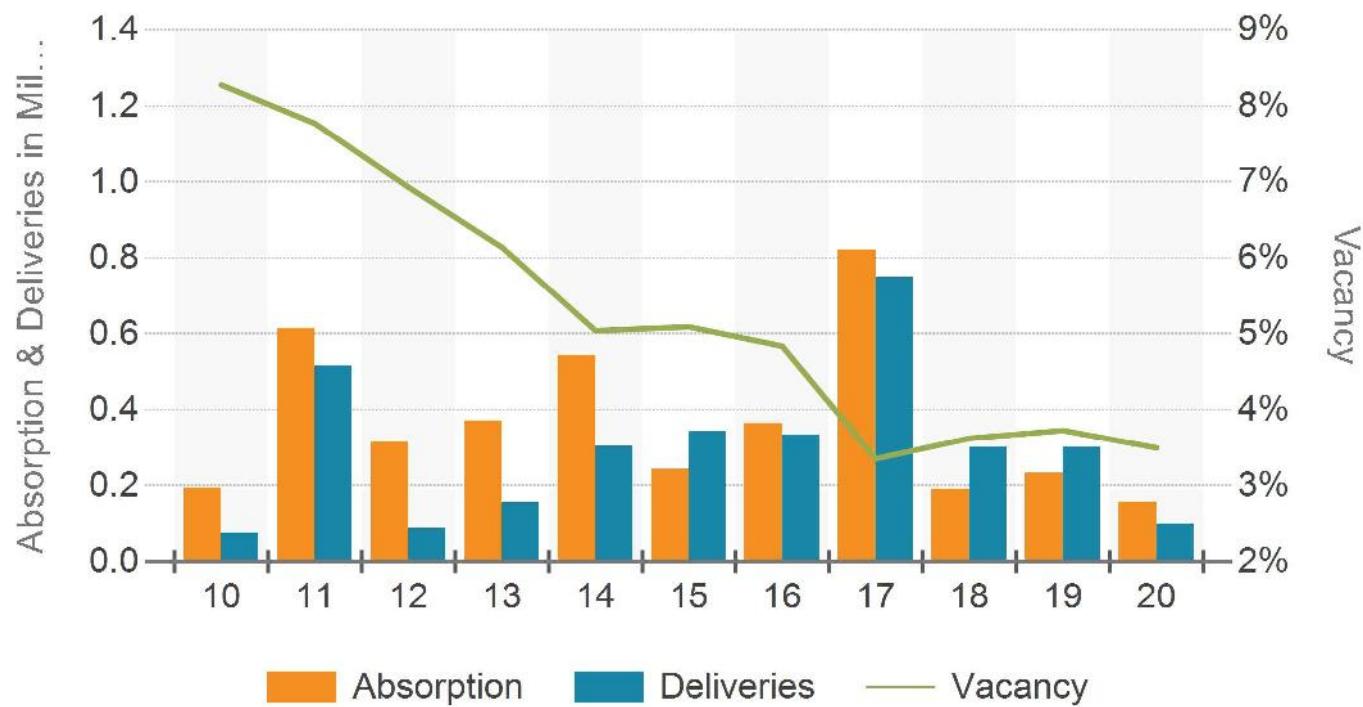
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

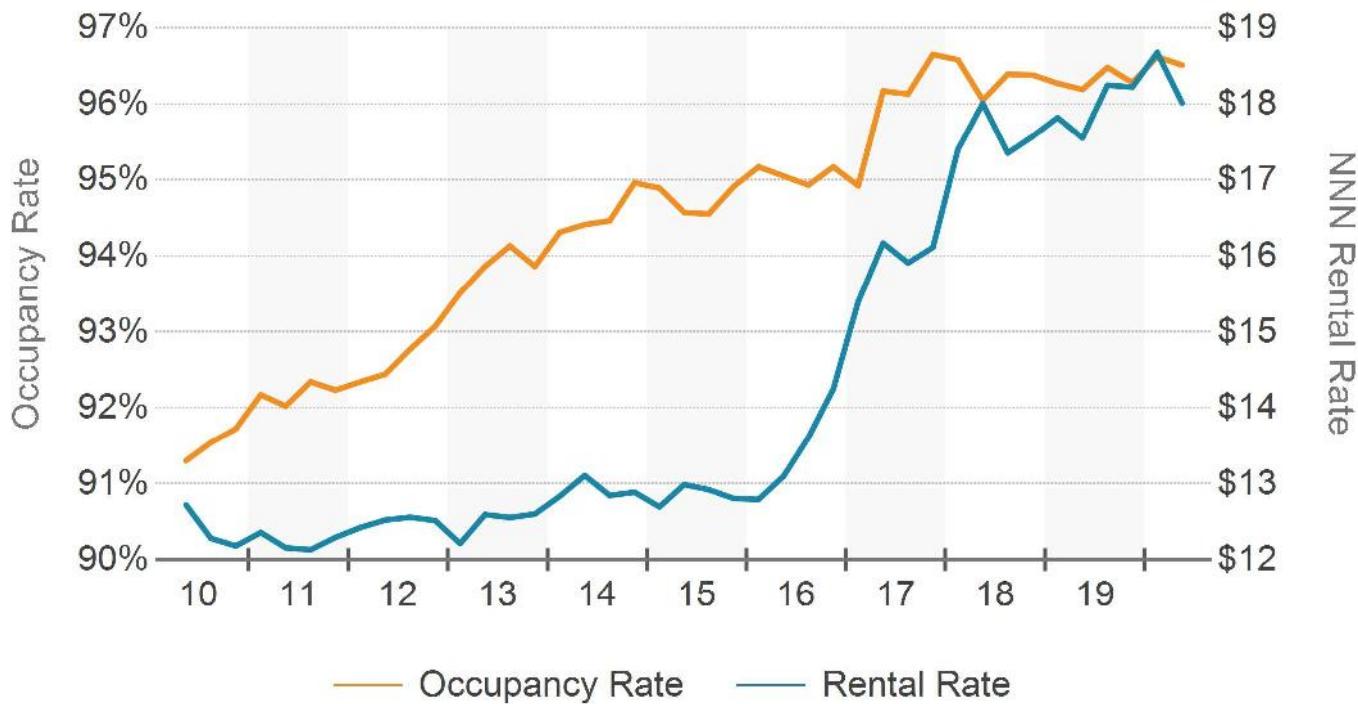
Associate Broker



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%

Rental Rates

Custom Market Report

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



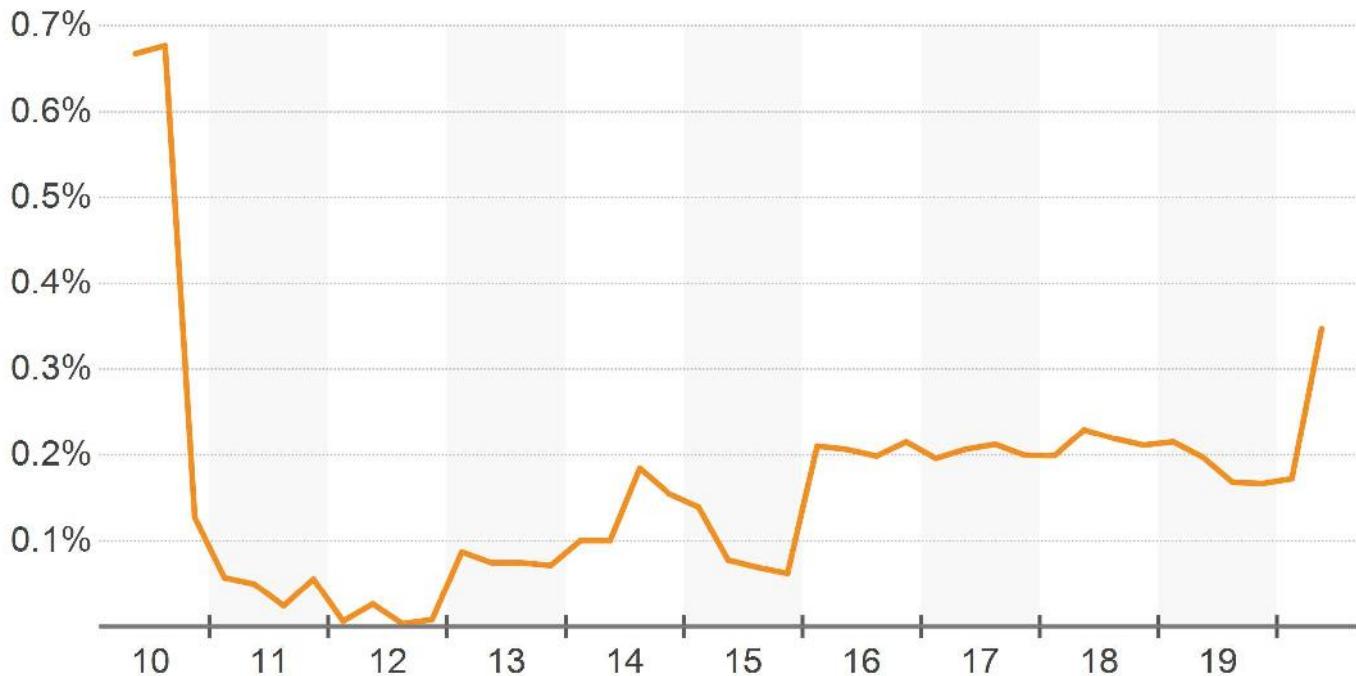
Vacancy & Availability

Custom Market Report

VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

Custom Market Report

AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

Custom Market Report

OCCUPANCY RATE



PERCENT LEASED RATE



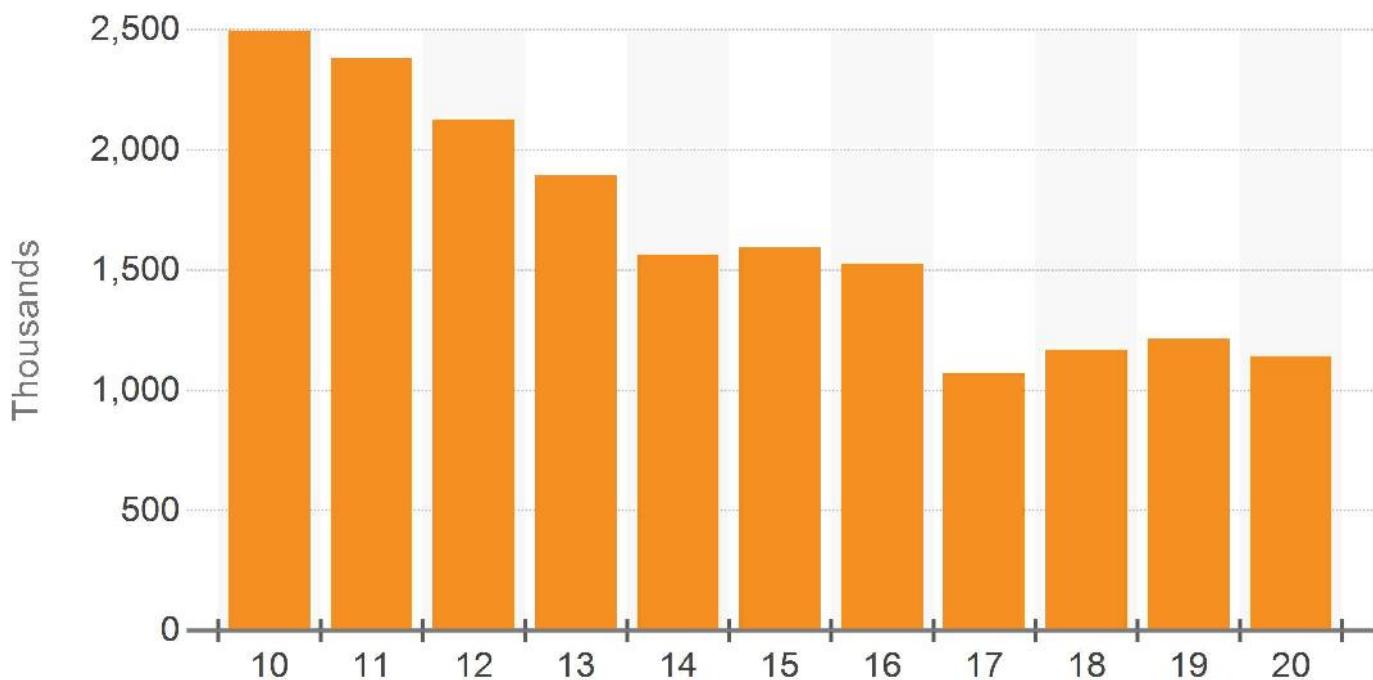
Vacancy & Availability

Custom Market Report

OCCUPANCY & PERCENT LEASED



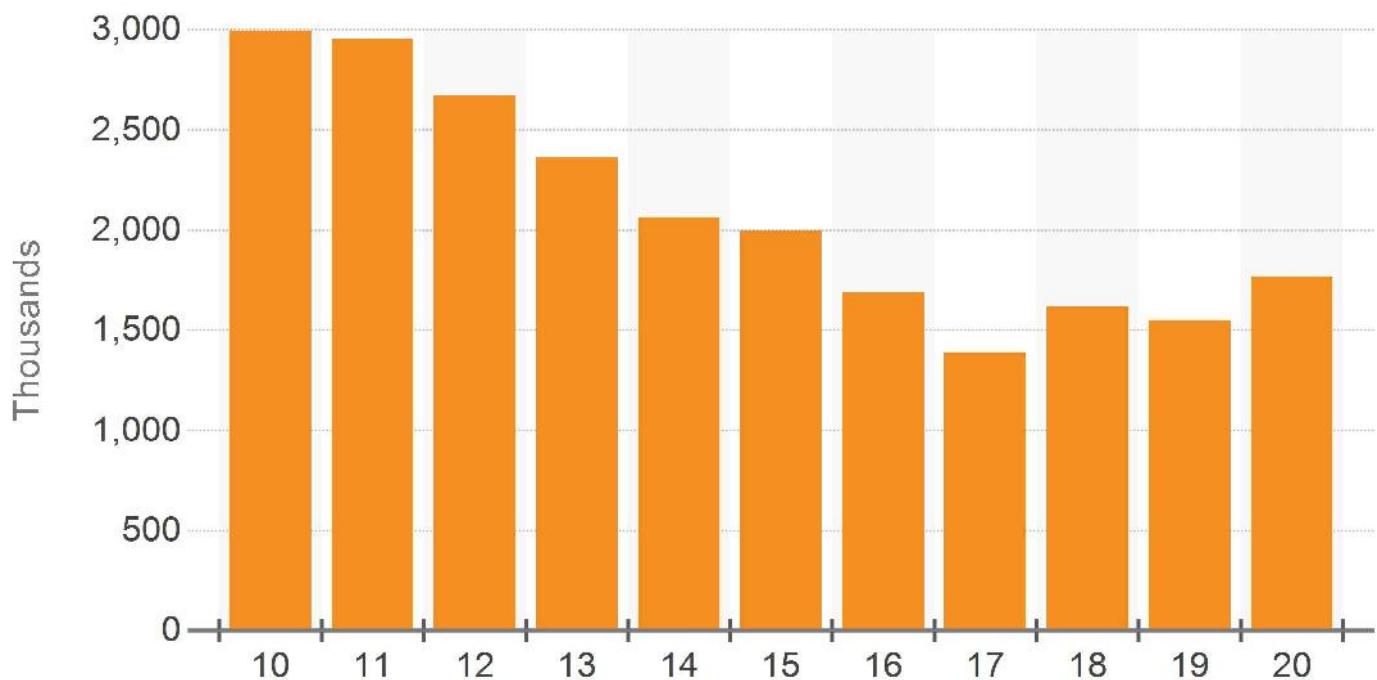
VACANT SF



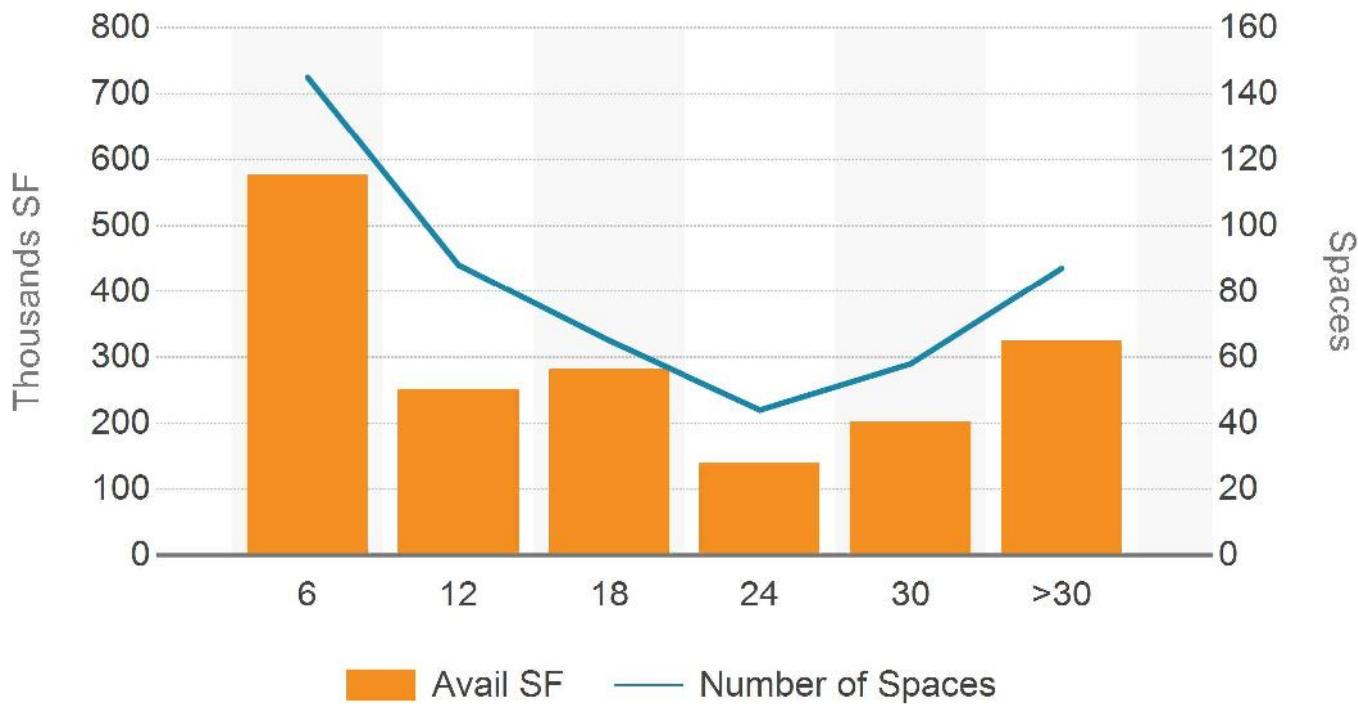
Vacancy & Availability

Custom Market Report

AVAILABLE SF



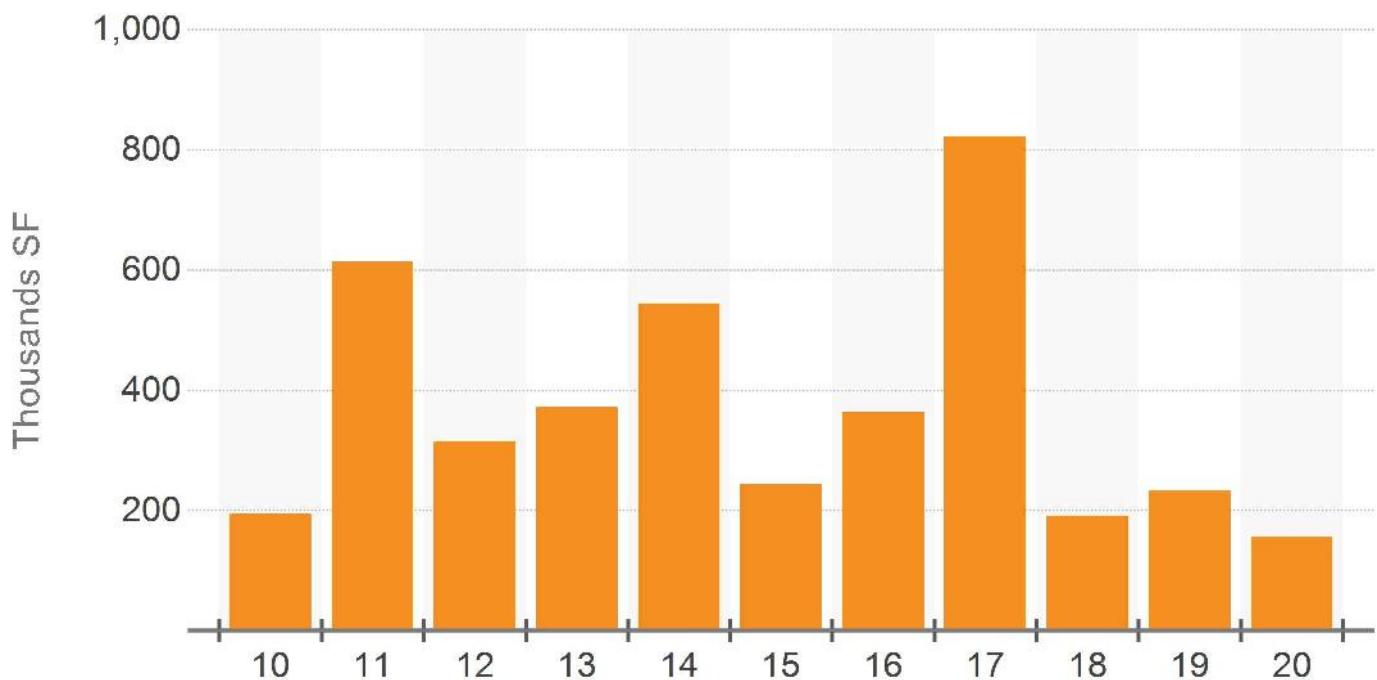
MONTHS ON MARKET DISTRIBUTION



Leasing Demand

Custom Market Report

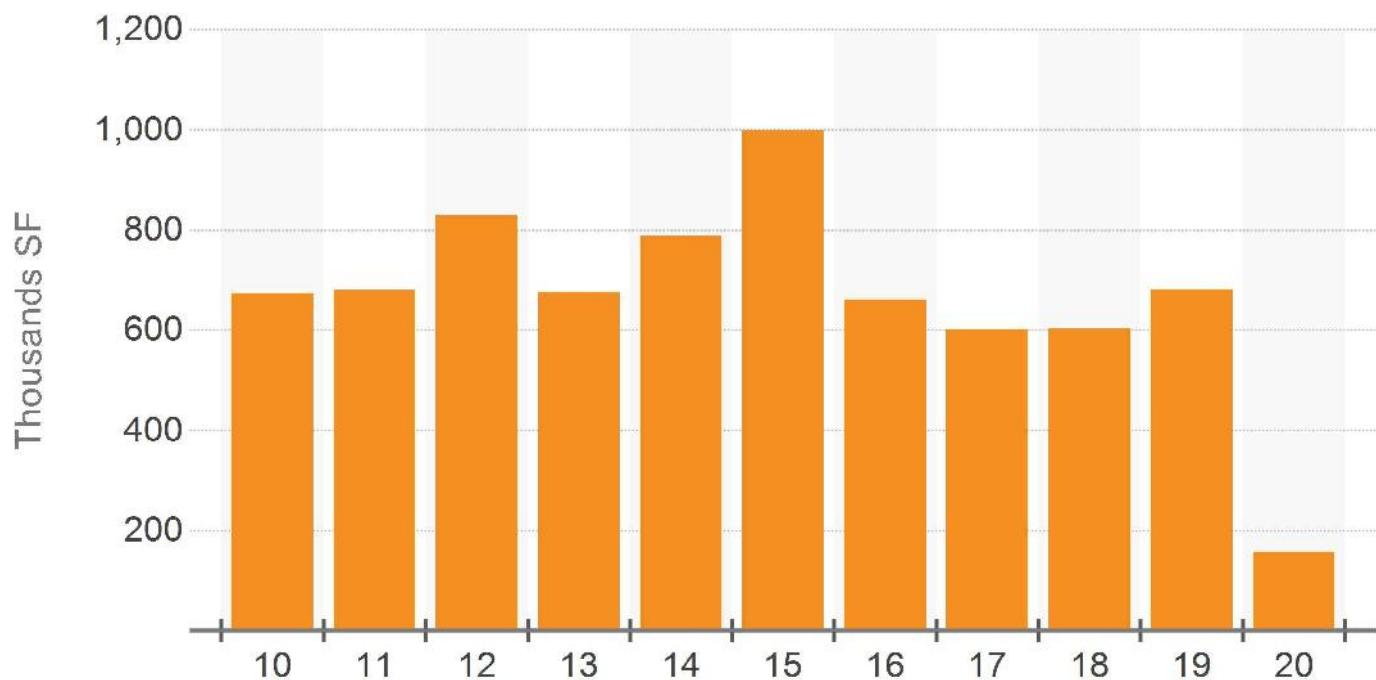
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



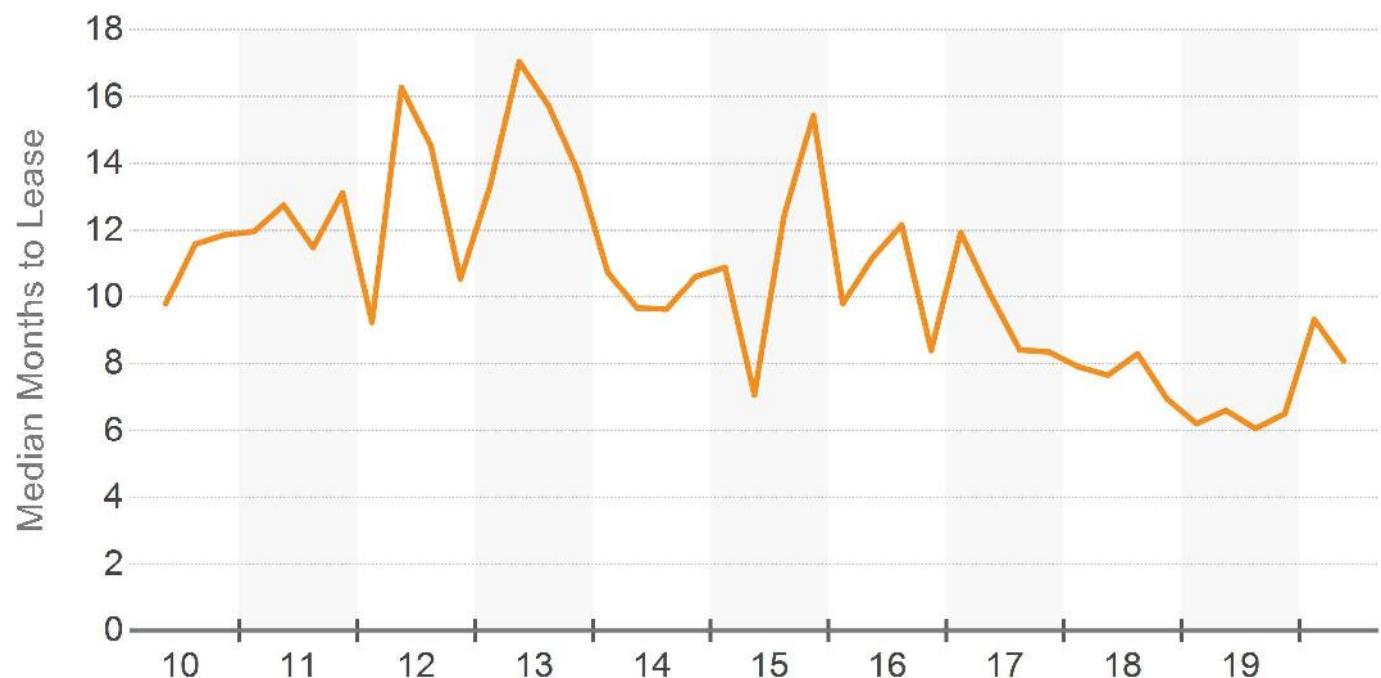
LEASING ACTIVITY



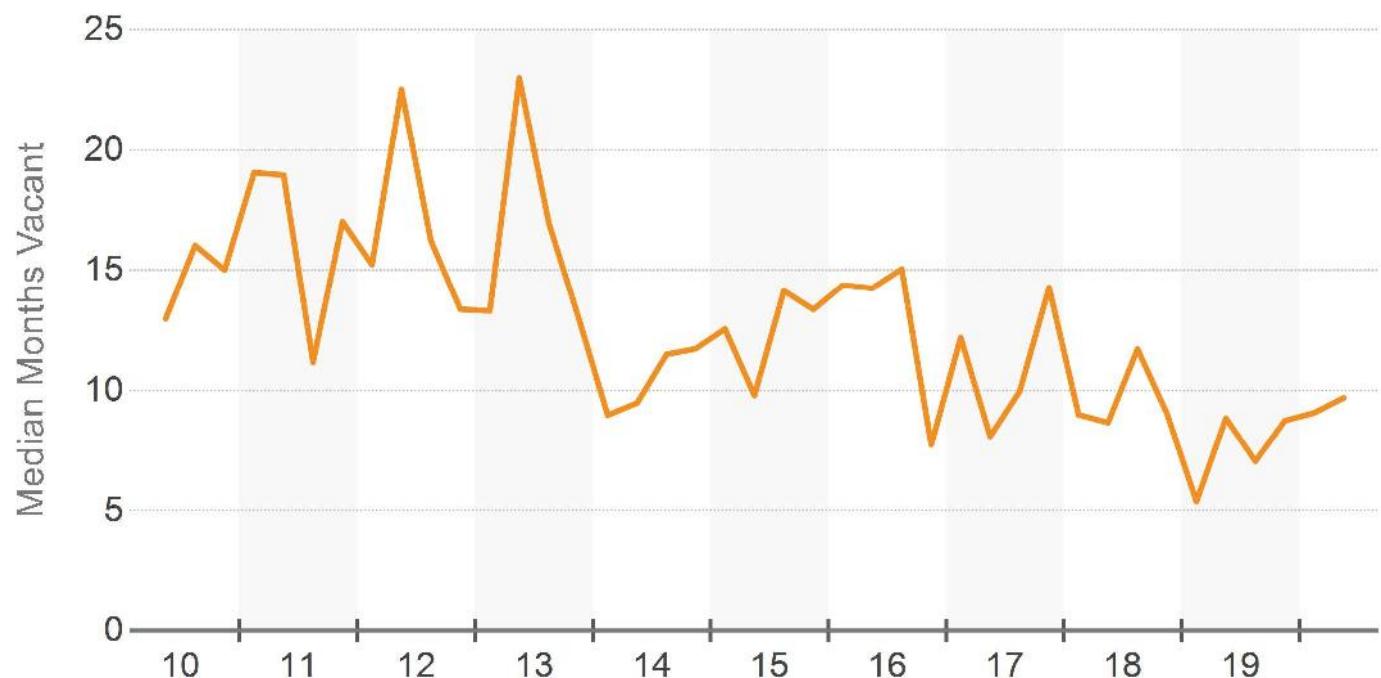
MONTHS ON MARKET



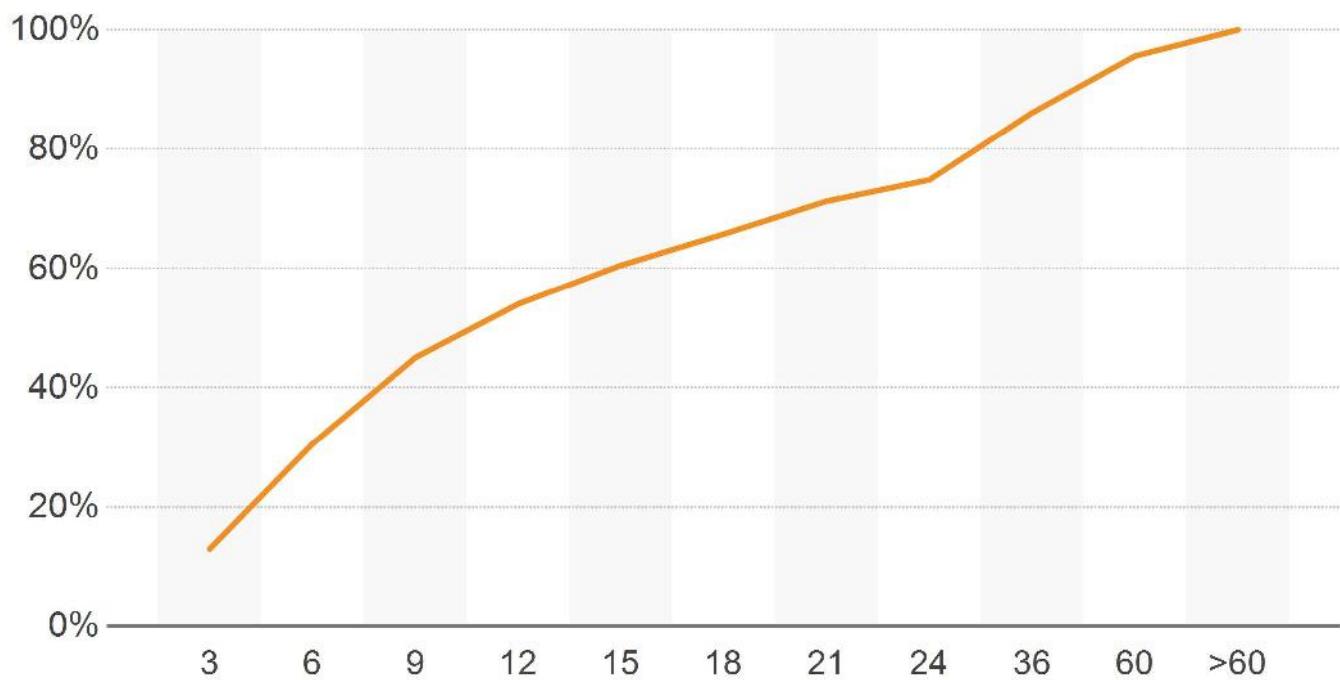
MONTHS TO LEASE



MONTHS VACANT



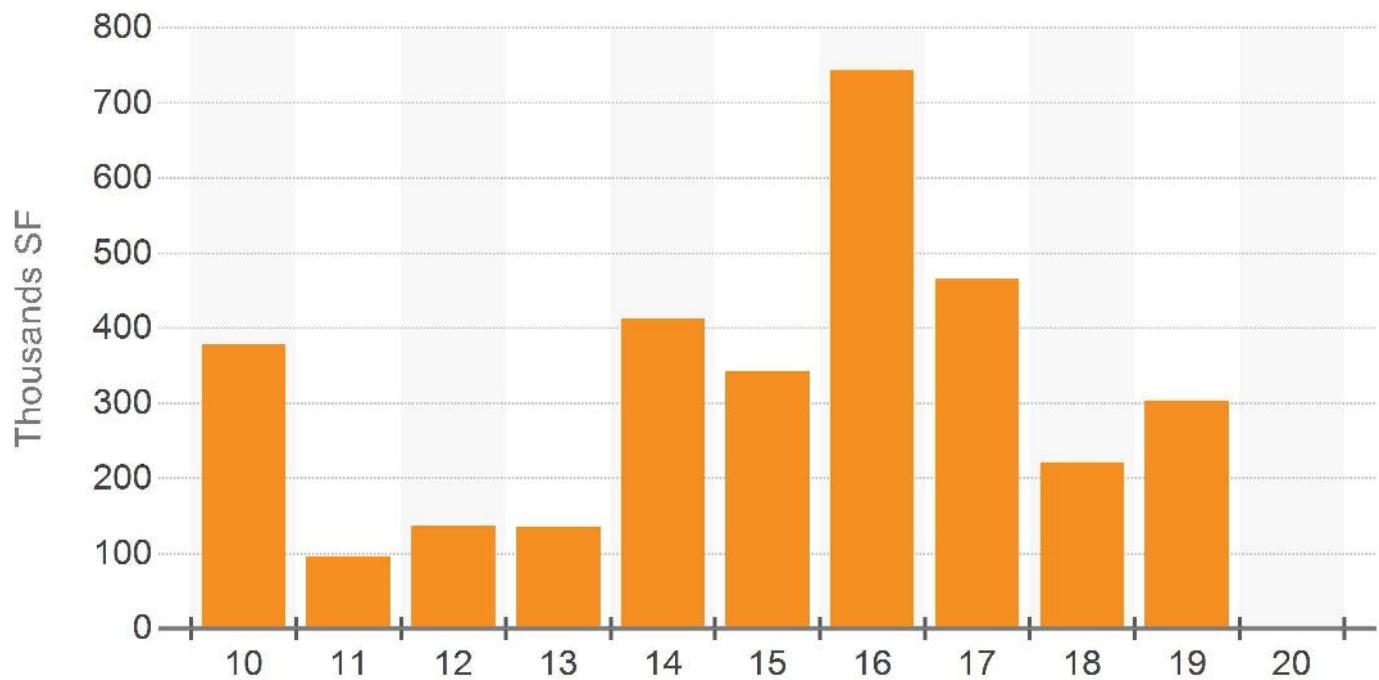
PROBABILITY OF LEASING IN MONTHS



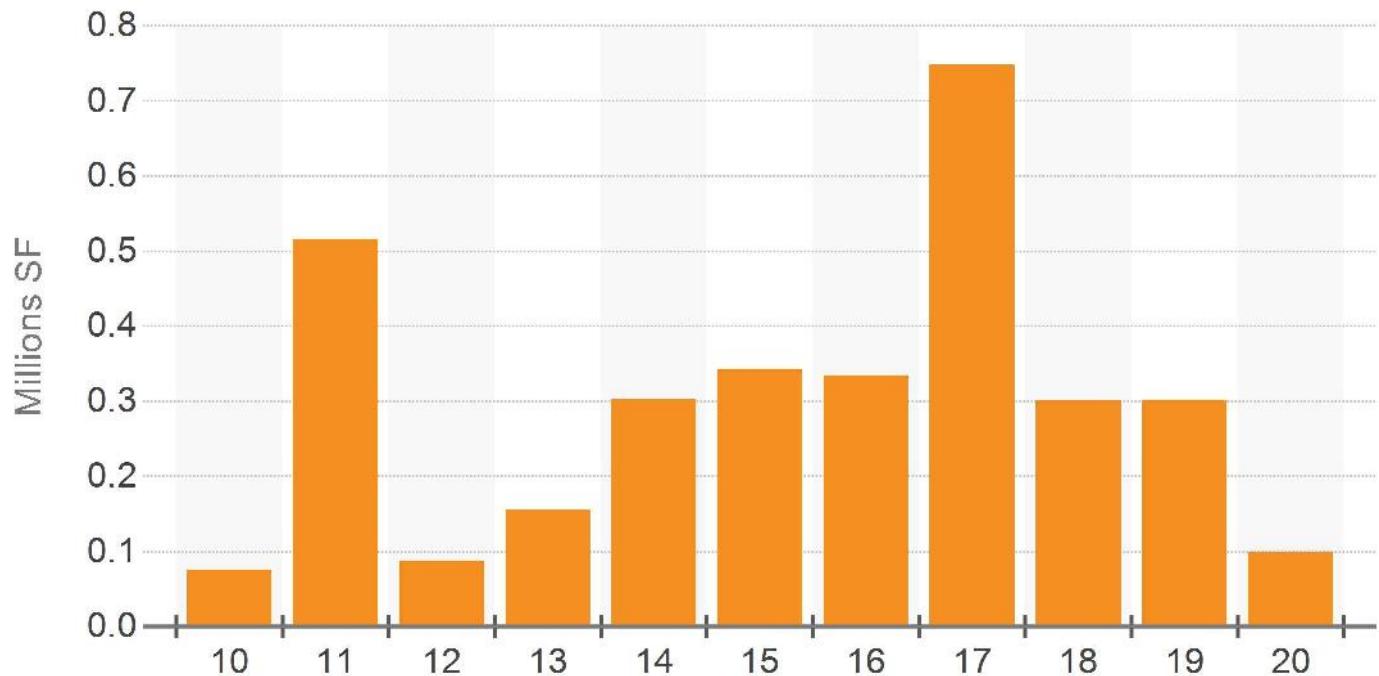
Construction Activity

Custom Market Report

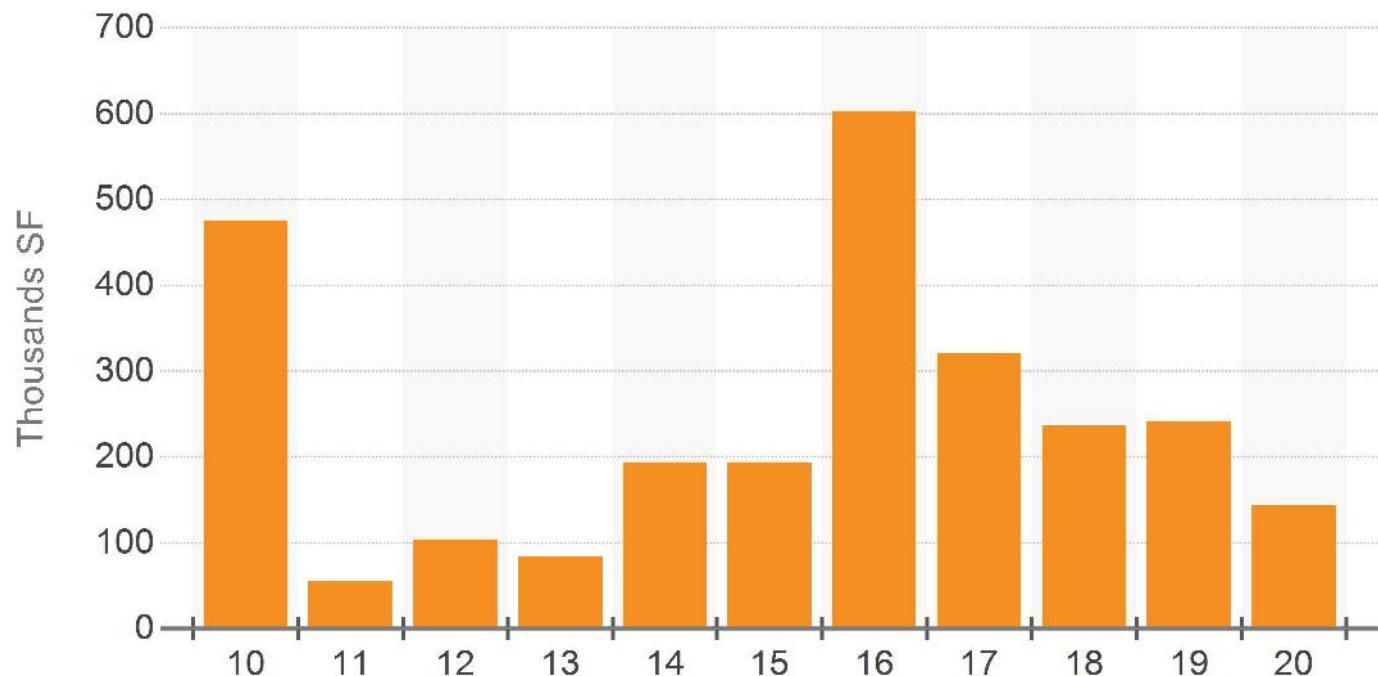
CONSTRUCTION STARTS



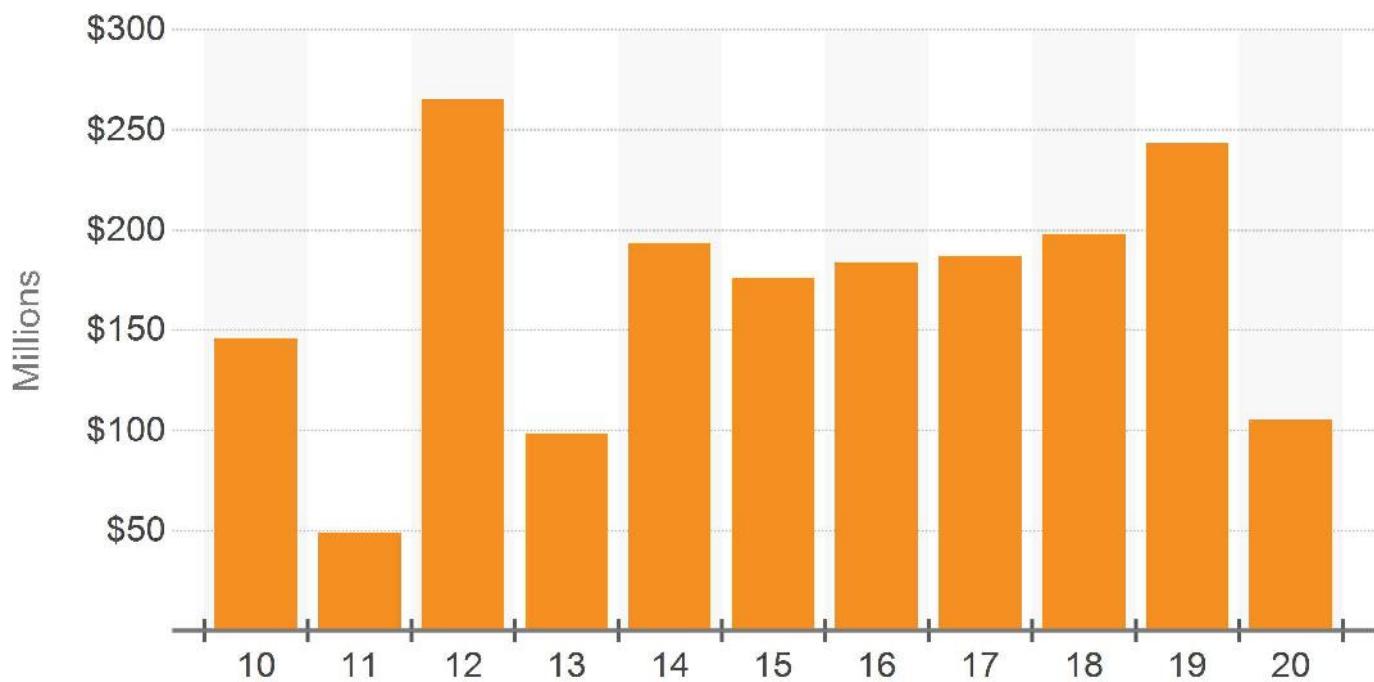
CONSTRUCTION DELIVERIES



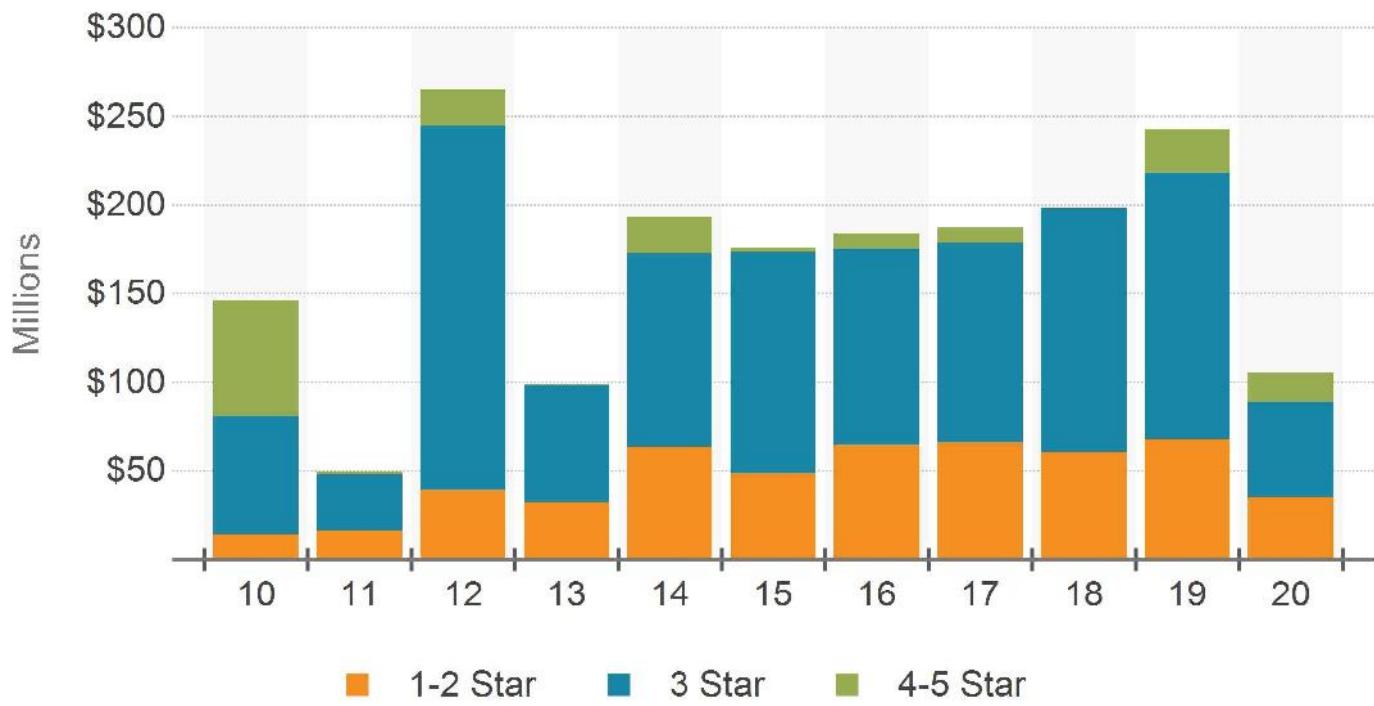
UNDER CONSTRUCTION



SALES VOLUME



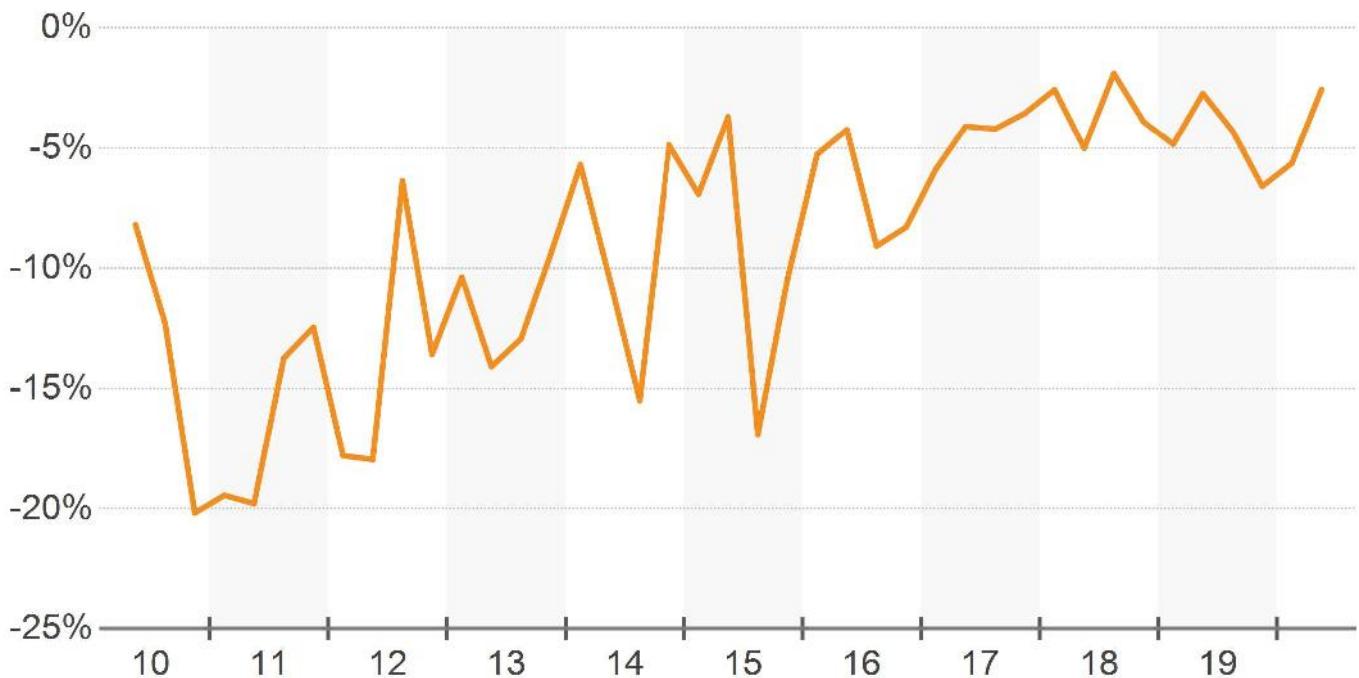
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



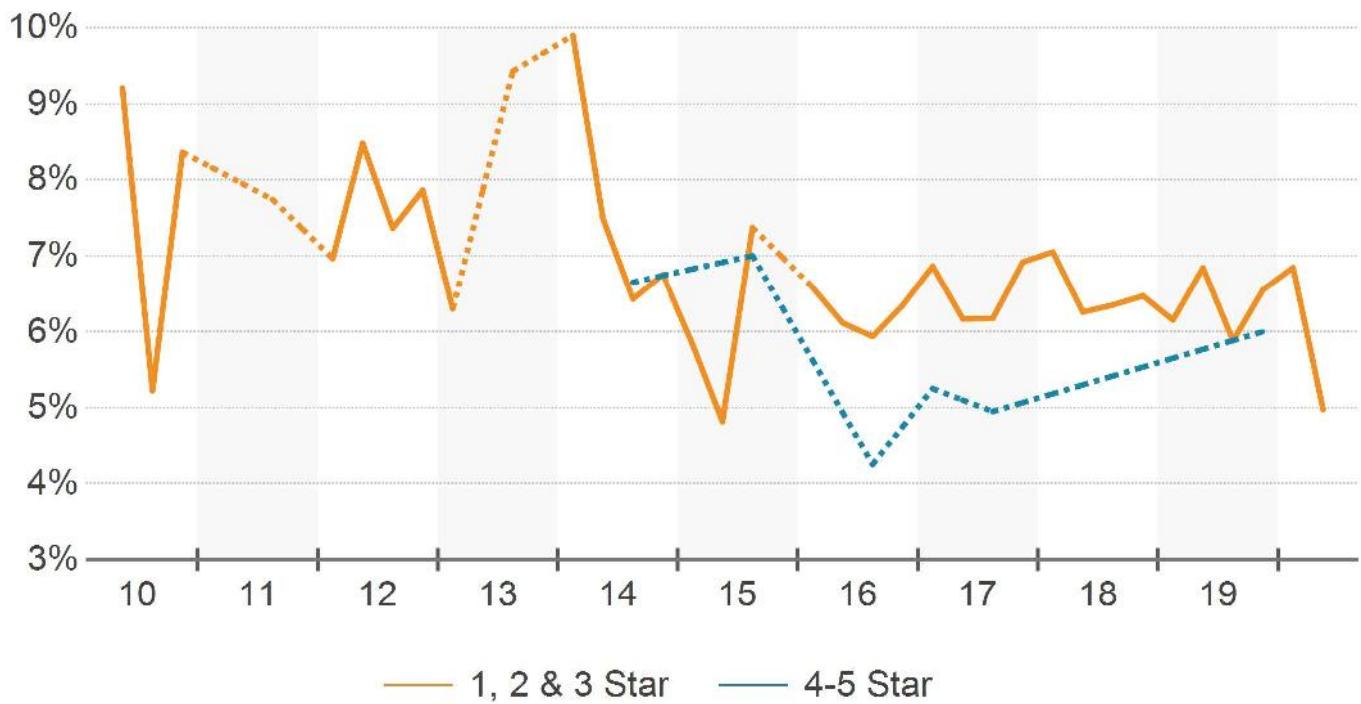
SALE TO ASKING PRICE DIFFERENTIAL



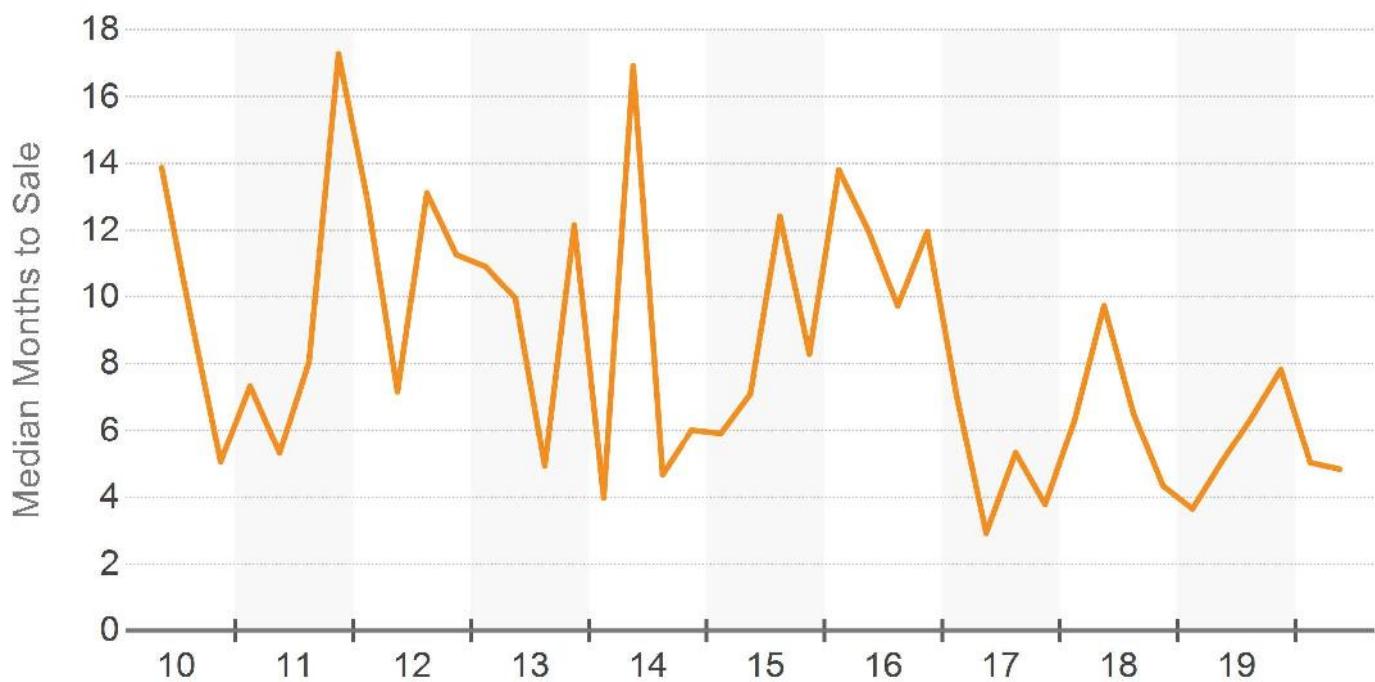
CAP RATE



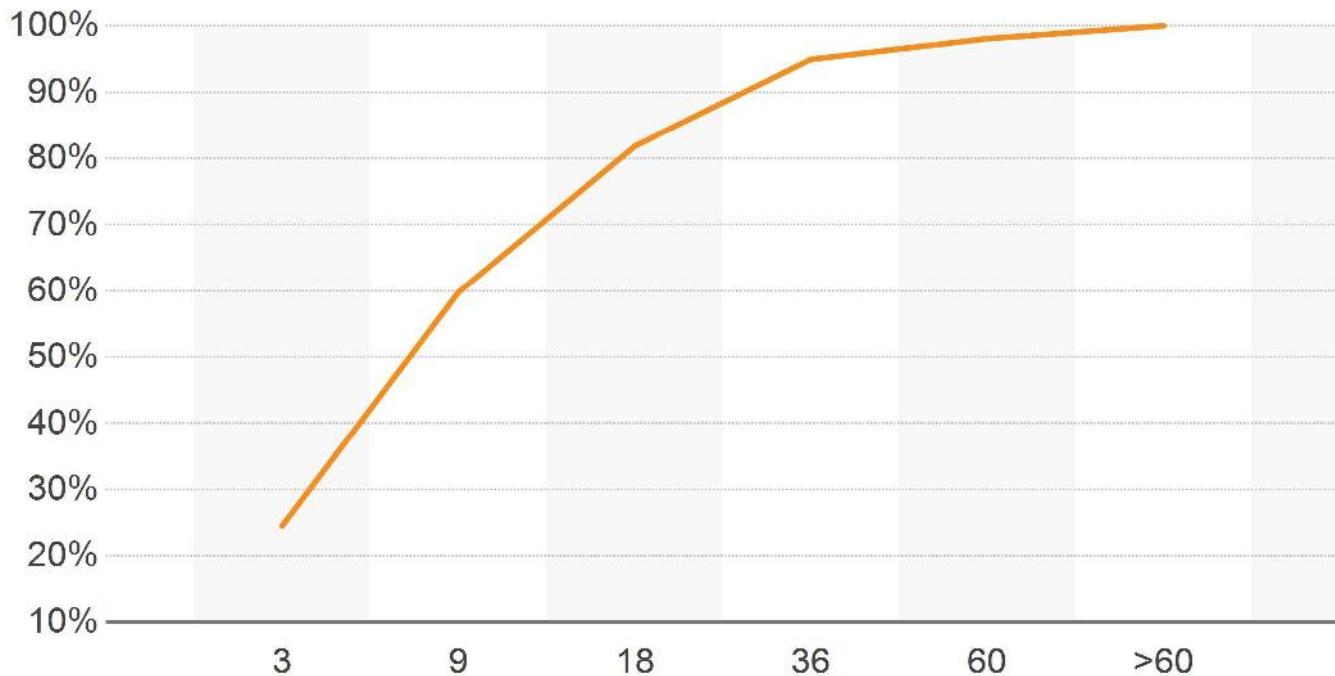
CAP RATE BY STAR RATING



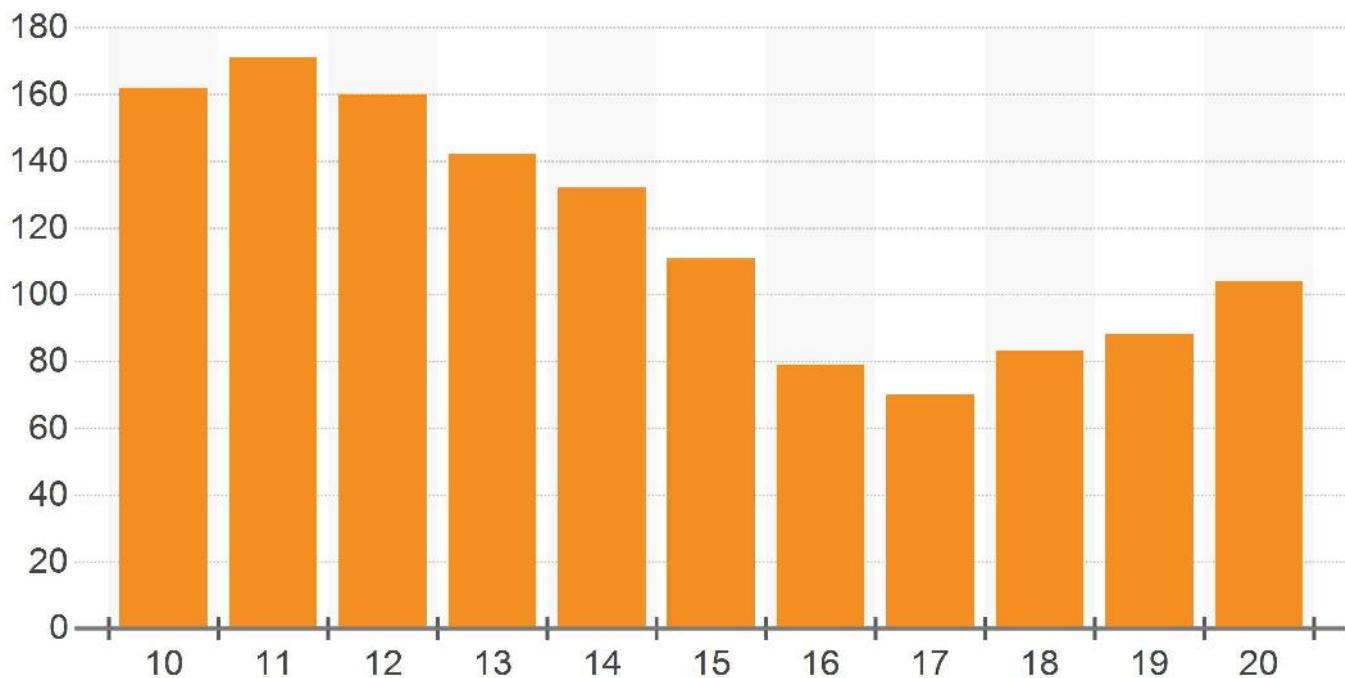
MONTHS TO SALE



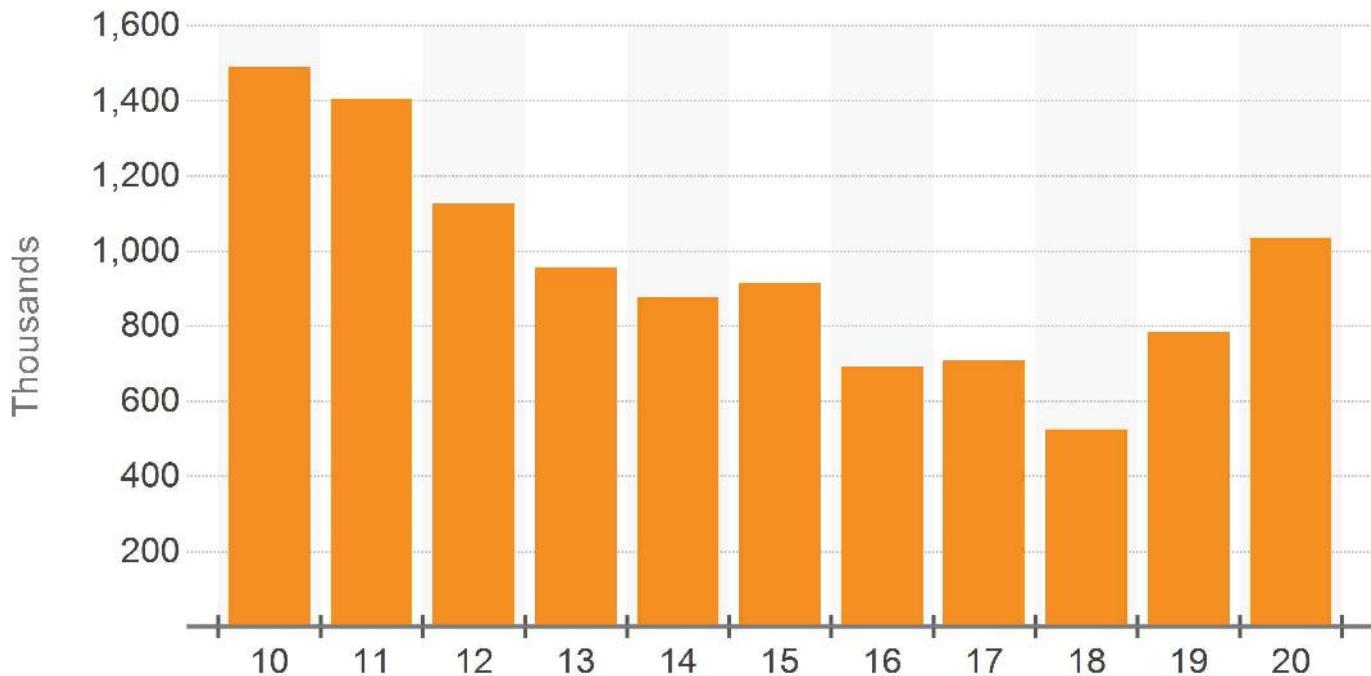
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



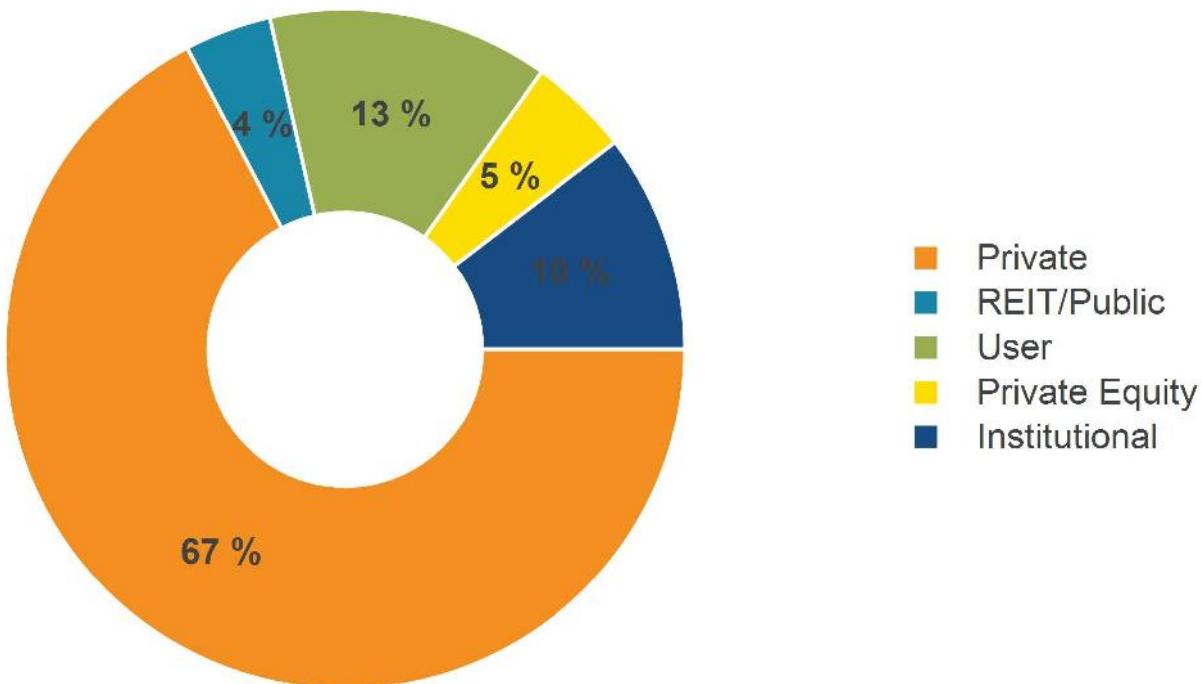
TOP BUYERS



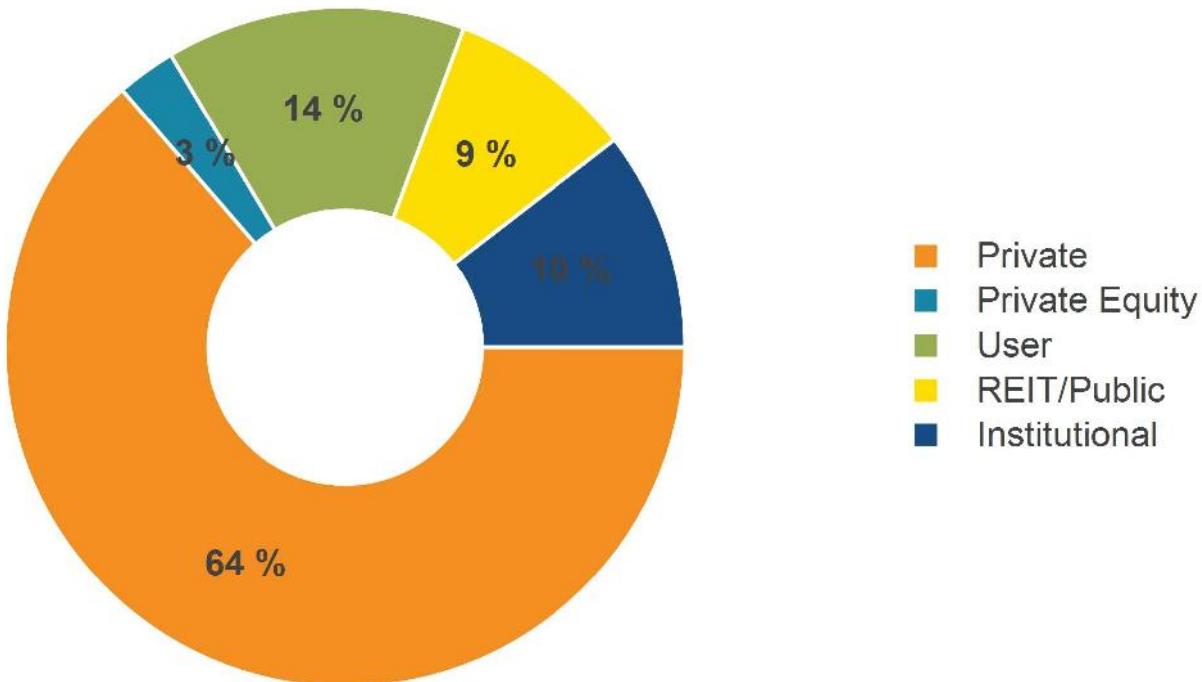
TOP SELLERS



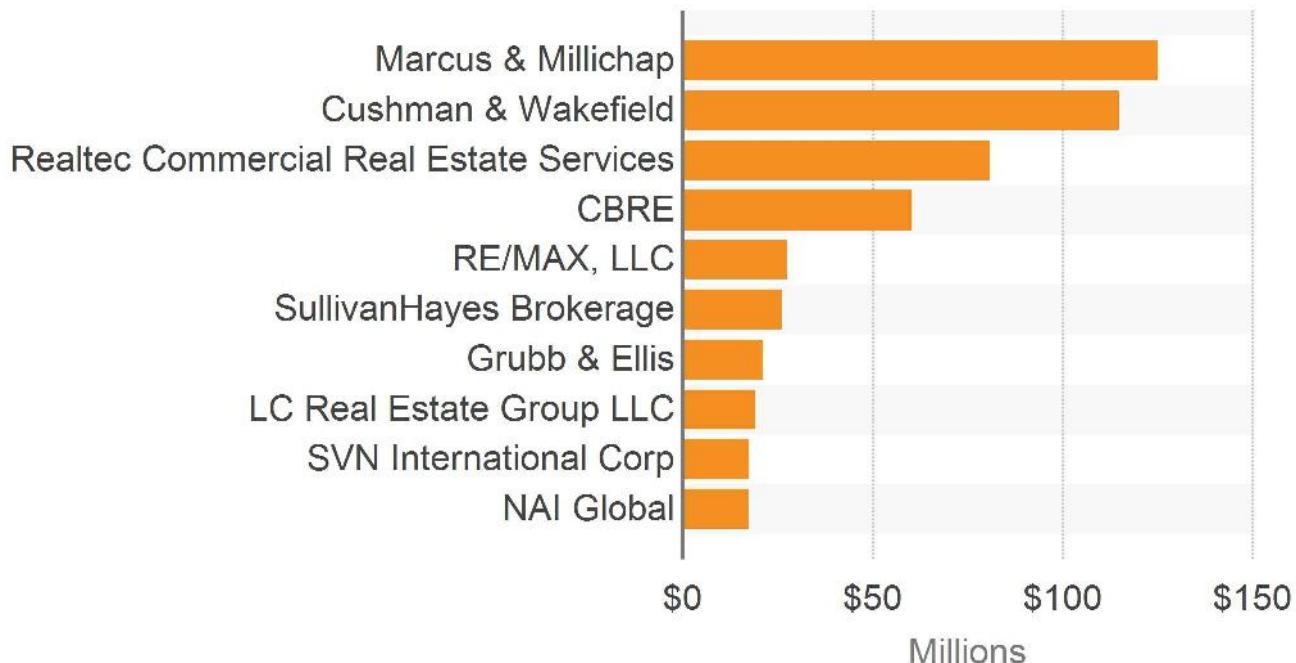
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

