



Retail Report - Larimer/Weld County

PREPARED BY

REALTEC

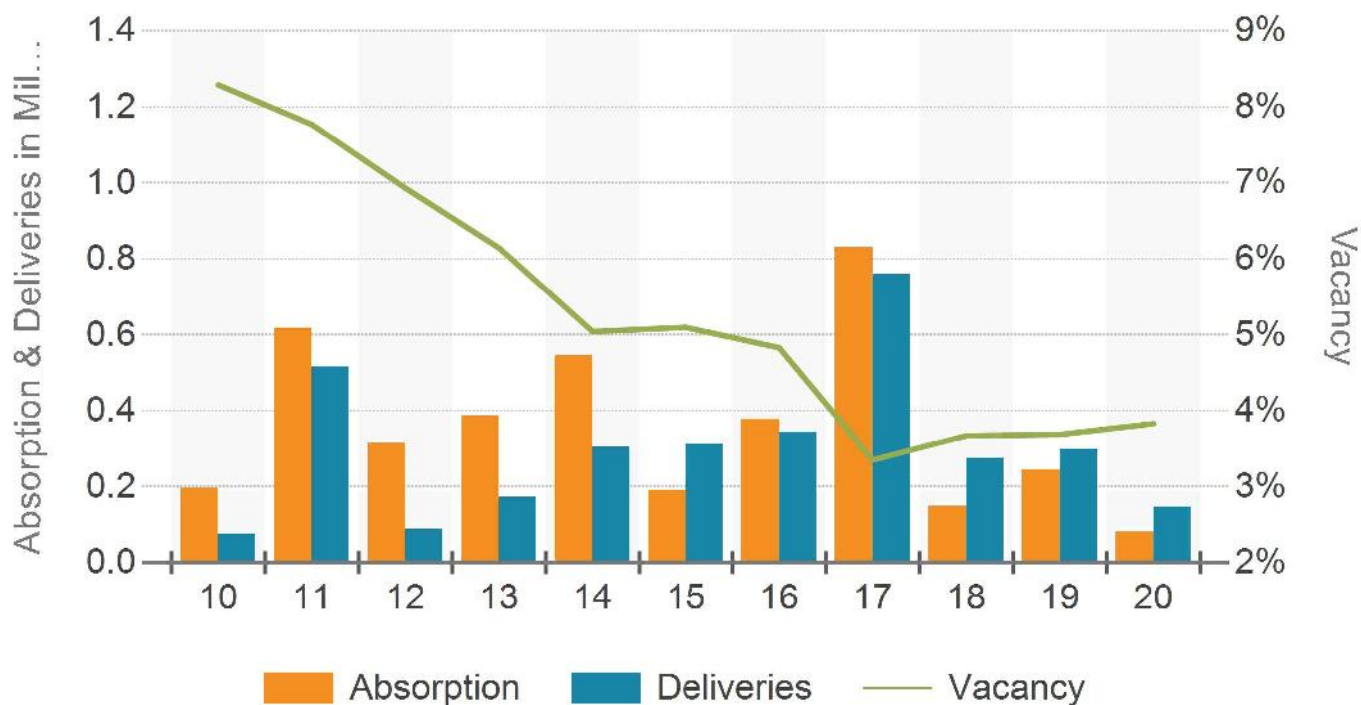
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

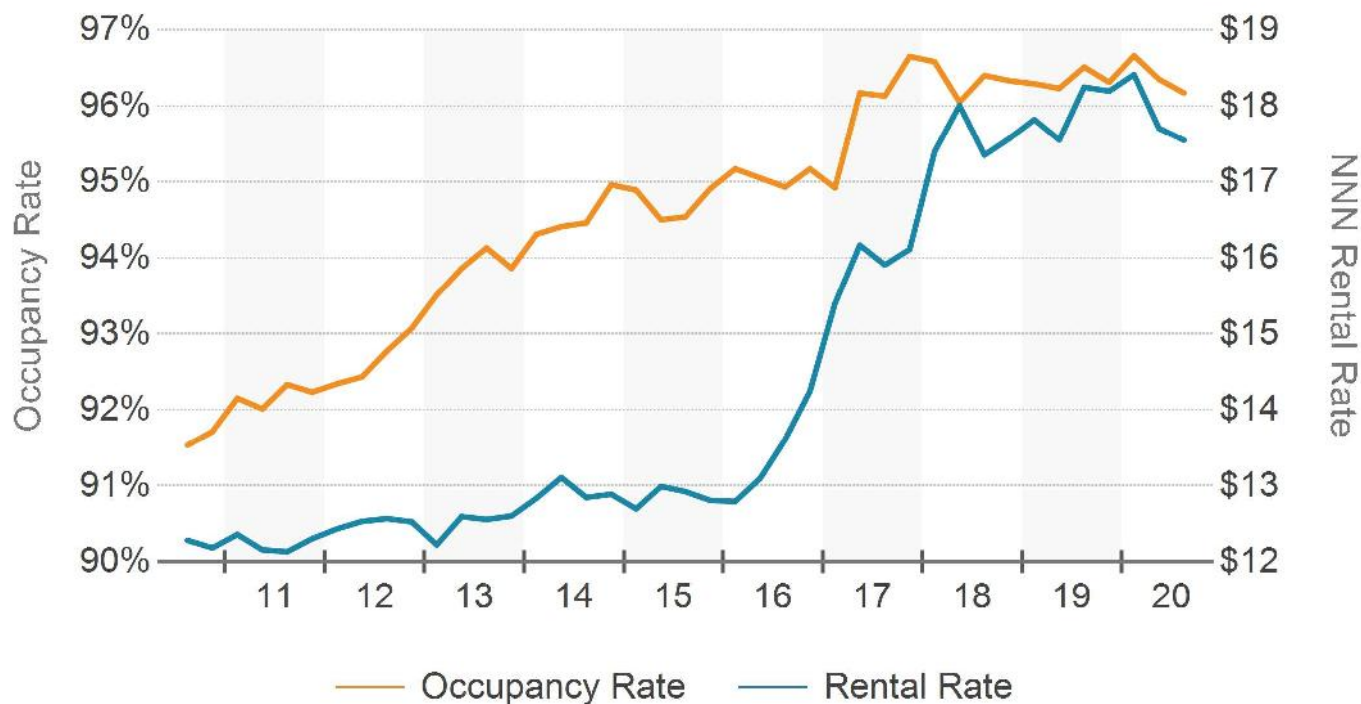
Associate Broker



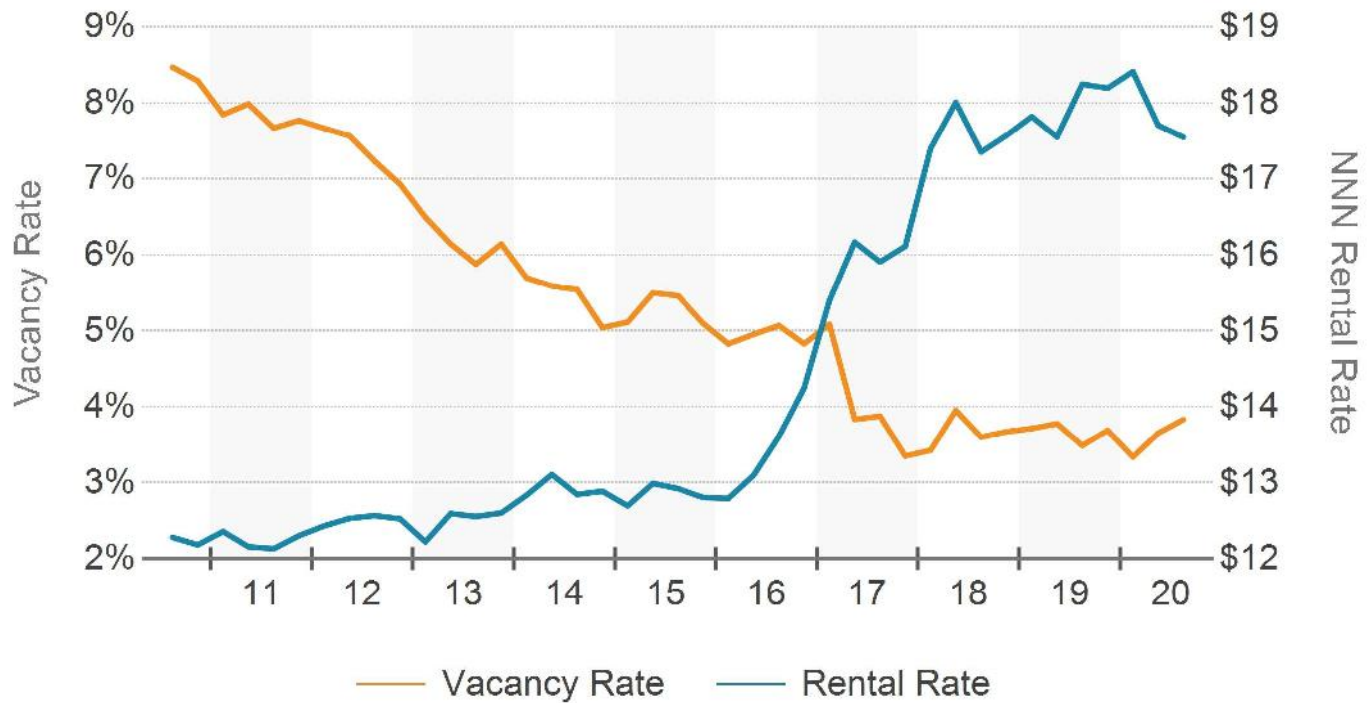
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

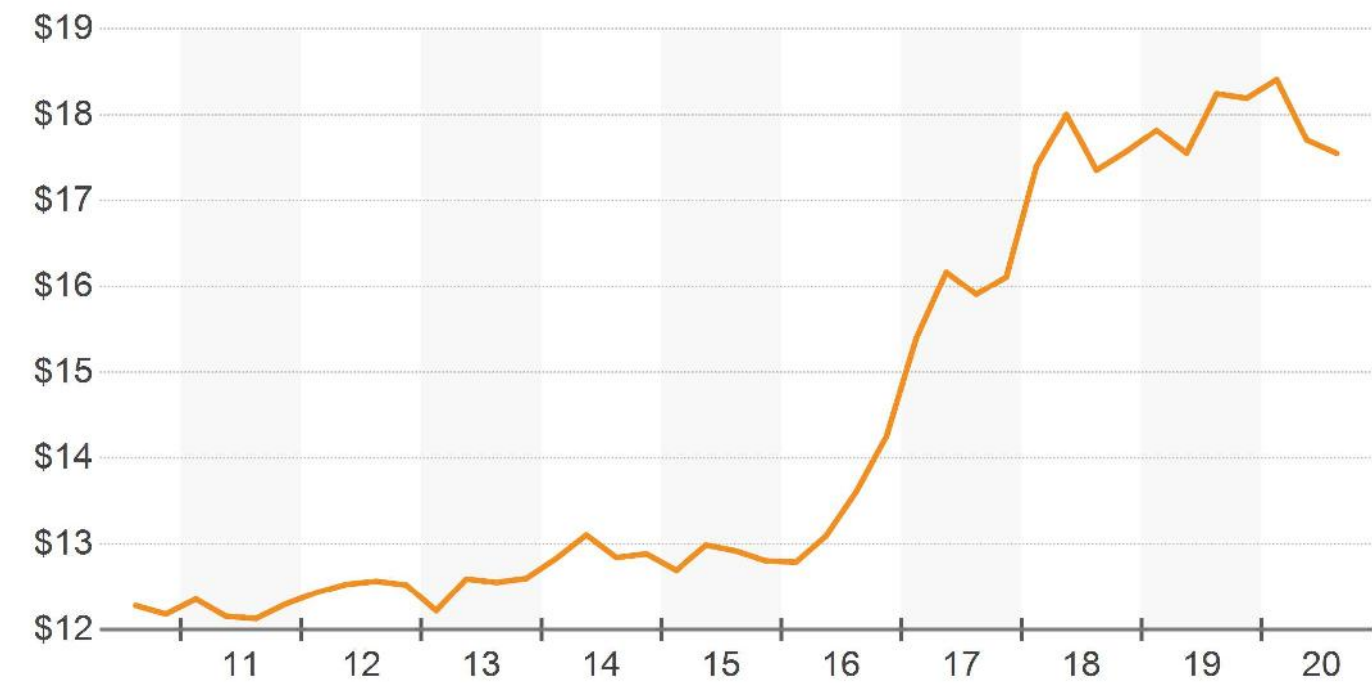
Availability	Survey	5-Year Avg
NNN Rent Per SF	\$17.55	\$15.46
Vacancy Rate	3.8%	4.1%
Vacant SF	1,248,096	1,316,604
Availability Rate	5.8%	5.2%
Available SF	1,893,470	1,686,498
Sublet SF	110,609	78,895
Months on Market	8.6	12.1

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	208,112	396,877
12 Mo. Leasing SF	610,009	620,217

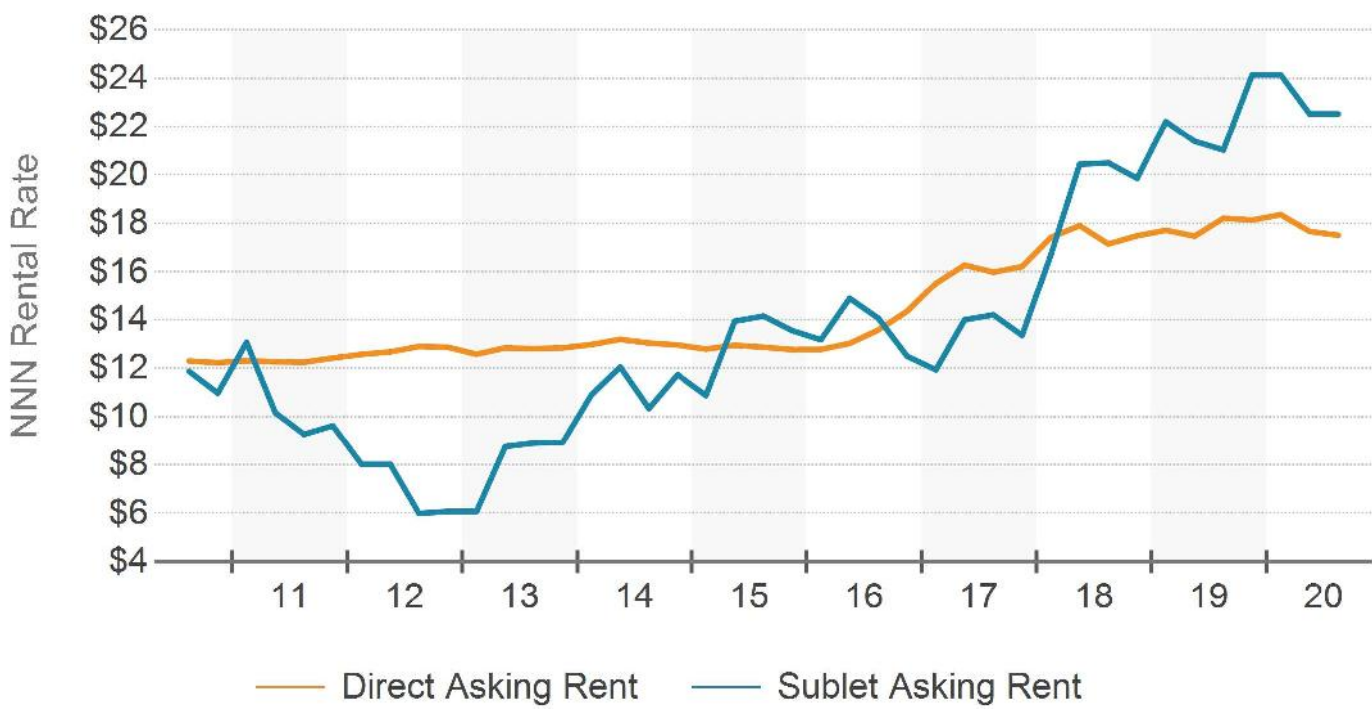
Inventory	Survey	5-Year Avg
Existing Buildings	2,793	2,741
Existing SF	32,591,897	31,860,188
12 Mo. Const. Starts	105,610	342,083
Under Construction	173,623	364,926
12 Mo. Deliveries	216,003	406,777

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$192	\$183
Asking Price Per SF	\$365	\$254
Sales Volume (Mil.)	\$243	\$195
Cap Rate	6.4%	6.5%

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



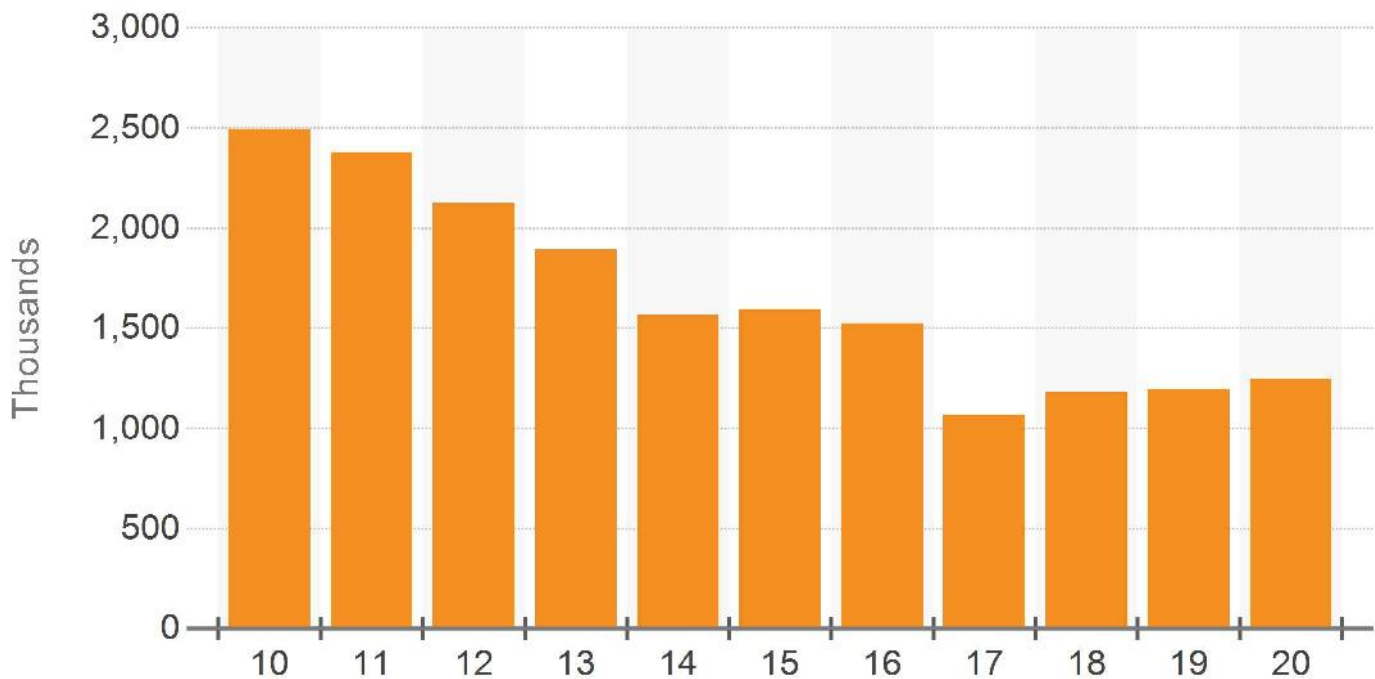
PERCENT LEASED RATE



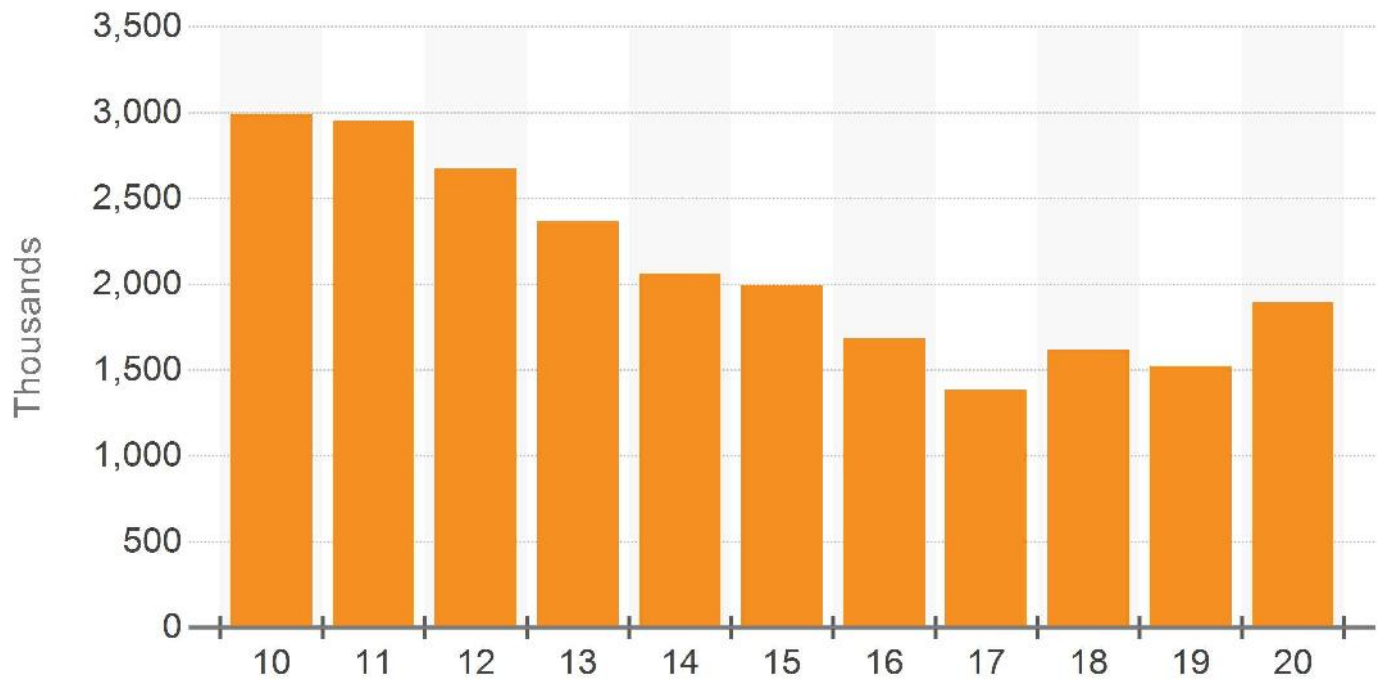
OCCUPANCY & PERCENT LEASED



VACANT SF



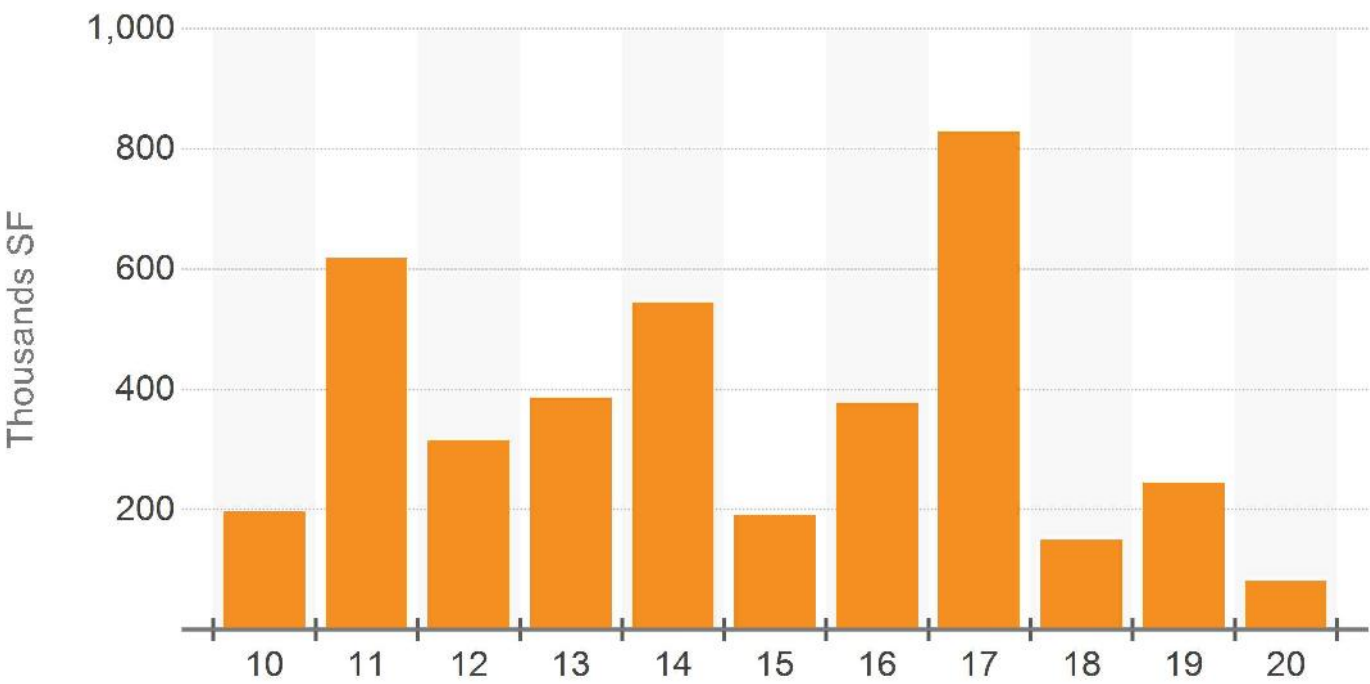
AVAILABLE SF



MONTHS ON MARKET DISTRIBUTION



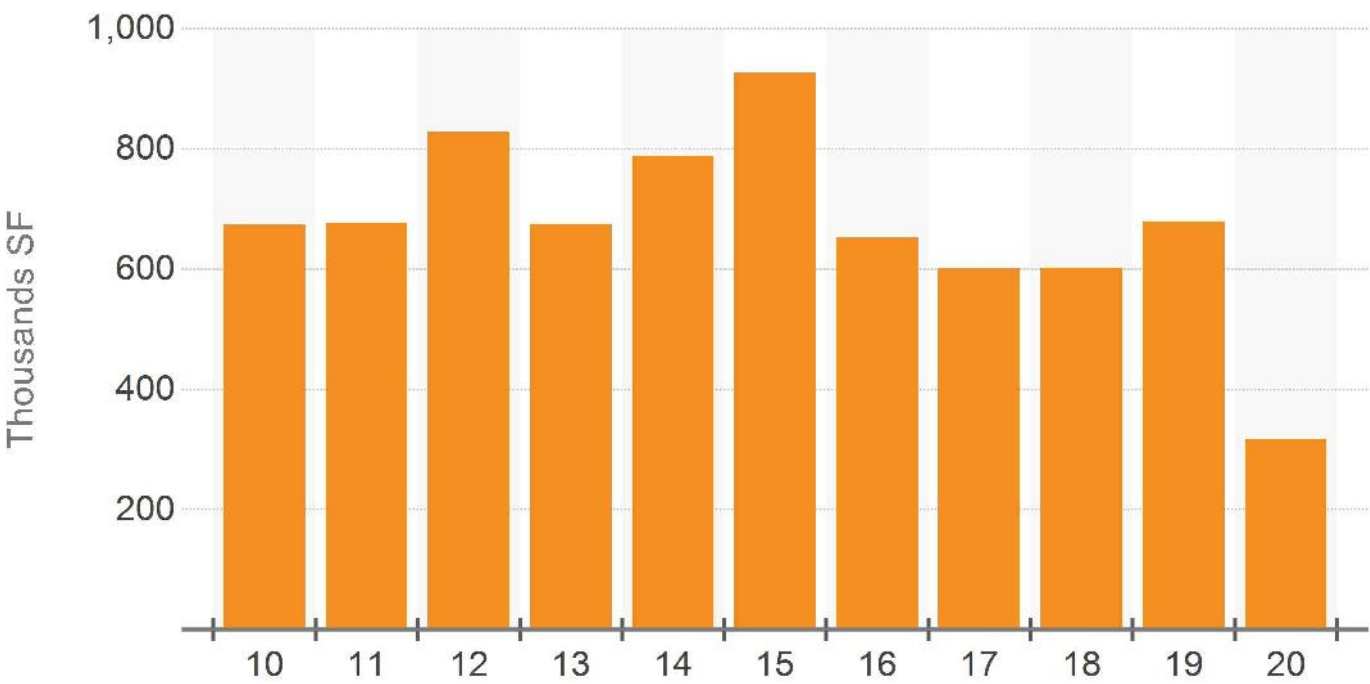
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



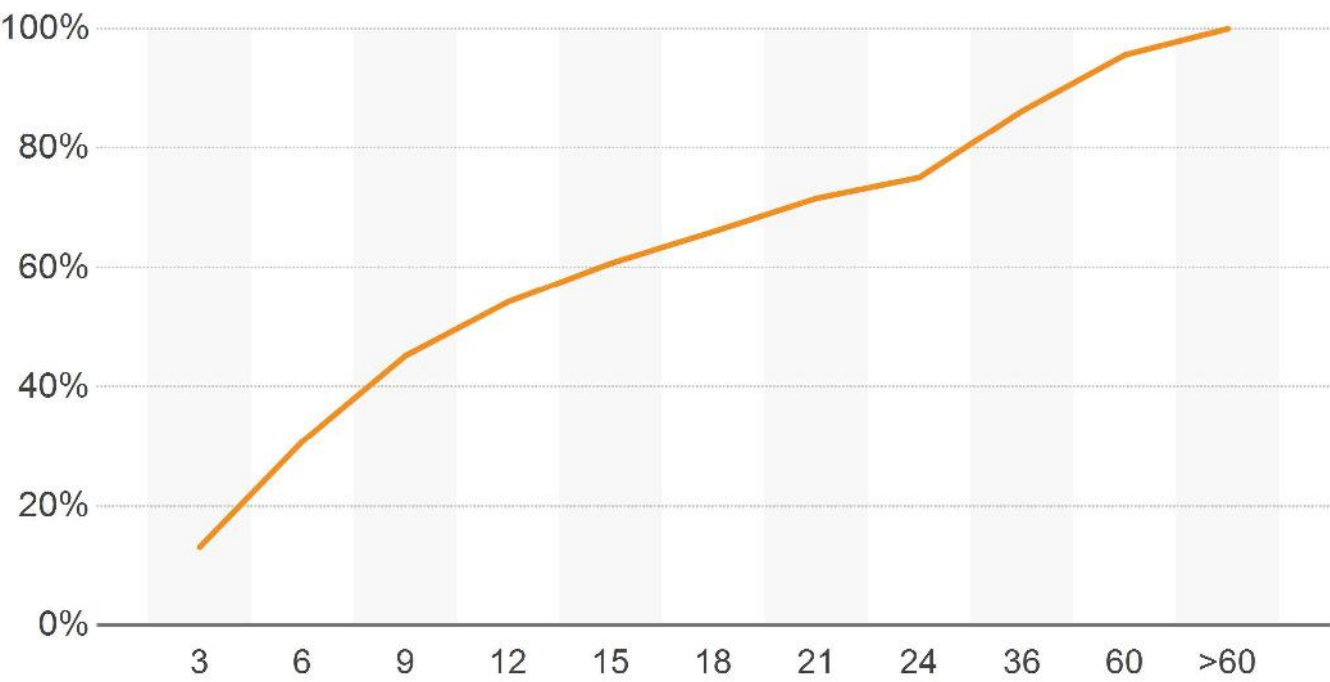
MONTHS TO LEASE



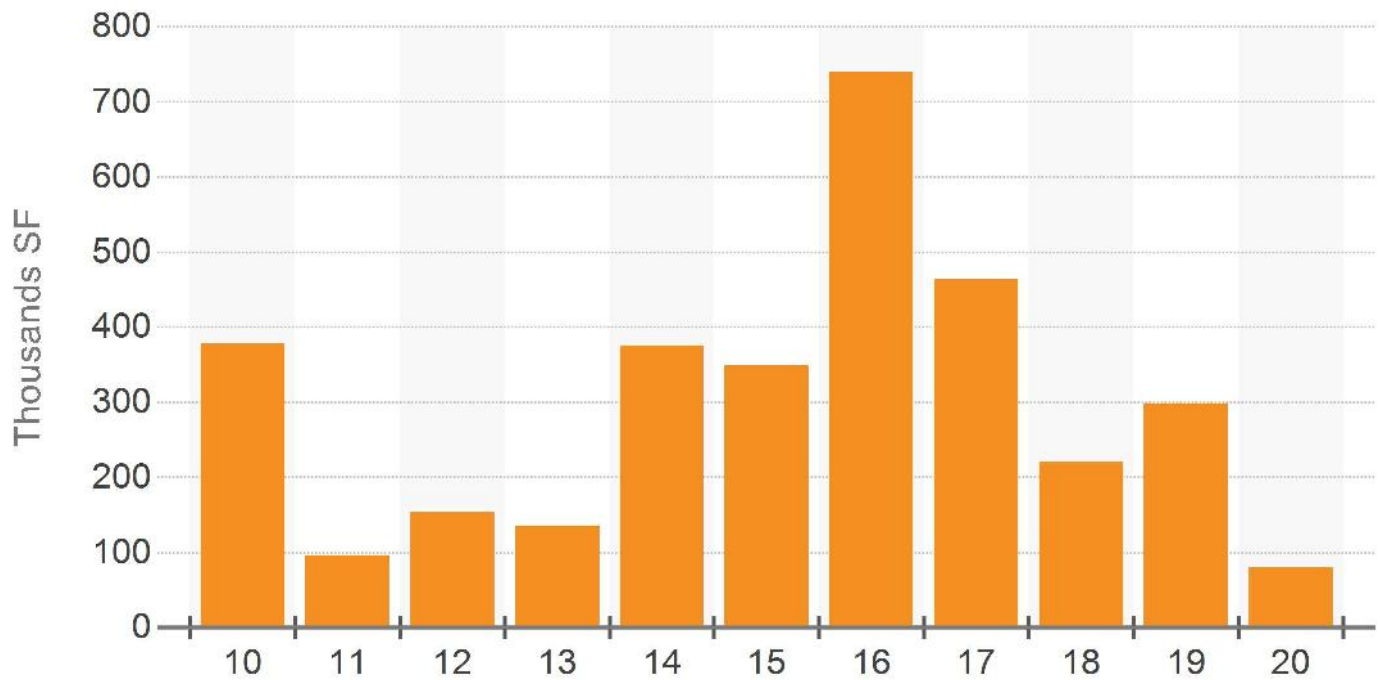
MONTHS VACANT



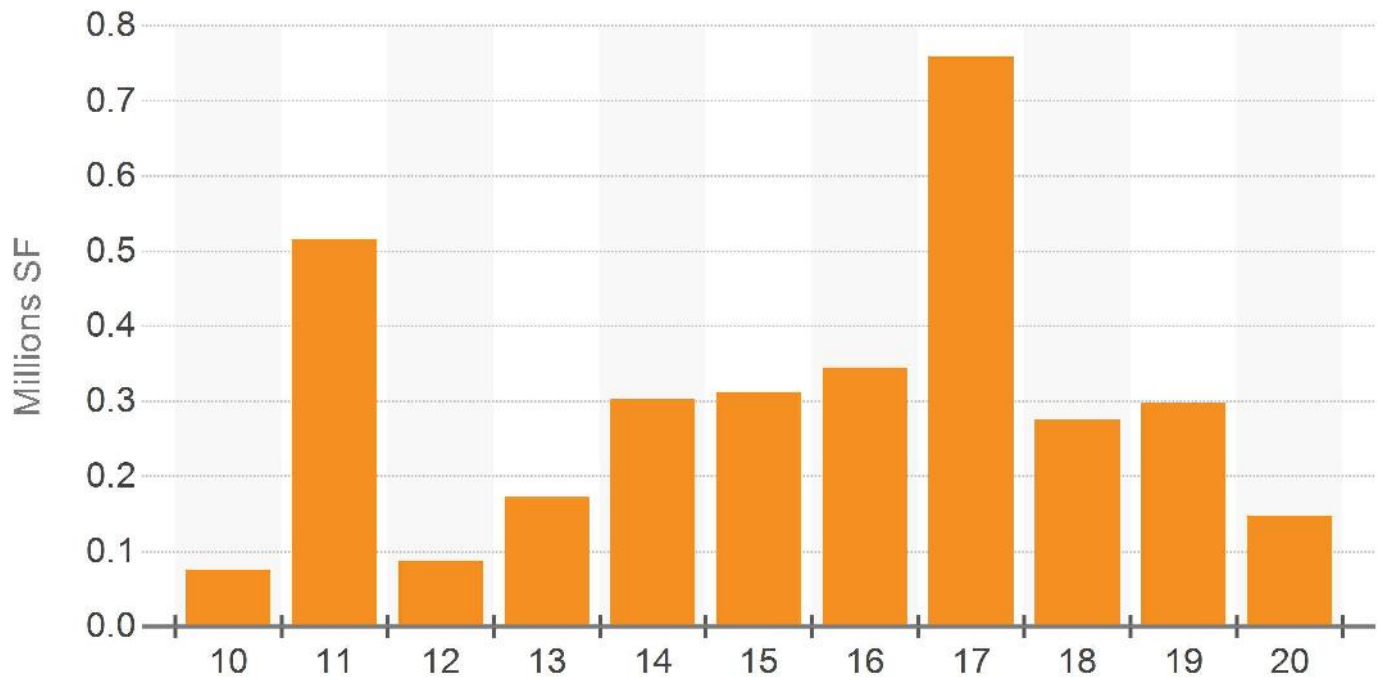
PROBABILITY OF LEASING IN MONTHS



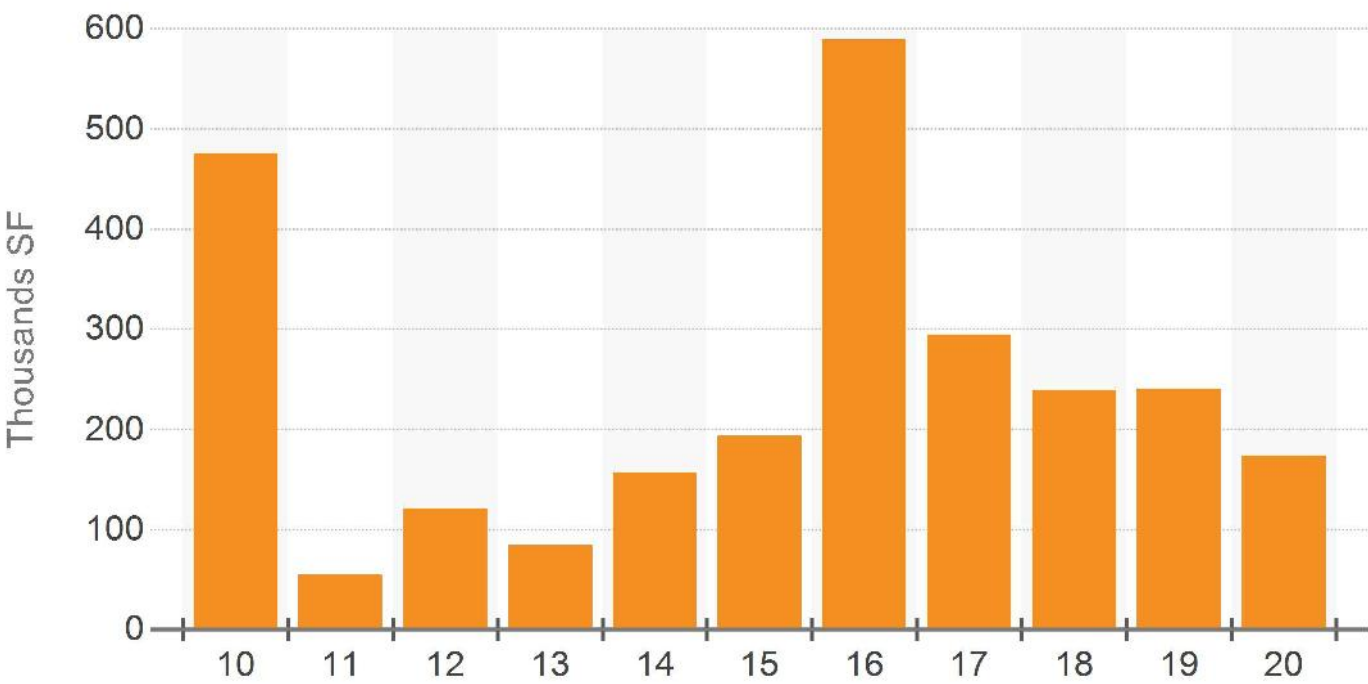
CONSTRUCTION STARTS



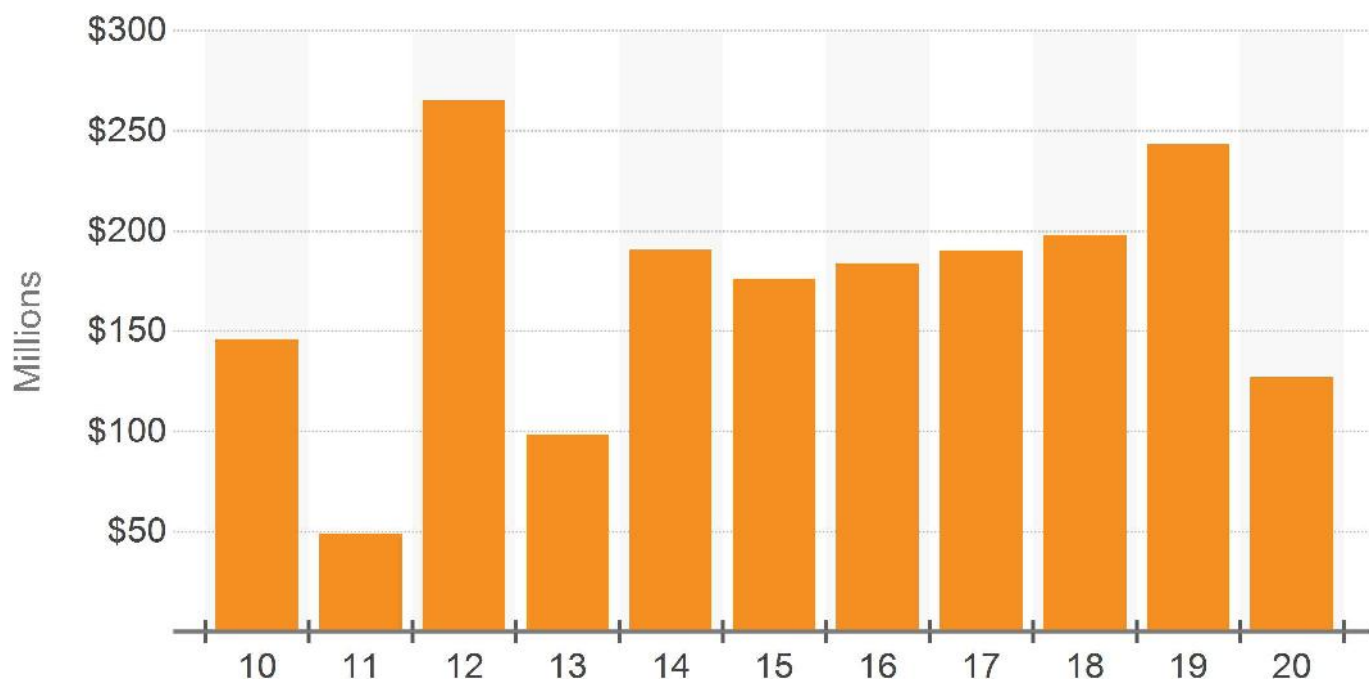
CONSTRUCTION DELIVERIES



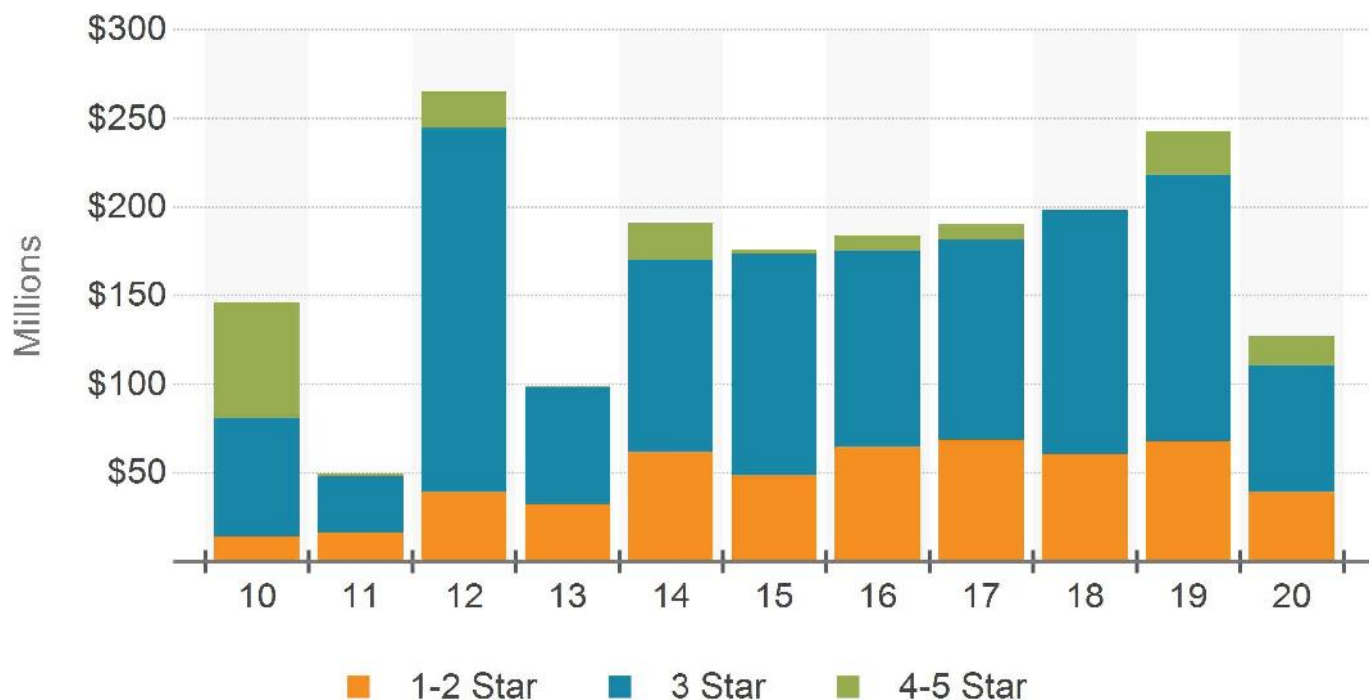
UNDER CONSTRUCTION



SALES VOLUME



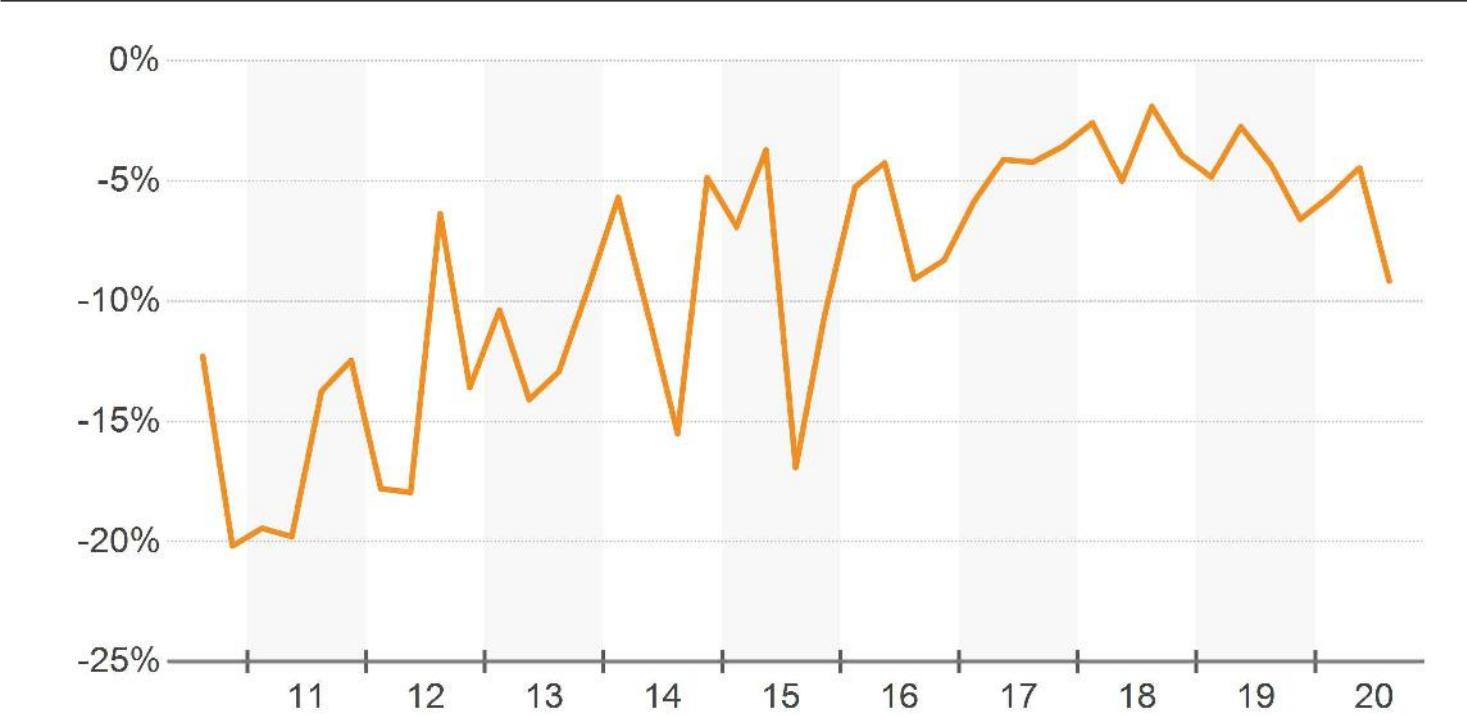
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



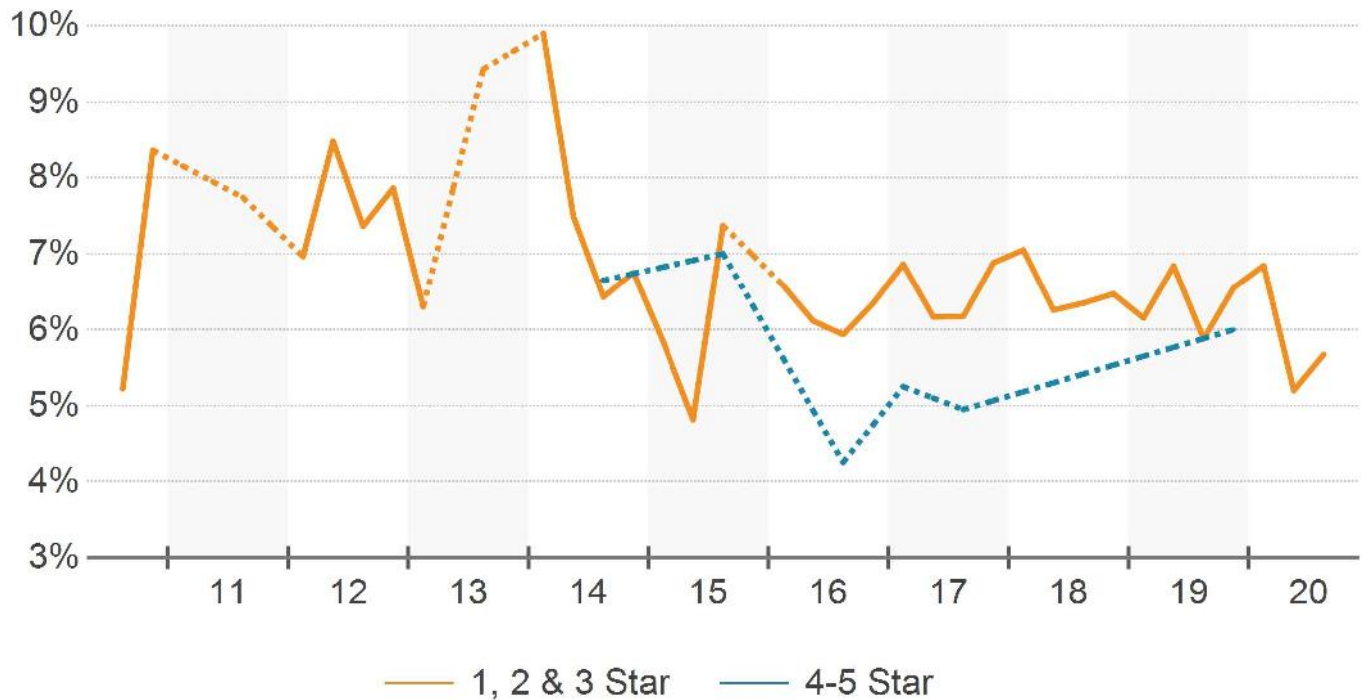
SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE



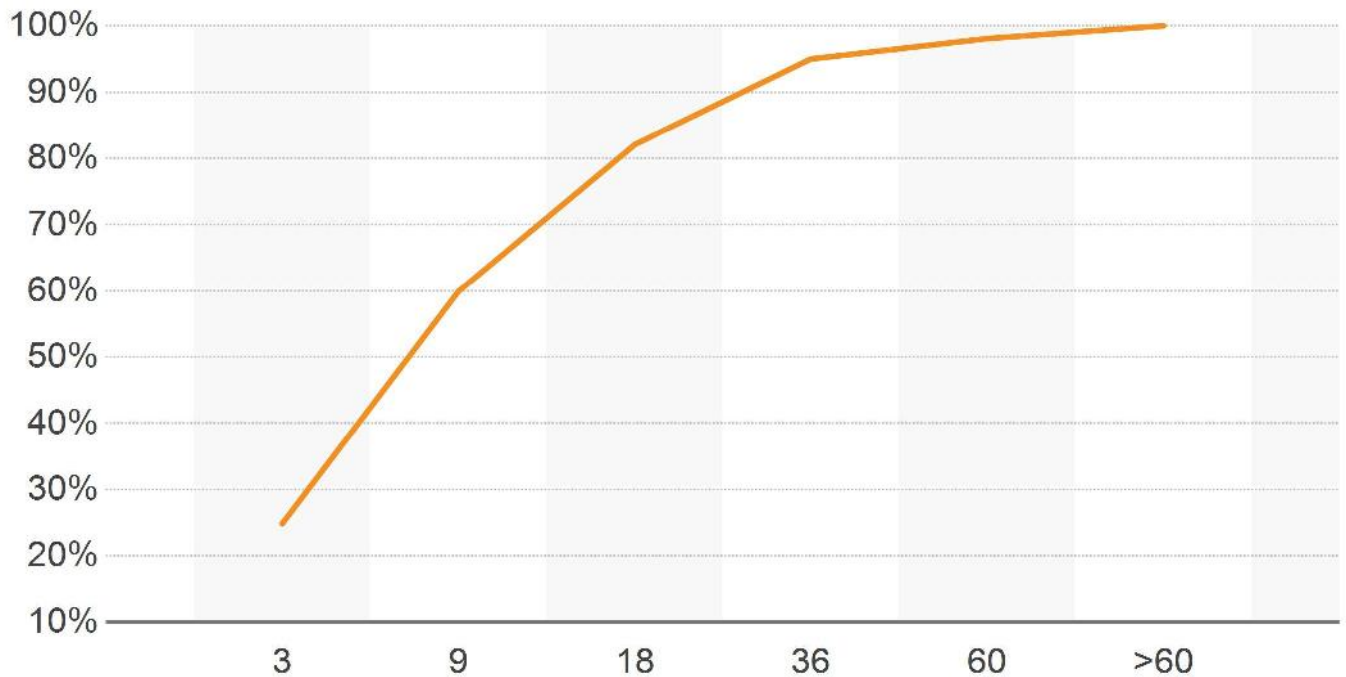
CAP RATE BY STAR RATING



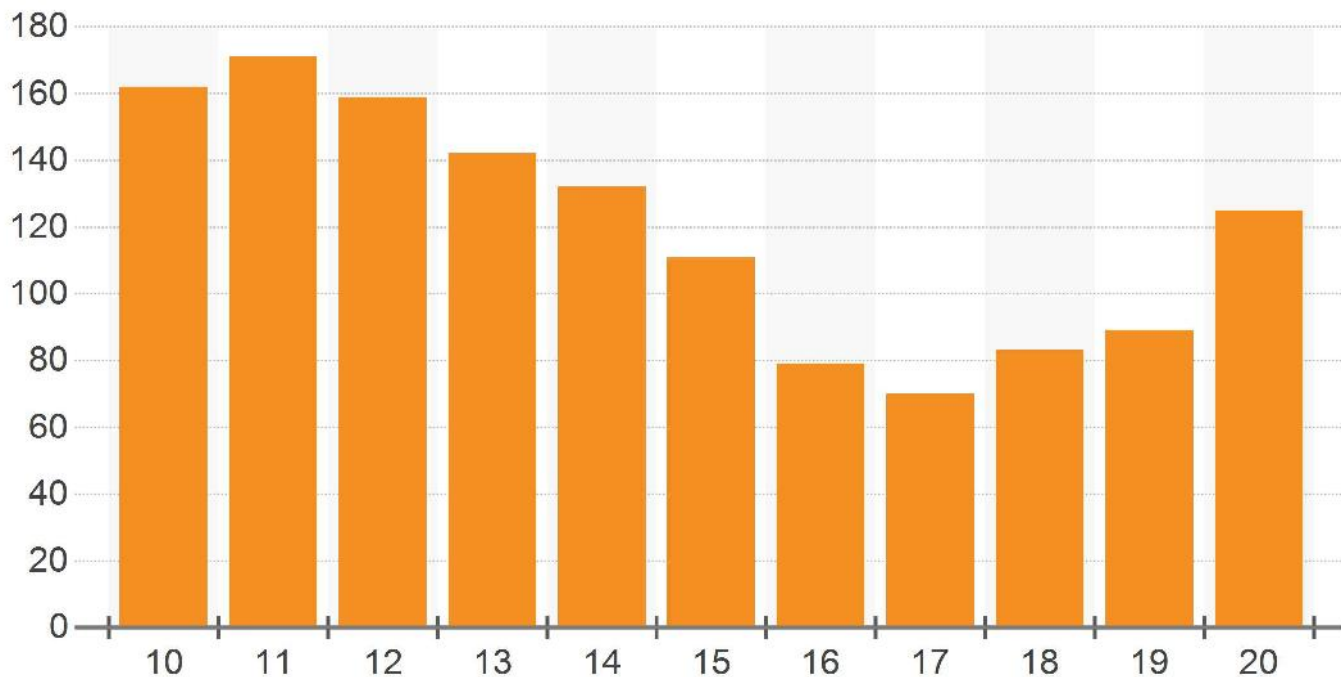
MONTHS TO SALE



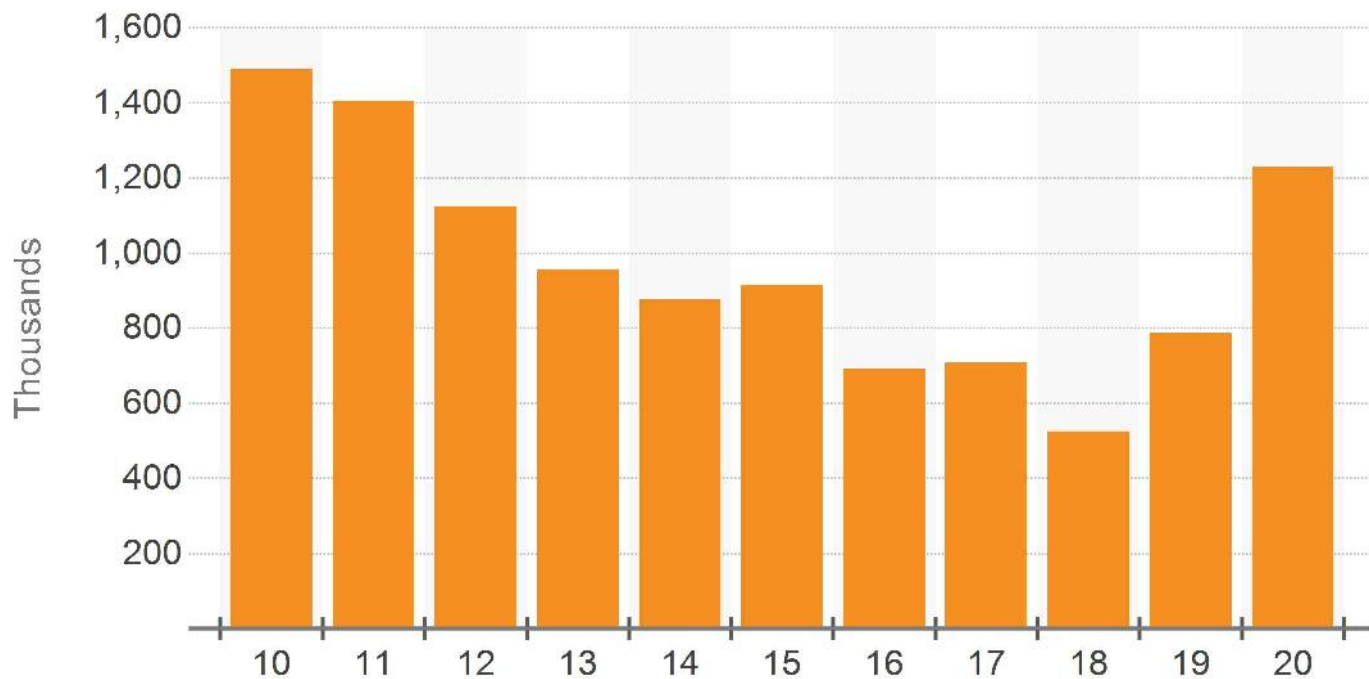
PROBABILITY OF SELLING IN MONTHS



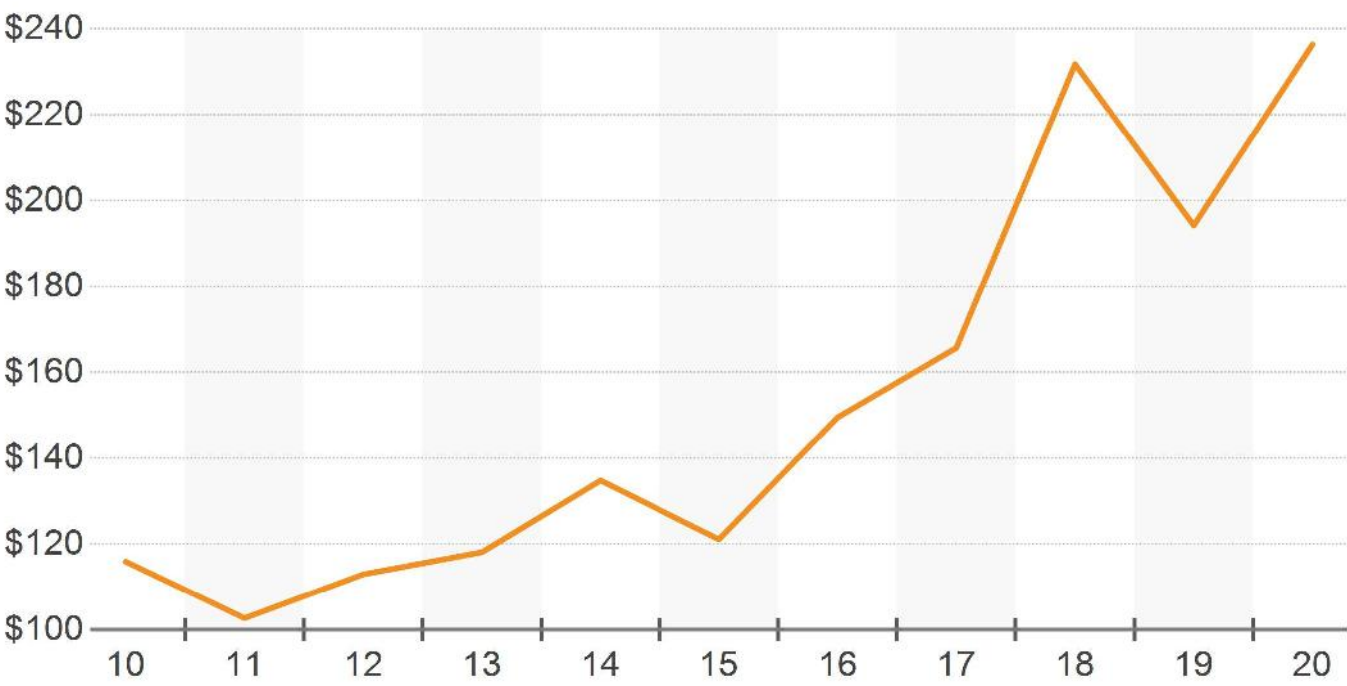
FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



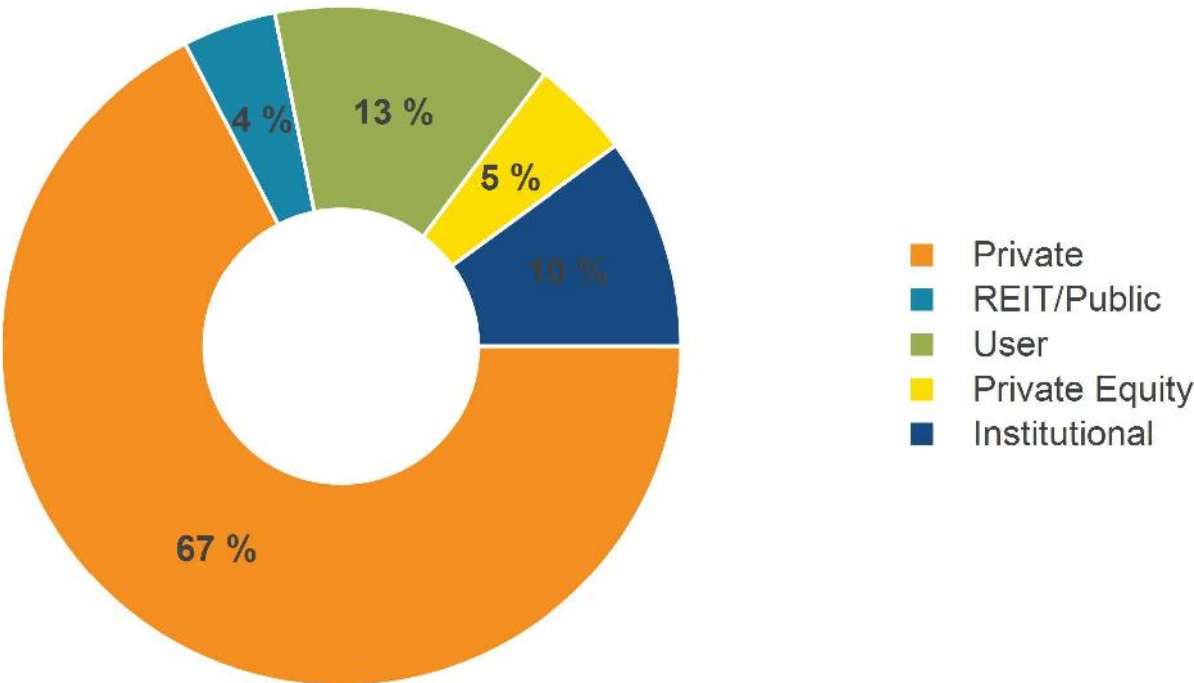
TOP BUYERS



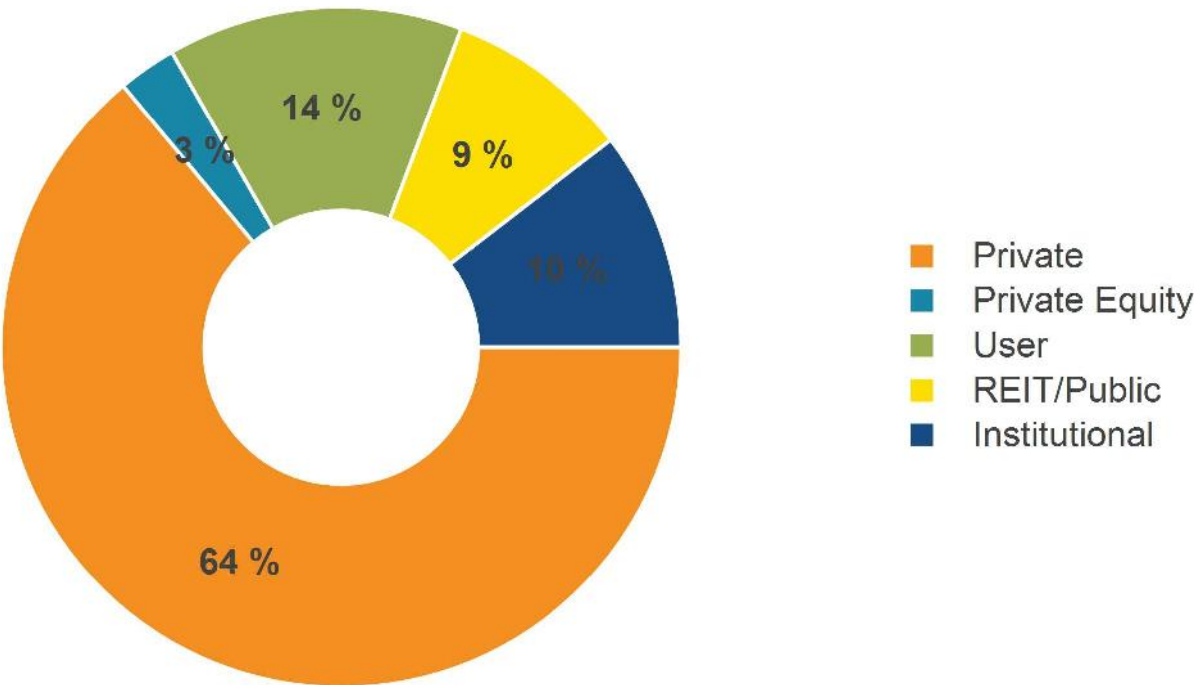
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

