



Retail Report - Larimer/Weld County

PREPARED BY

REALTEC

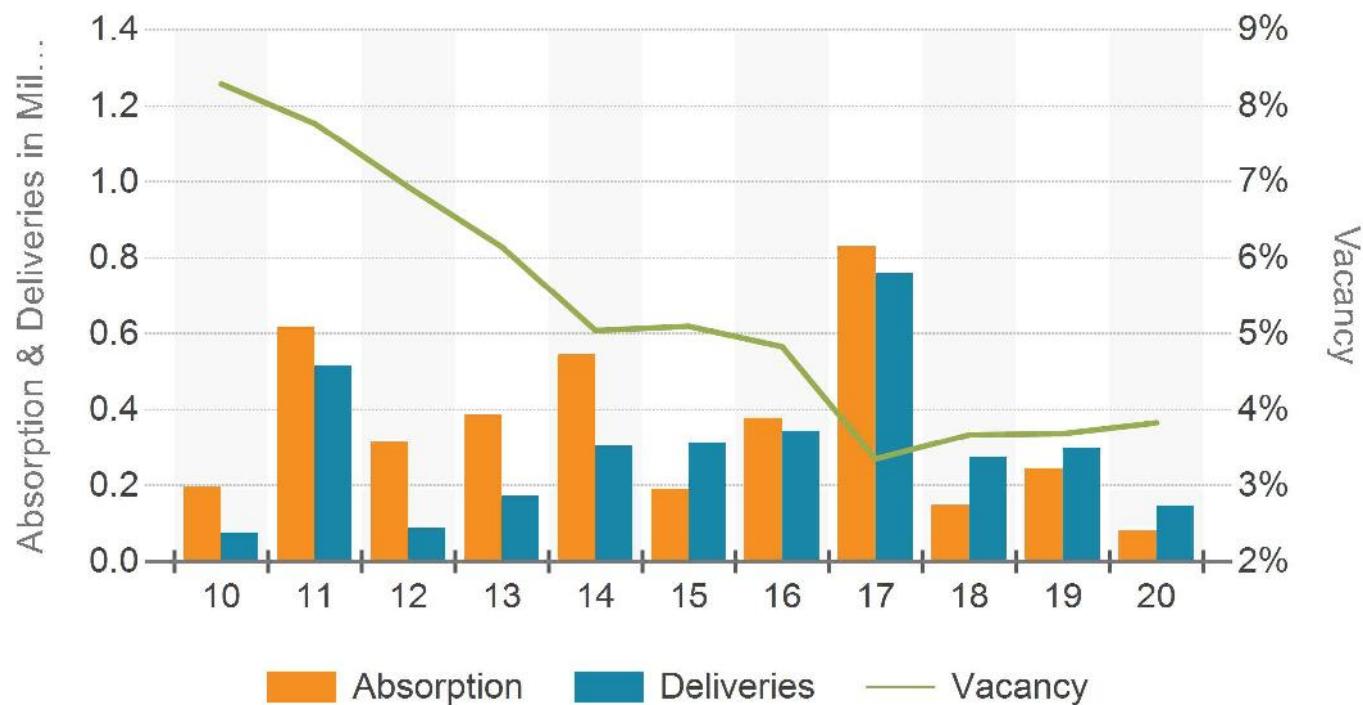
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

Associate Broker

 CoStar™

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

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

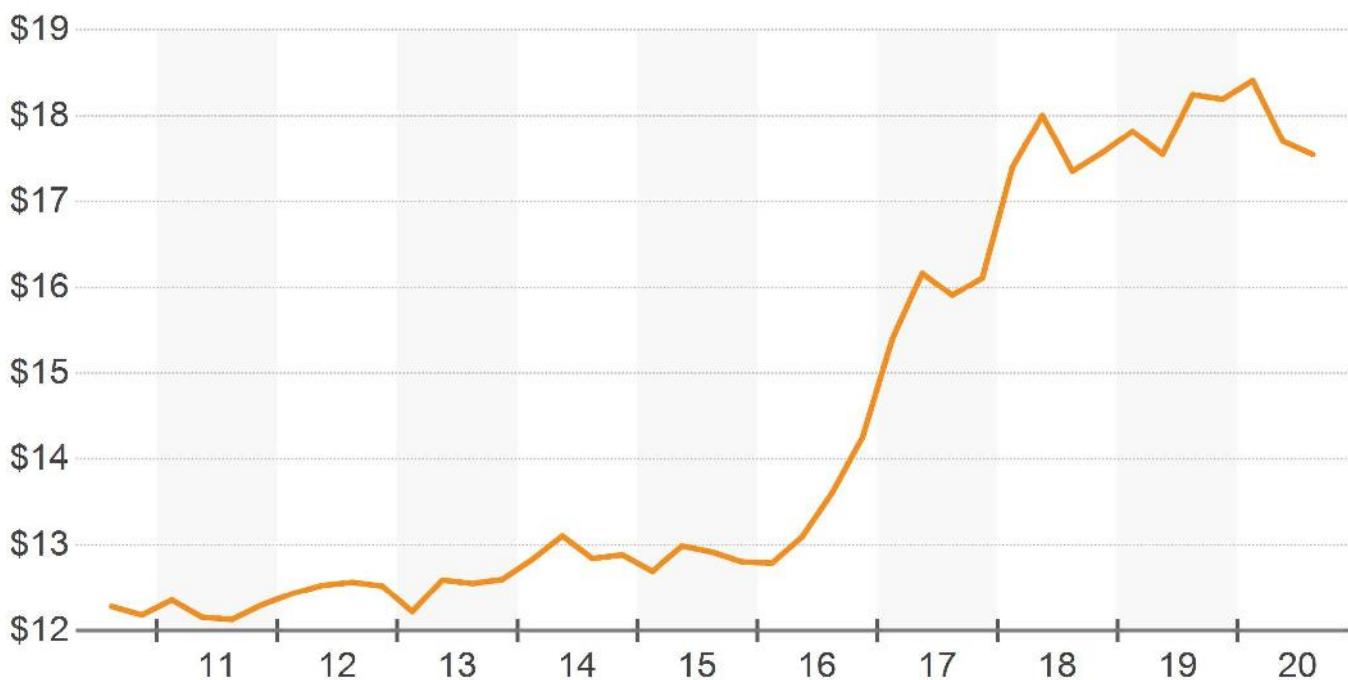
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	208,112	396,877
12 Mo. Leasing SF	610,009	620,217

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%

Rental Rates

Custom Market Report

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



Vacancy & Availability

Custom Market Report

VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

Custom Market Report

OCCUPANCY RATE



PERCENT LEASED RATE



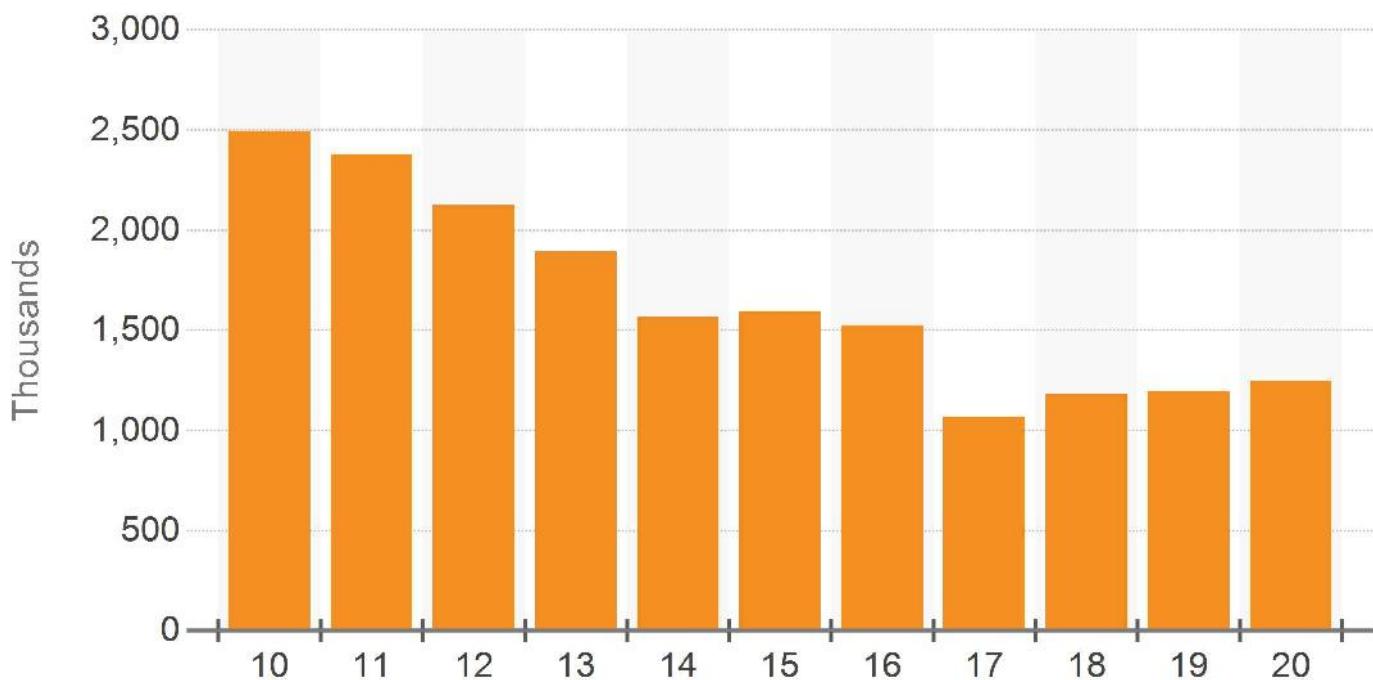
Vacancy & Availability

Custom Market Report

OCCUPANCY & PERCENT LEASED



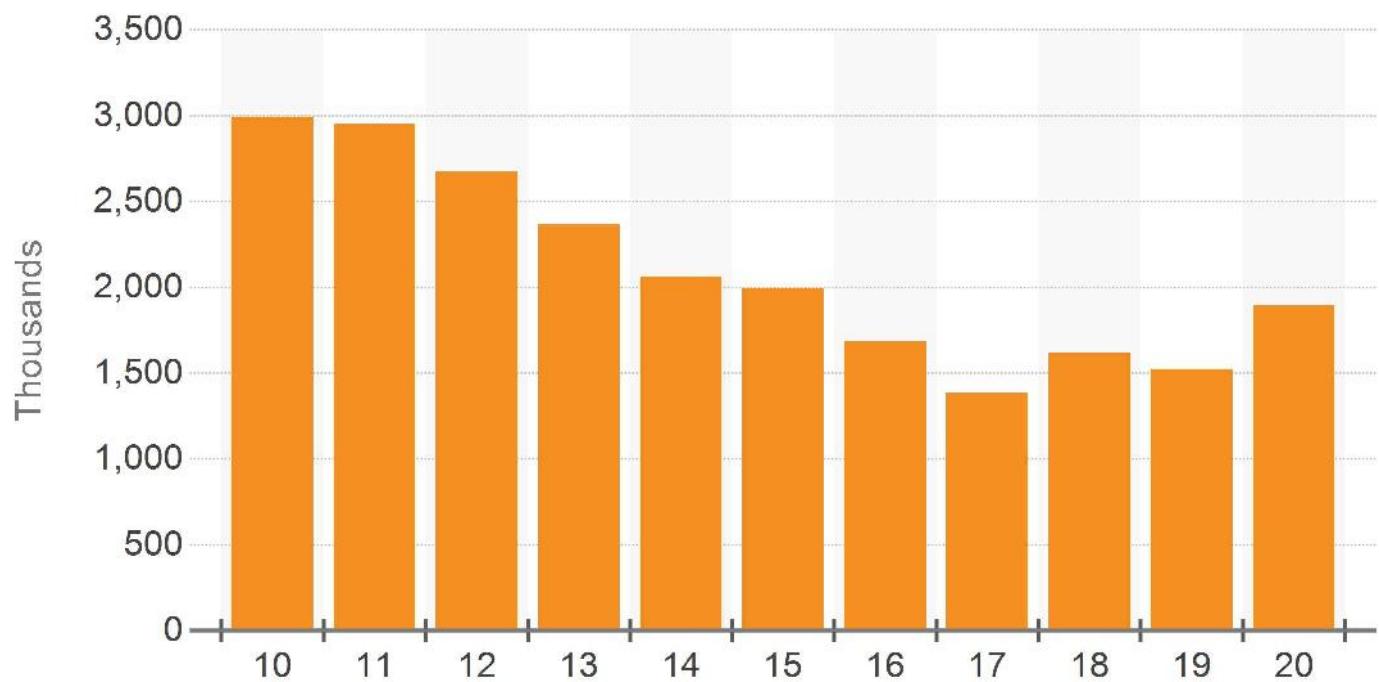
VACANT SF



Vacancy & Availability

Custom Market Report

AVAILABLE SF



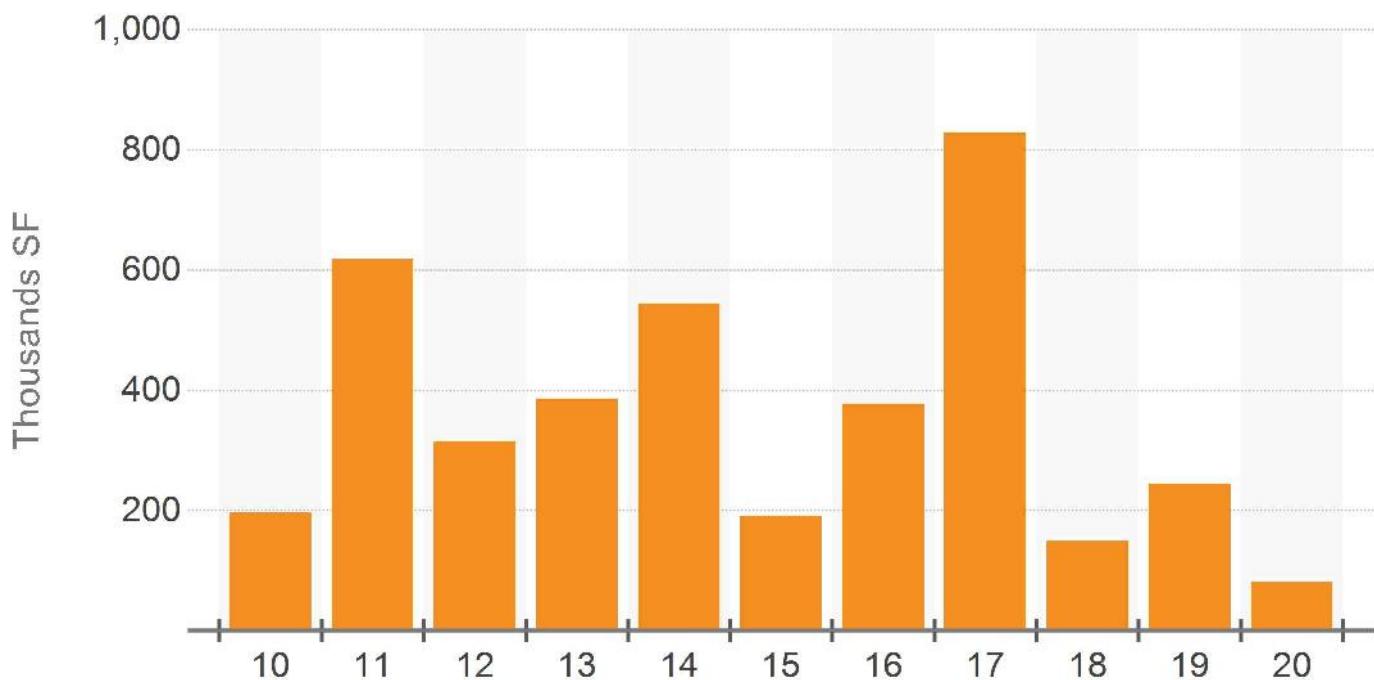
MONTHS ON MARKET DISTRIBUTION



Leasing Demand

Custom Market Report

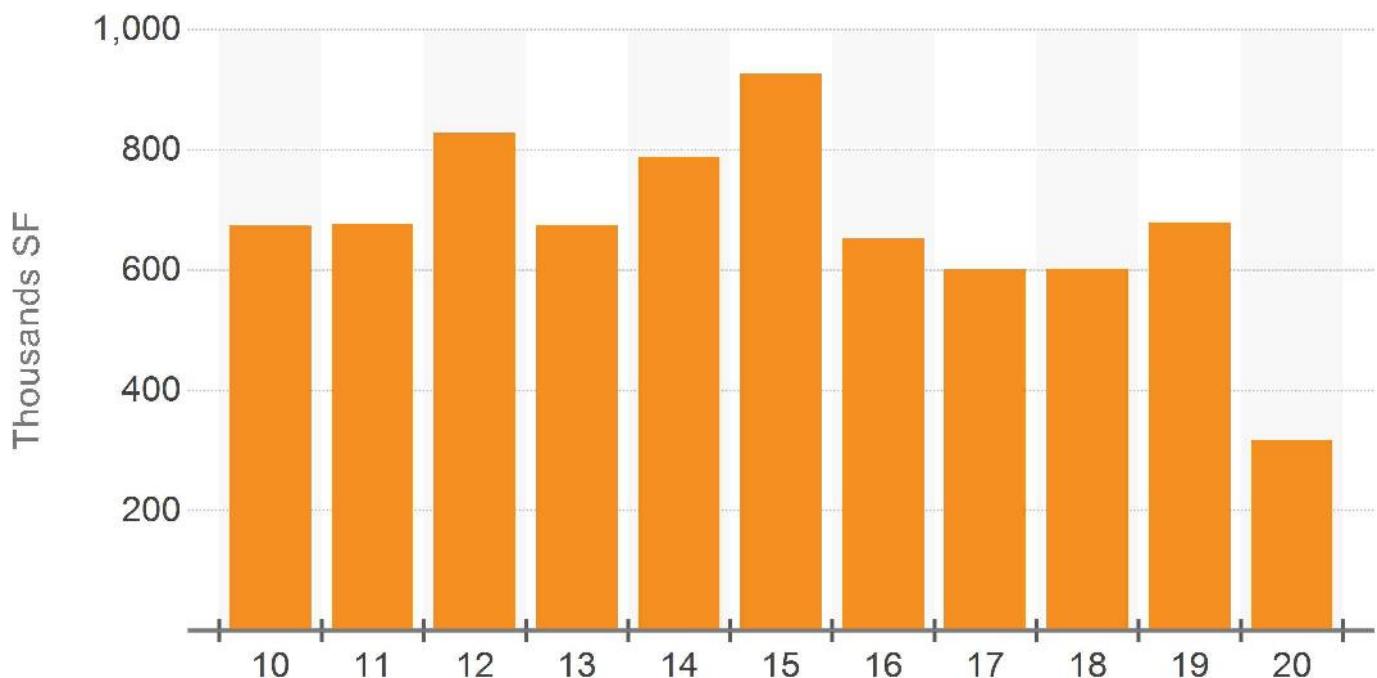
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



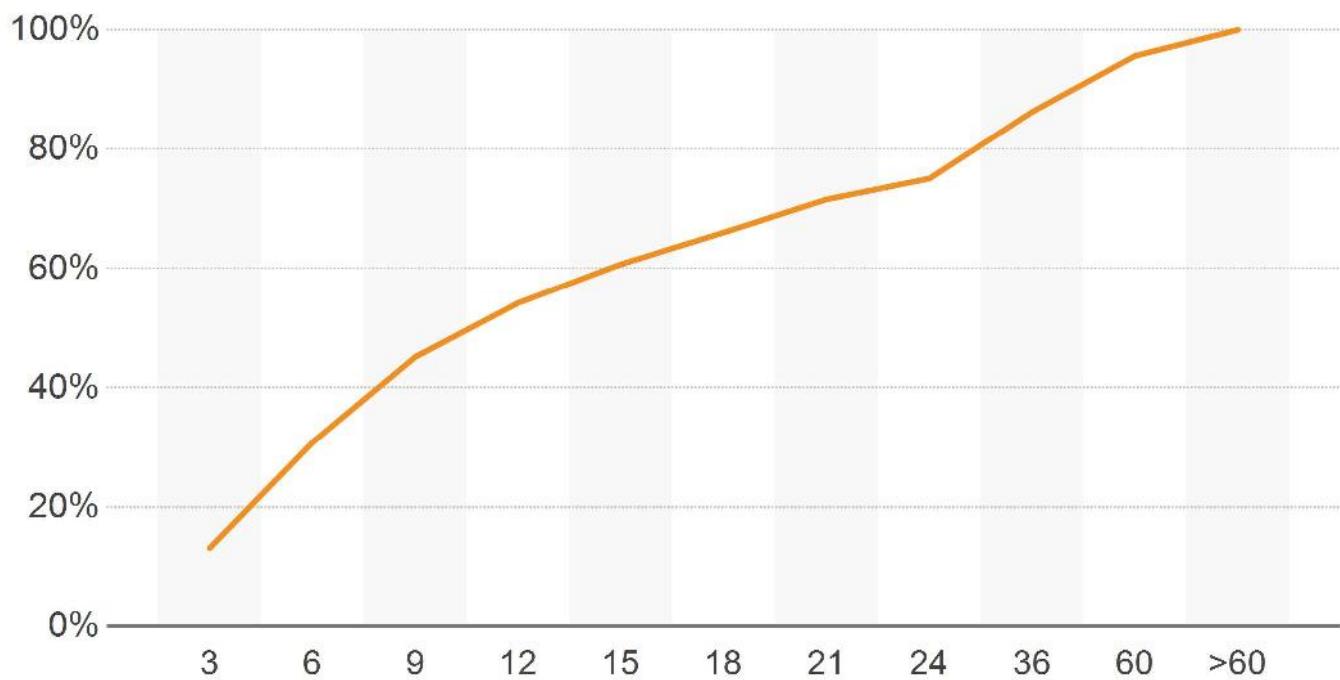
MONTHS TO LEASE



MONTHS VACANT



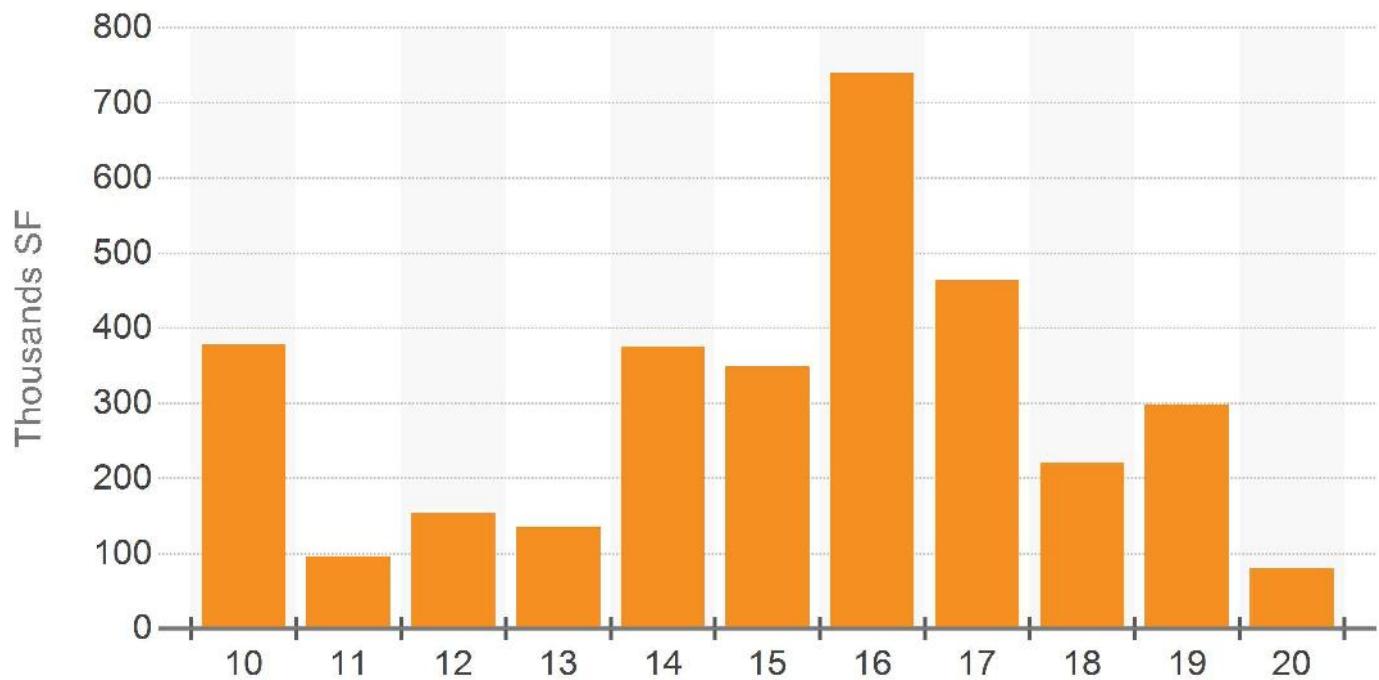
PROBABILITY OF LEASING IN MONTHS



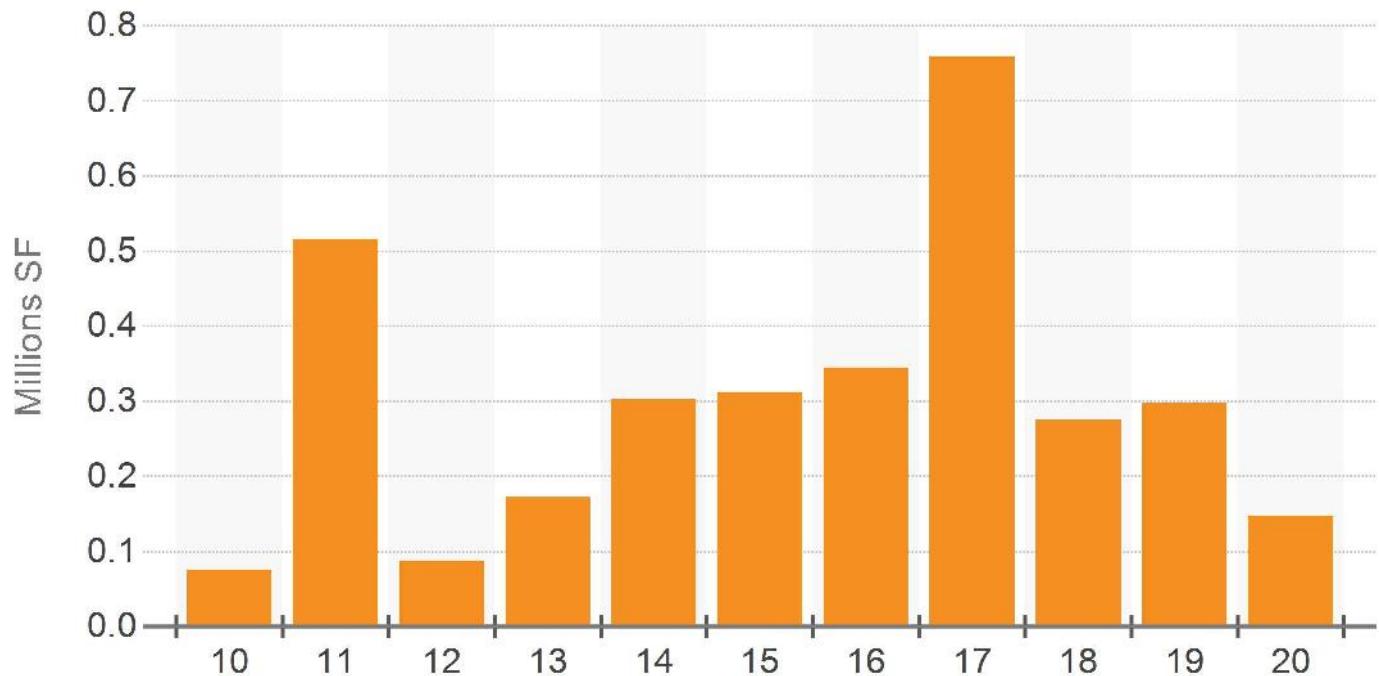
Construction Activity

Custom Market Report

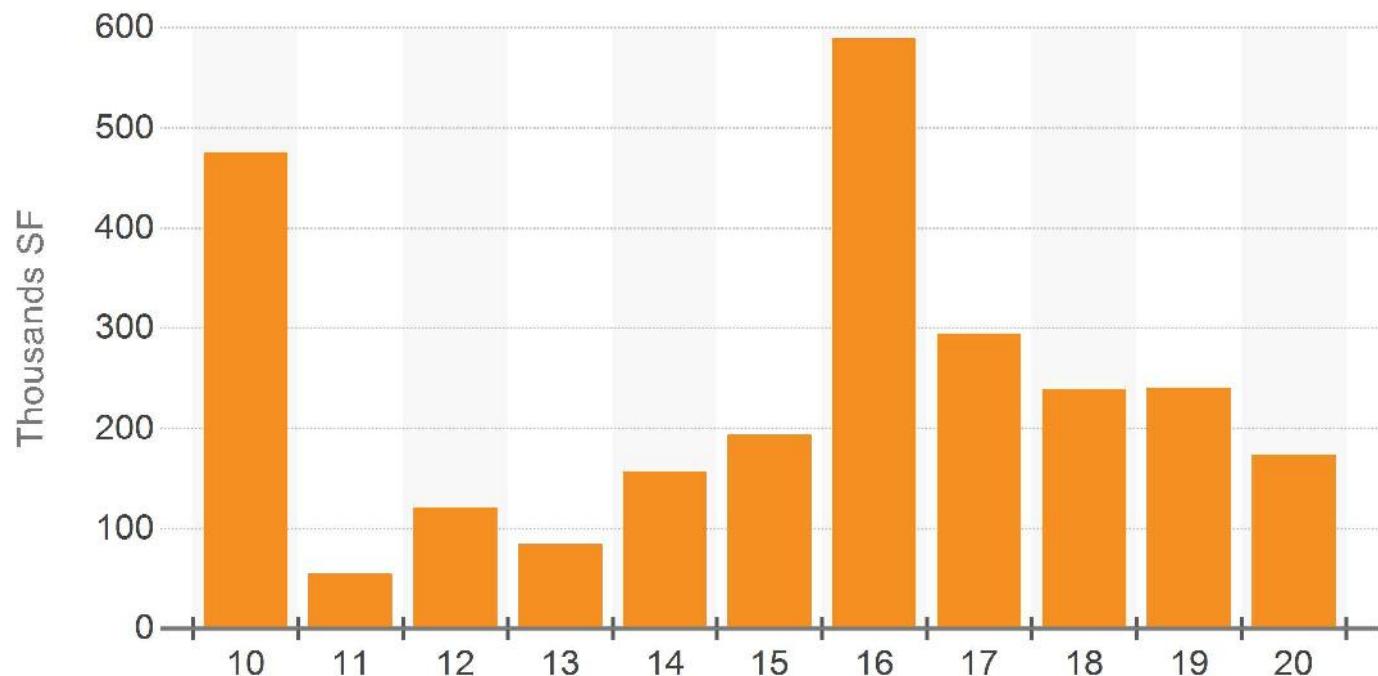
CONSTRUCTION STARTS



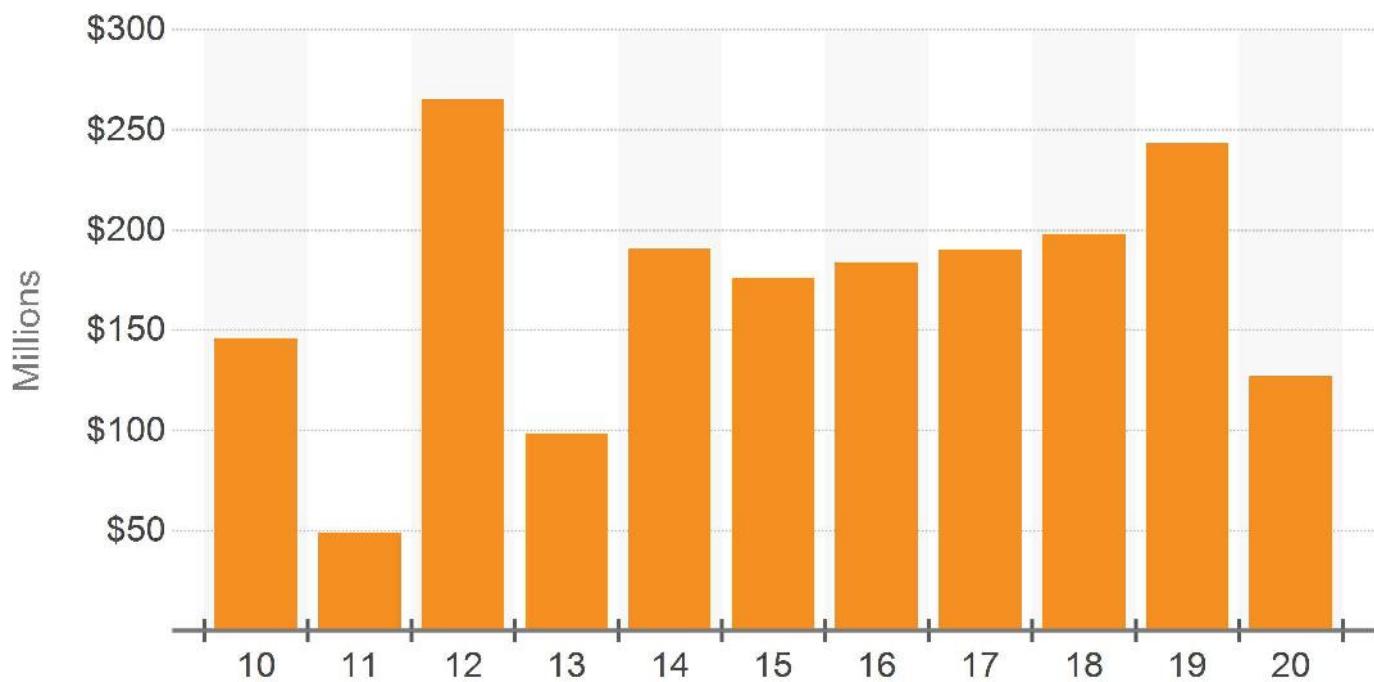
CONSTRUCTION DELIVERIES



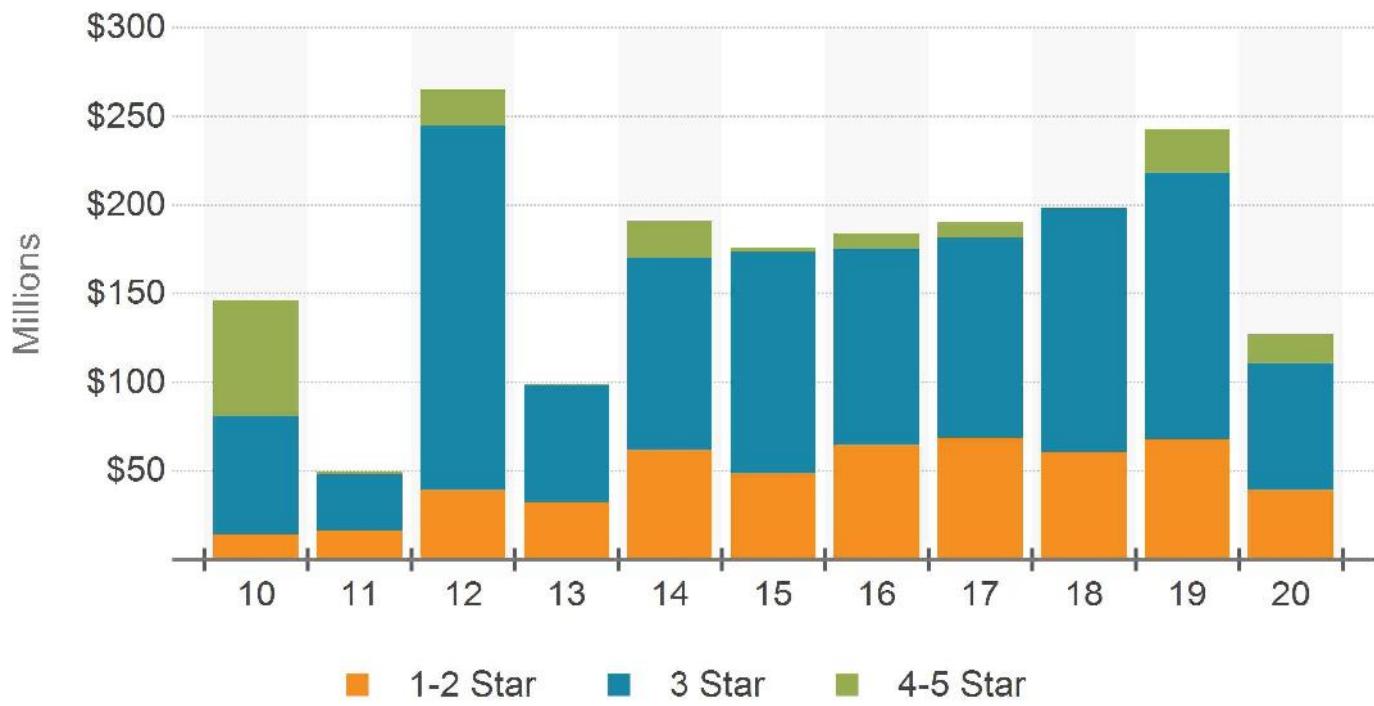
UNDER CONSTRUCTION



SALES VOLUME



SALES VOLUME BY STAR RATING



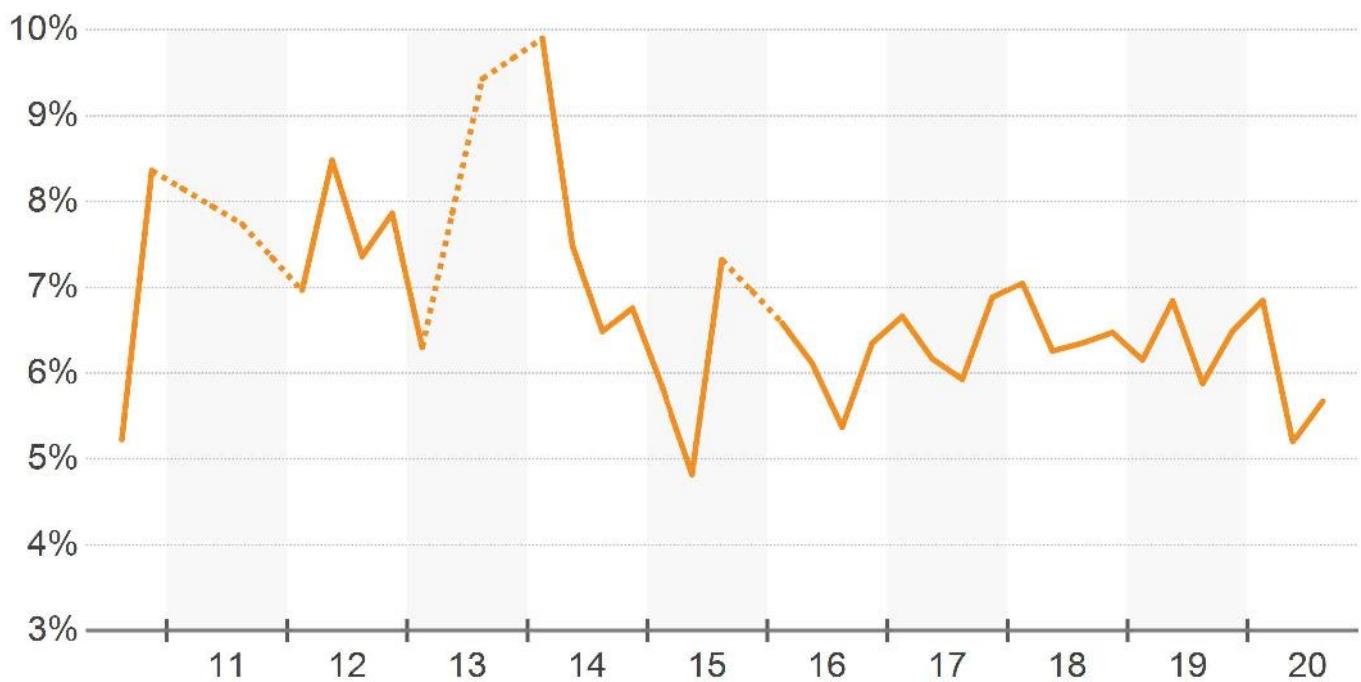
AVERAGE SALE PRICE PER SF



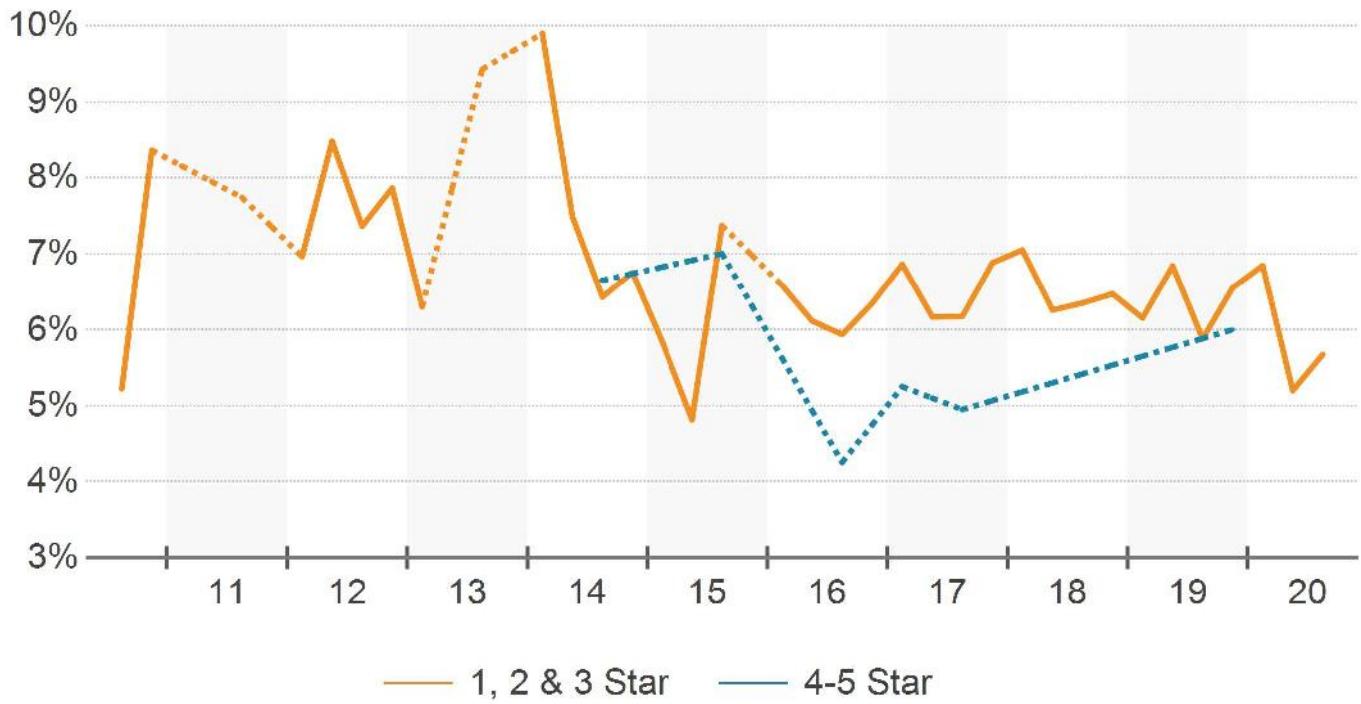
SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE



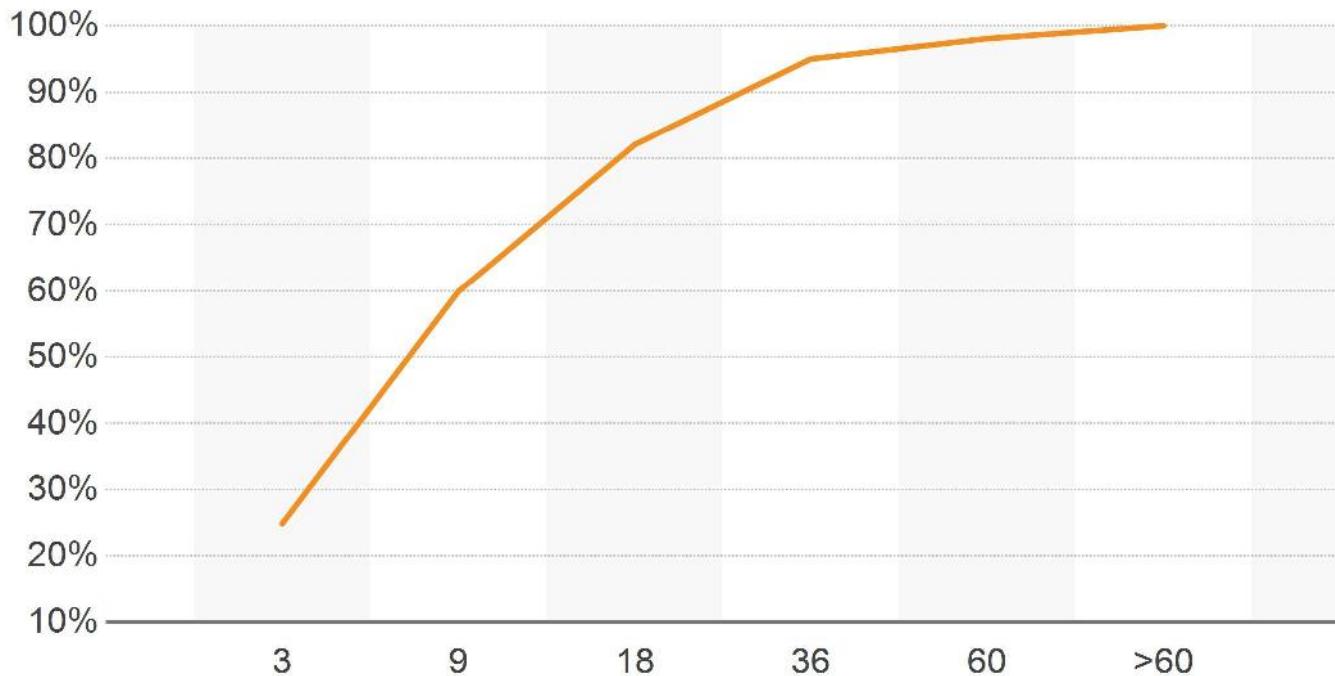
CAP RATE BY STAR RATING



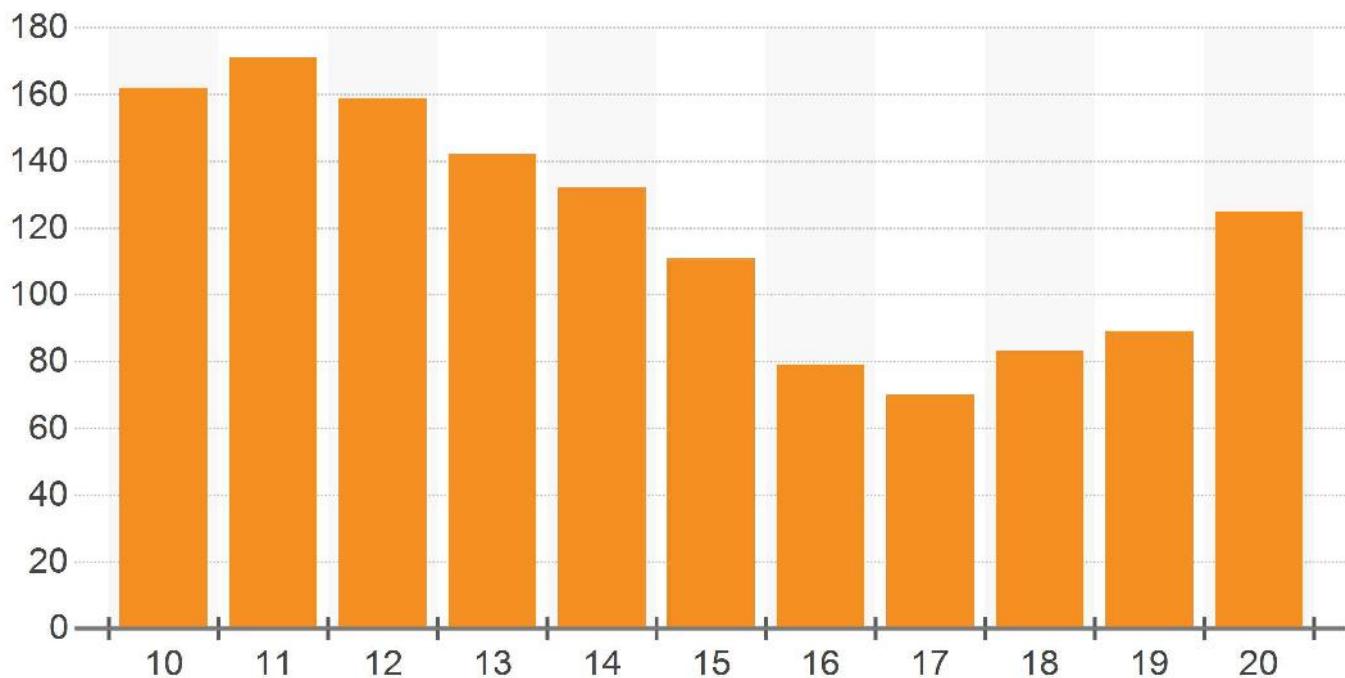
MONTHS TO SALE



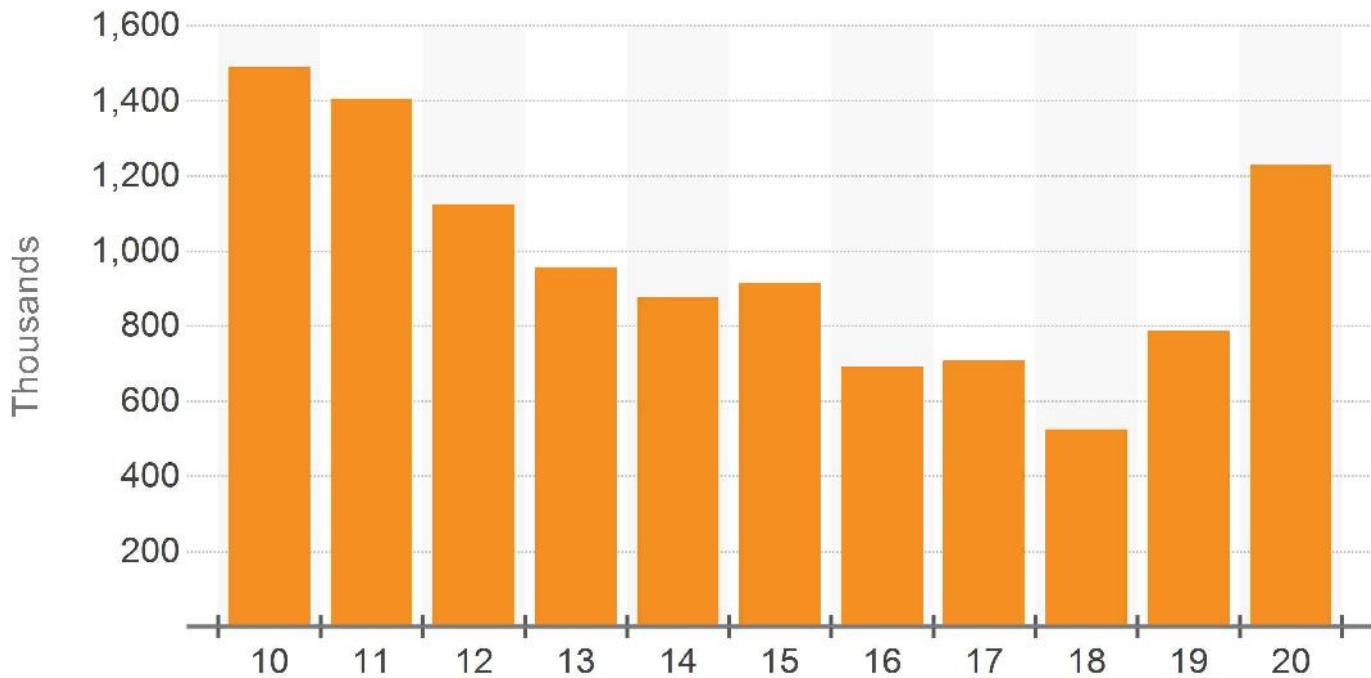
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



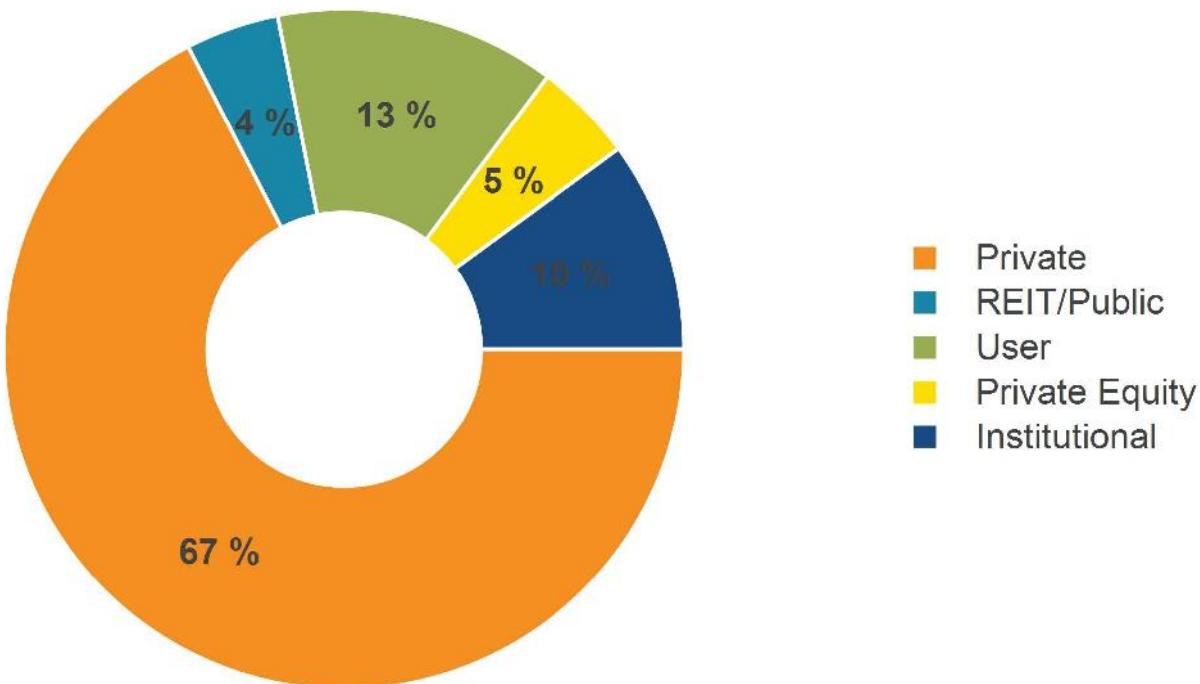
TOP BUYERS



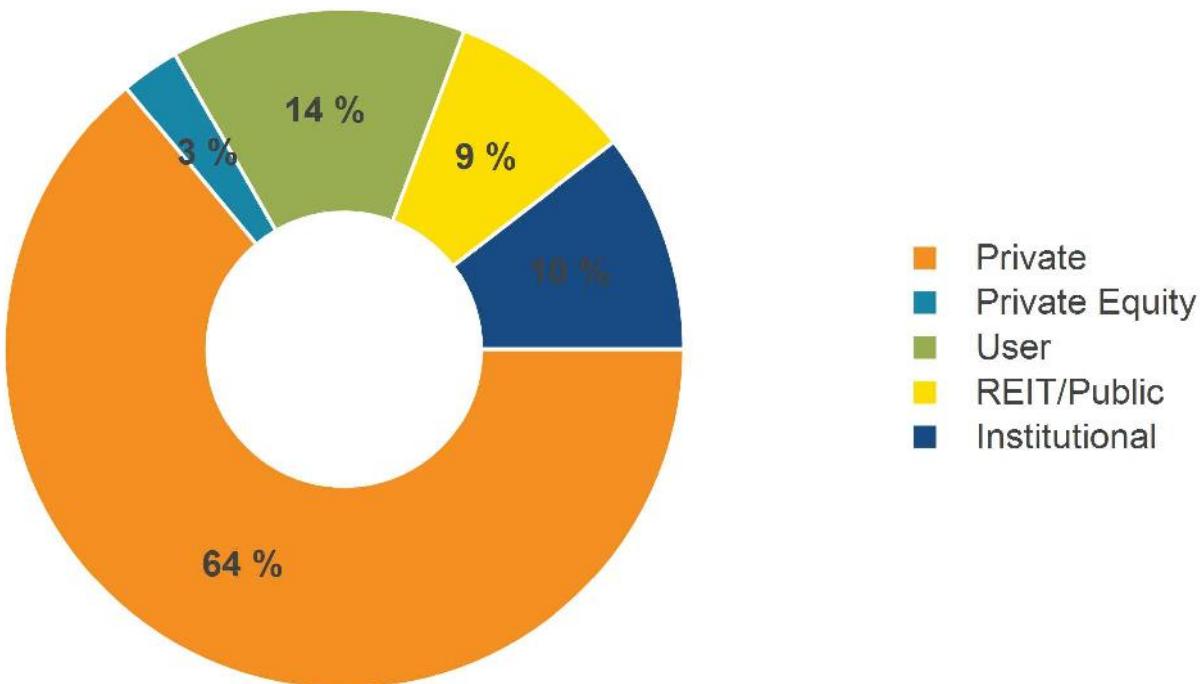
TOP SELLERS



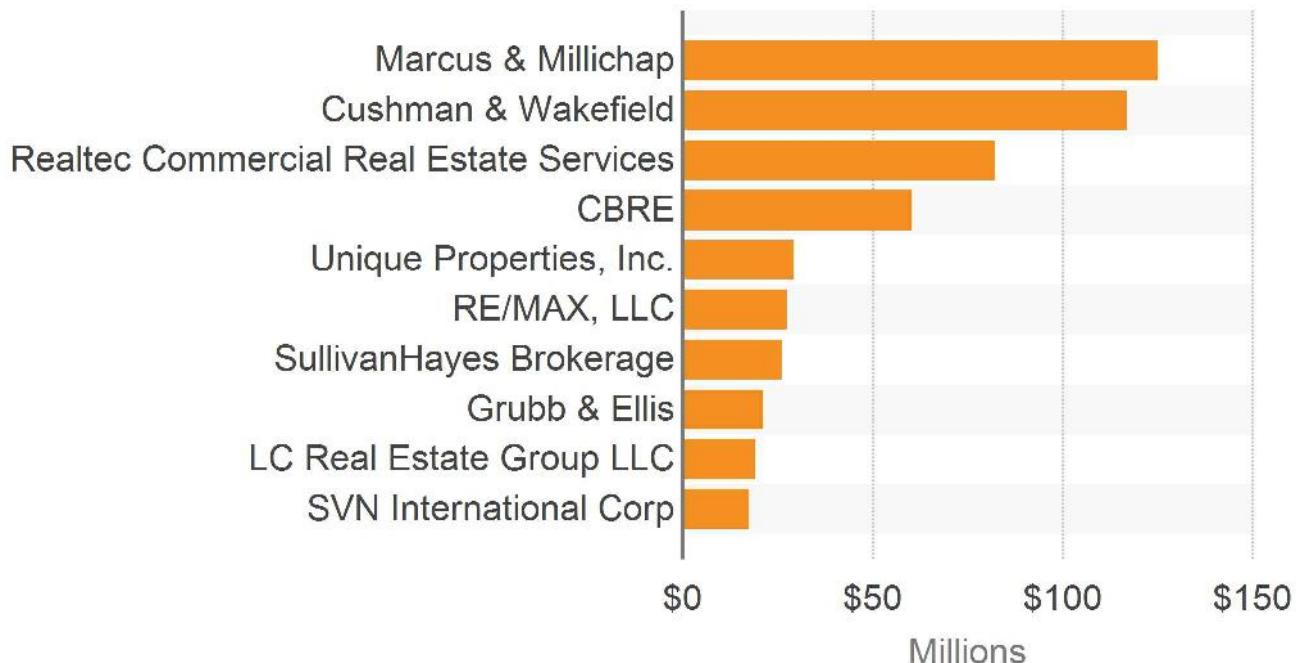
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

