



Retail Report - Larimer/Weld County

PREPARED BY

REALTEC

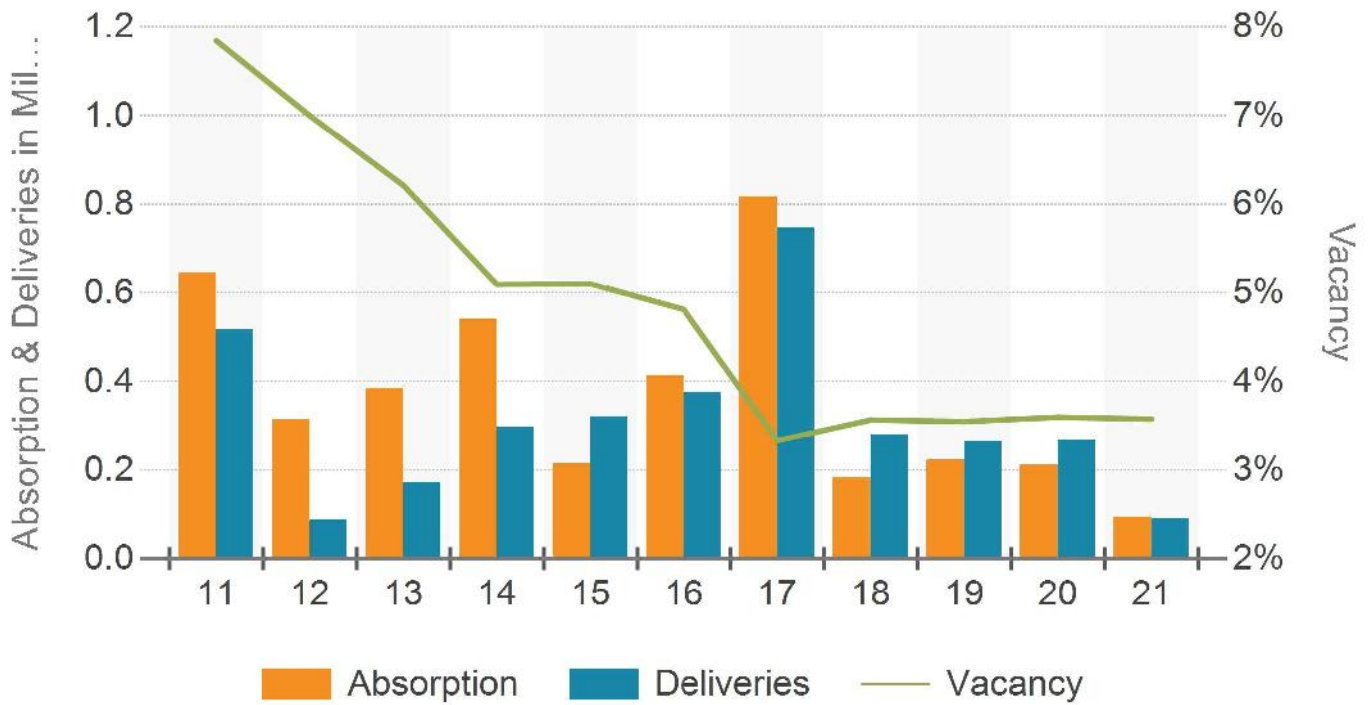
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

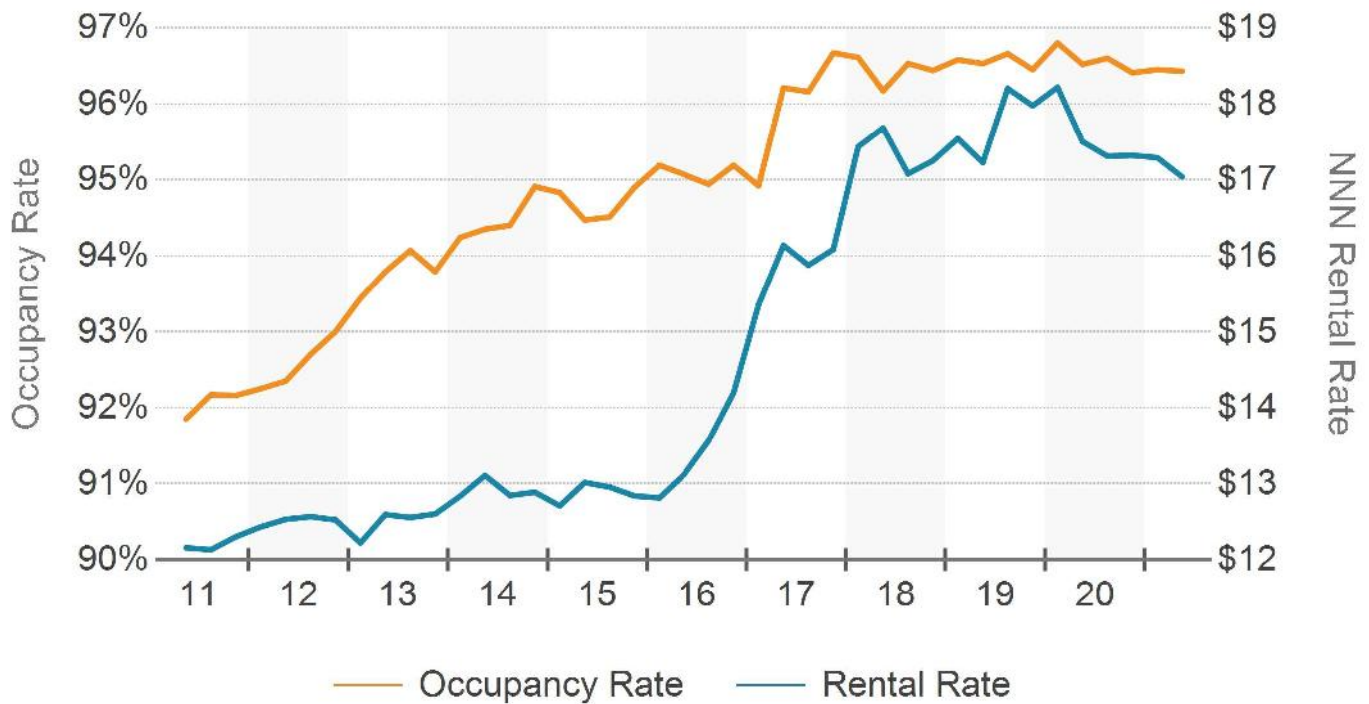
Associate Broker



ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$17.04	\$16.20
Vacancy Rate	3.6%	3.8%
Vacant SF	1,163,657	1,207,842
Availability Rate	4.4%	4.9%
Available SF	1,440,076	1,568,423
Sublet SF	120,504	85,674
Months on Market	10.6	10.3

Inventory	Survey	5-Year Avg
Existing Buildings	2,831	2,779
Existing SF	32,553,009	31,775,173
12 Mo. Const. Starts	36,395	253,110
Under Construction	42,391	321,255
12 Mo. Deliveries	254,799	393,415

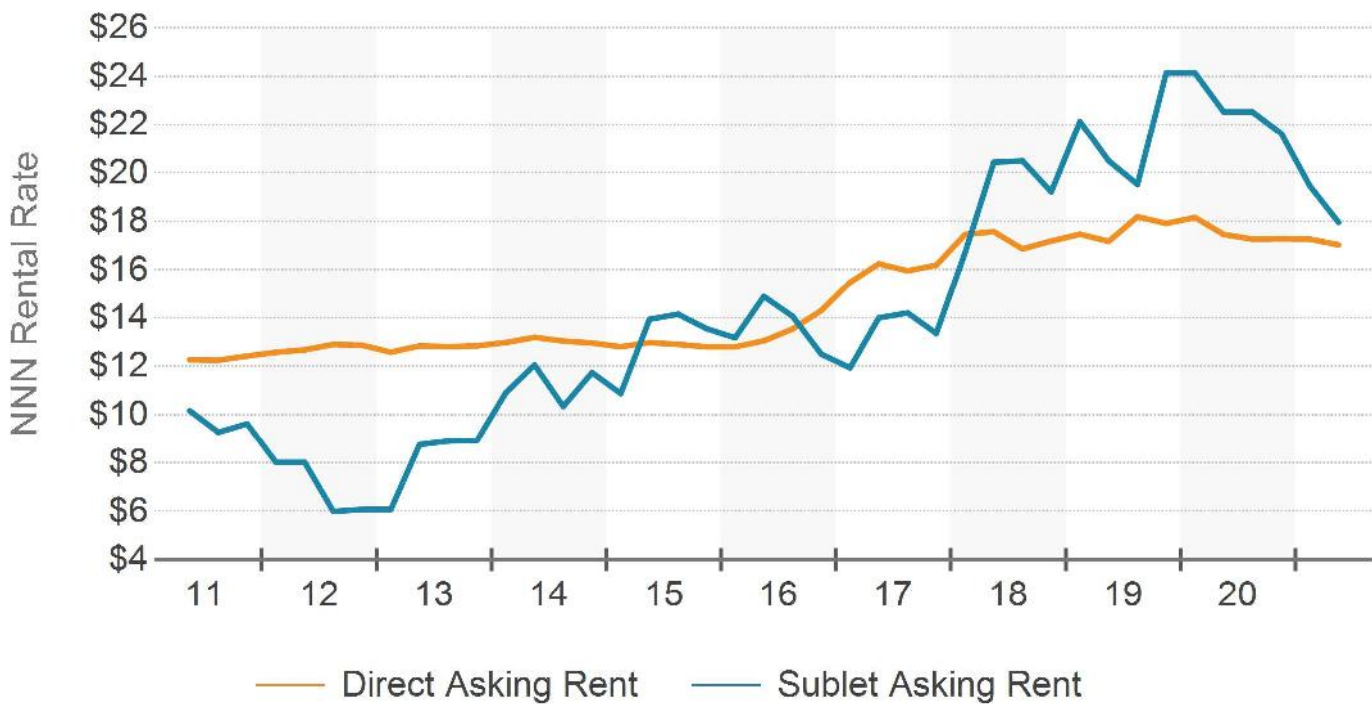
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	116,731	364,083
12 Mo. Leasing SF	697,804	615,488

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$162	\$187
Asking Price Per SF	\$300	\$268
Sales Volume (Mil.)	\$317	\$229
Cap Rate	6.3%	6.4%

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



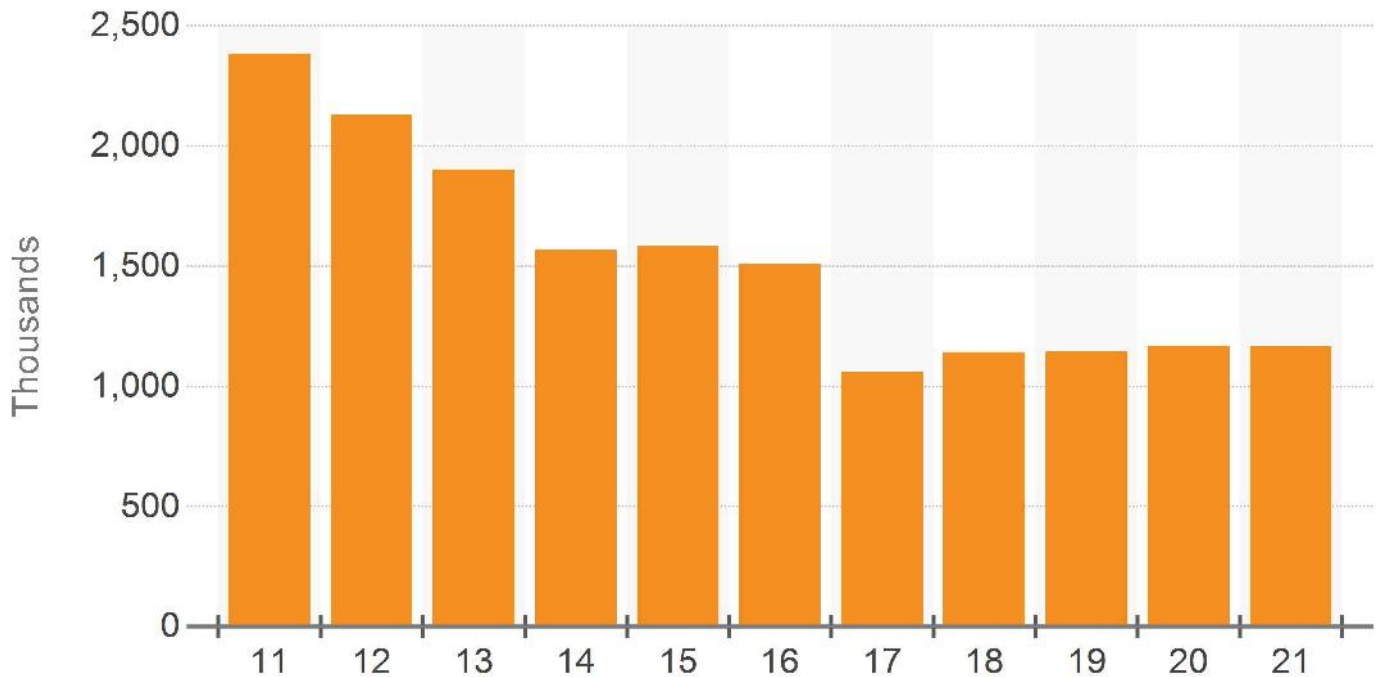
PERCENT LEASED RATE



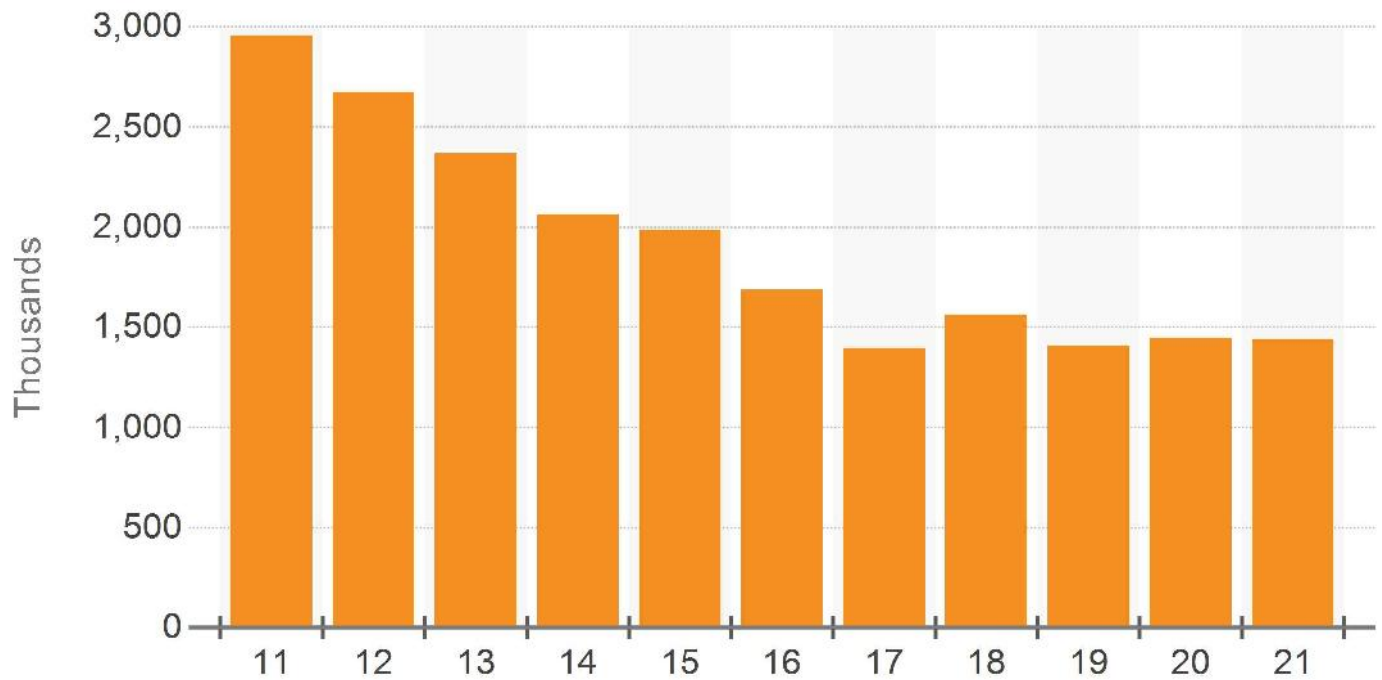
OCCUPANCY & PERCENT LEASED



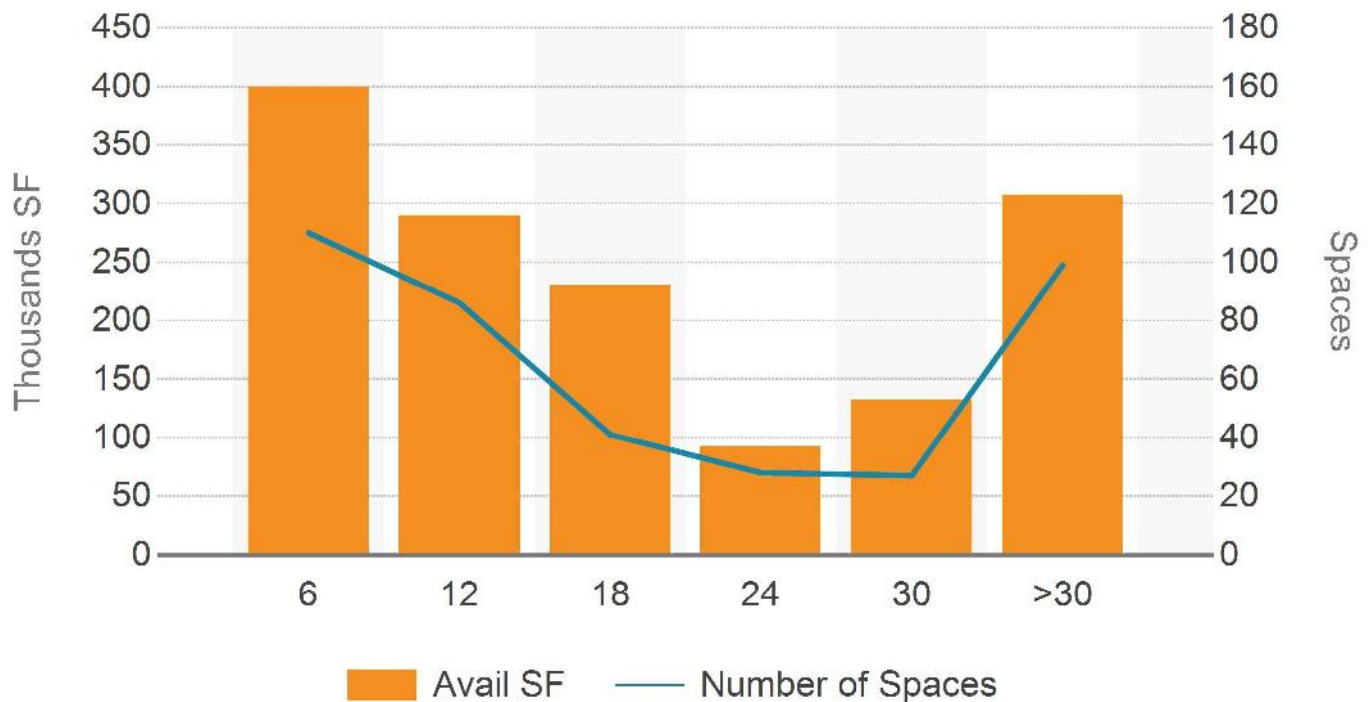
VACANT SF



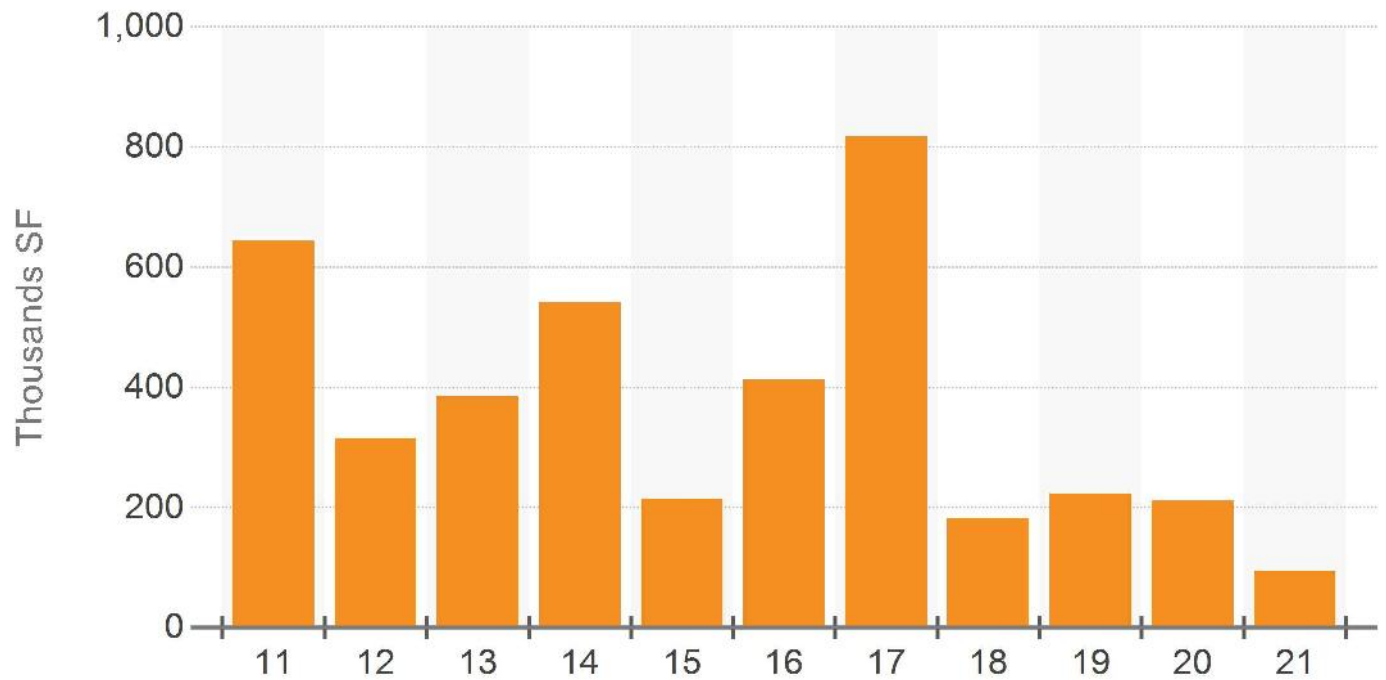
AVAILABLE SF



MONTHS ON MARKET DISTRIBUTION



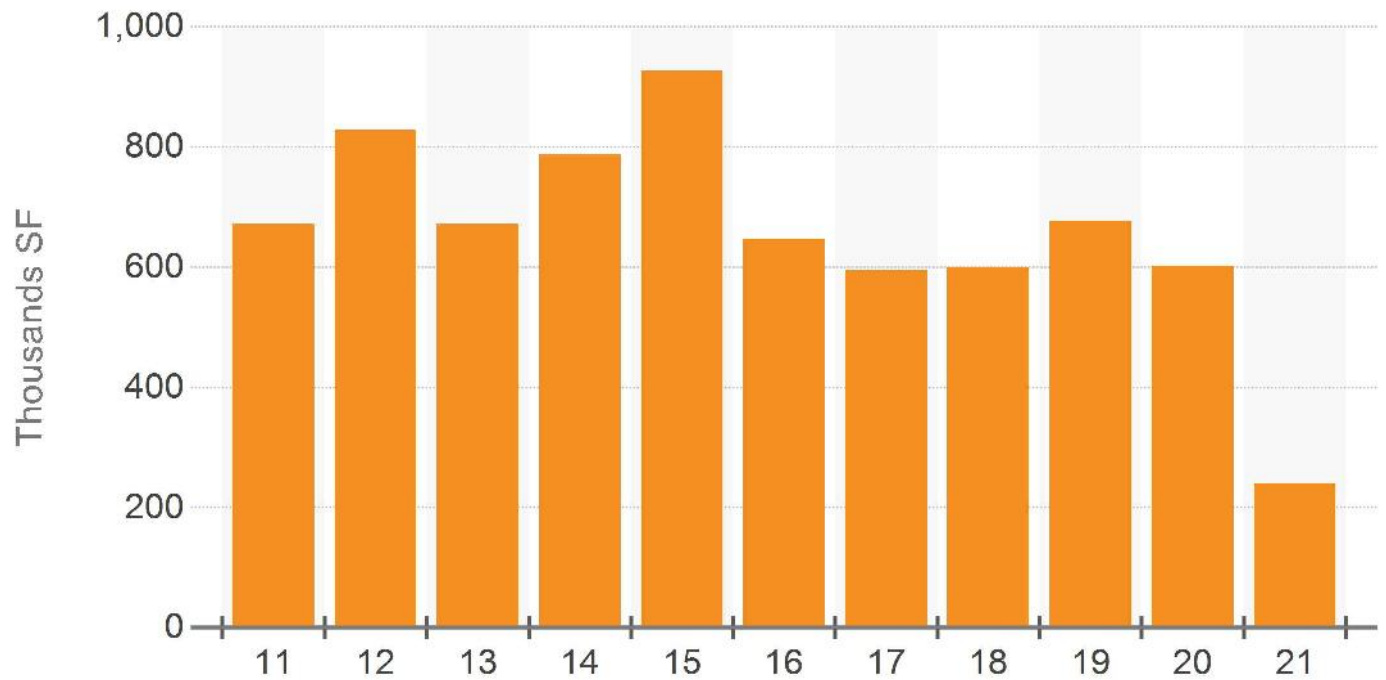
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



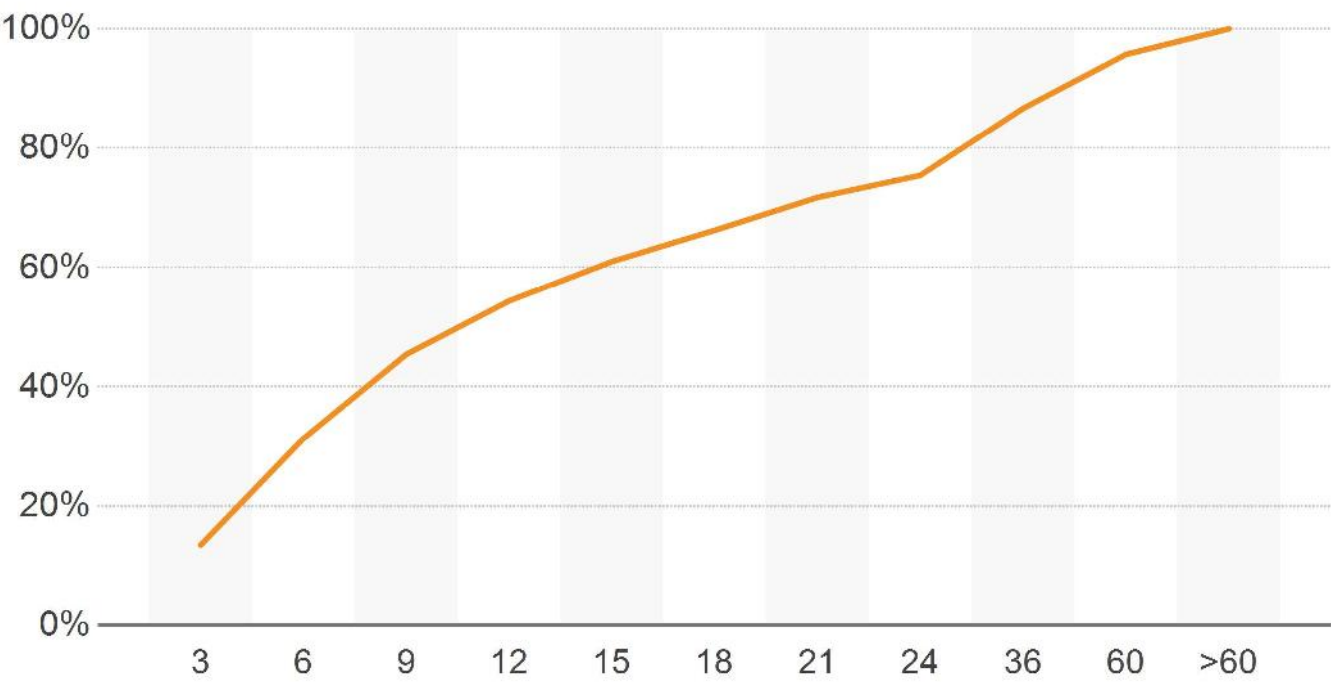
MONTHS TO LEASE



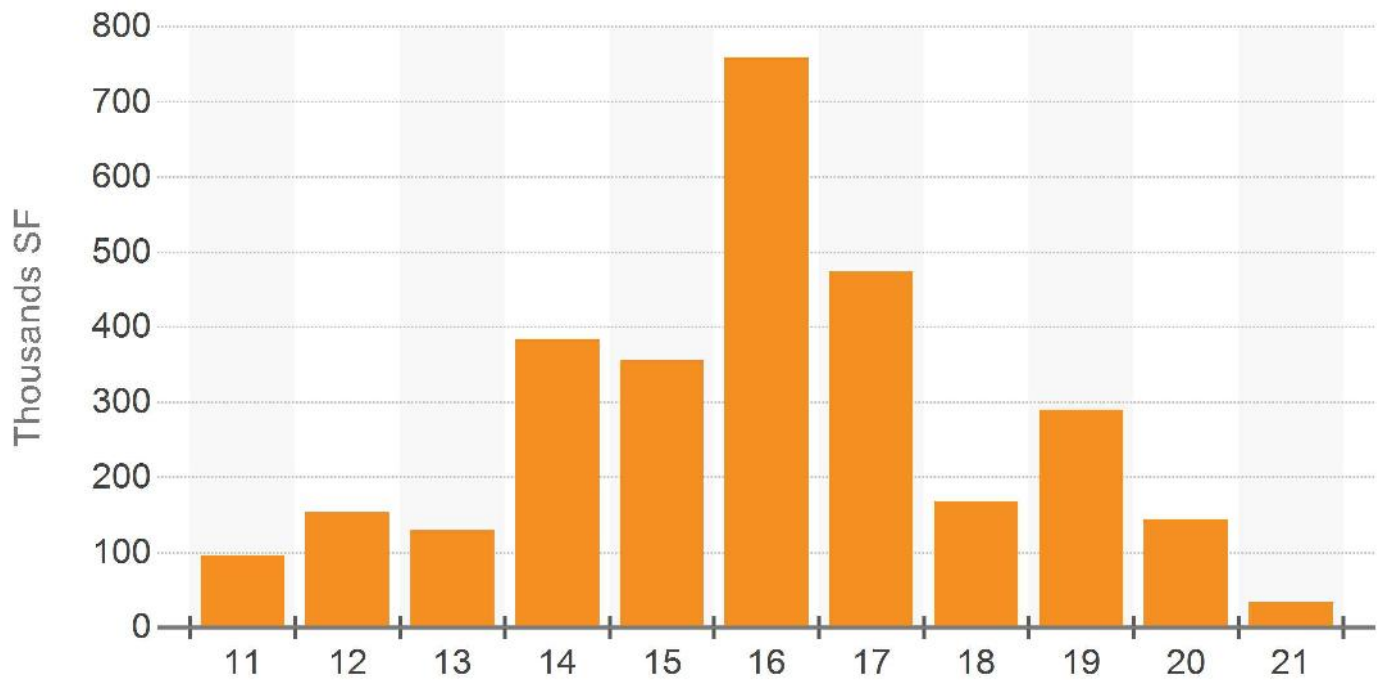
MONTHS VACANT



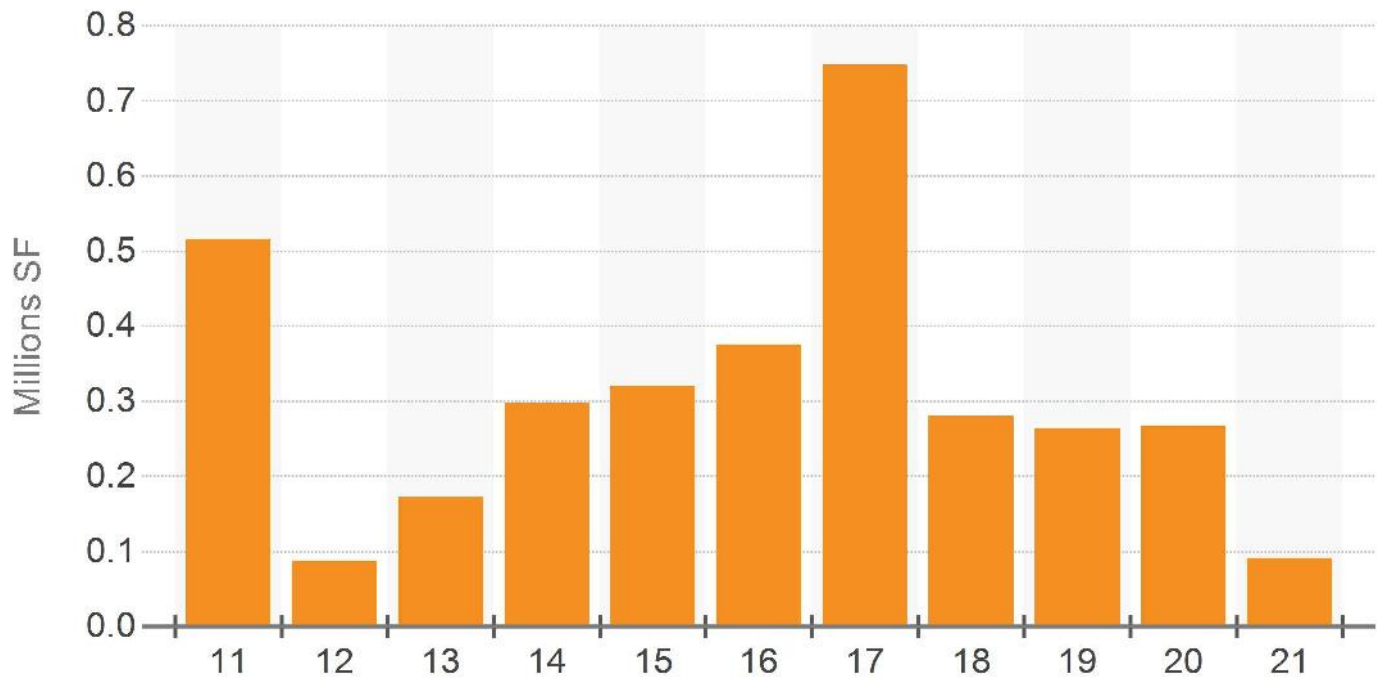
PROBABILITY OF LEASING IN MONTHS



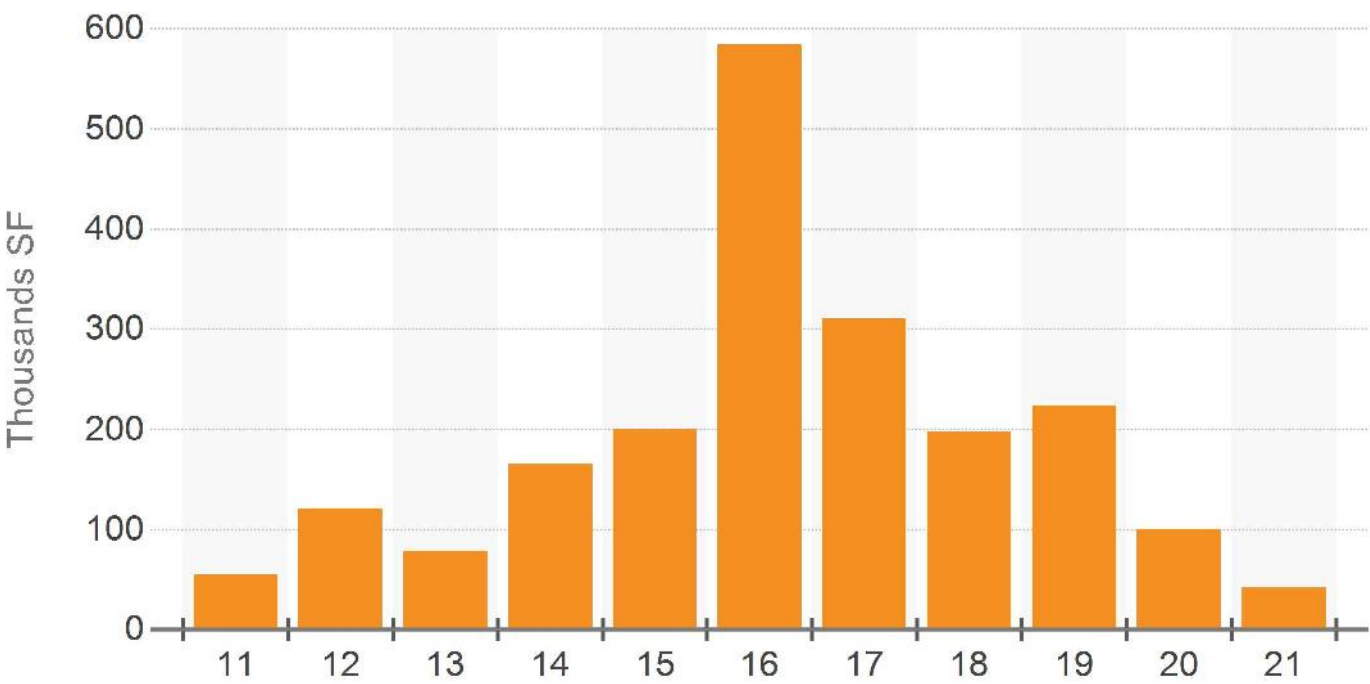
CONSTRUCTION STARTS



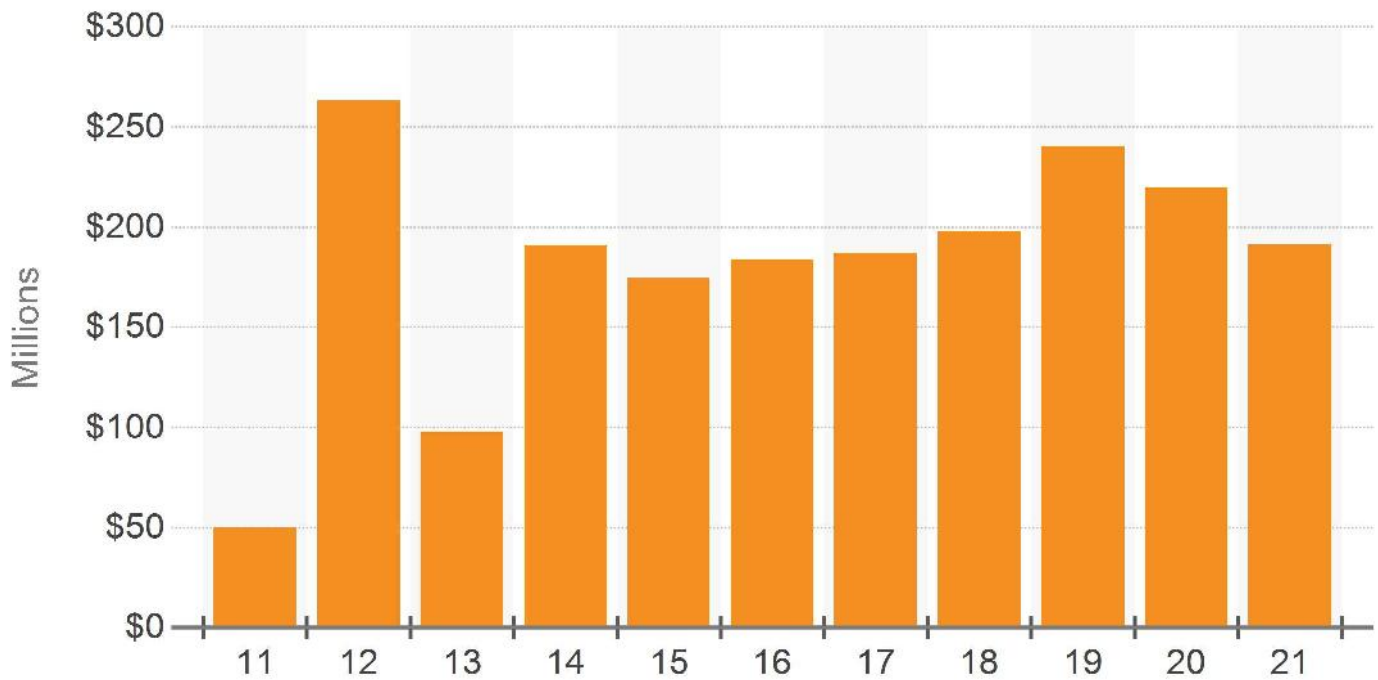
CONSTRUCTION DELIVERIES



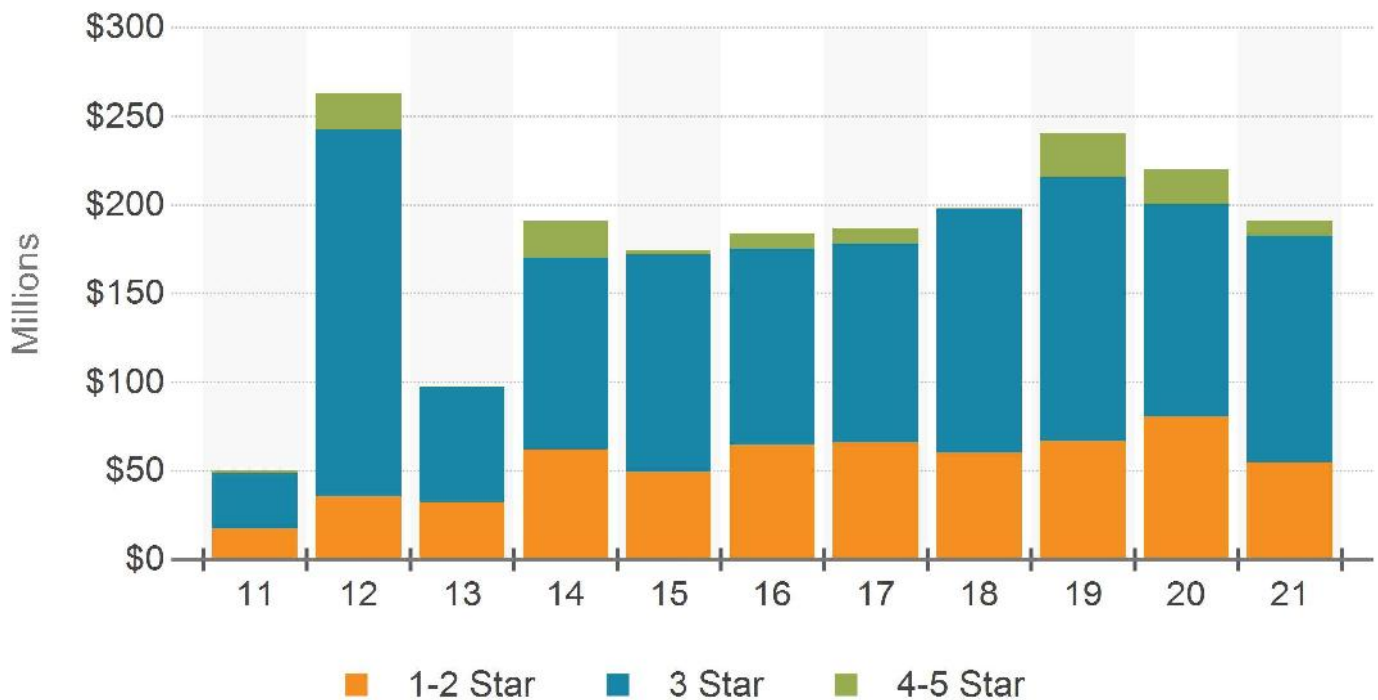
UNDER CONSTRUCTION



SALES VOLUME



SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



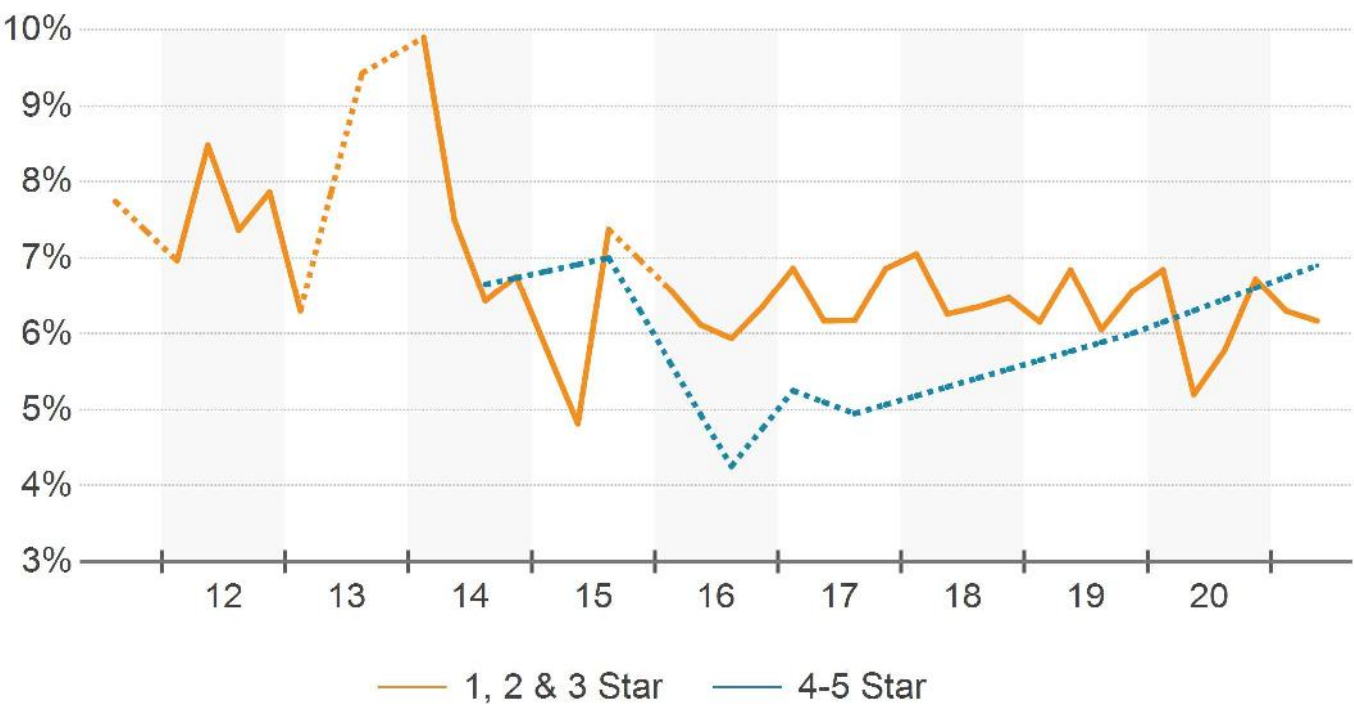
SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE



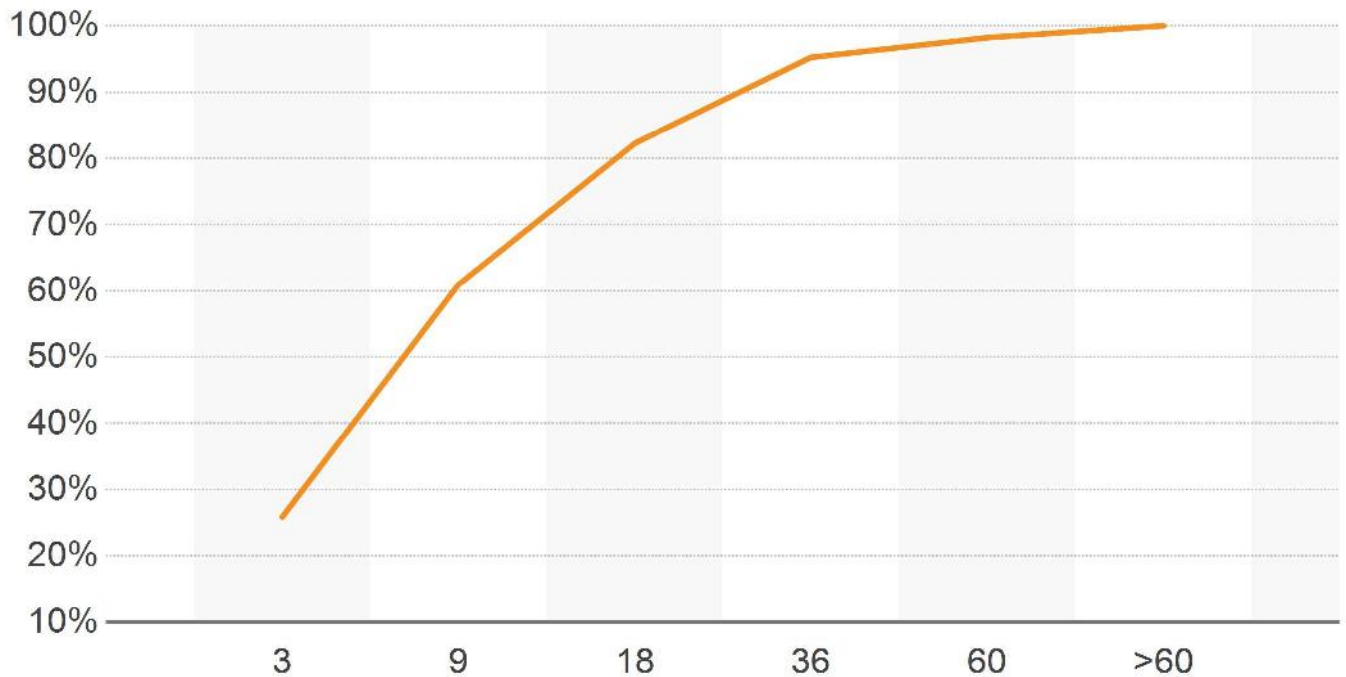
CAP RATE BY STAR RATING



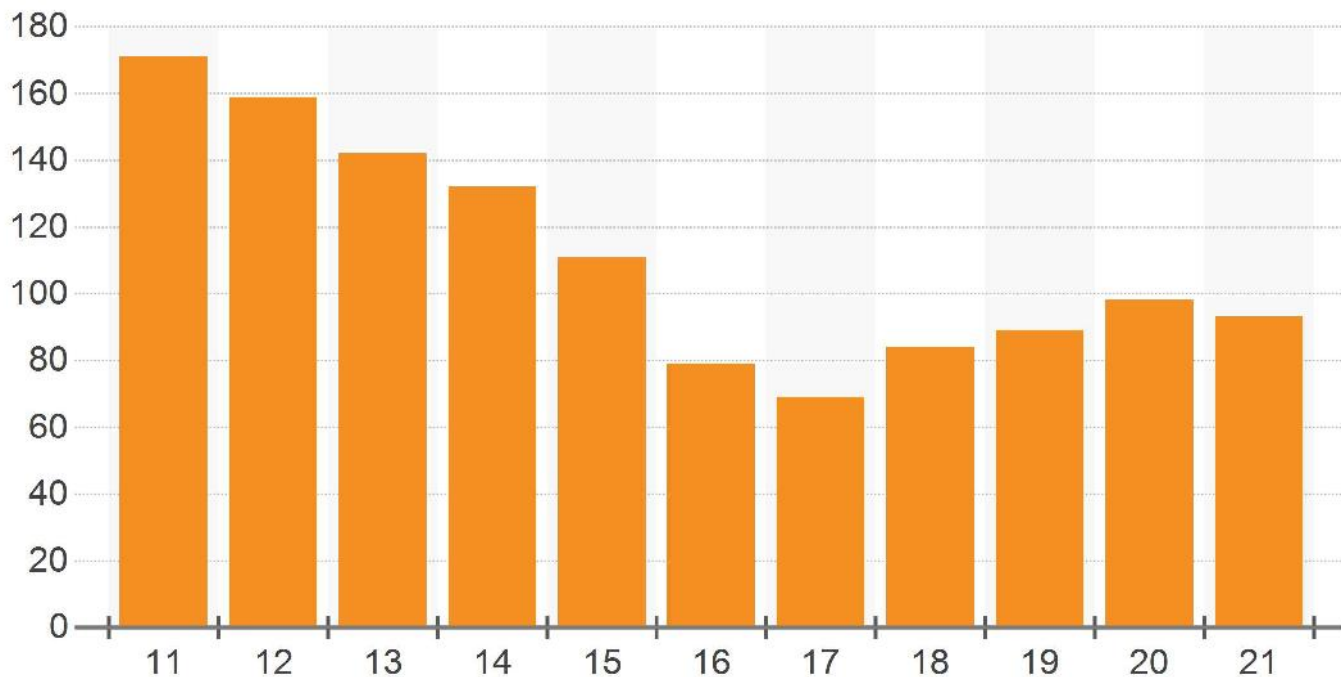
MONTHS TO SALE



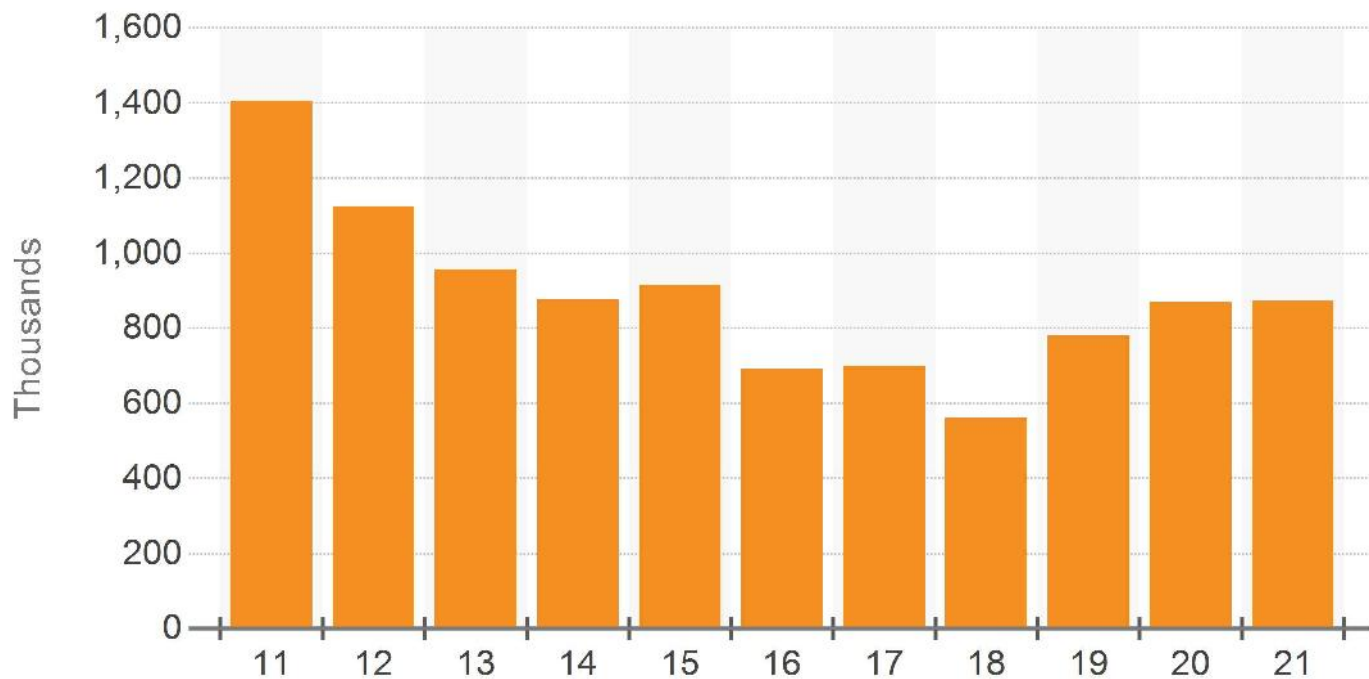
PROBABILITY OF SELLING IN MONTHS



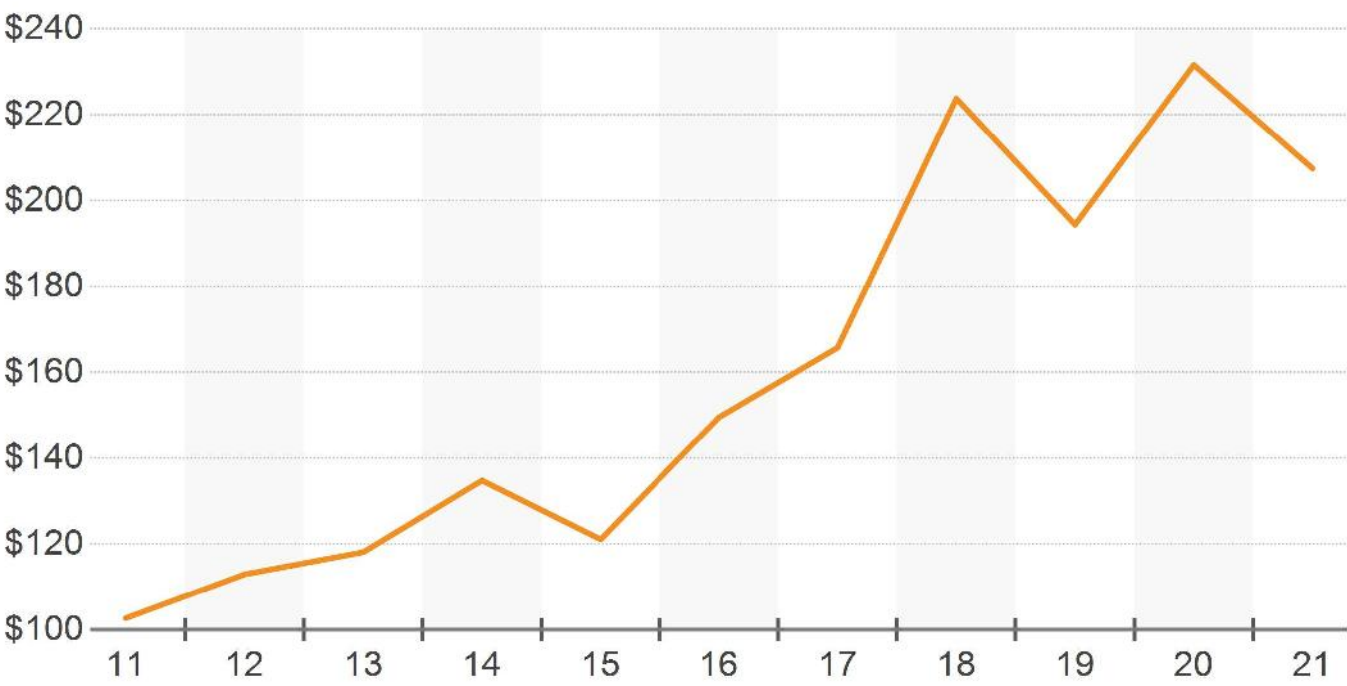
FOR SALE TOTAL LISTINGS



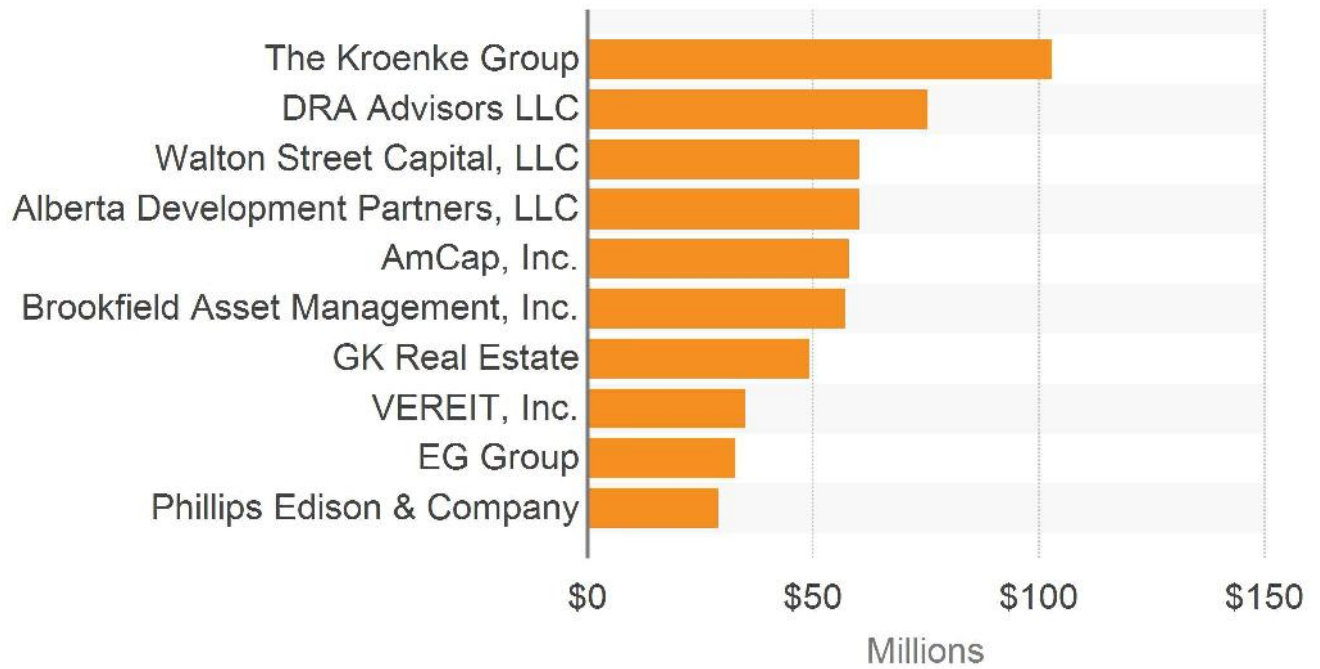
FOR SALE TOTAL SF



ASKING PRICE PER SF



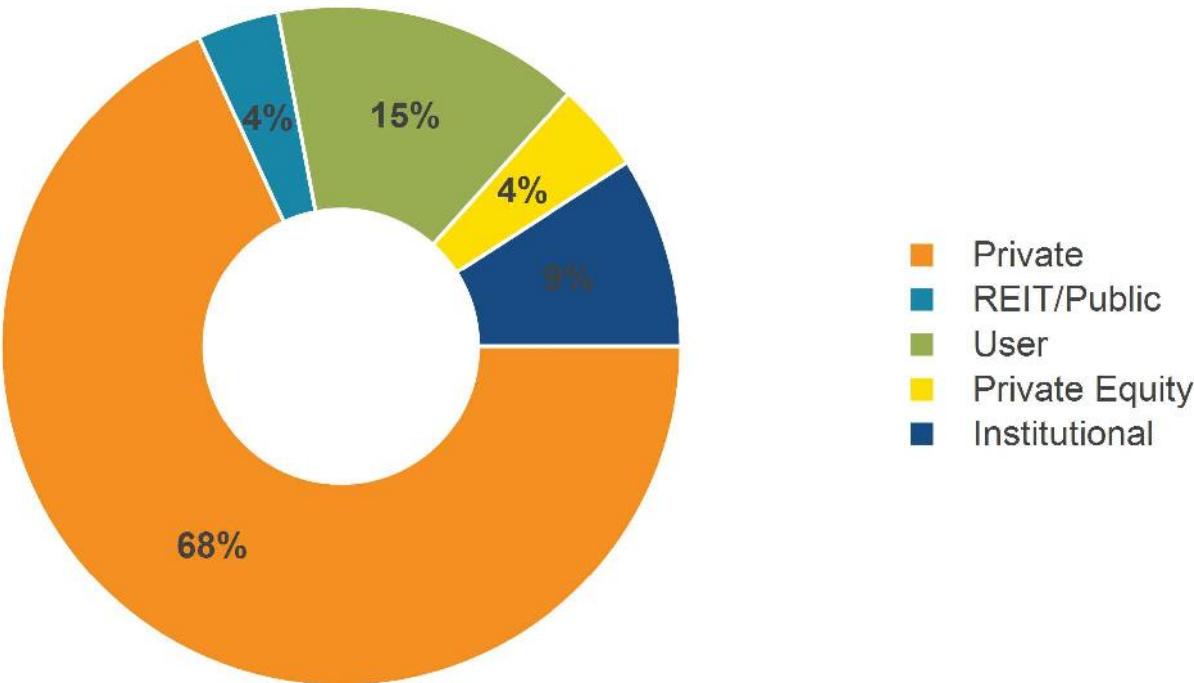
TOP BUYERS



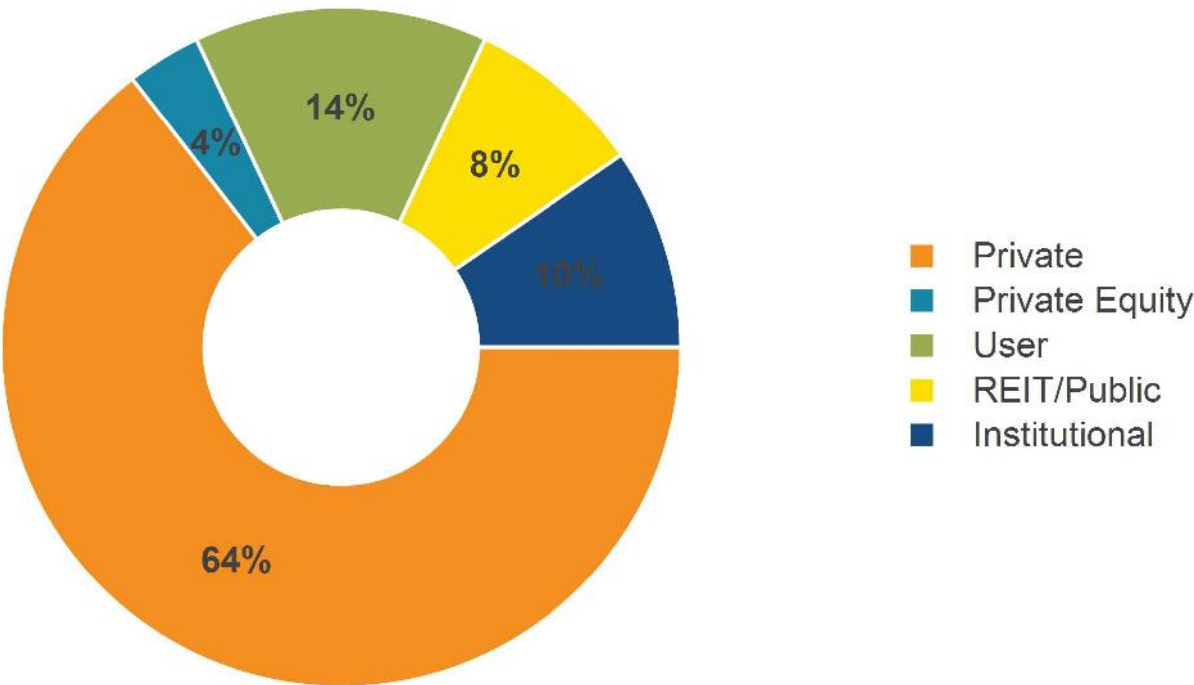
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

