



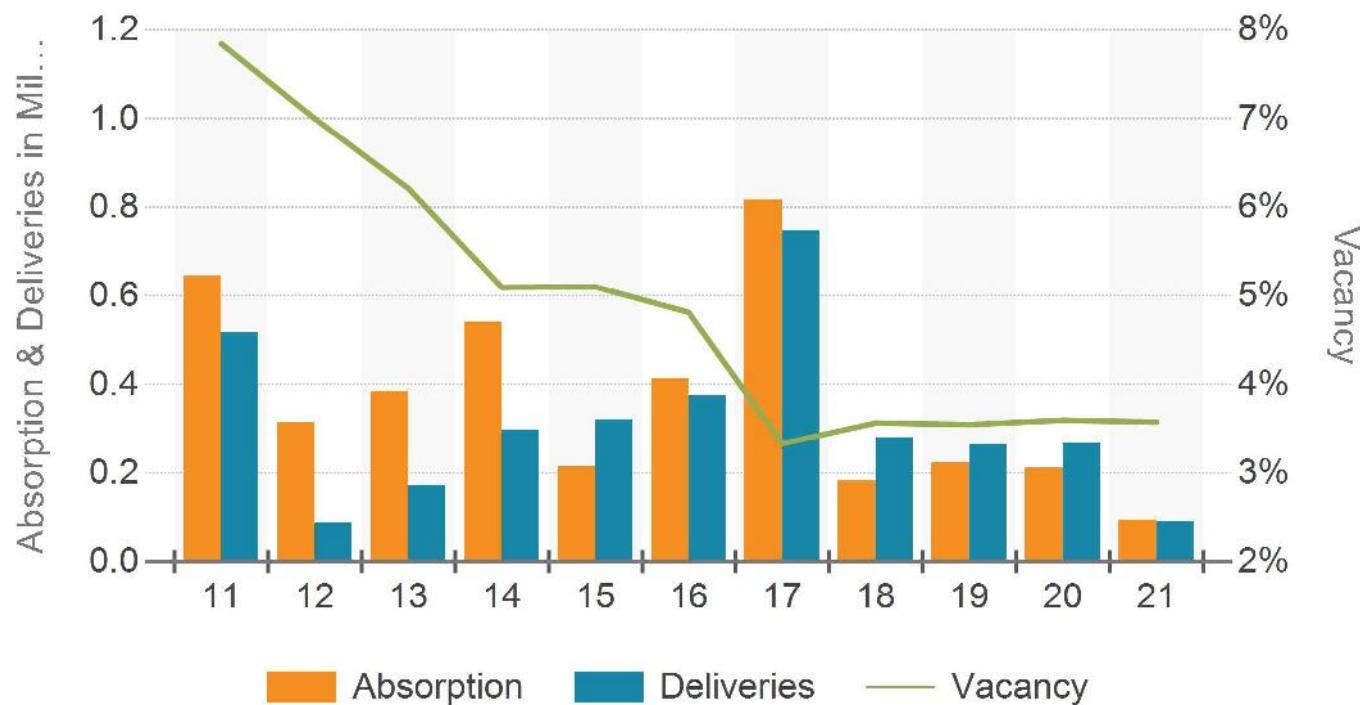
Retail Report - Larimer/Weld County

PREPARED BY

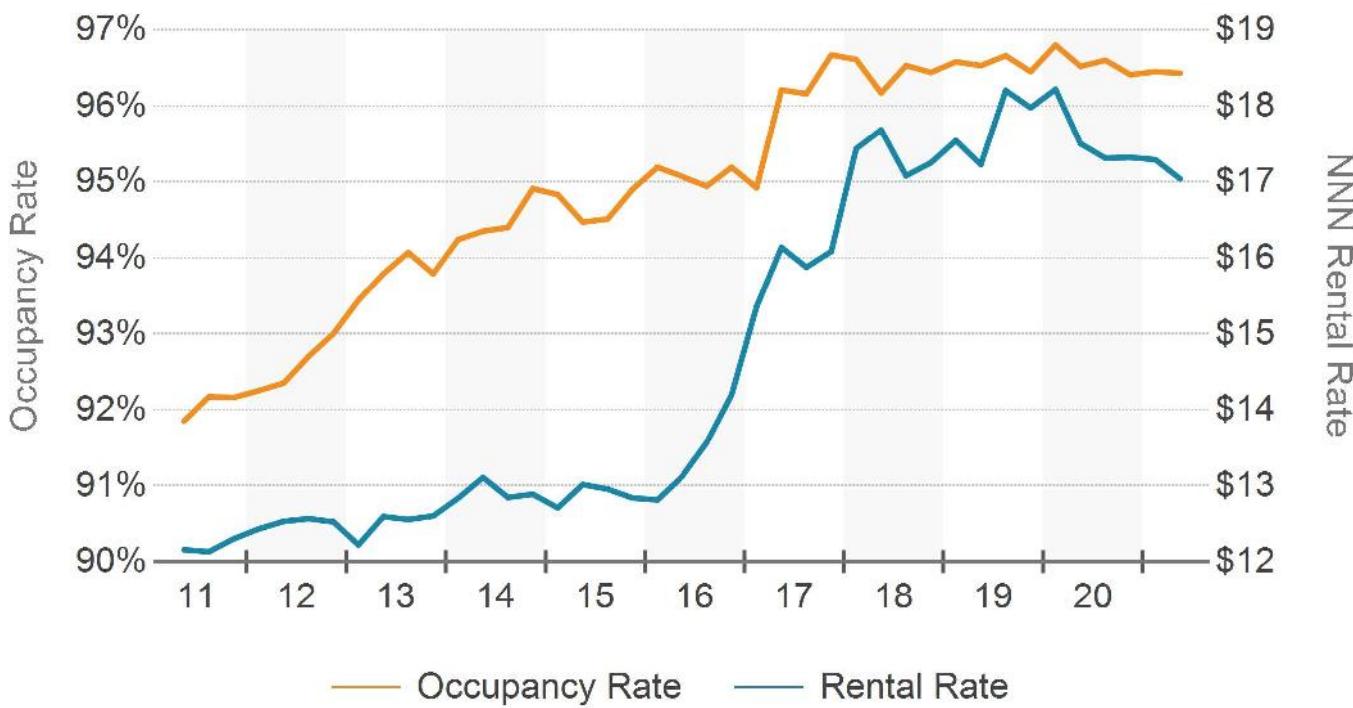
REALTEC
COMMERCIAL REAL ESTATE SERVICES
Jamie Globelnik
Associate Broker

 CoStar™

ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$17.04	\$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

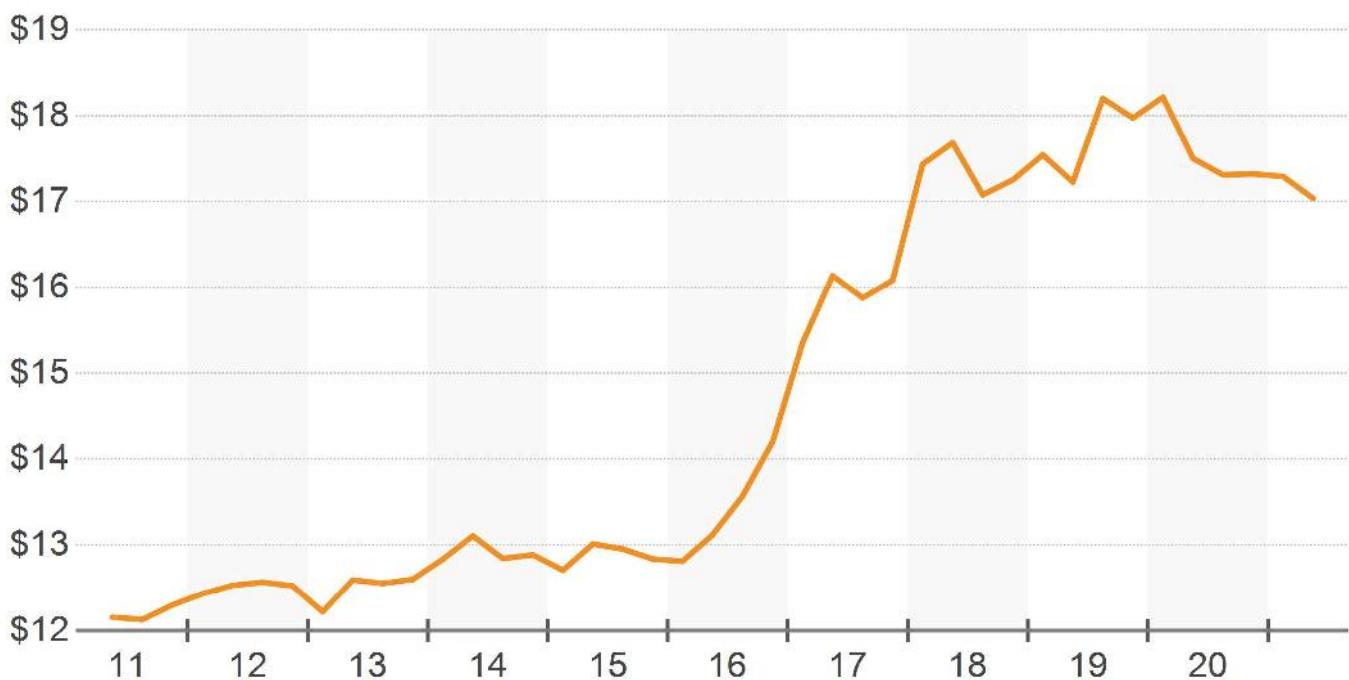
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	116,731	364,083
12 Mo. Leasing SF	697,804	615,488

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%

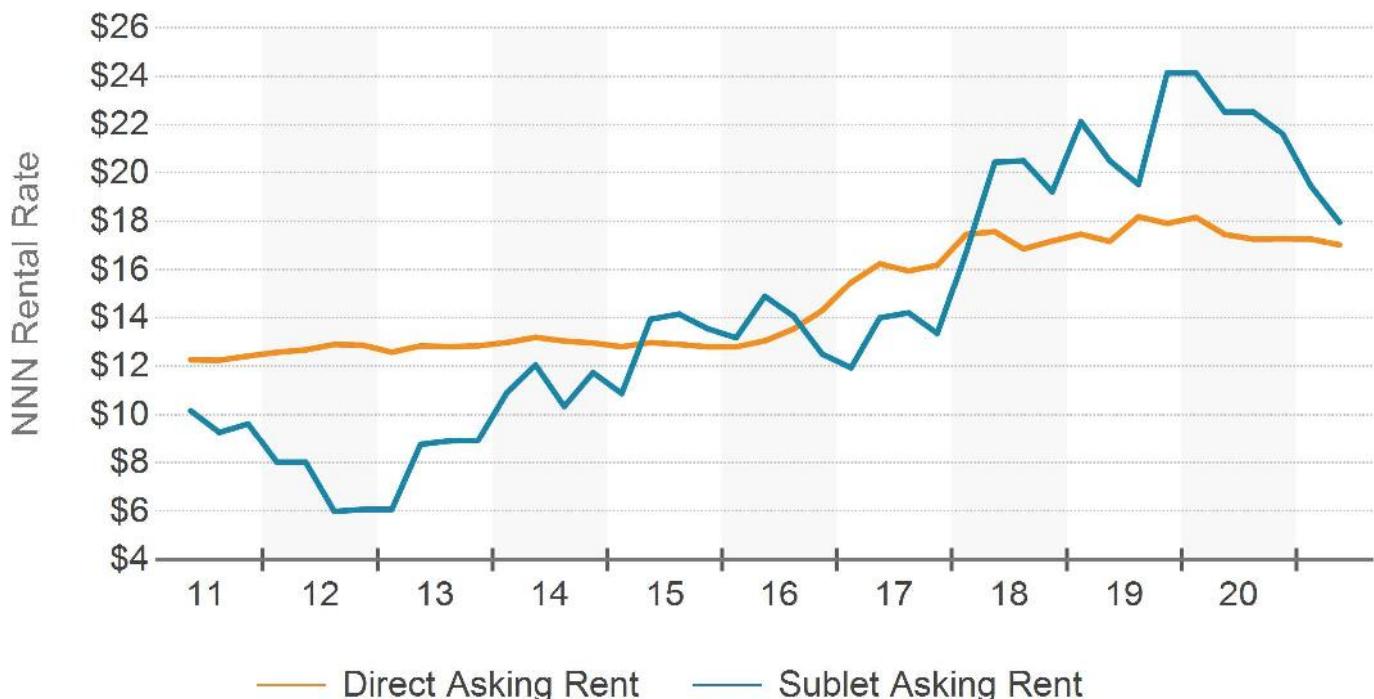
Rental Rates

Retail Report: Larimer/Weld County

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



Vacancy & Availability

Retail Report: Larimer/Weld County

VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

Retail Report: Larimer/Weld County

AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

Retail Report: Larimer/Weld County

OCCUPANCY RATE



PERCENT LEASED RATE



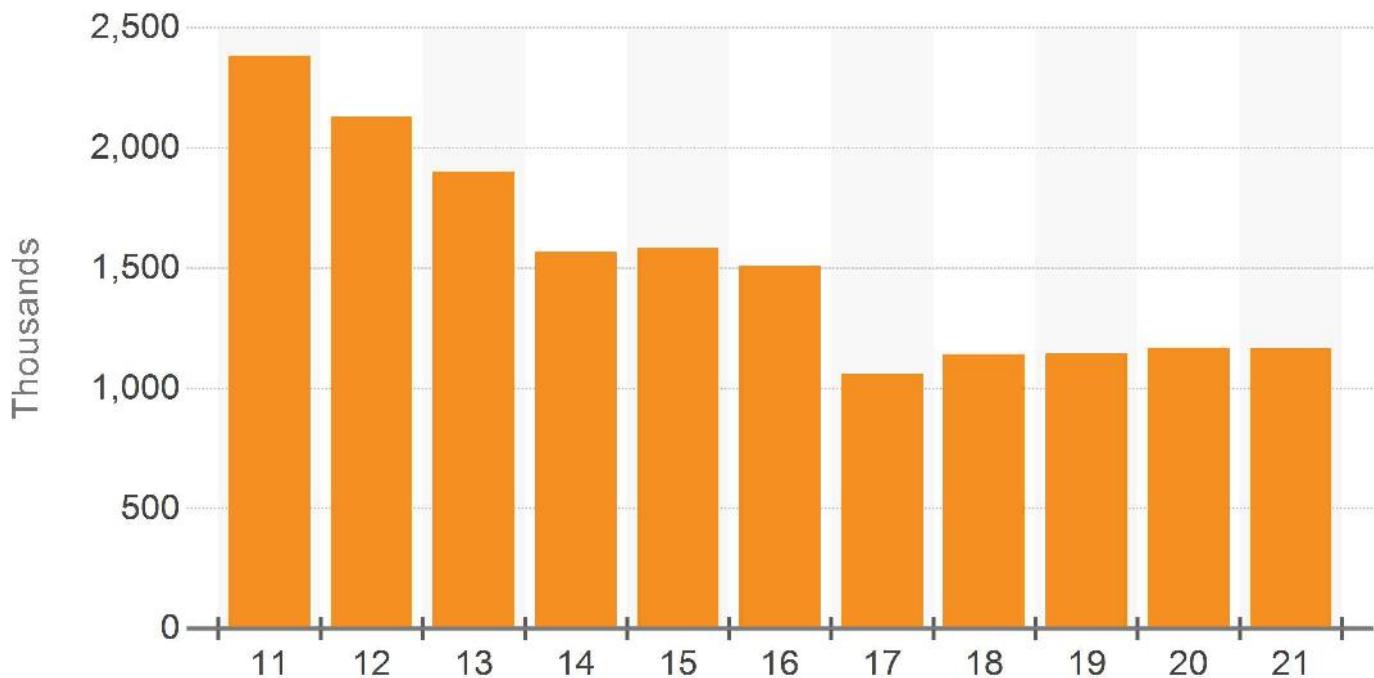
Vacancy & Availability

Retail Report: Larimer/Weld County

OCCUPANCY & PERCENT LEASED



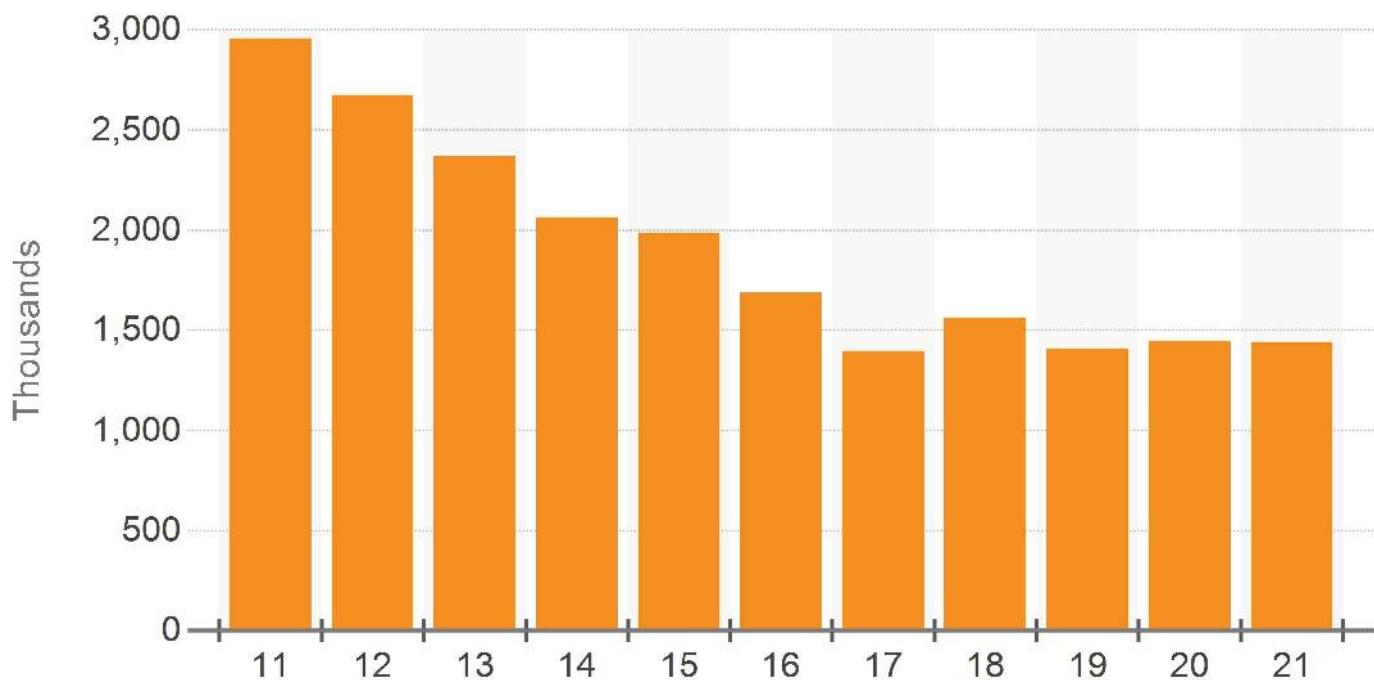
VACANT SF



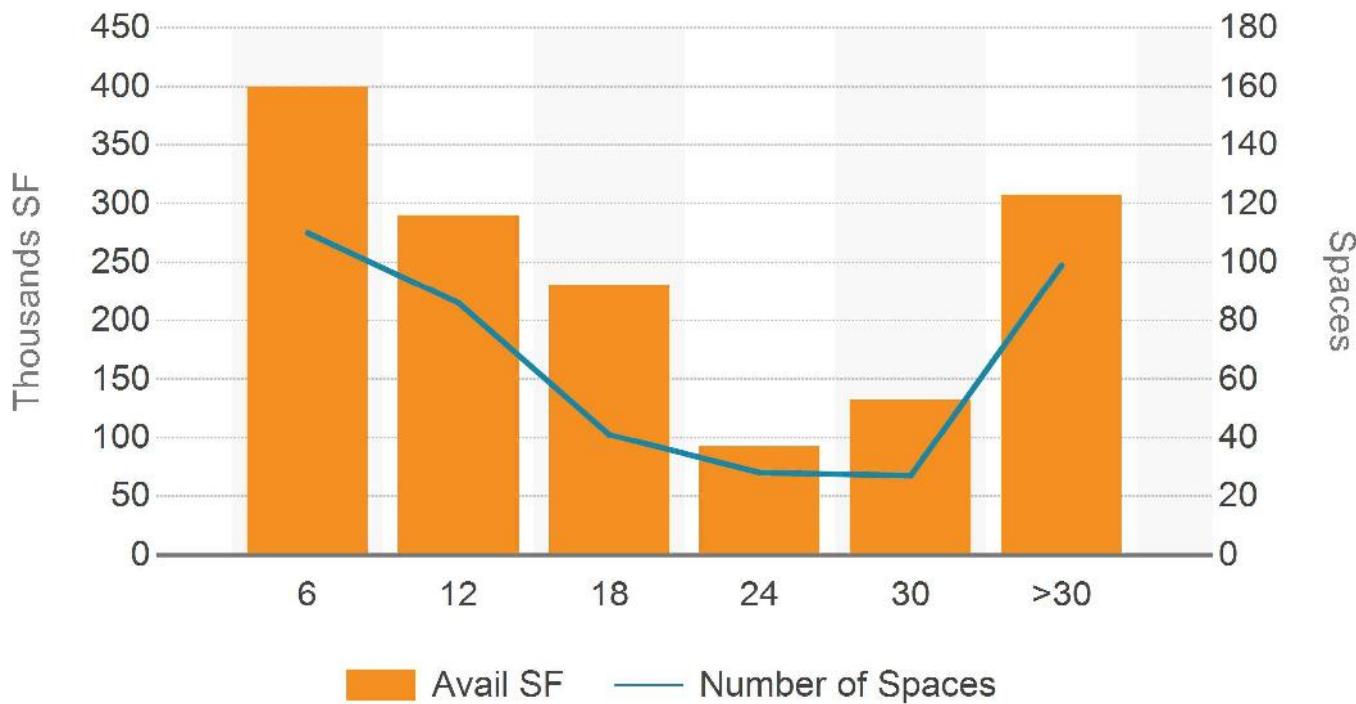
Vacancy & Availability

Retail Report: Larimer/Weld County

AVAILABLE SF



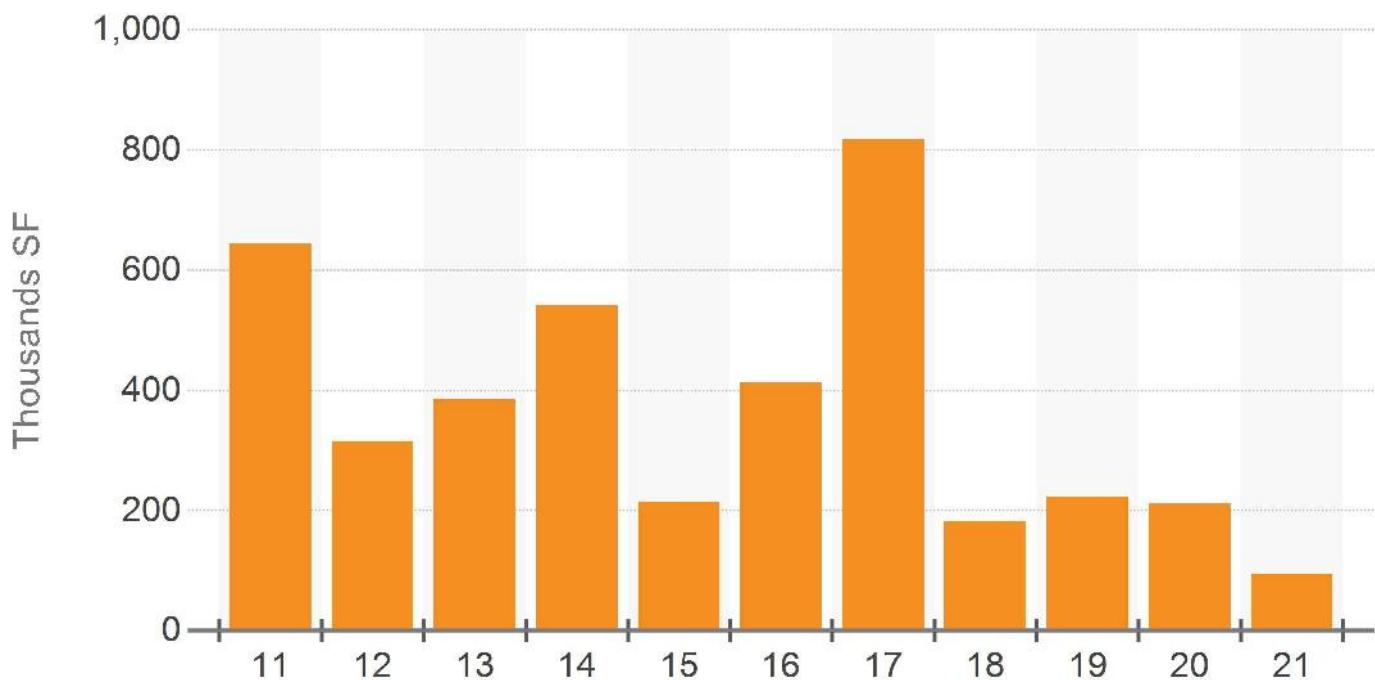
MONTHS ON MARKET DISTRIBUTION



Leasing Demand

Retail Report: Larimer/Weld County

NET ABSORPTION



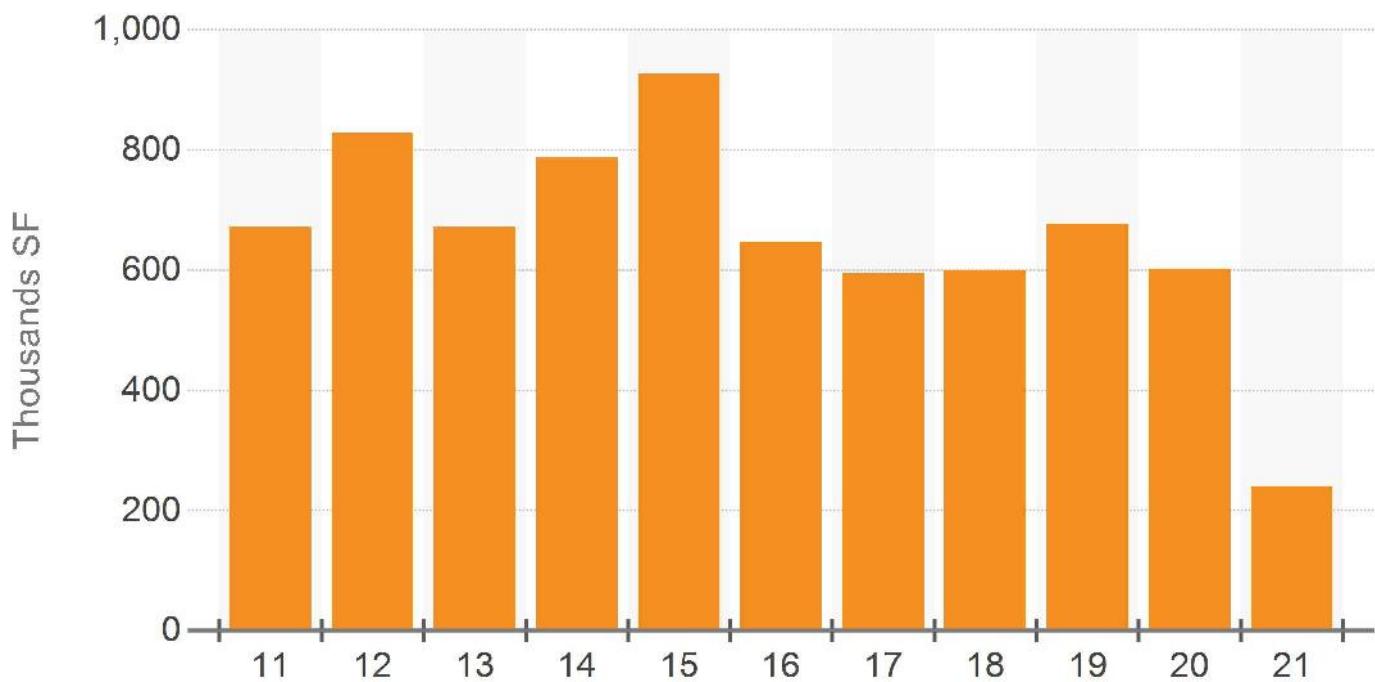
NET ABSORPTION AS % OF INVENTORY



Leasing Demand

Retail Report: Larimer/Weld County

LEASING ACTIVITY



MONTHS ON MARKET



Leasing Demand

Retail Report: Larimer/Weld County

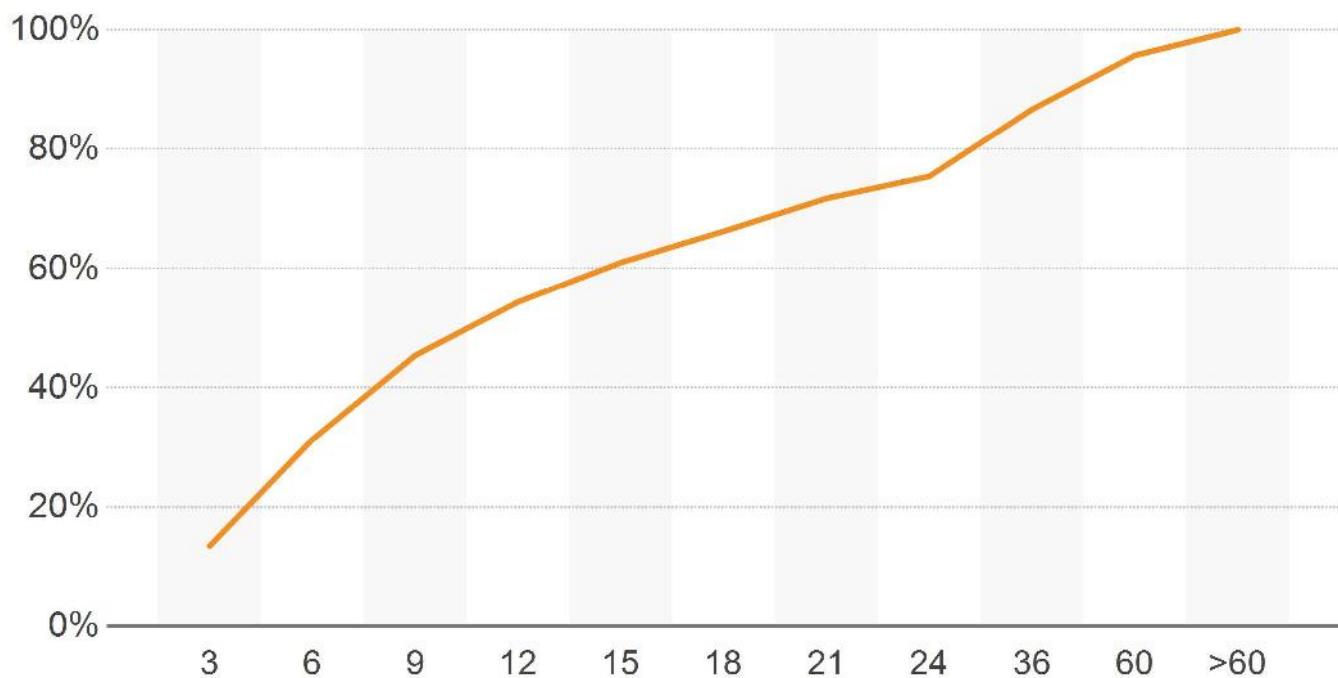
MONTHS TO LEASE



MONTHS VACANT



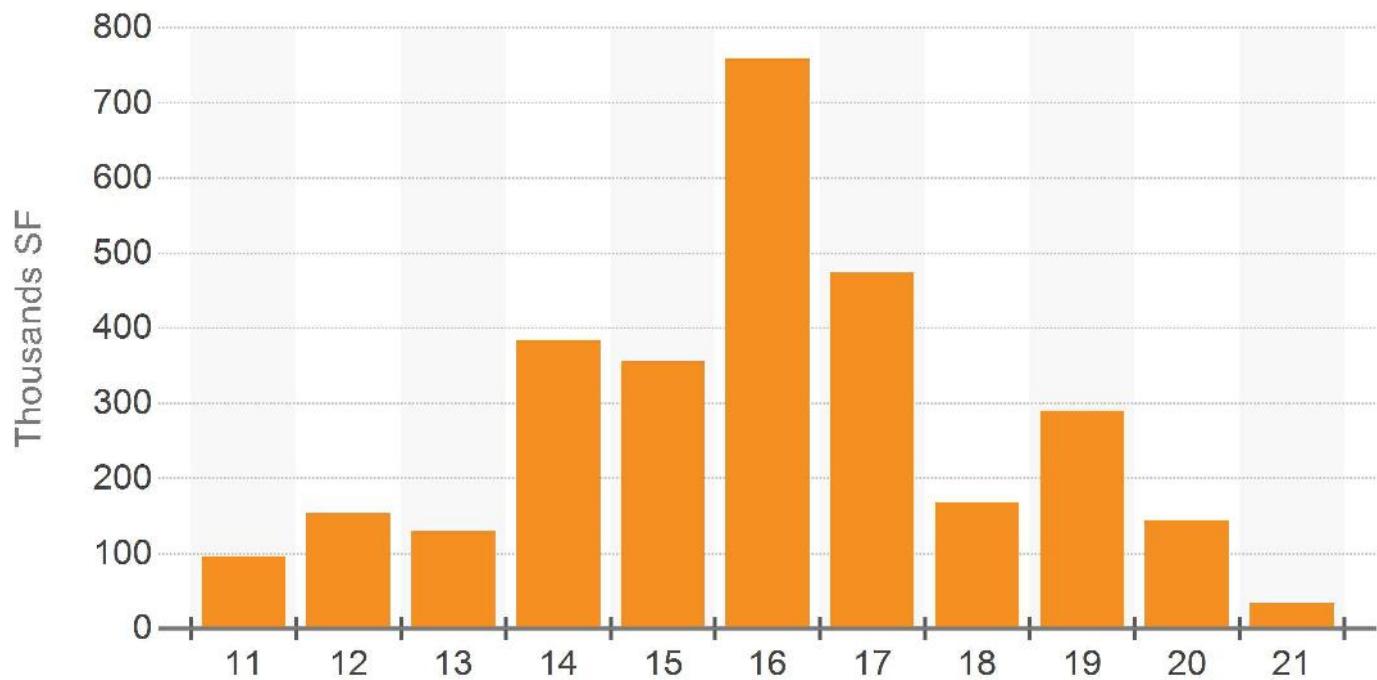
PROBABILITY OF LEASING IN MONTHS



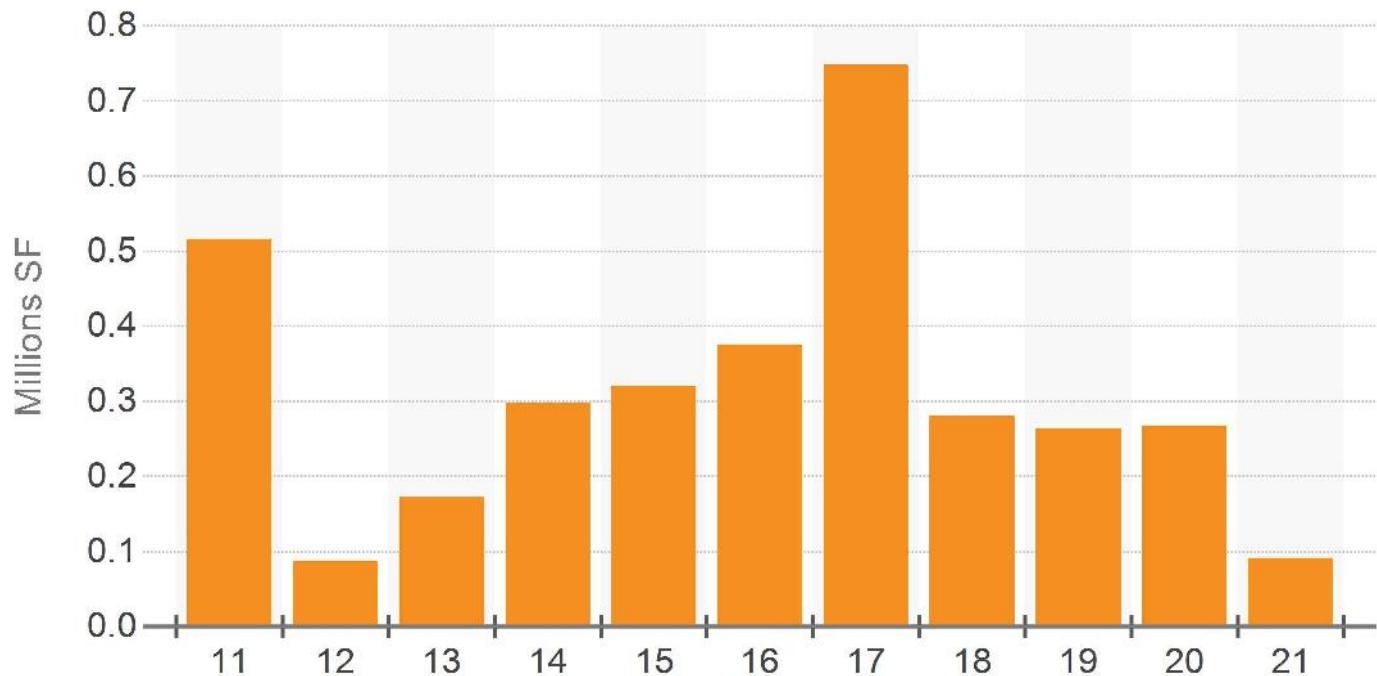
Construction Activity

Retail Report: Larimer/Weld County

CONSTRUCTION STARTS



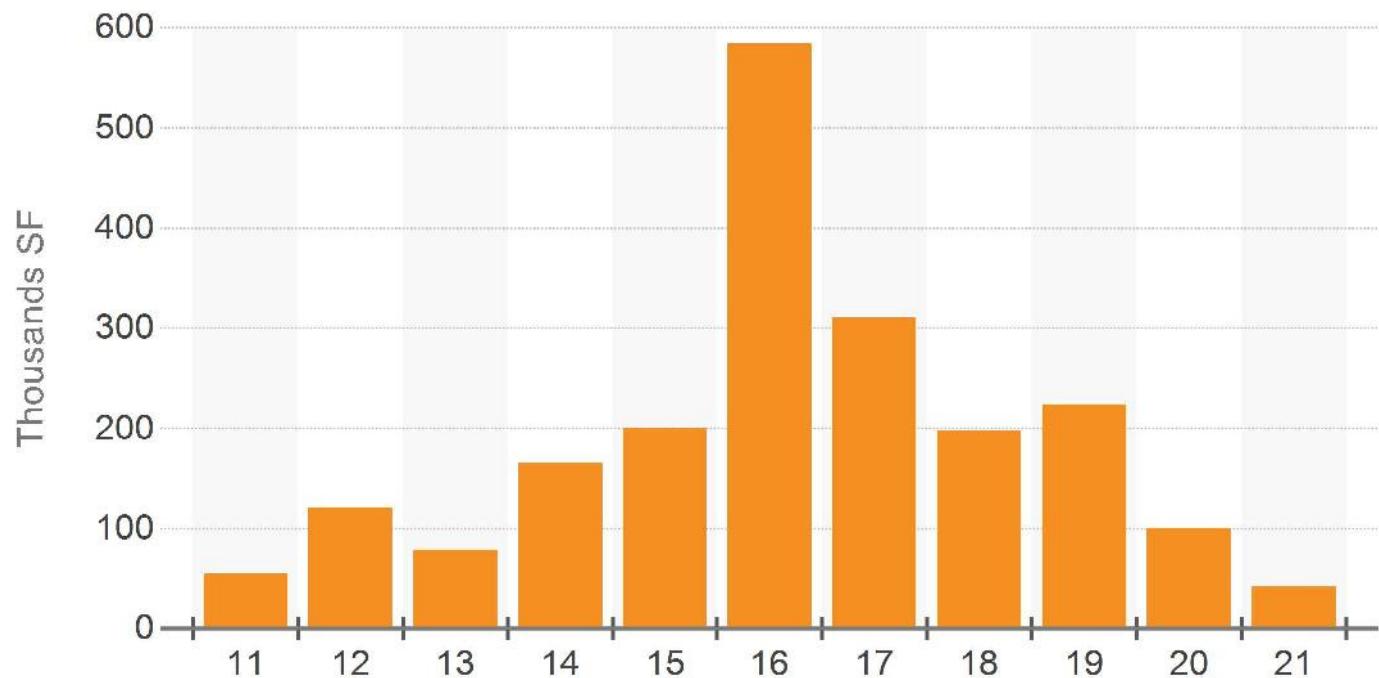
CONSTRUCTION DELIVERIES



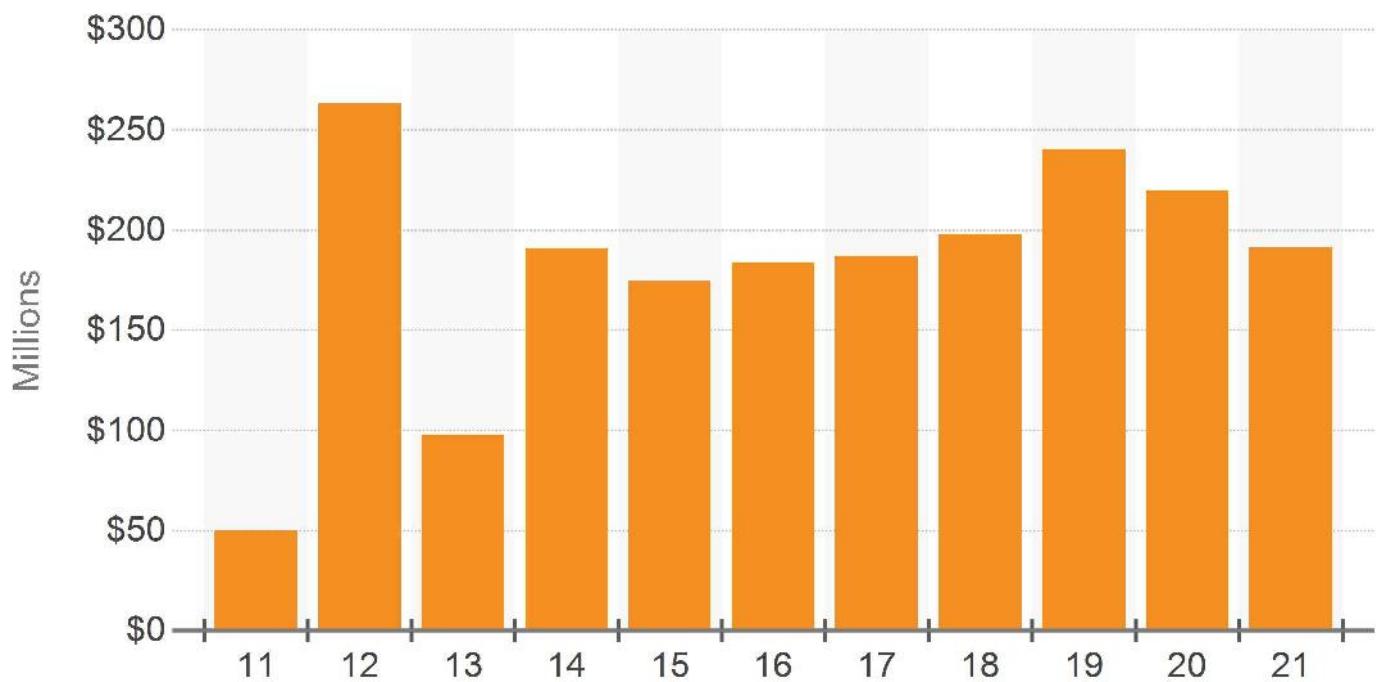
Construction Activity

Retail Report: Larimer/Weld County

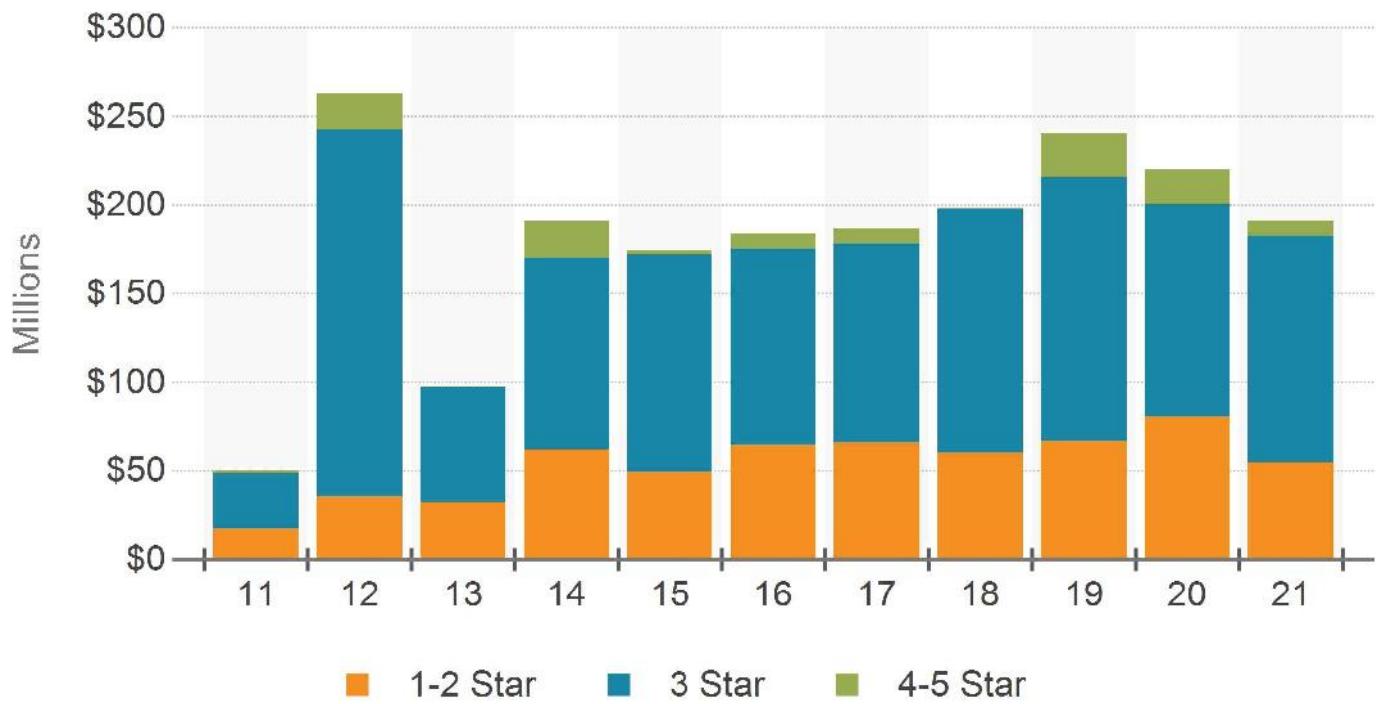
UNDER CONSTRUCTION



SALES VOLUME



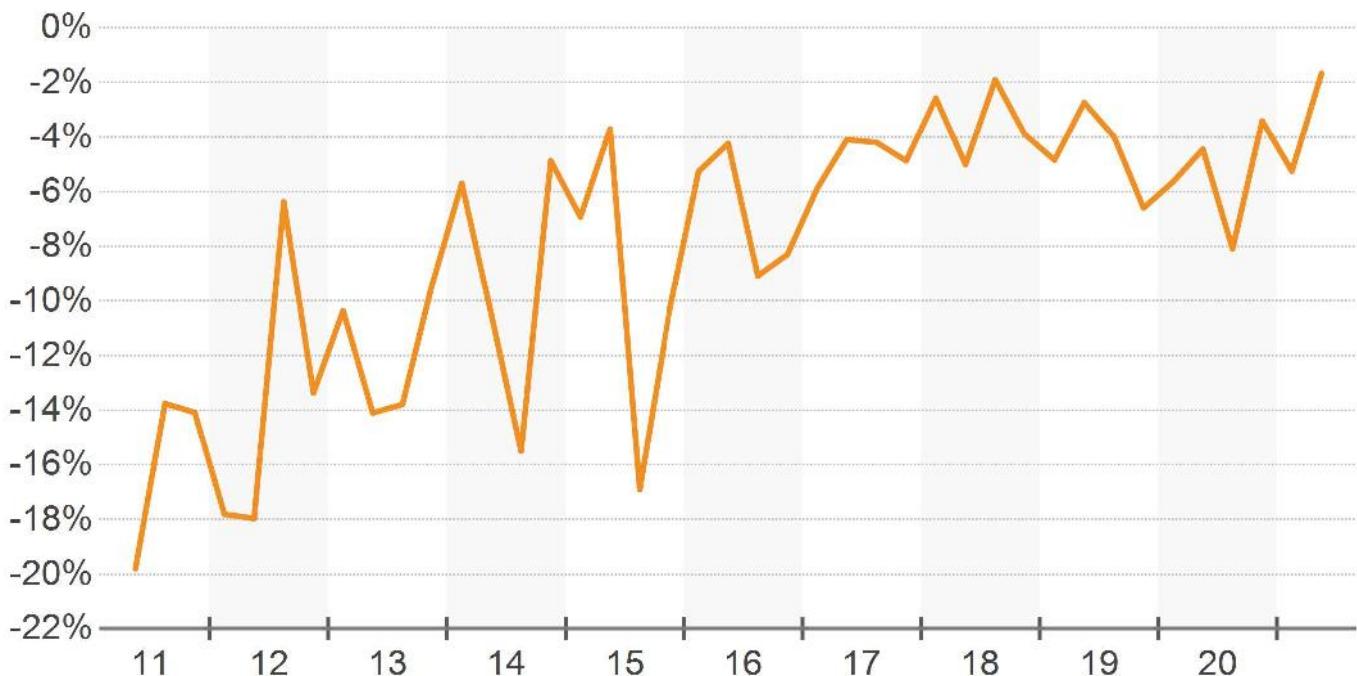
SALES VOLUME BY STAR RATING



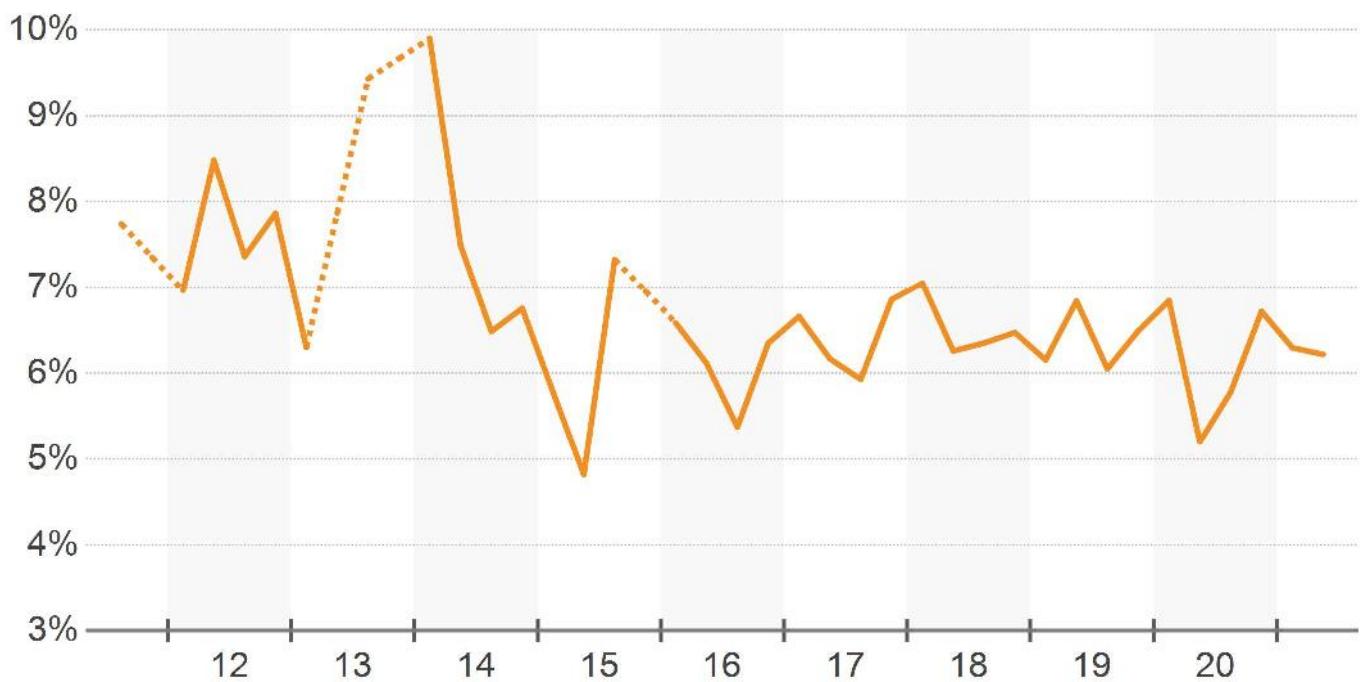
AVERAGE SALE PRICE PER SF



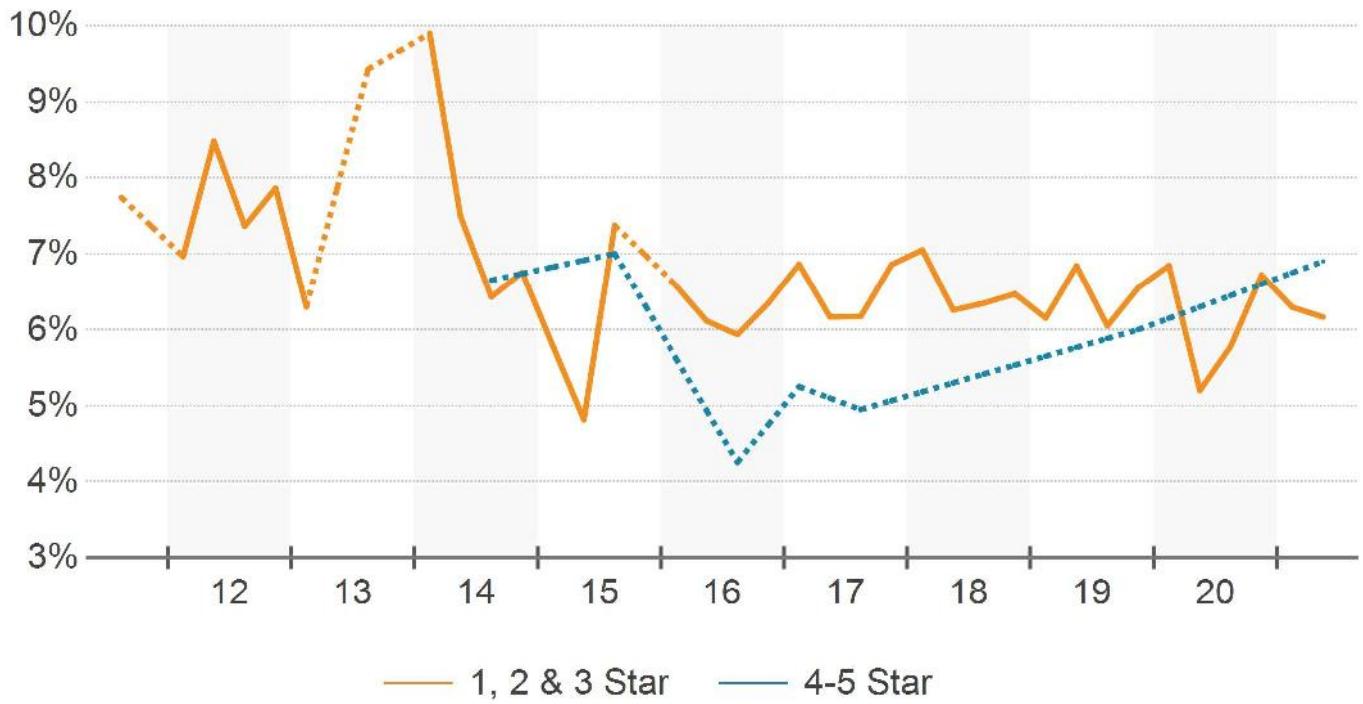
SALE TO ASKING PRICE DIFFERENTIAL



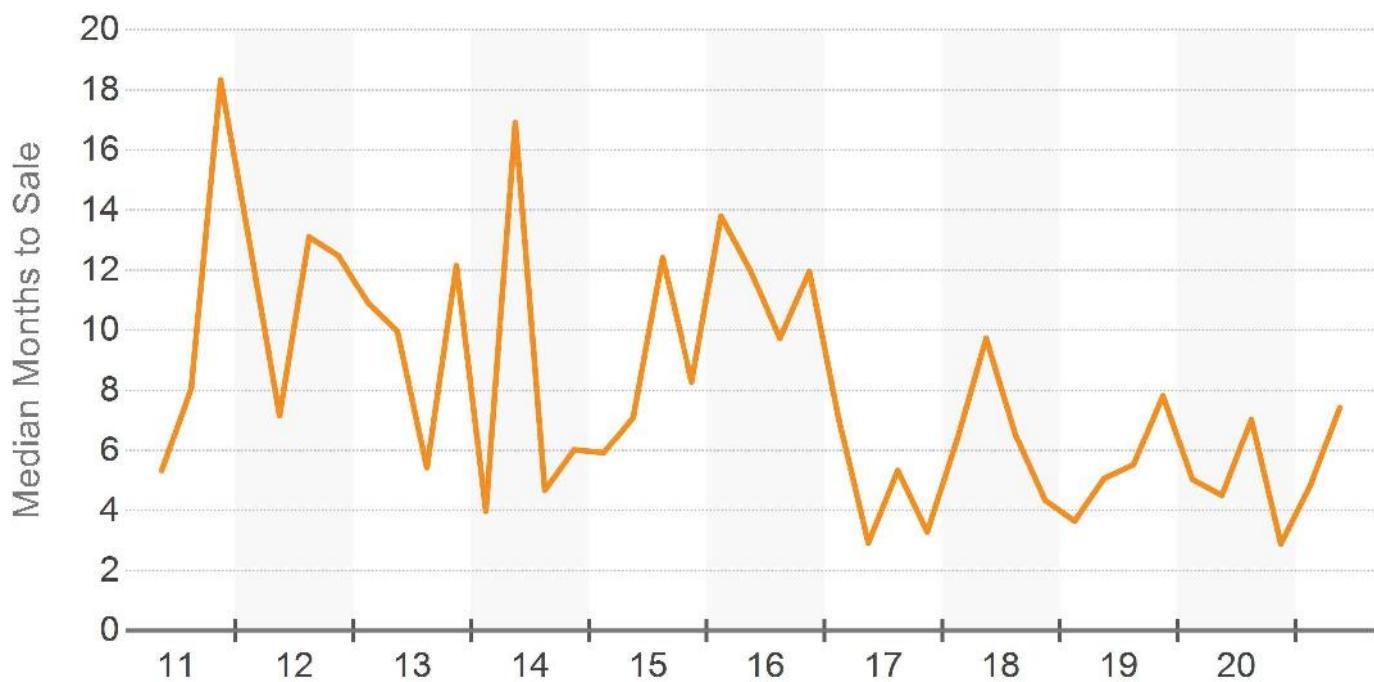
CAP RATE



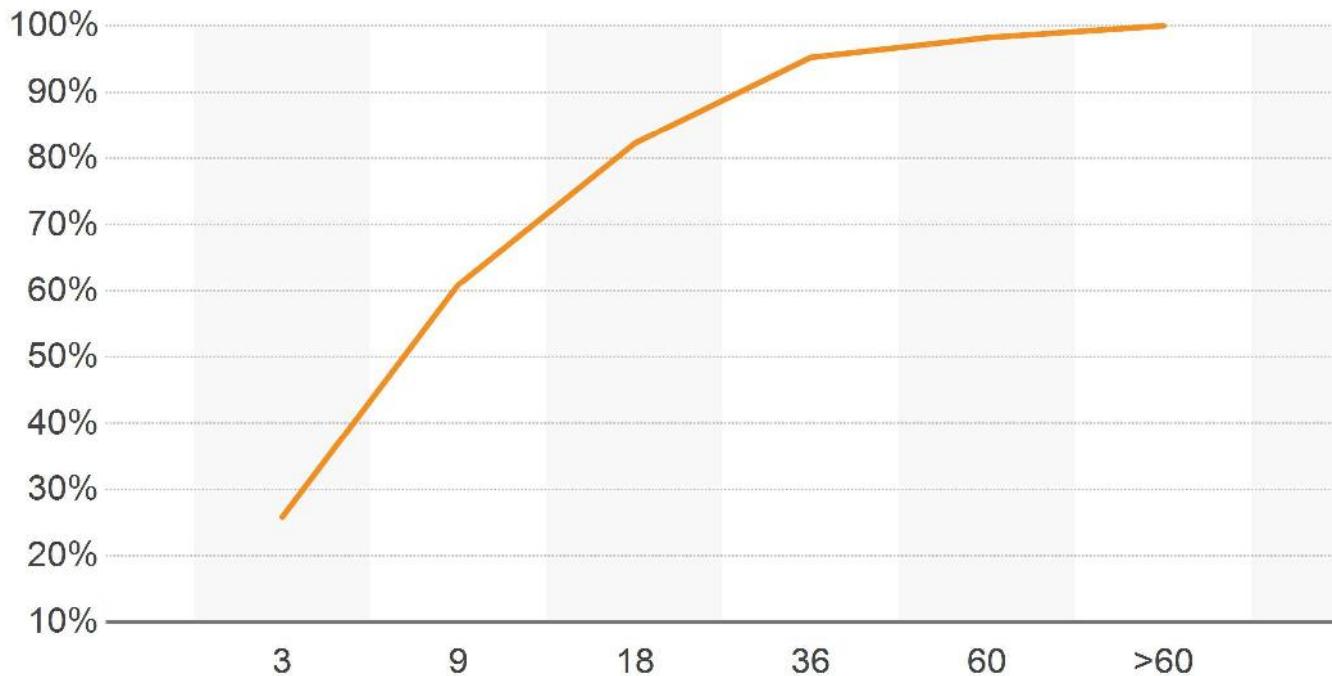
CAP RATE BY STAR RATING



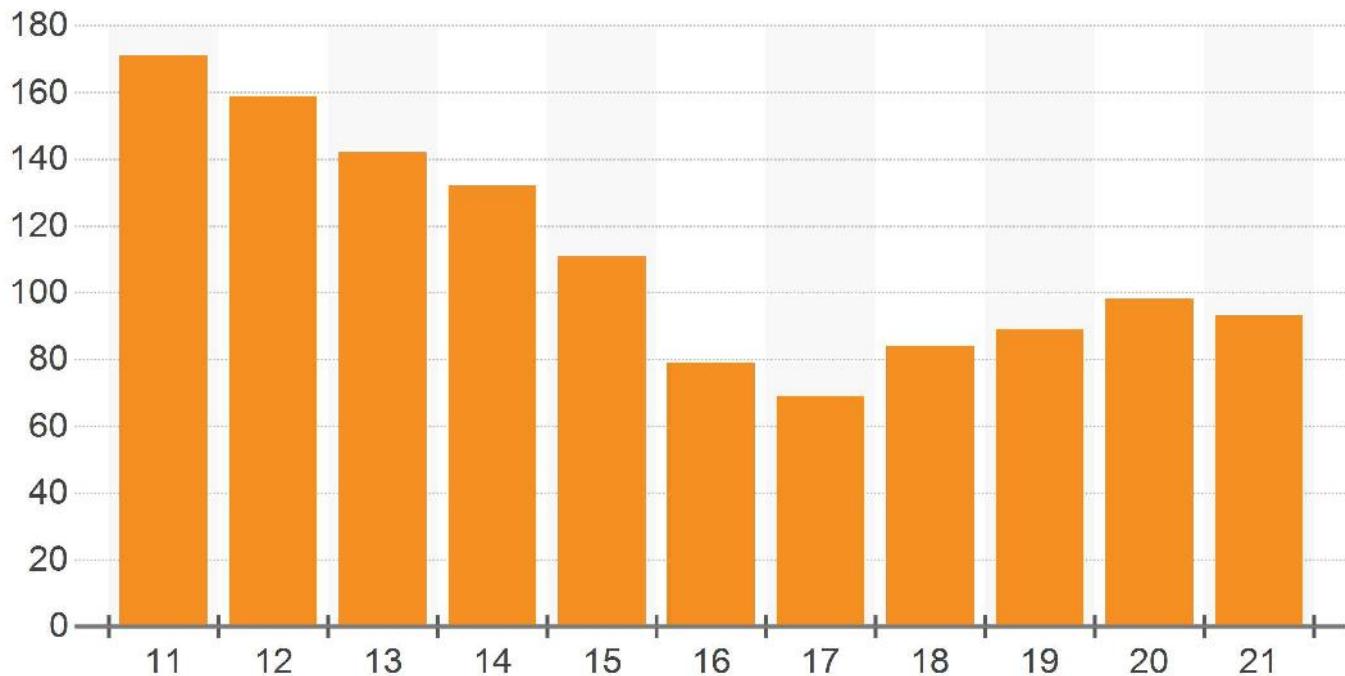
MONTHS TO SALE



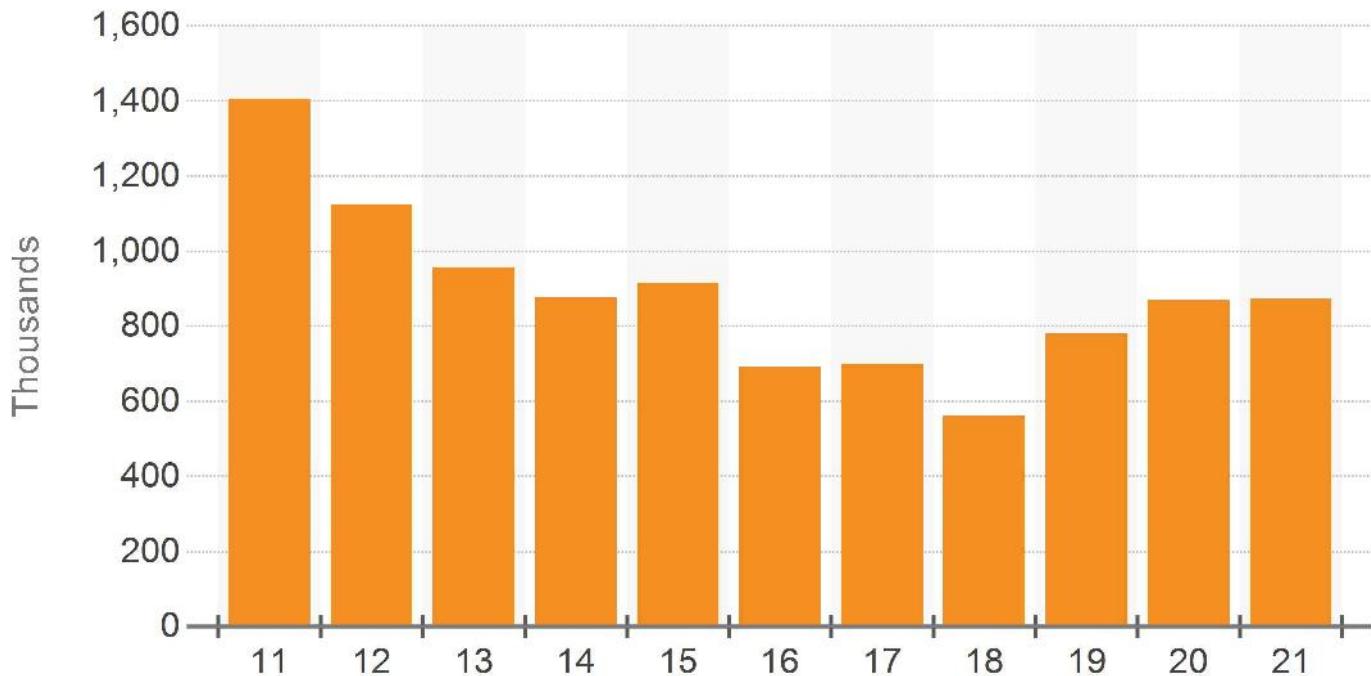
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



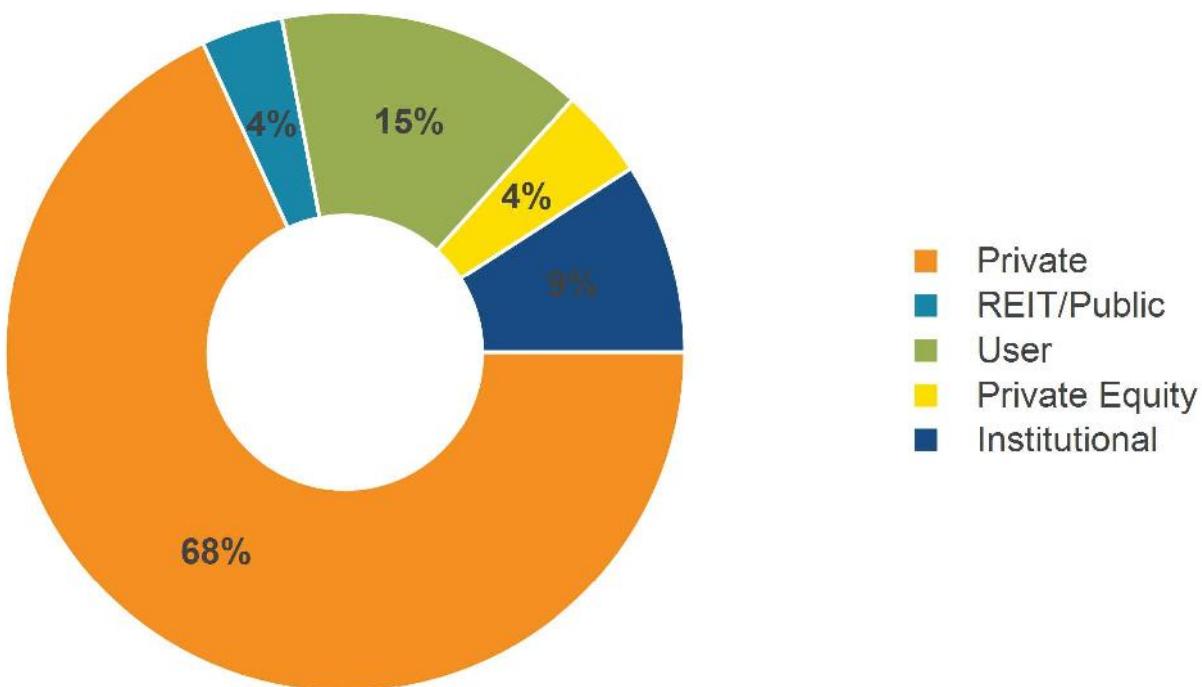
TOP BUYERS



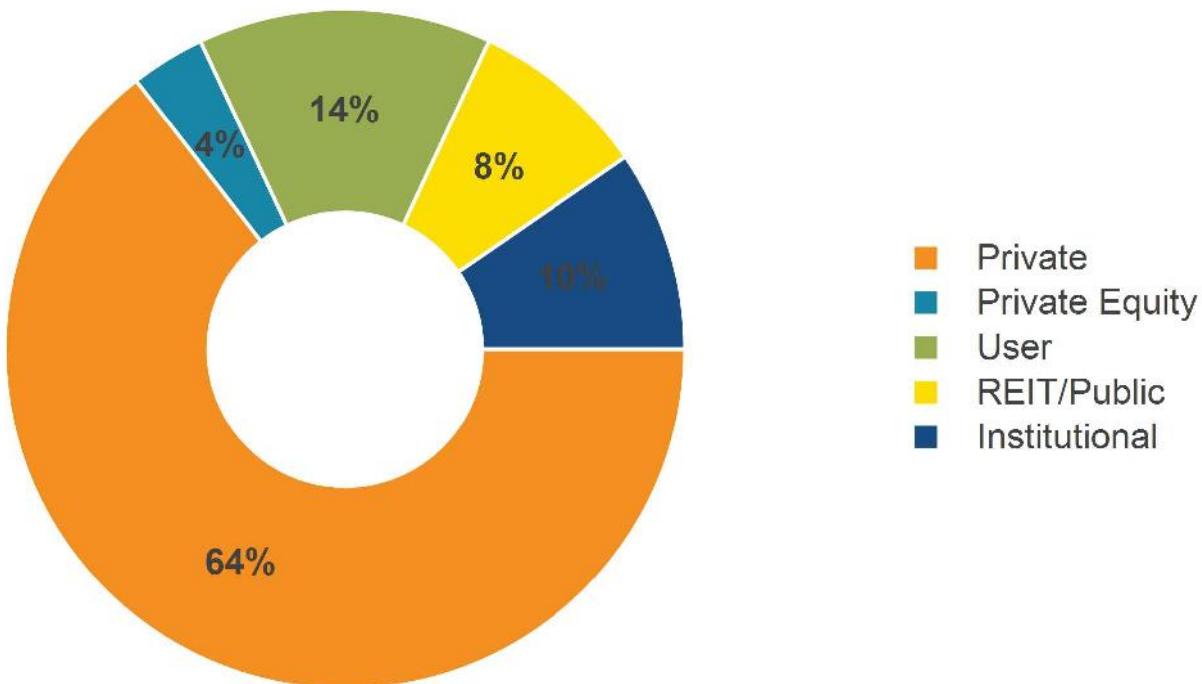
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

