



Retail Report - Larimer/Weld County

PREPARED BY

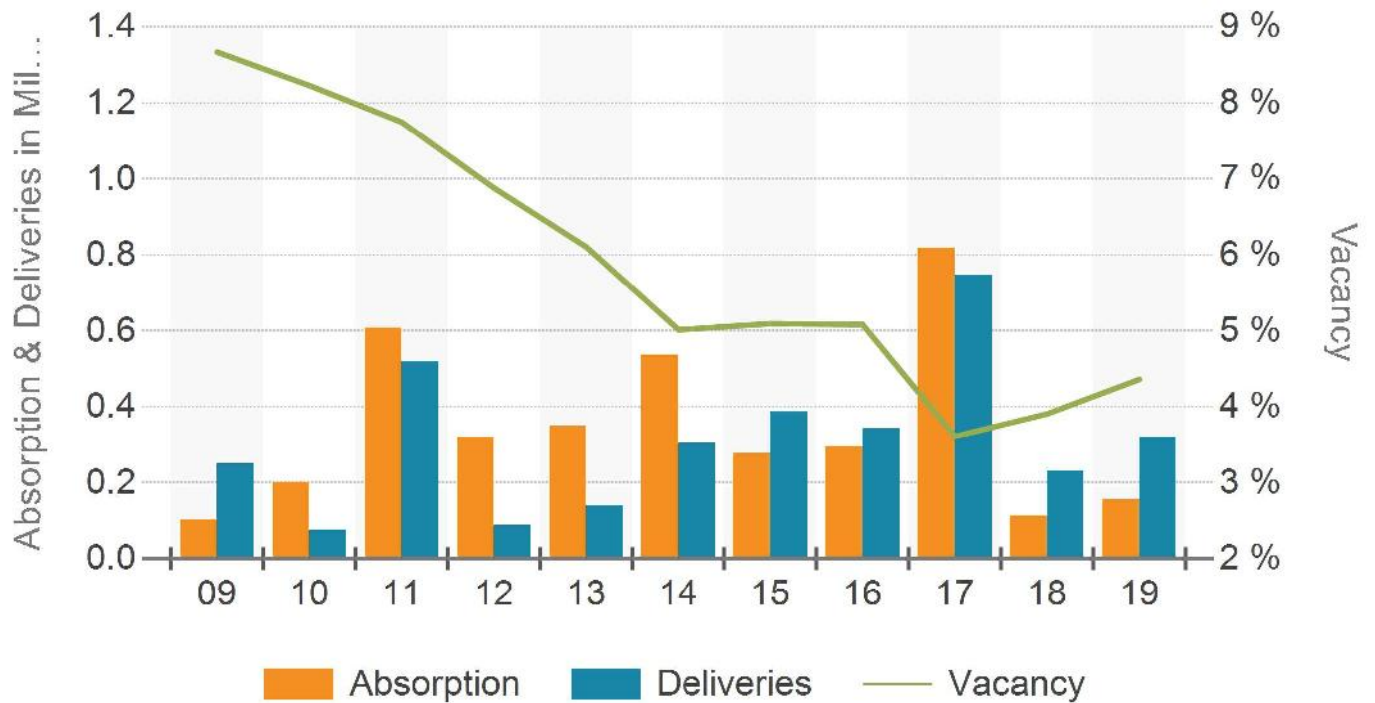
REALTEC

COMMERCIAL REAL ESTATE SERVICES
Jamie Globelink

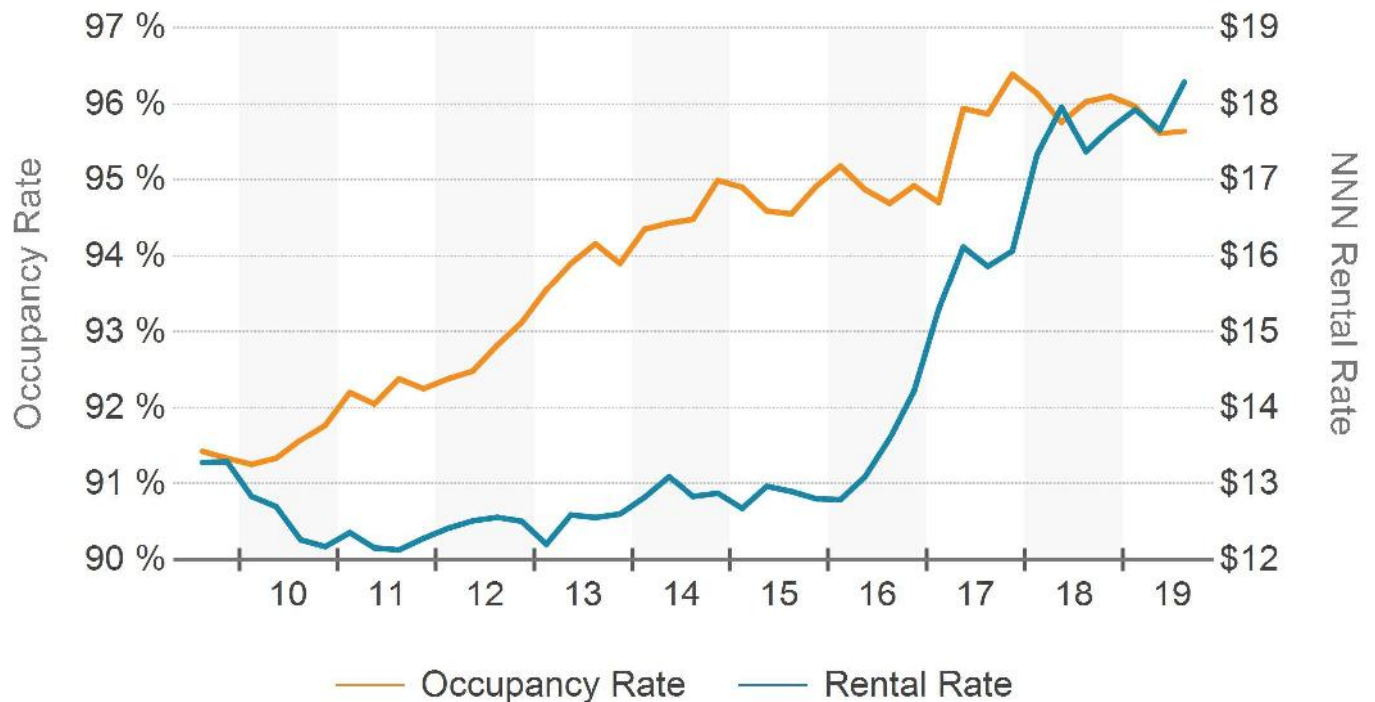
Associate Broker



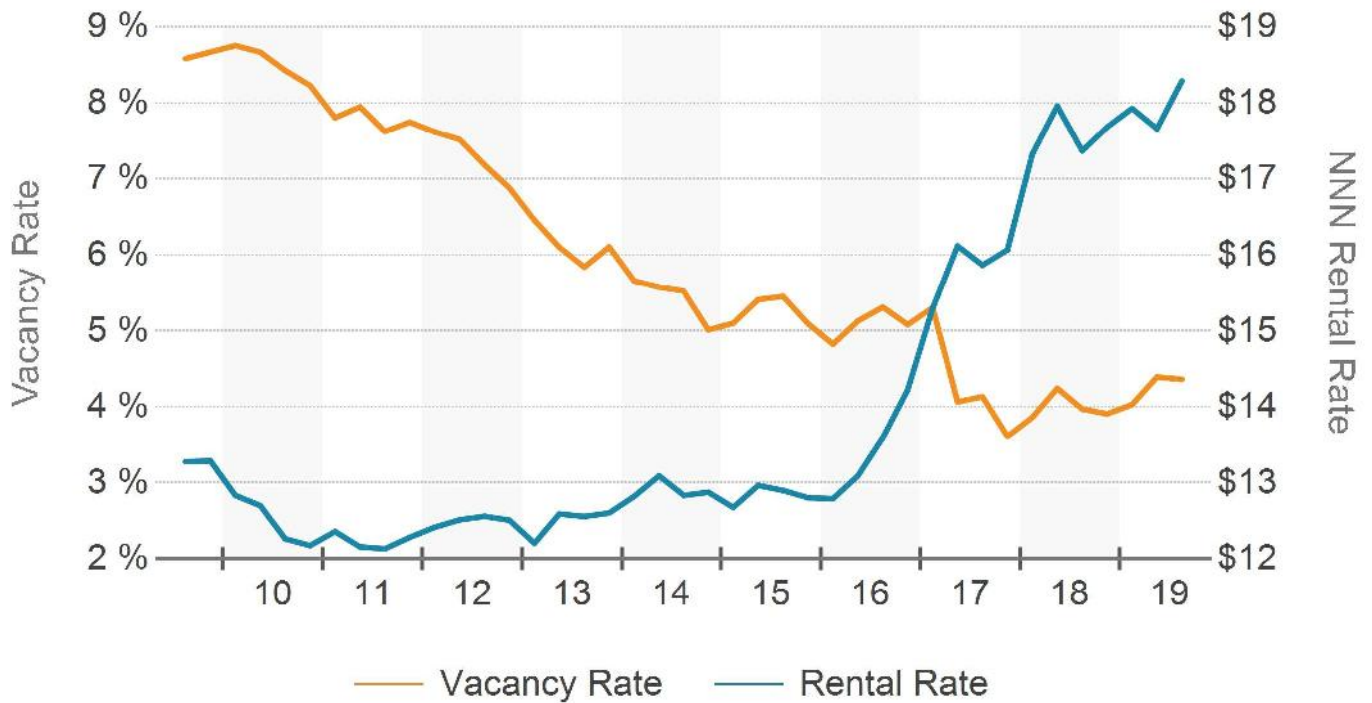
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

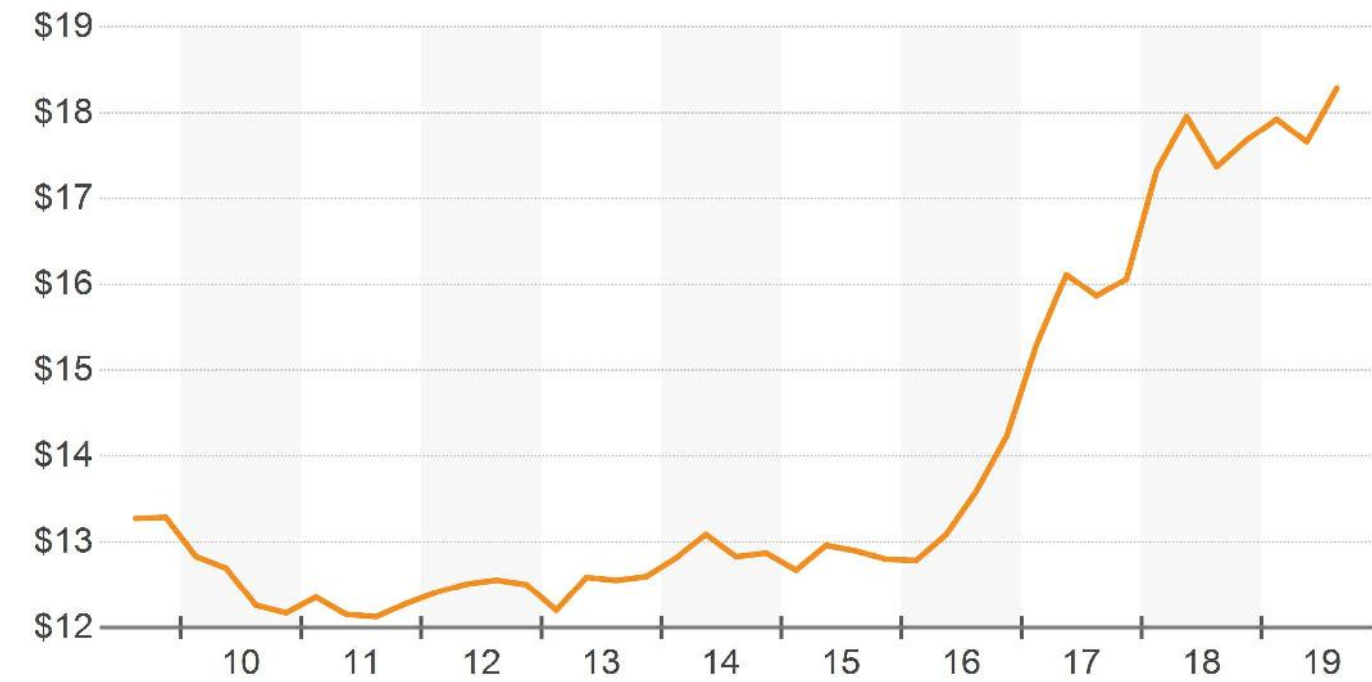
Availability	Survey	5-Year Avg
NNN Rent Per SF	\$18.29	\$14.32
Vacancy Rate	4.4%	4.7%
Vacant SF	1,399,410	1,452,861
Availability Rate	5.6%	5.7%
Available SF	1,840,594	1,809,741
Sublet SF	137,002	112,598
Months on Market	10.9	14.0

Inventory	Survey	5-Year Avg
Existing Buildings	2,711	2,667
Existing SF	32,104,516	31,210,711
12 Mo. Const. Starts	333,902	402,994
Under Construction	634,536	491,838
12 Mo. Deliveries	423,816	446,752

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	359,426	403,264
12 Mo. Leasing SF	619,192	694,053

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$186	\$171
Asking Price Per SF	\$264	\$224
Sales Volume (Mil.)	\$164	\$194
Cap Rate	6.4%	6.6%

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



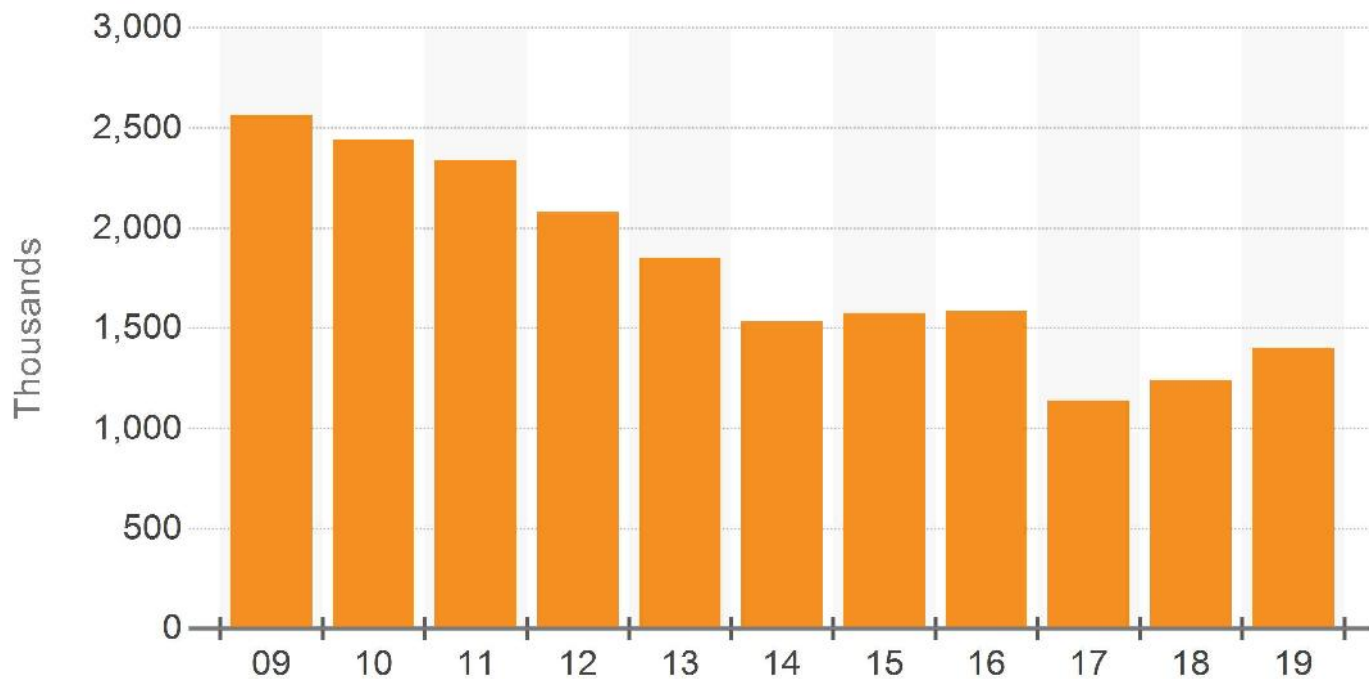
PERCENT LEASED RATE



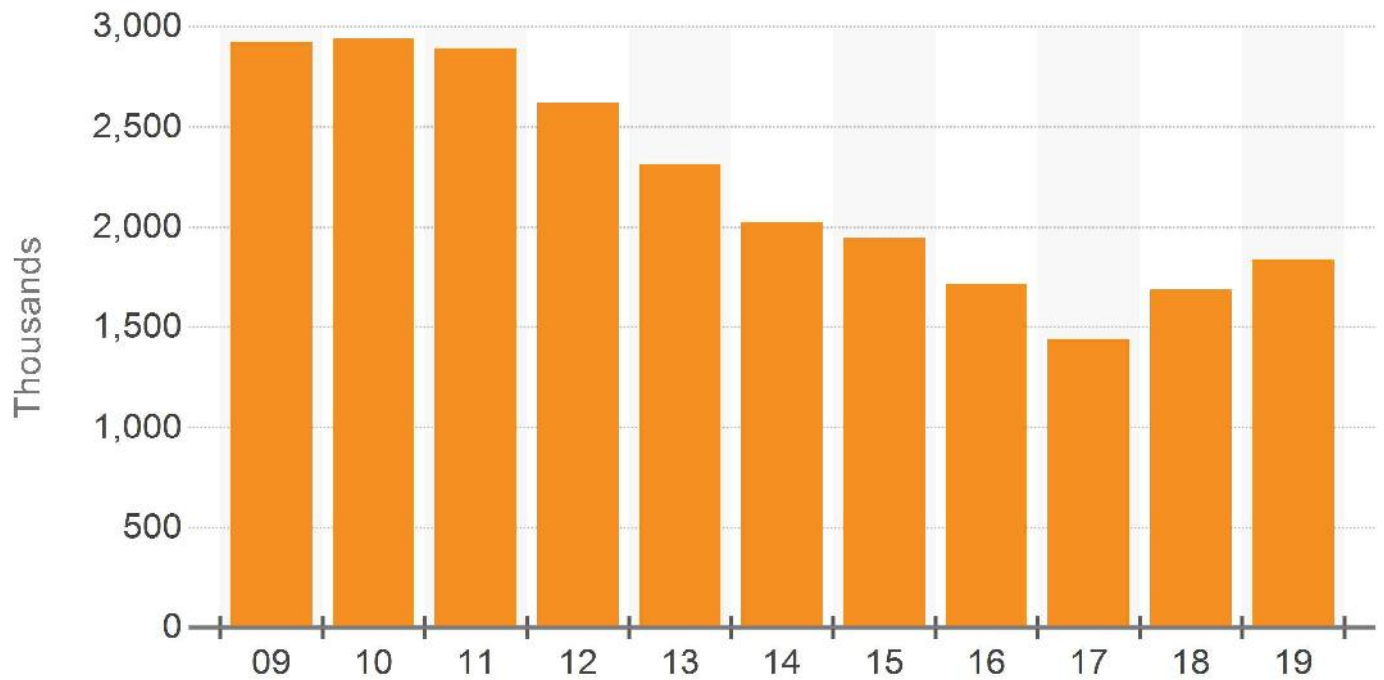
OCCUPANCY & PERCENT LEASED



VACANT SF



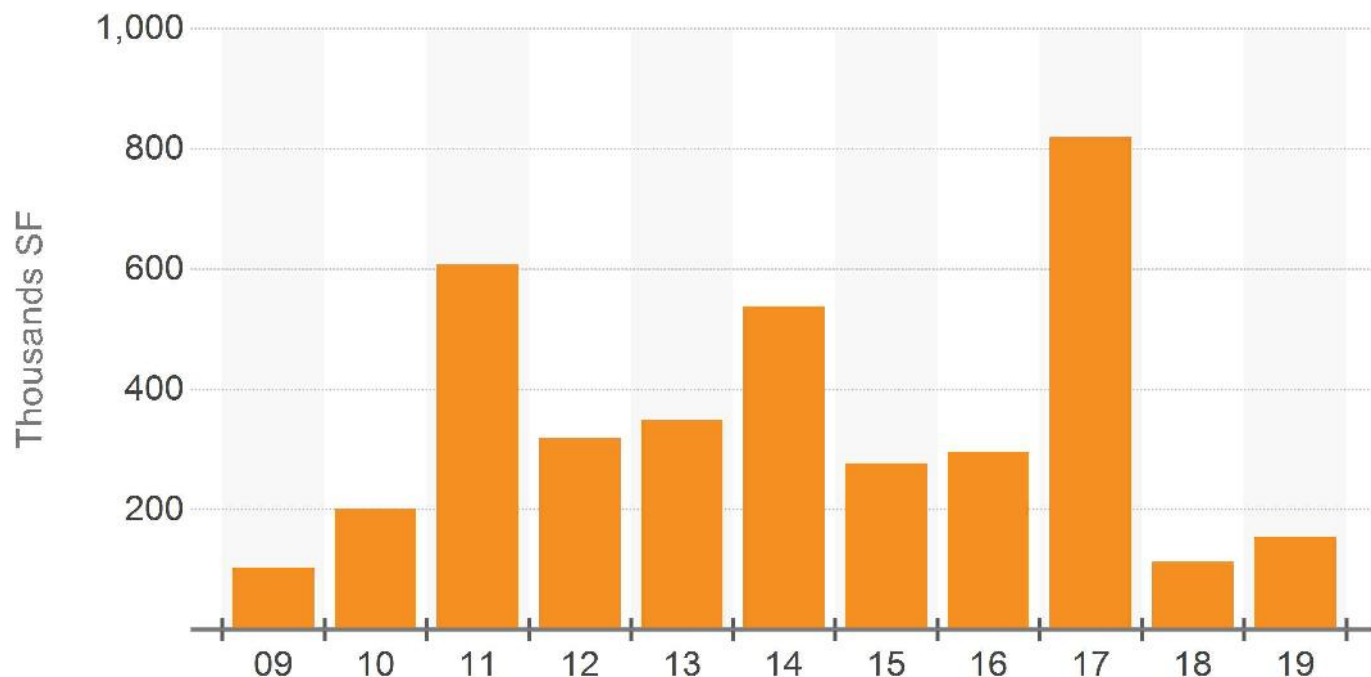
AVAILABLE SF



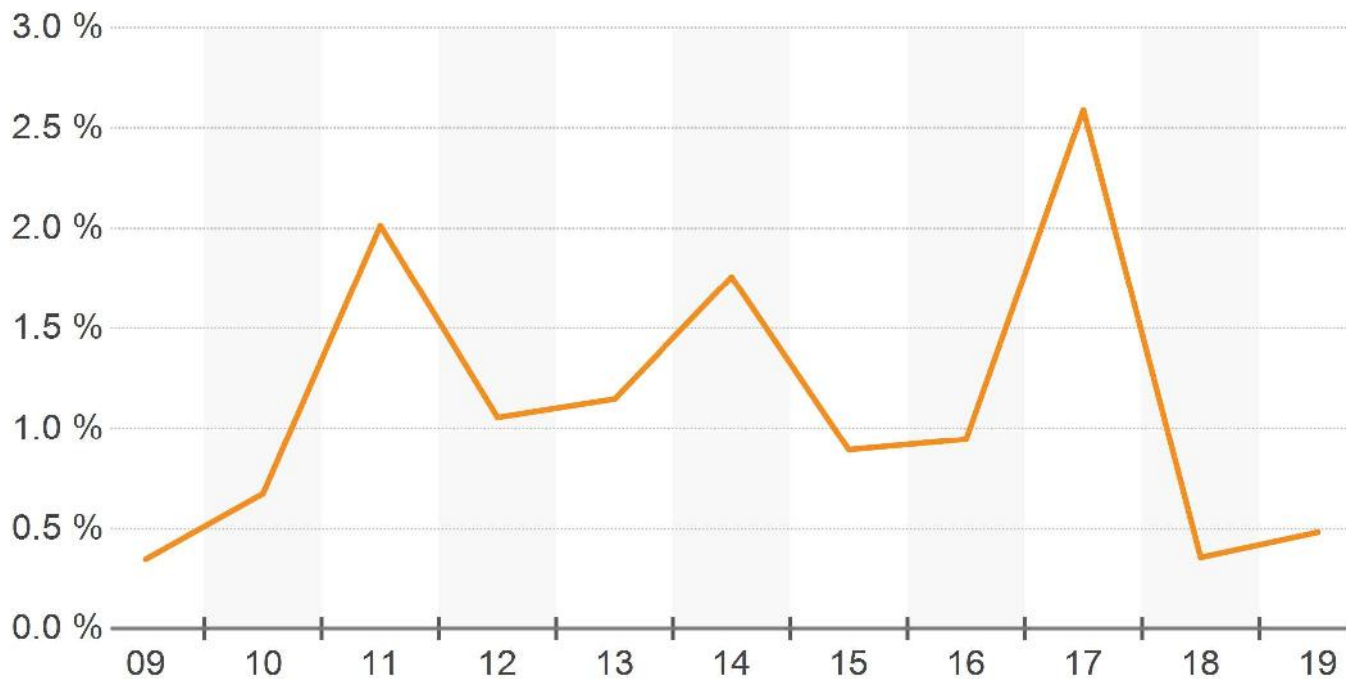
MONTHS ON MARKET DISTRIBUTION



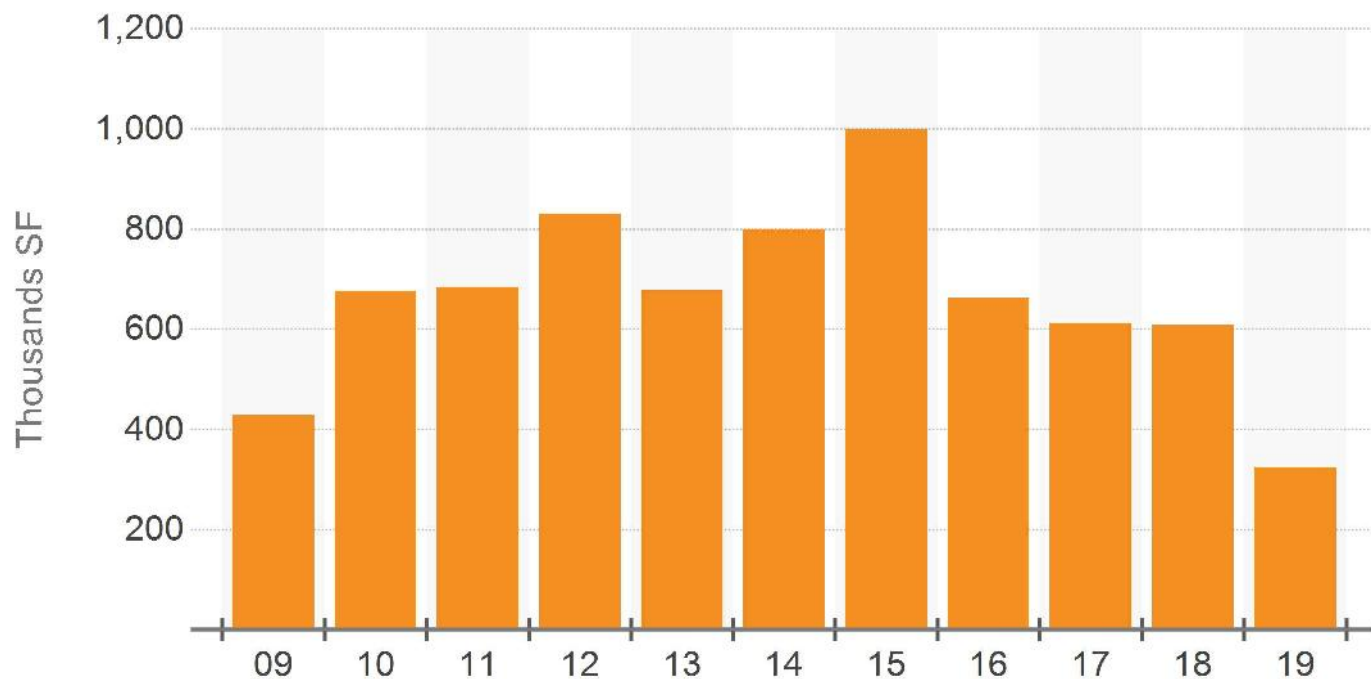
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



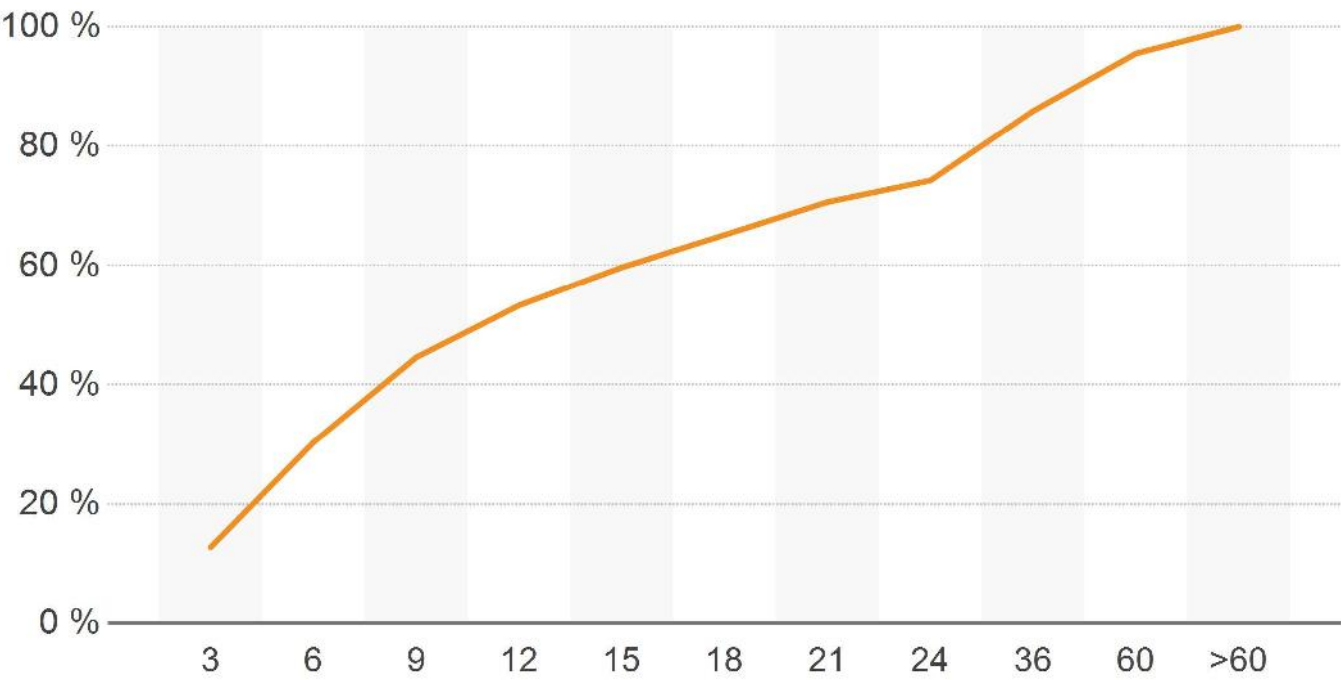
MONTHS TO LEASE



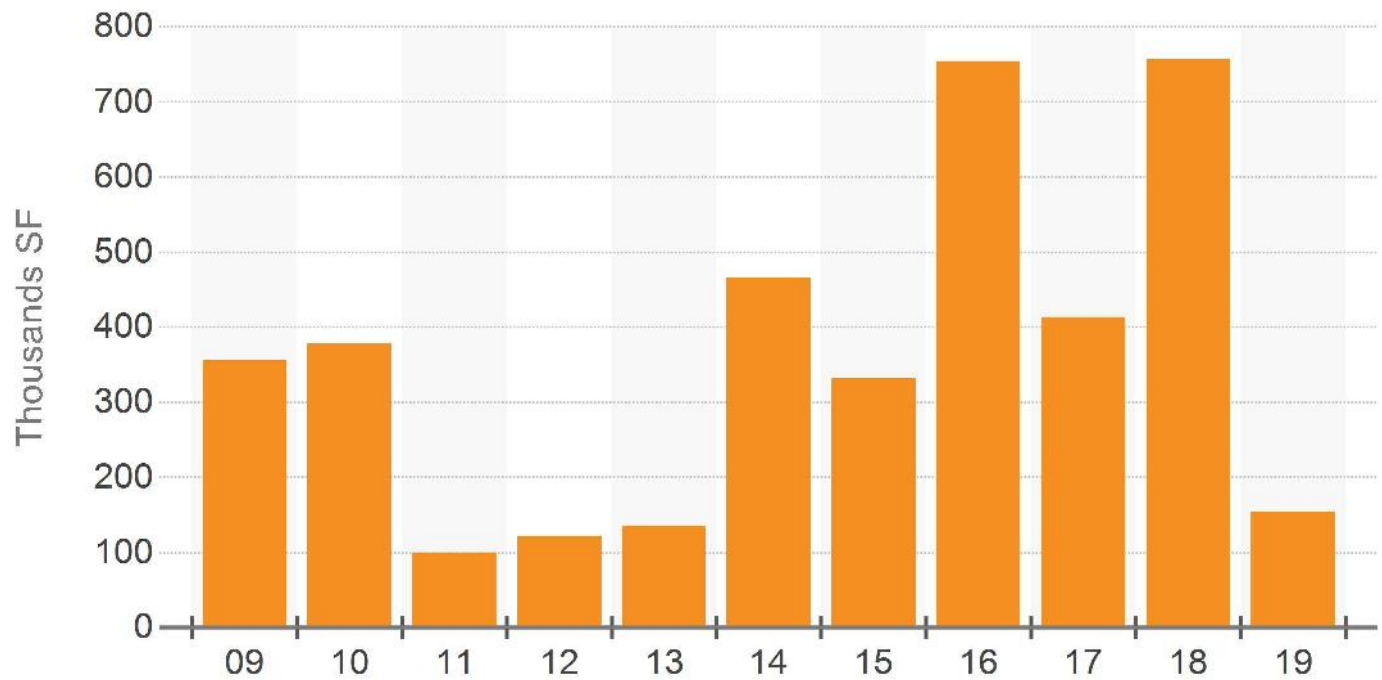
MONTHS VACANT



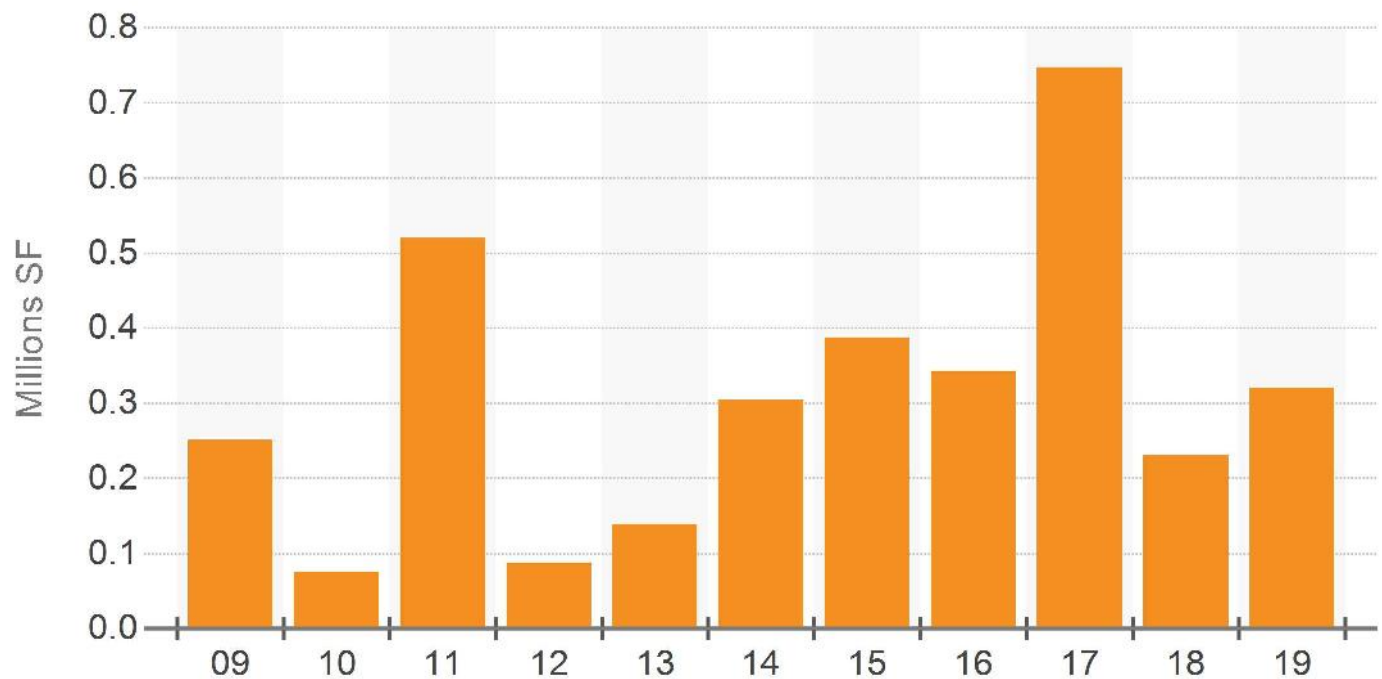
PROBABILITY OF LEASING IN MONTHS



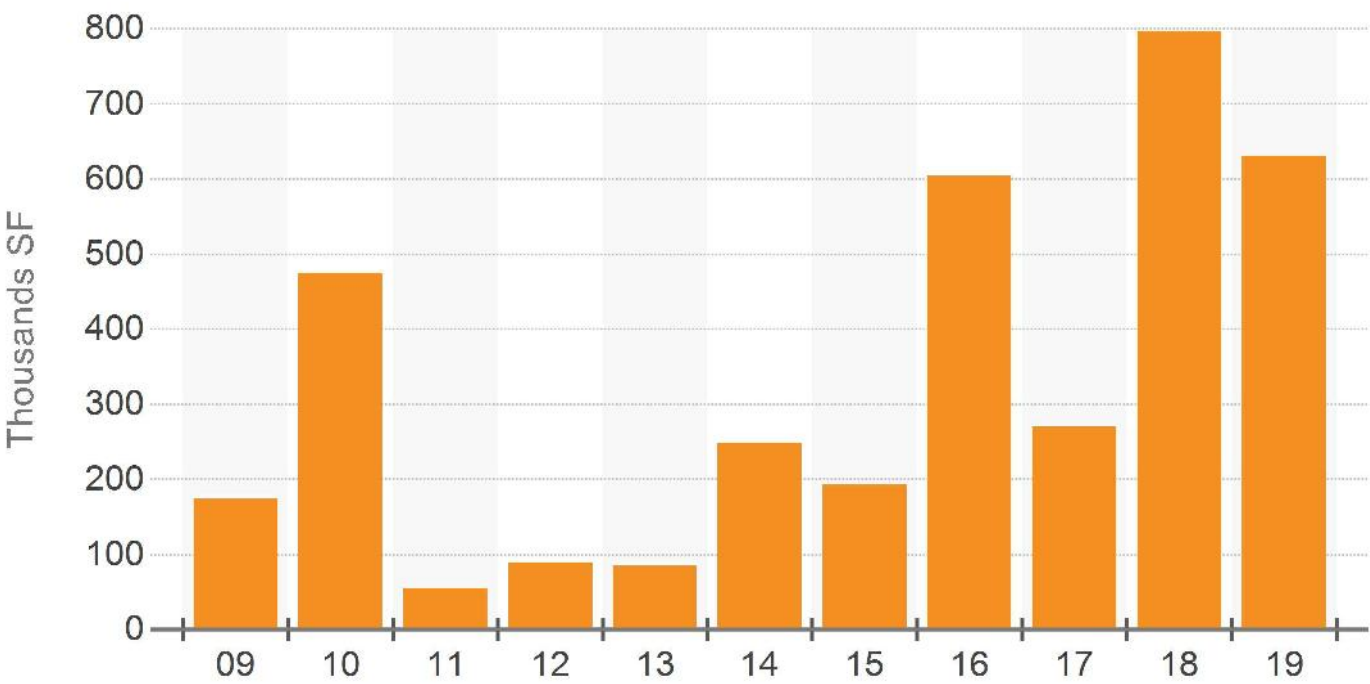
CONSTRUCTION STARTS



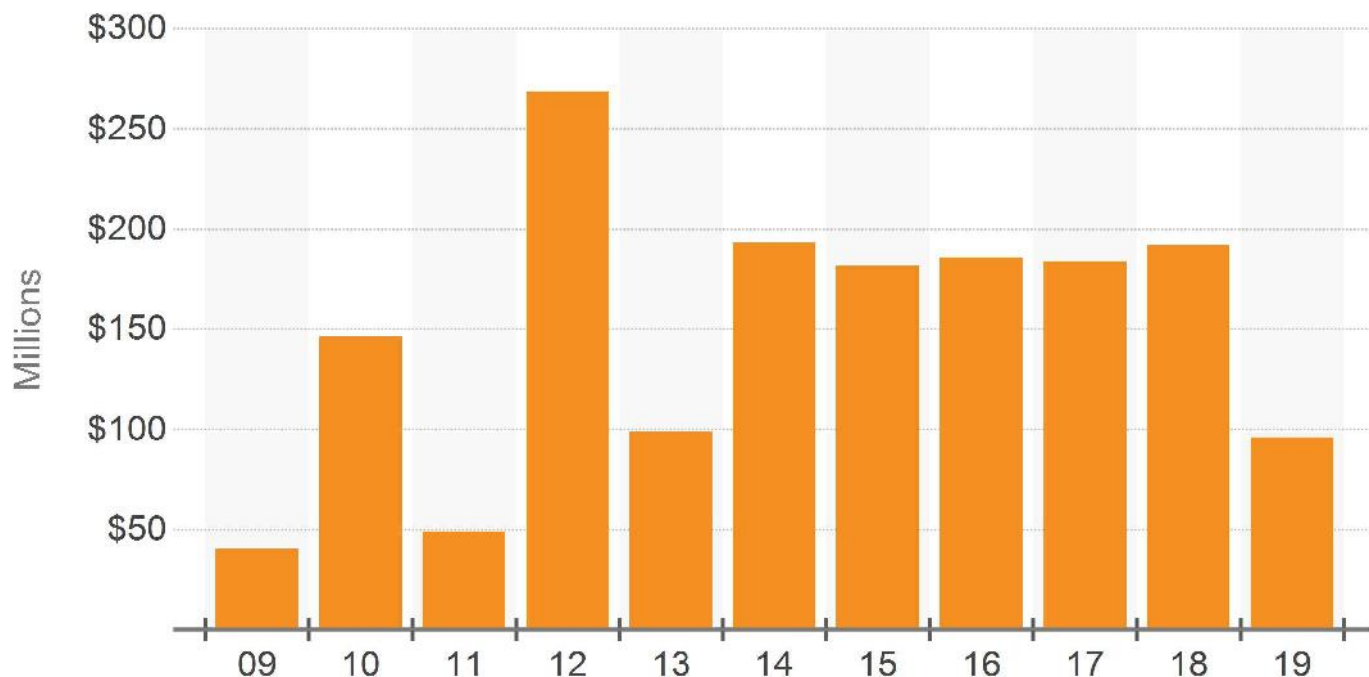
CONSTRUCTION DELIVERIES



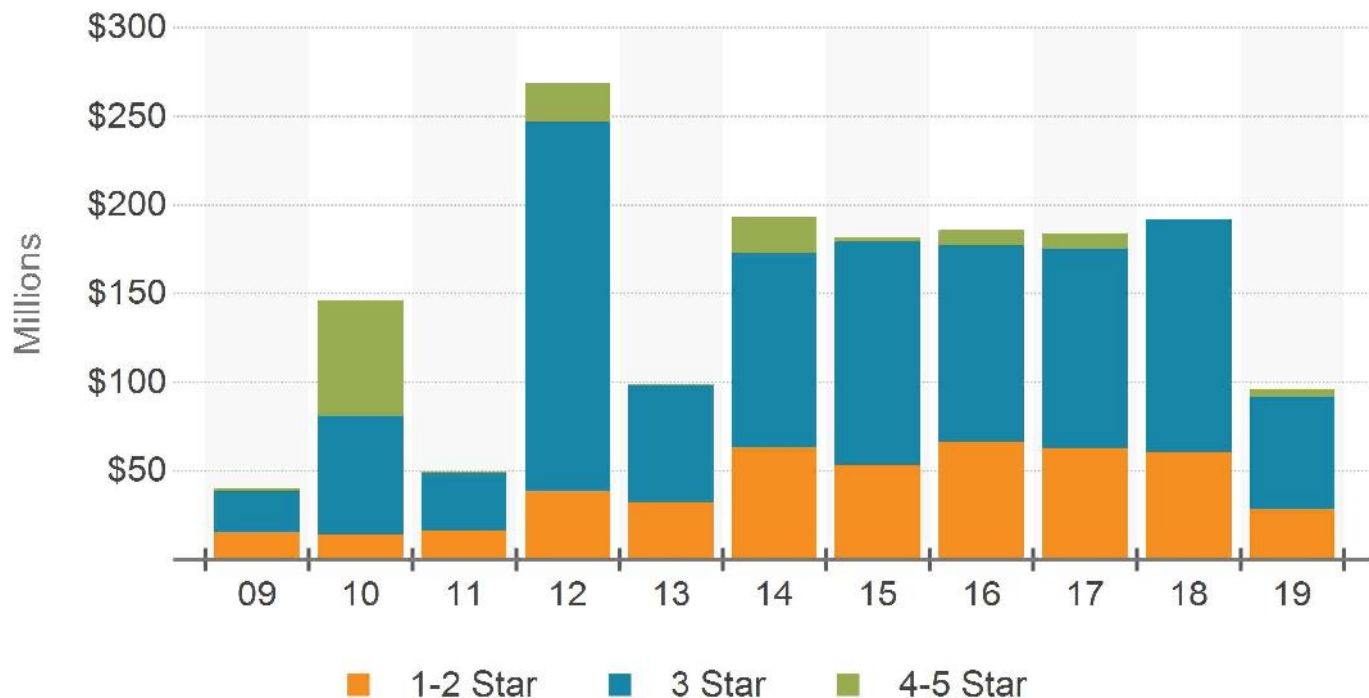
UNDER CONSTRUCTION



SALES VOLUME



SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



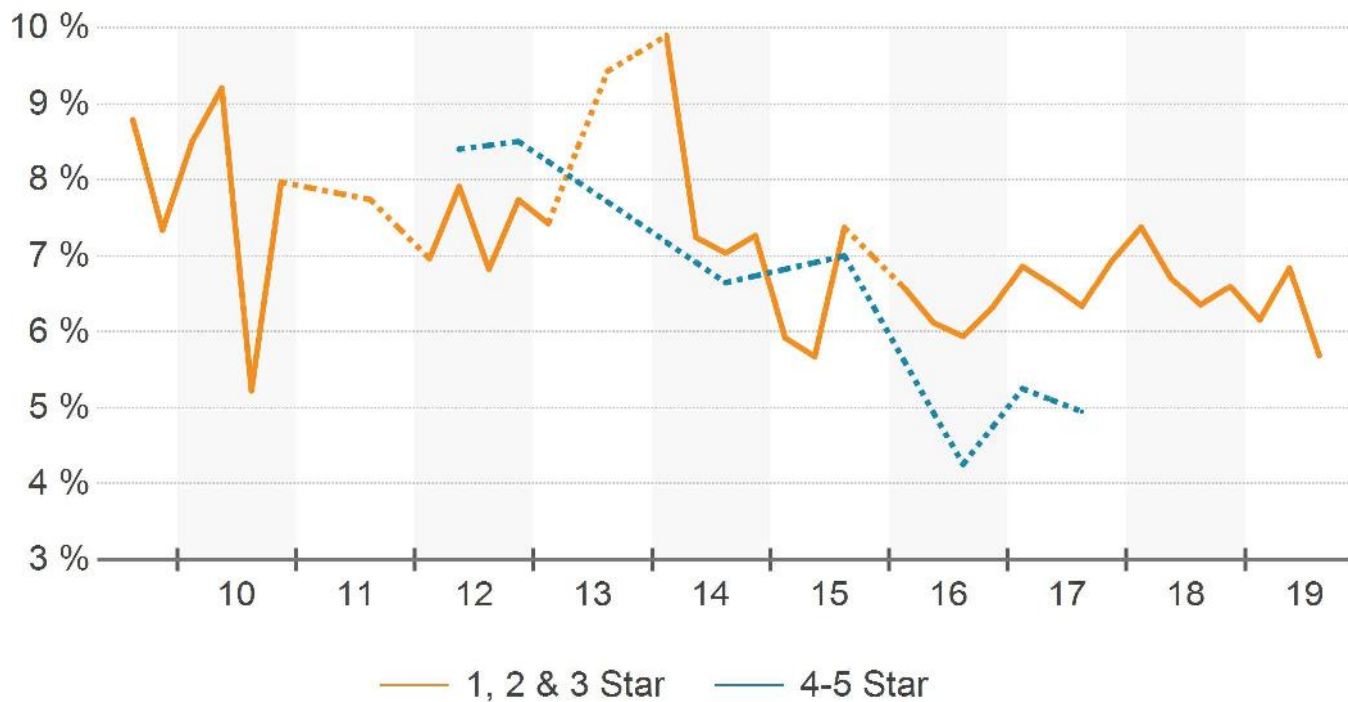
SALE TO ASKING PRICE DIFFERENTIAL



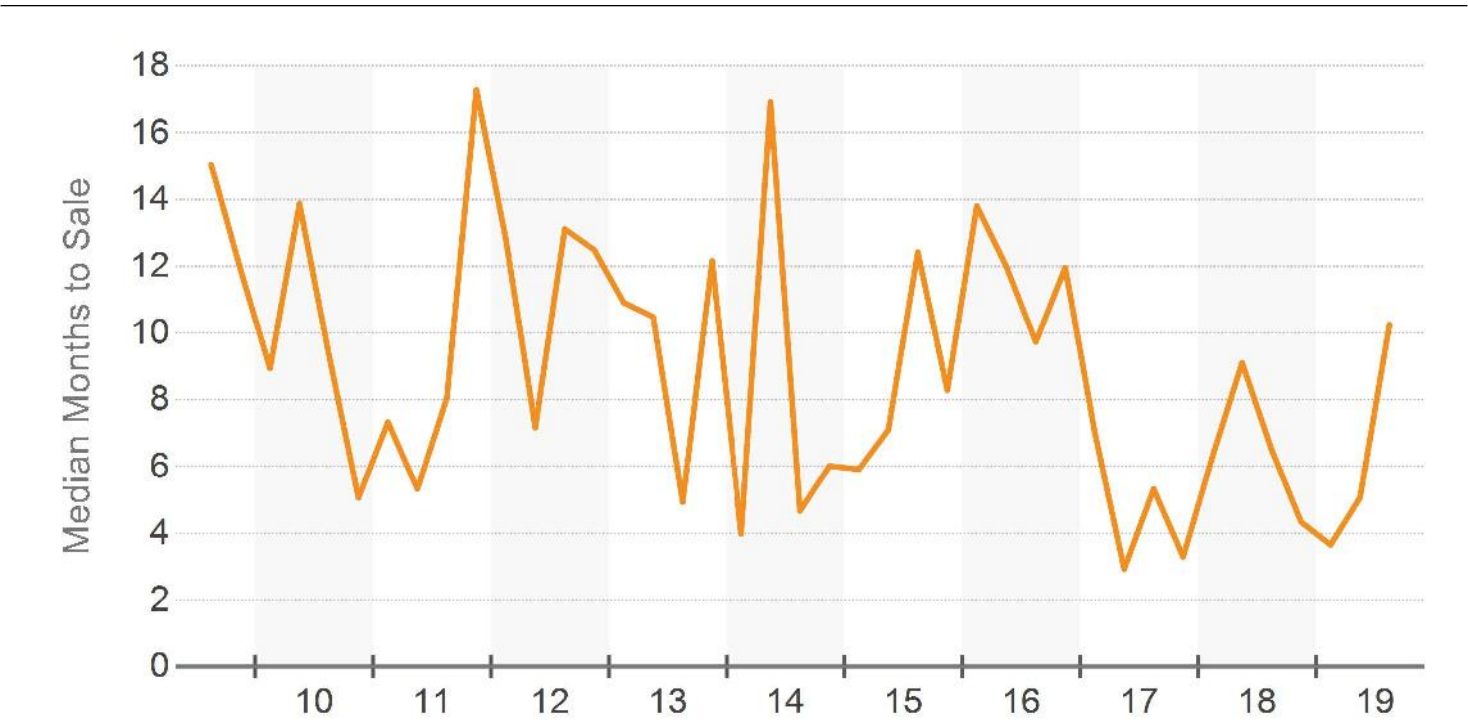
CAP RATE



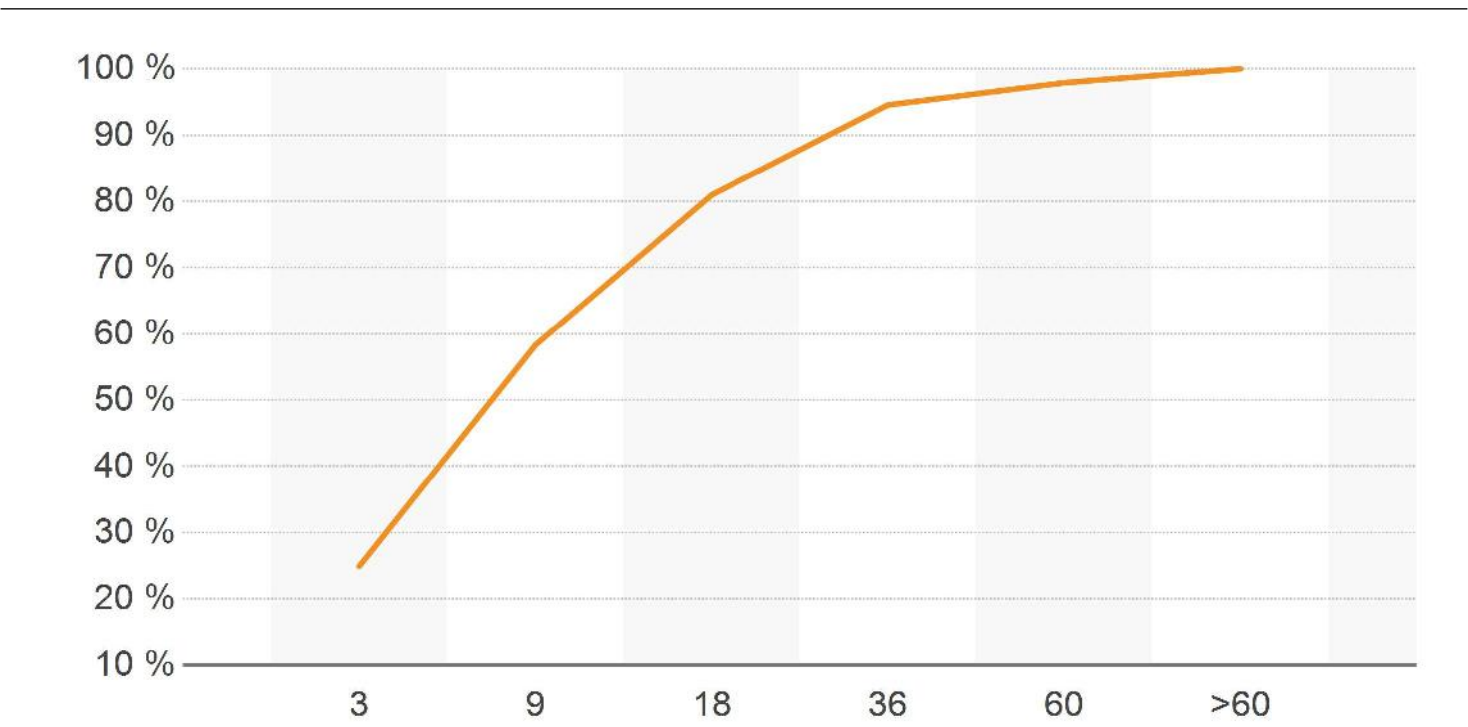
CAP RATE BY STAR RATING



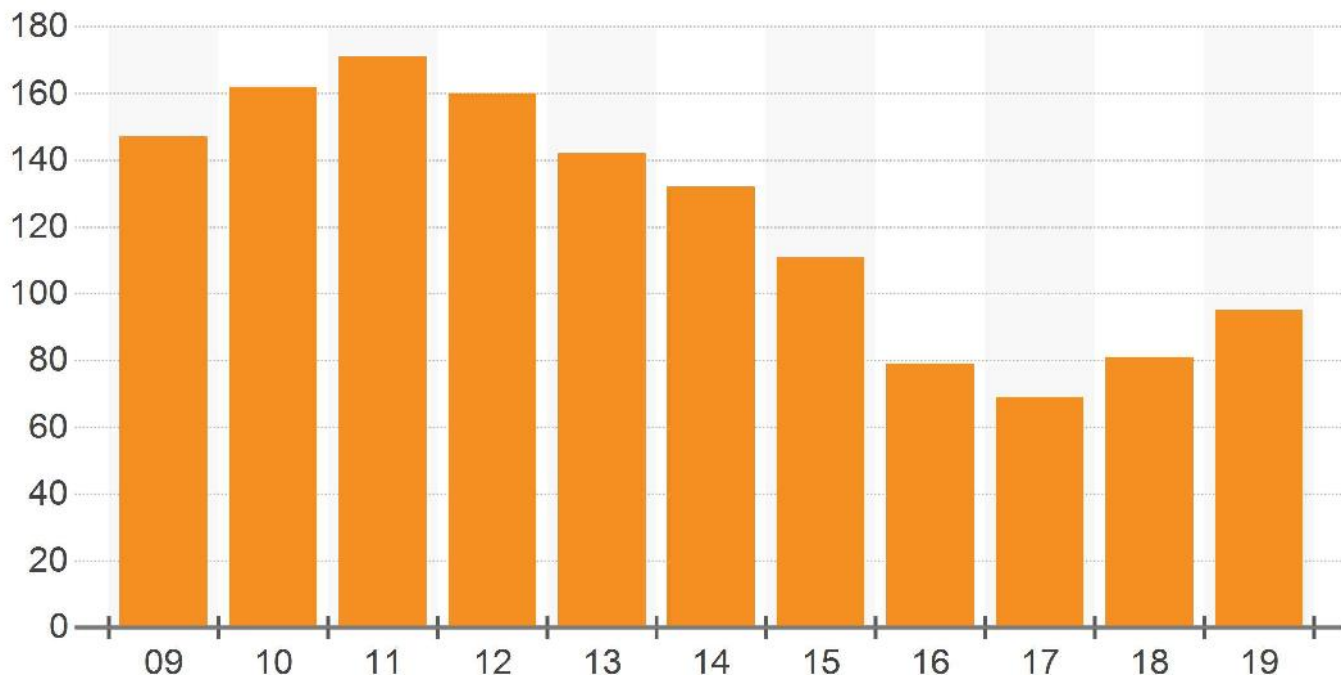
MONTHS TO SALE



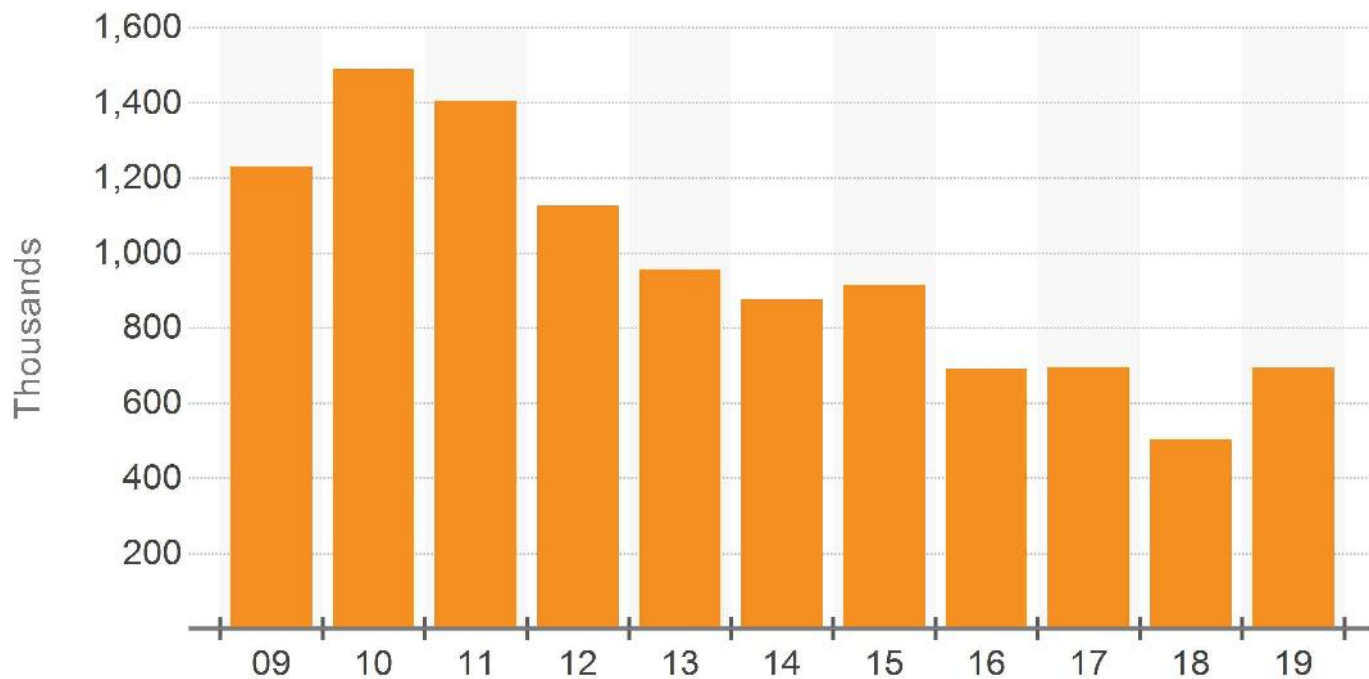
PROBABILITY OF SELLING IN MONTHS



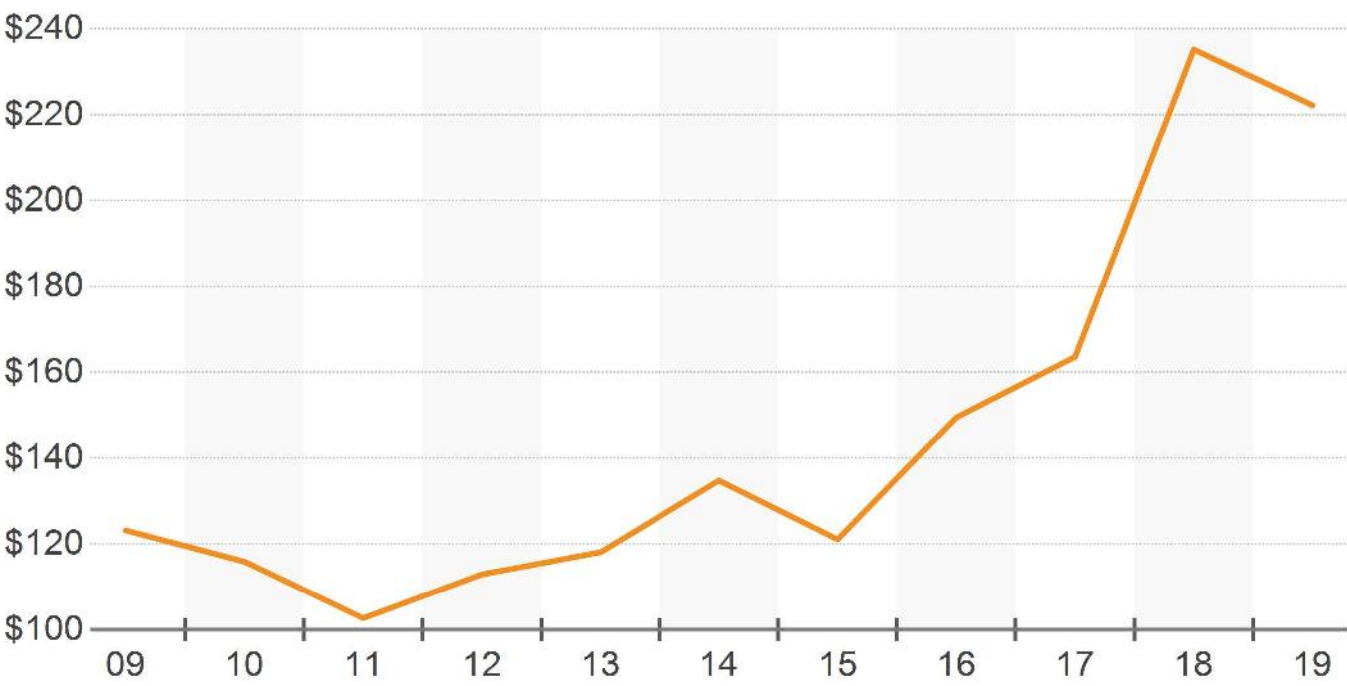
FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



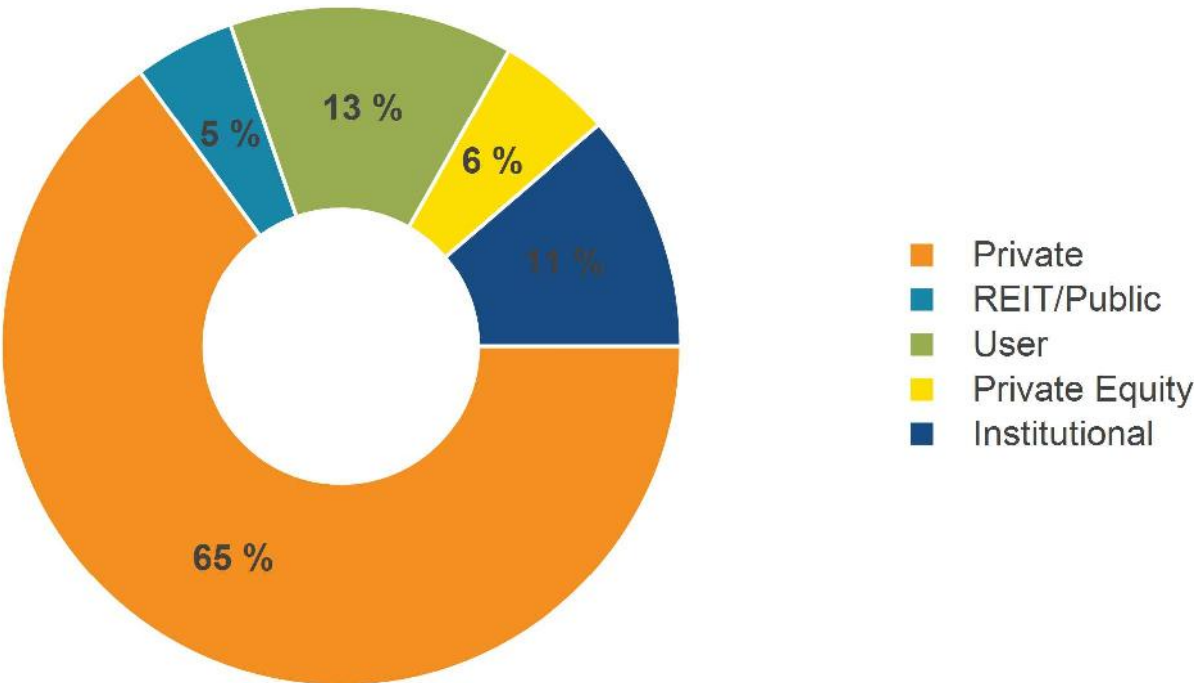
TOP BUYERS



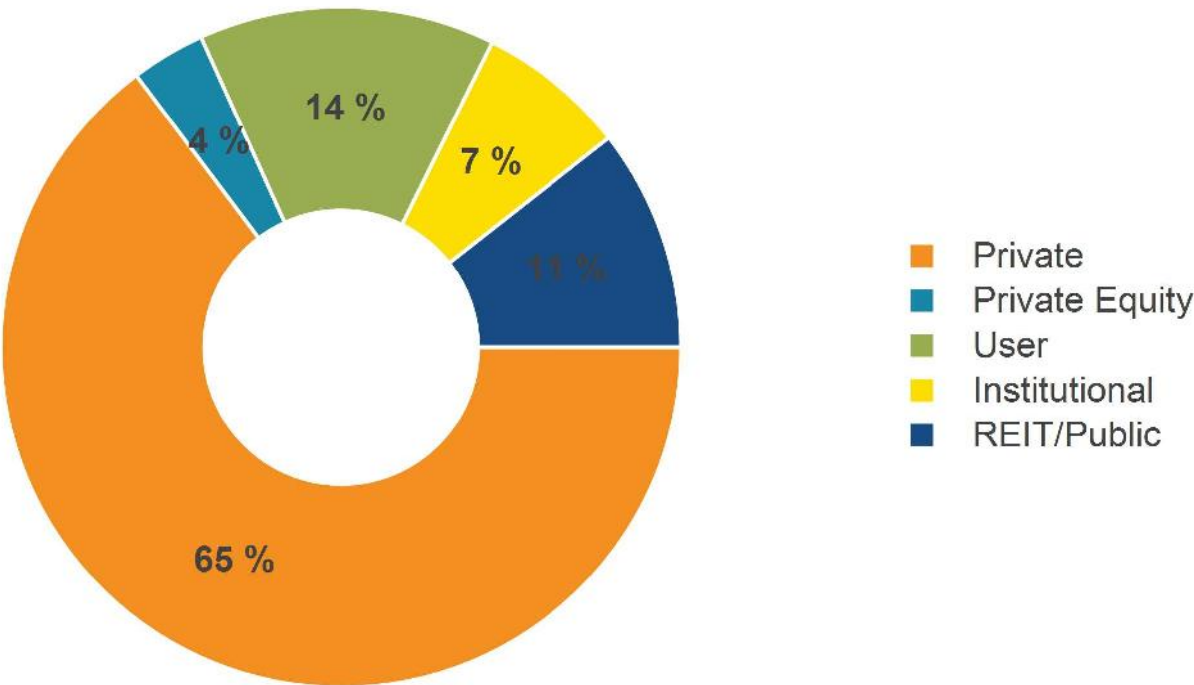
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

