



Retail Report – Larimer & Weld County

Q2 2024

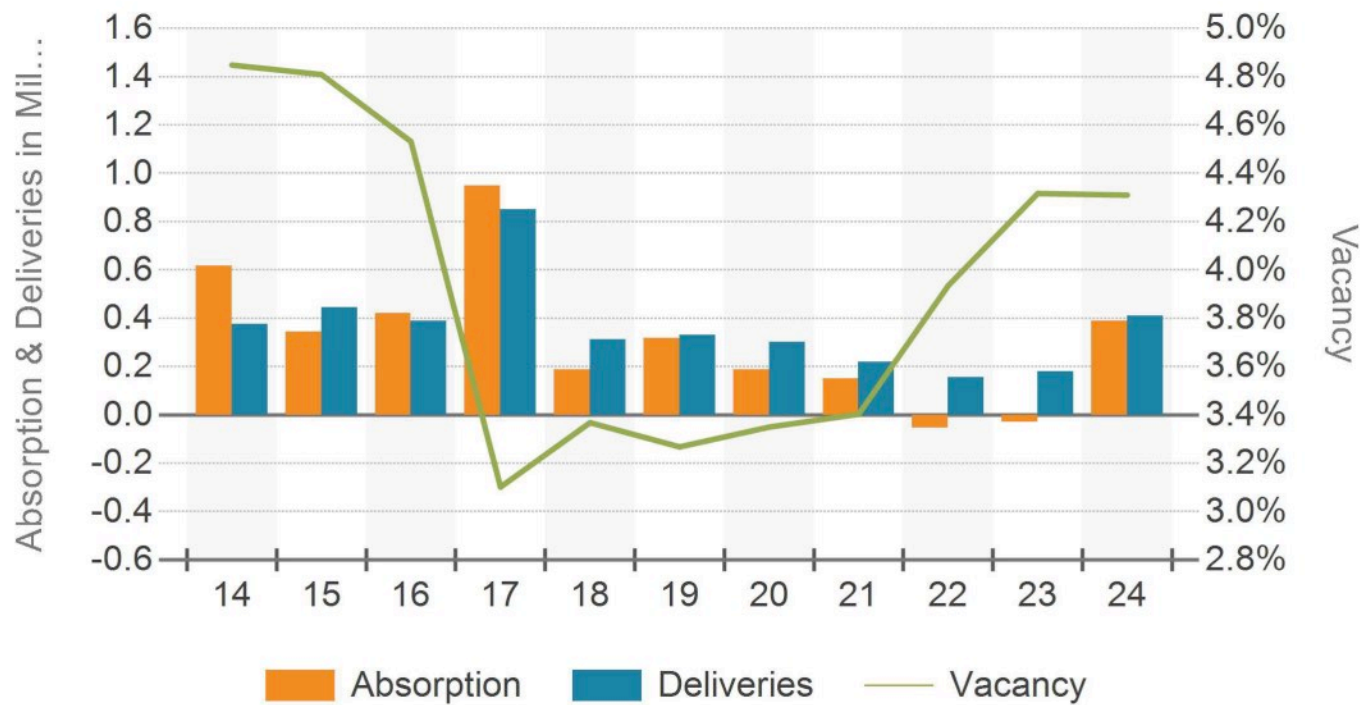
PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES

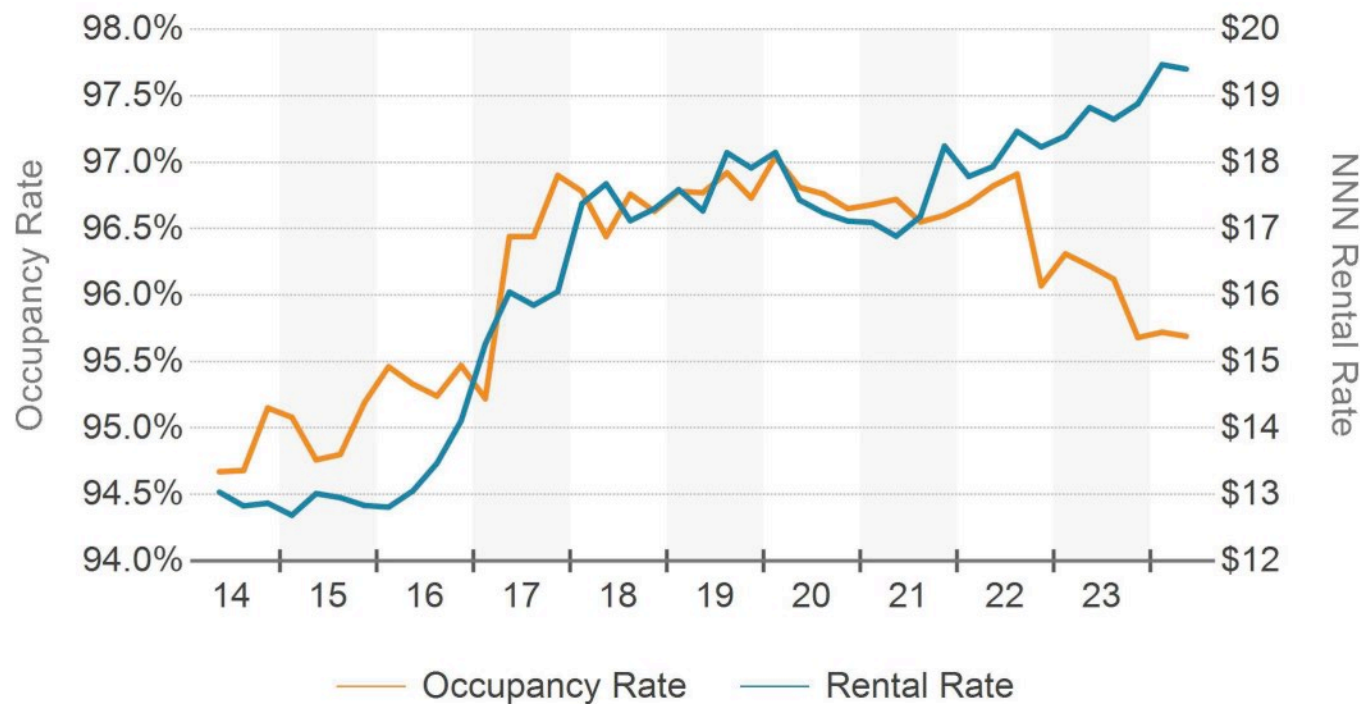
Jamie Globelnik
Broker



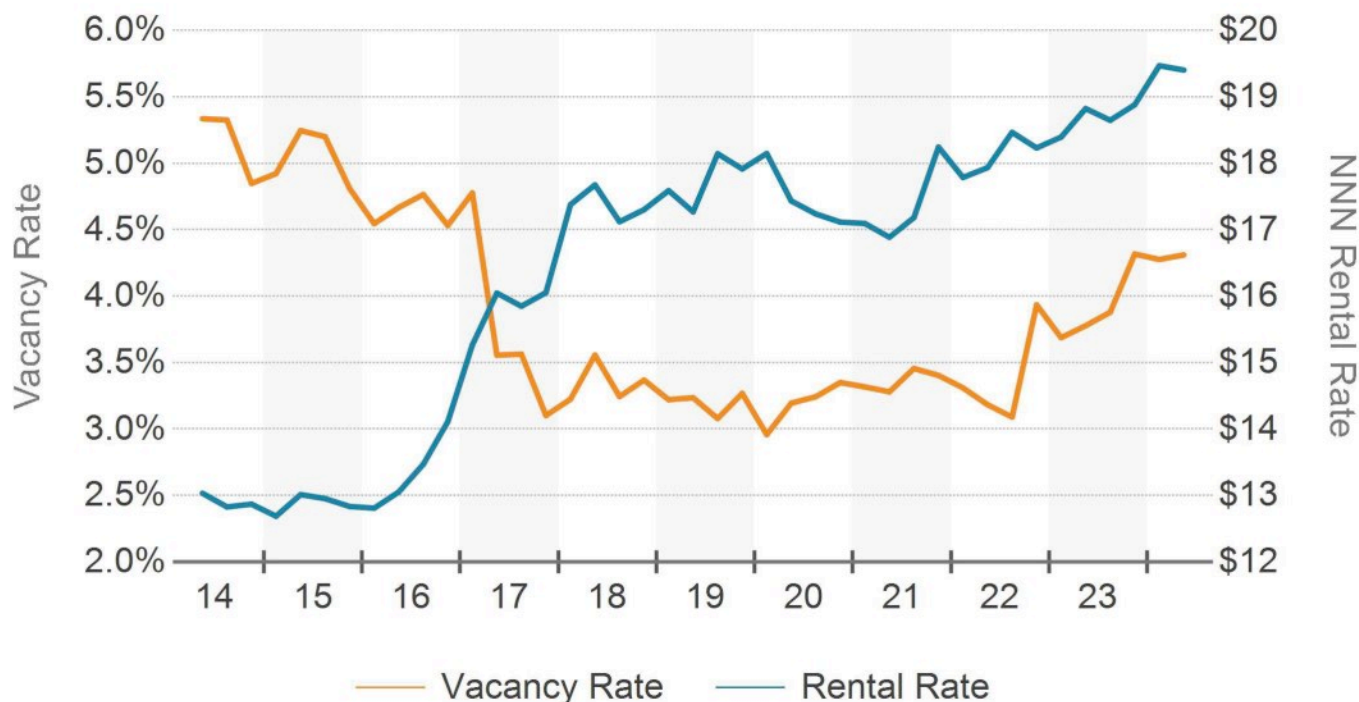
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$19.40	\$17.88
Vacancy Rate	4.3%	3.5%
Vacant SF	1,535,930	1,209,412
Availability Rate	5.0%	4.5%
Available SF	1,781,451	1,563,539
Sublet SF	140,639	110,647
Months on Market	8.7	9.8

Inventory	Survey	5-Year Avg
Existing Buildings	3,018	2,953
Existing SF	35,641,278	34,850,979
12 Mo. Const. Starts	192,335	208,419
Under Construction	109,076	224,072
12 Mo. Deliveries	507,204	290,819

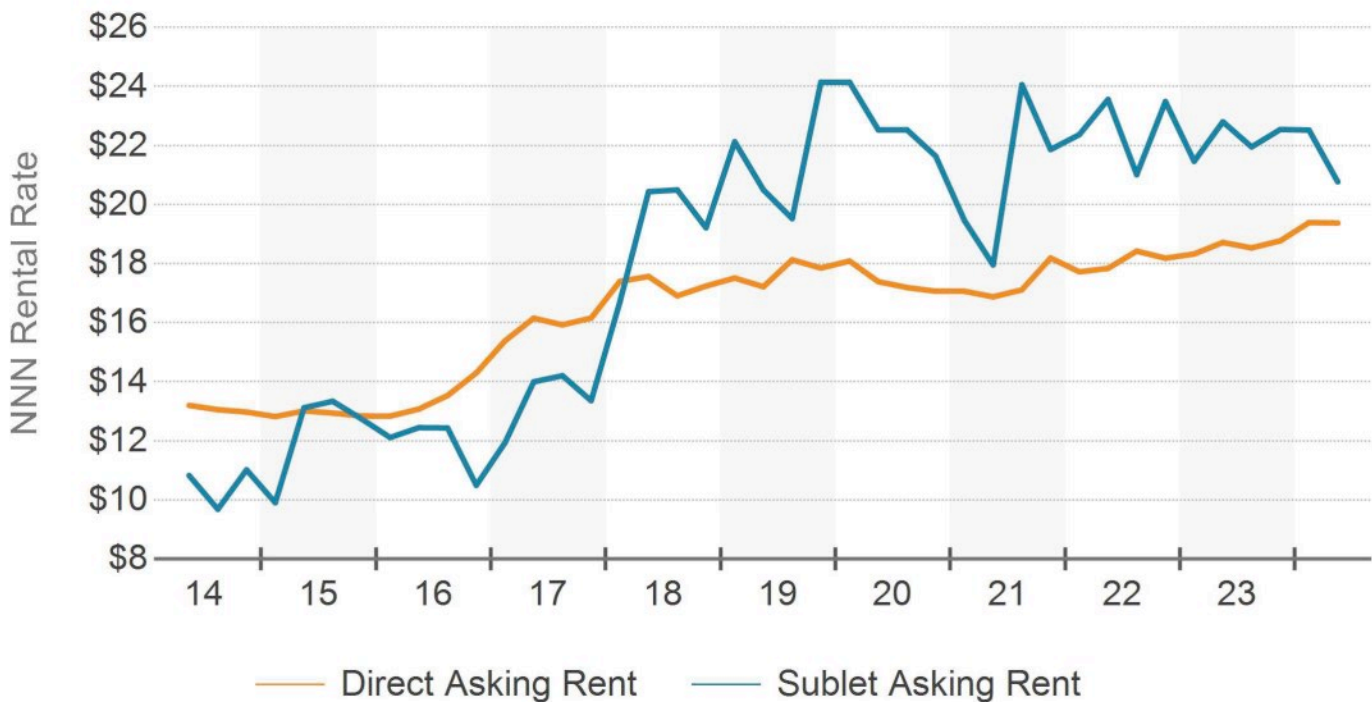
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	276,105	159,856
12 Mo. Leasing SF	579,740	593,957

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$228	\$208
Asking Price Per SF	\$450	\$338
Sales Volume (Mil.)	\$204	\$284
Cap Rate	6.4%	6.3%

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



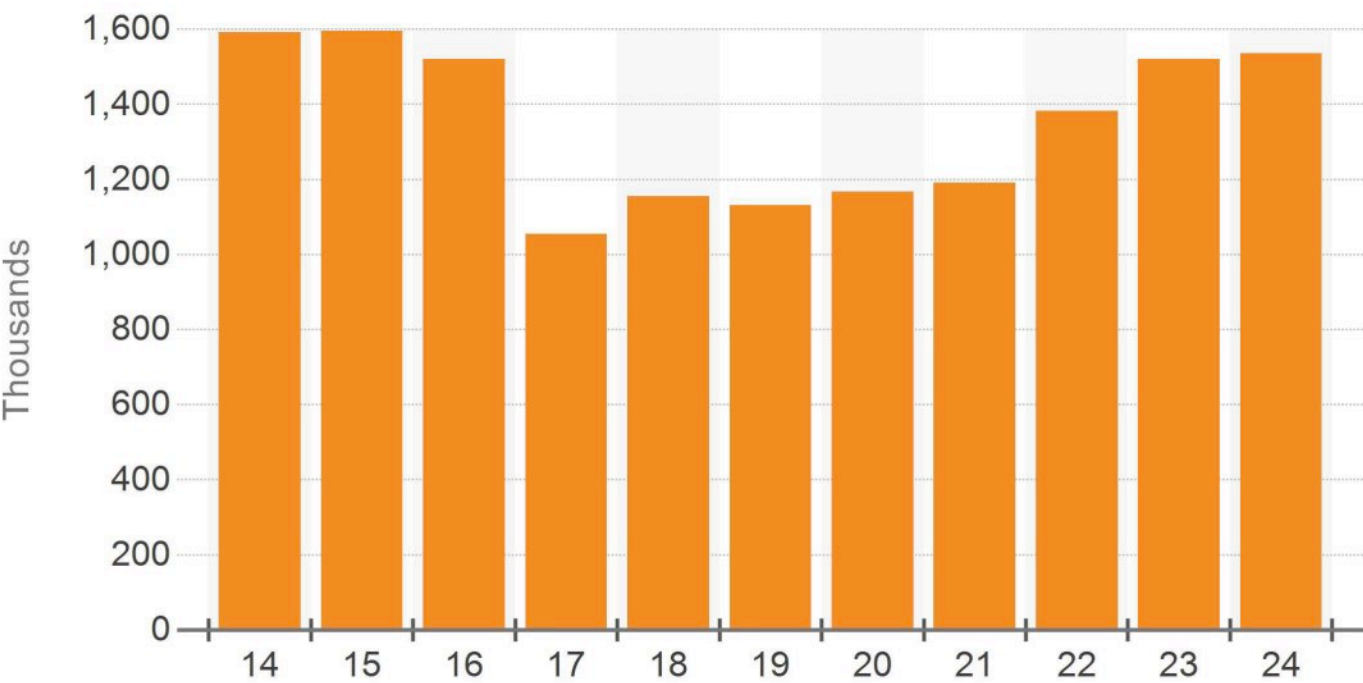
PERCENT LEASED RATE



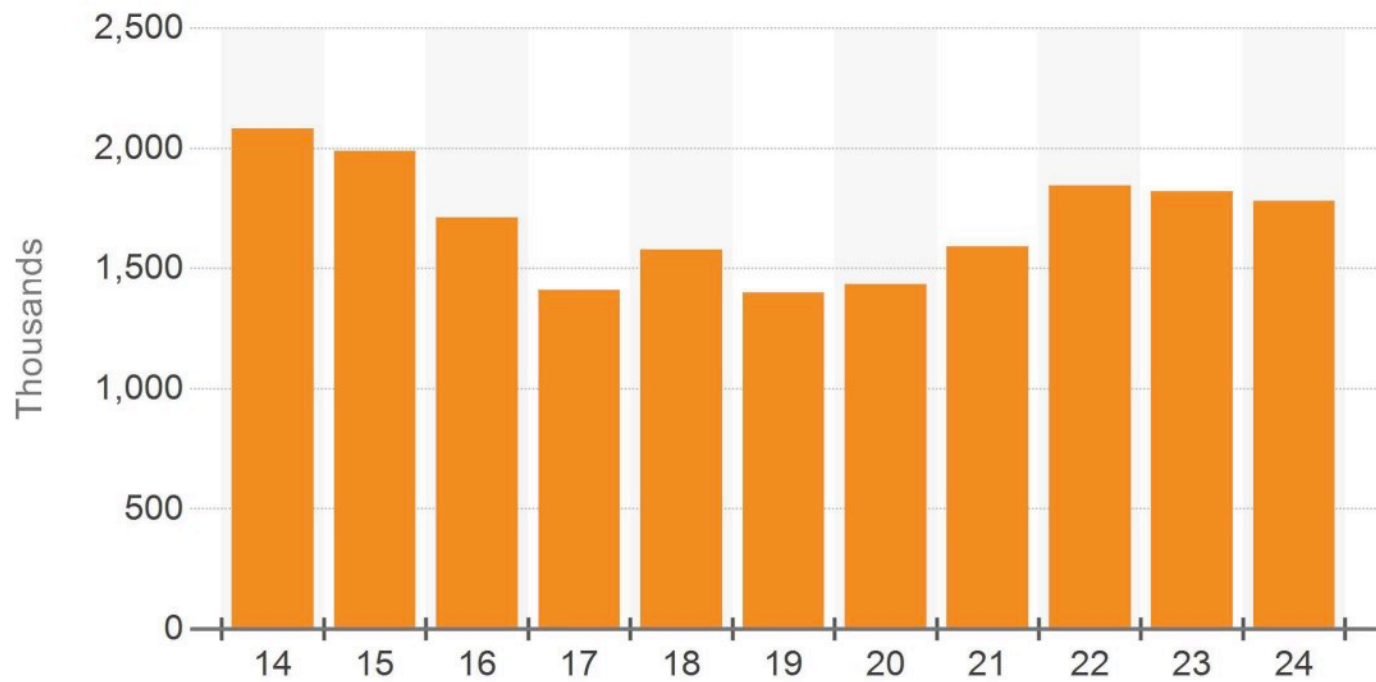
OCCUPANCY & PERCENT LEASED



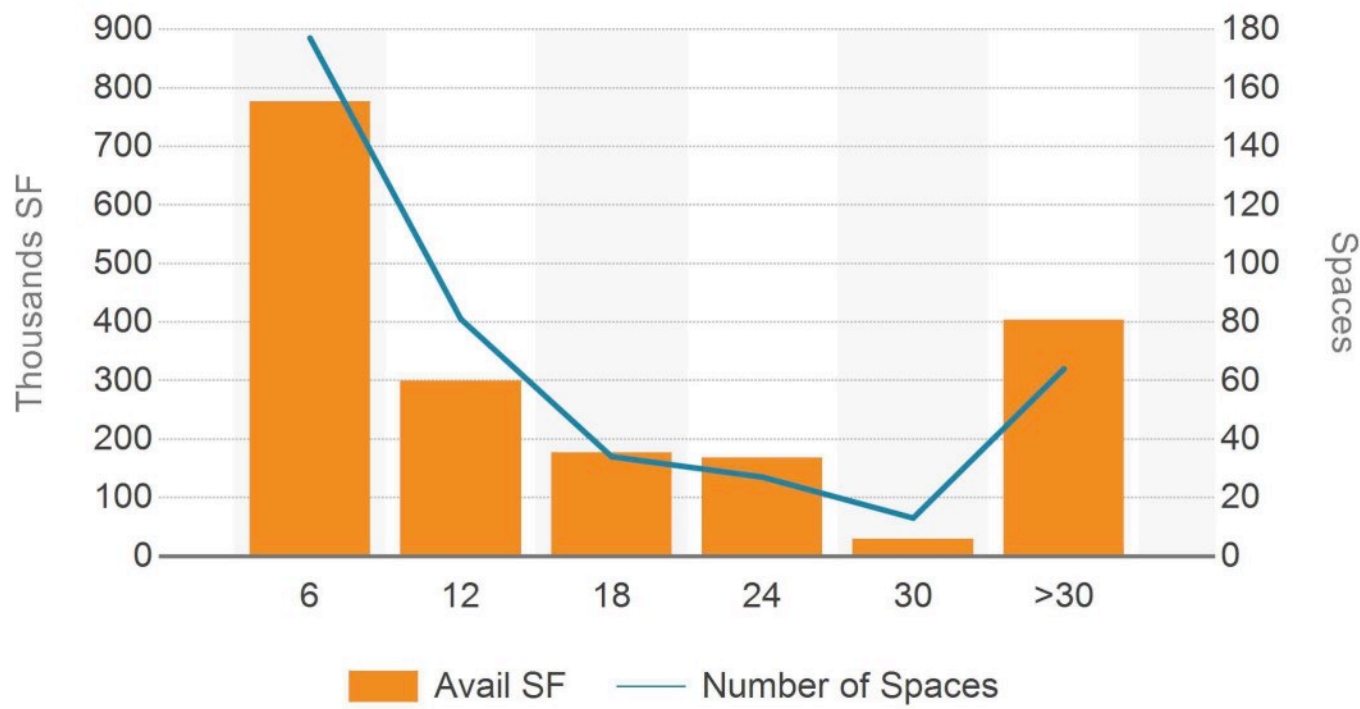
VACANT SF



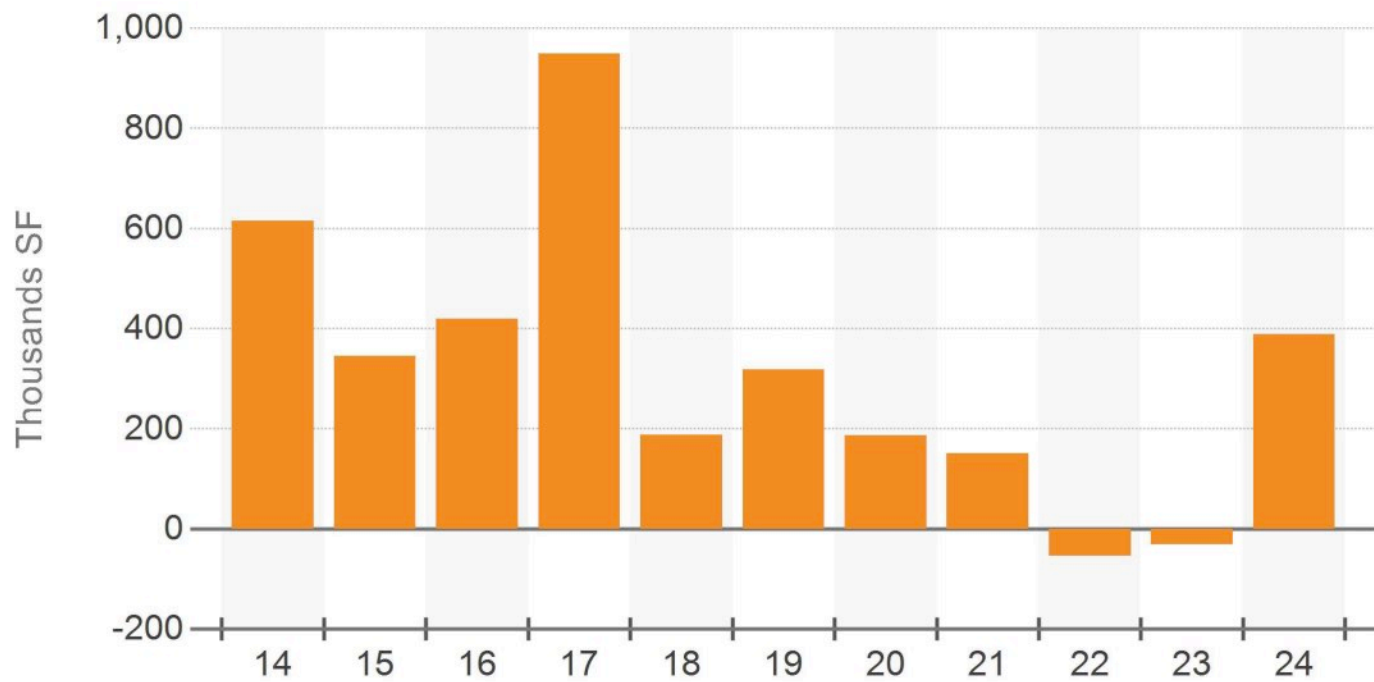
AVAILABLE SF



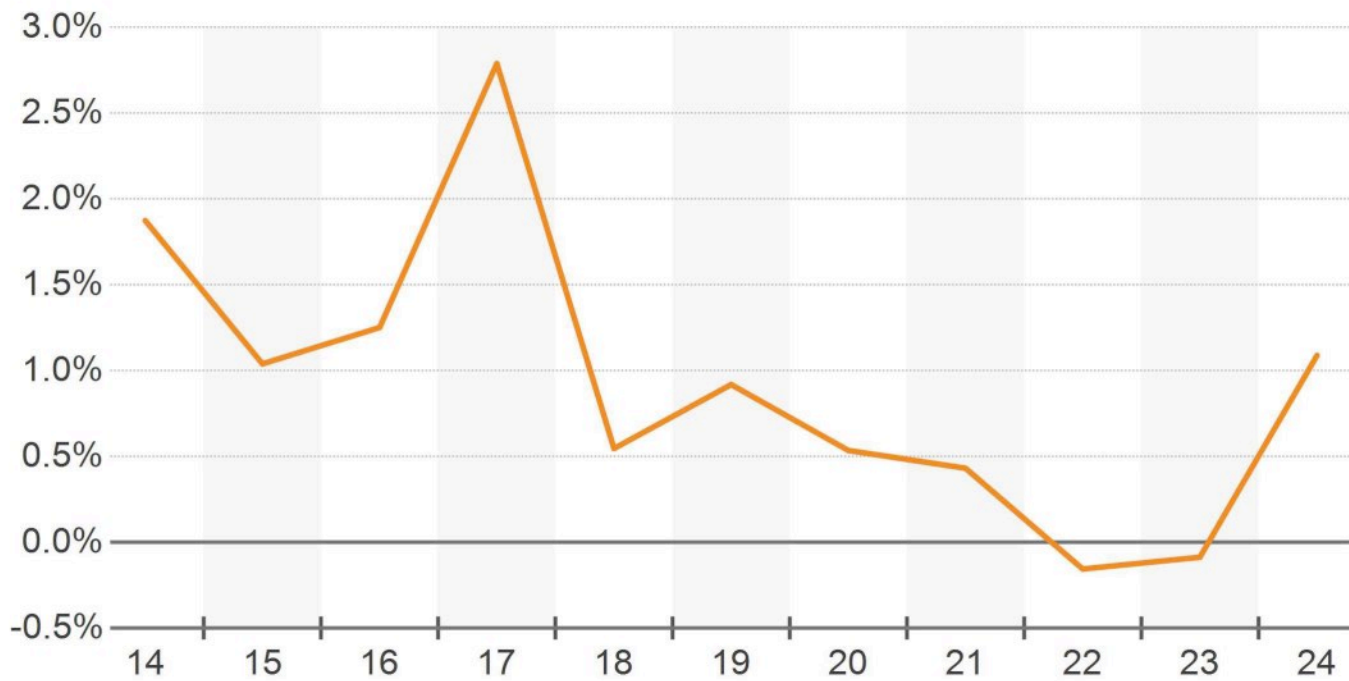
MONTHS ON MARKET DISTRIBUTION



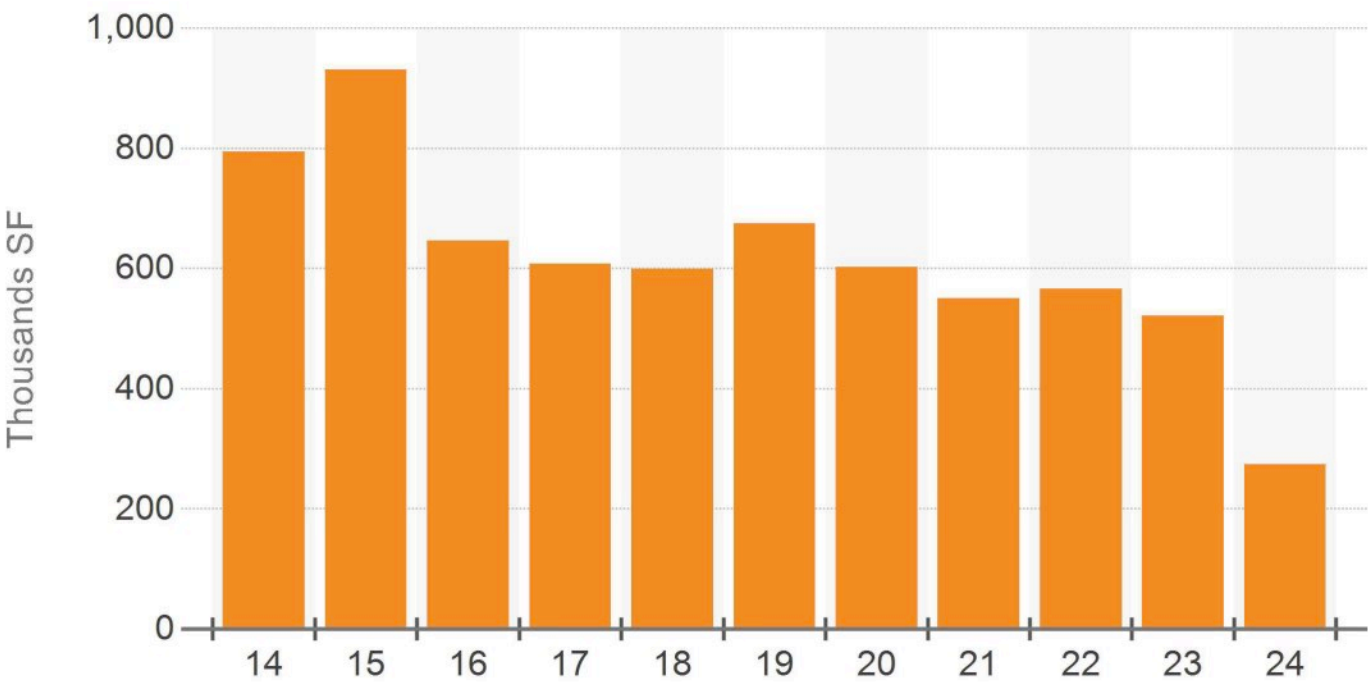
NET ABSORPTION



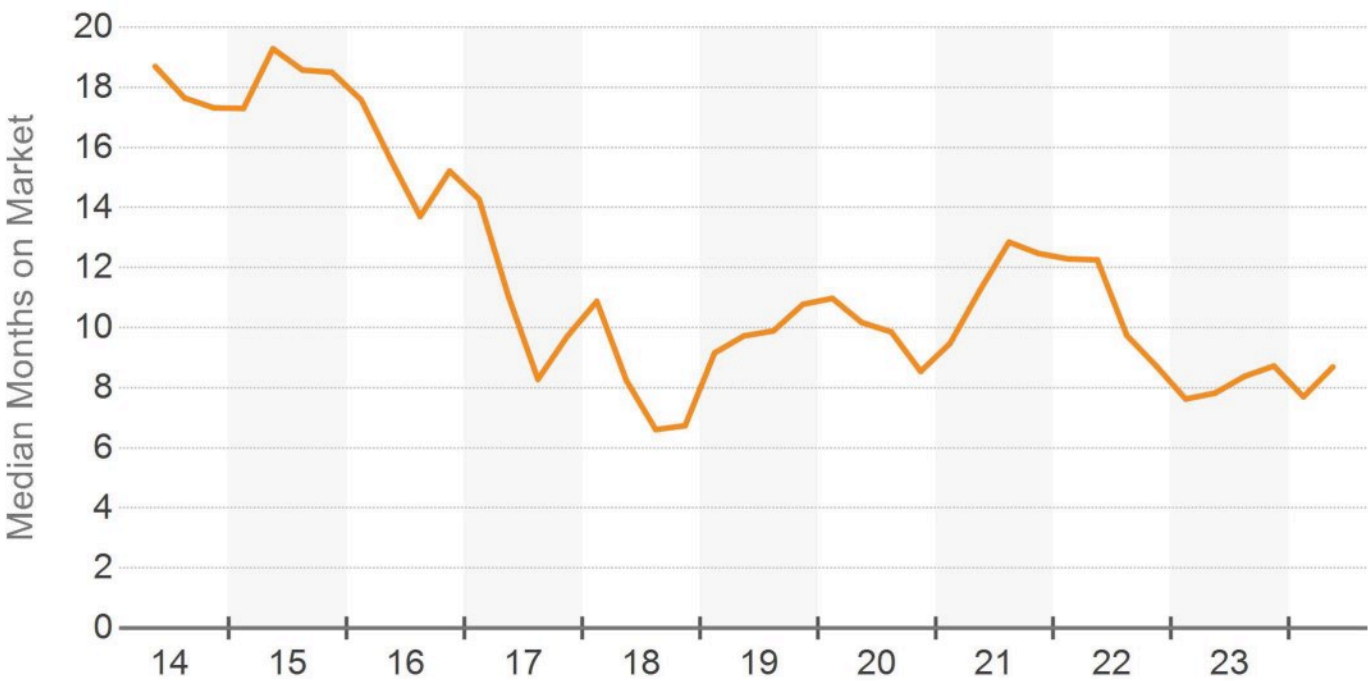
NET ABSORPTION AS % OF INVENTORY



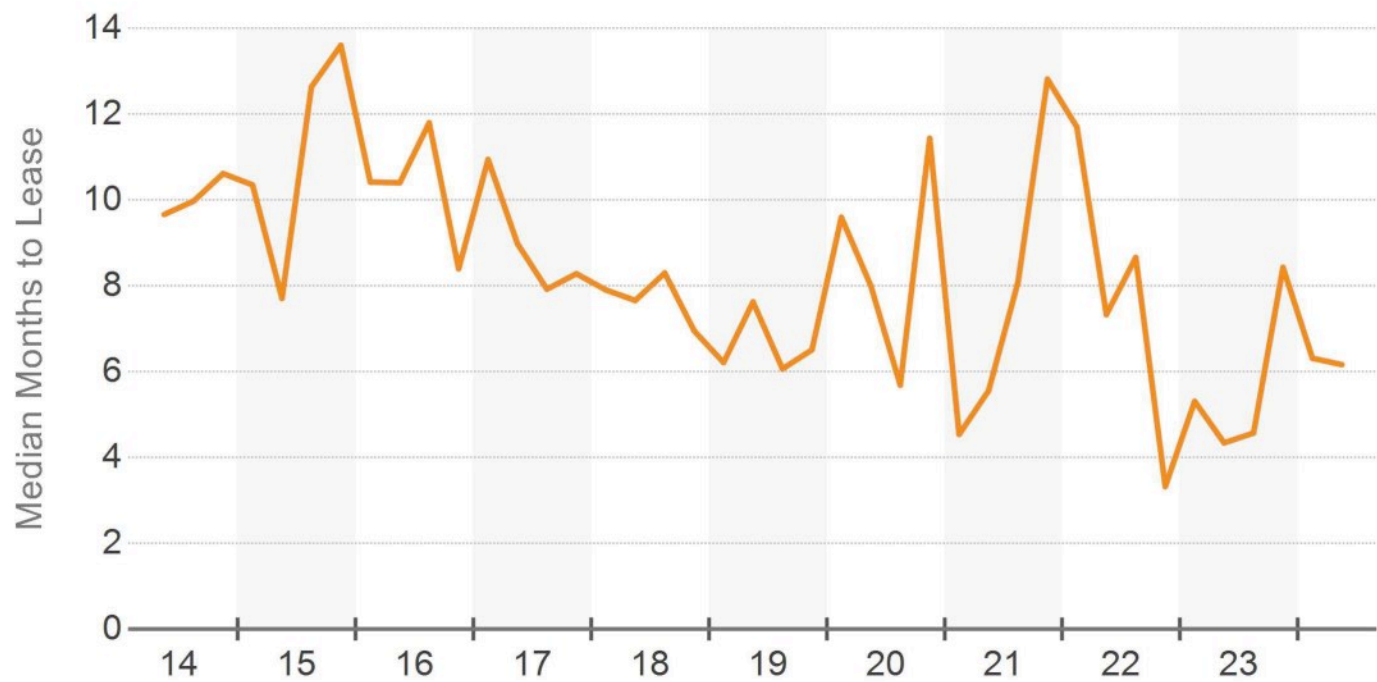
LEASING ACTIVITY



MONTHS ON MARKET



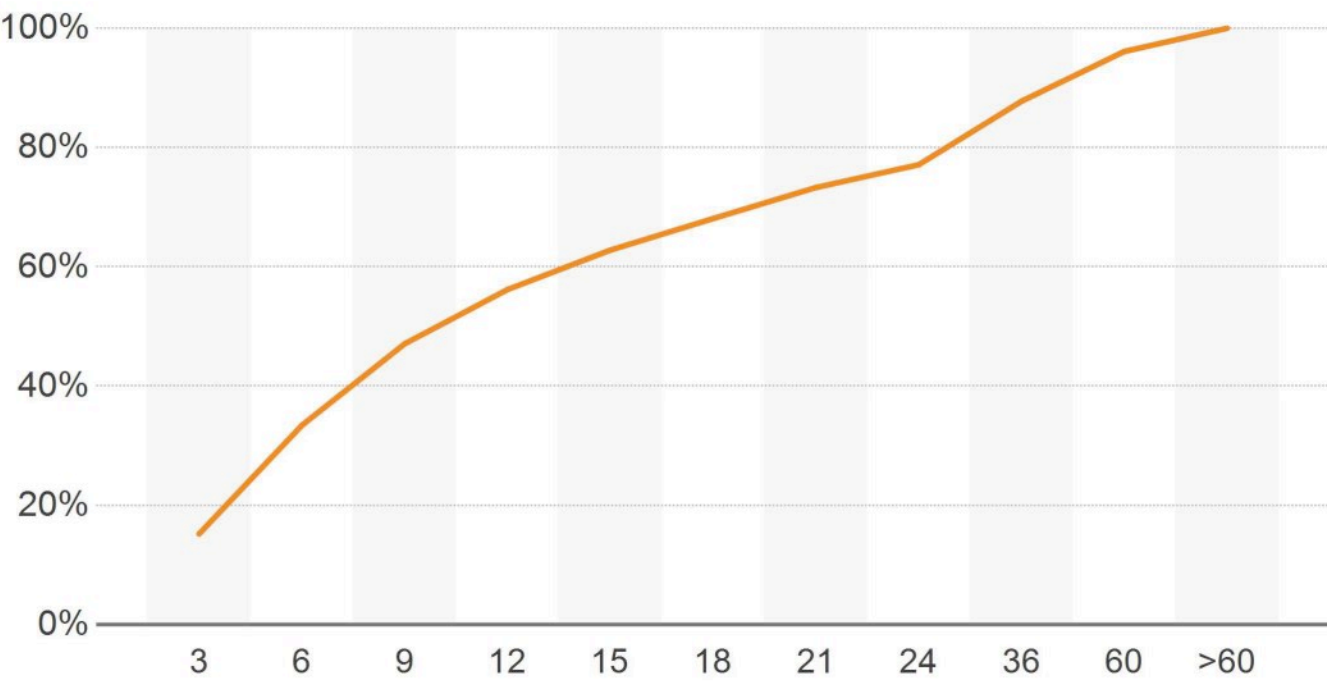
MONTHS TO LEASE



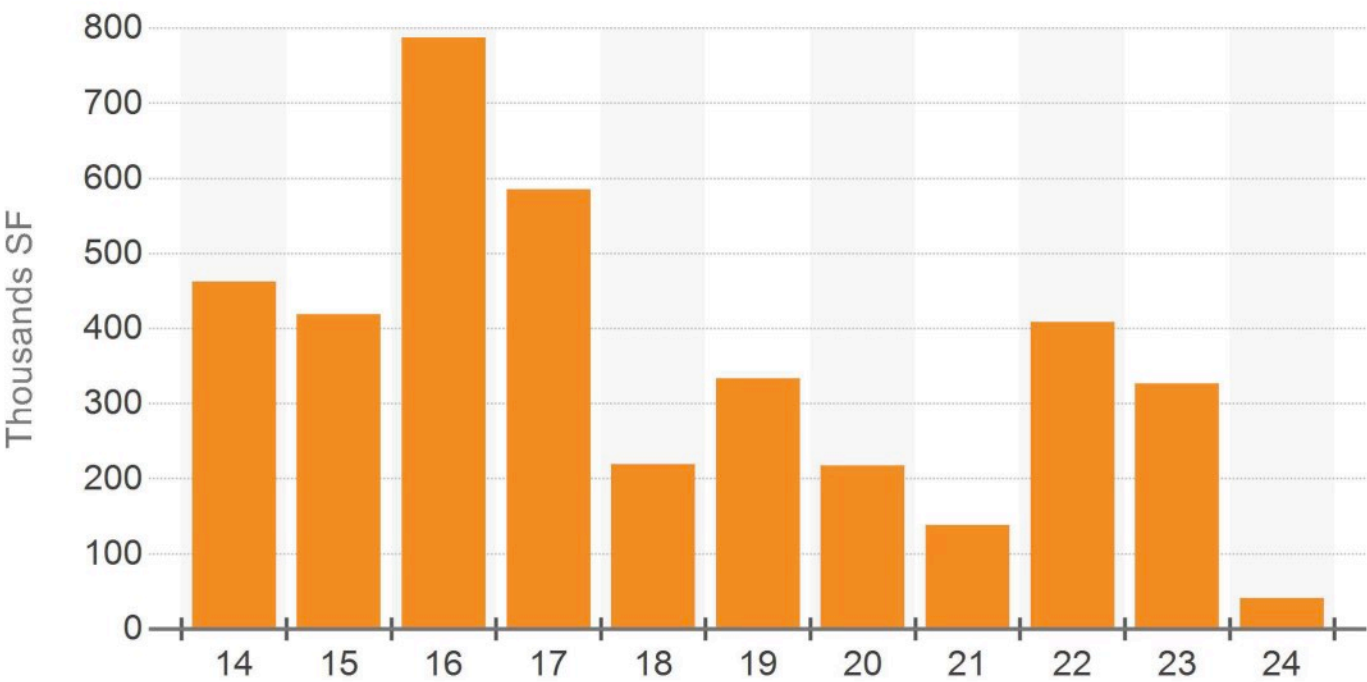
MONTHS VACANT



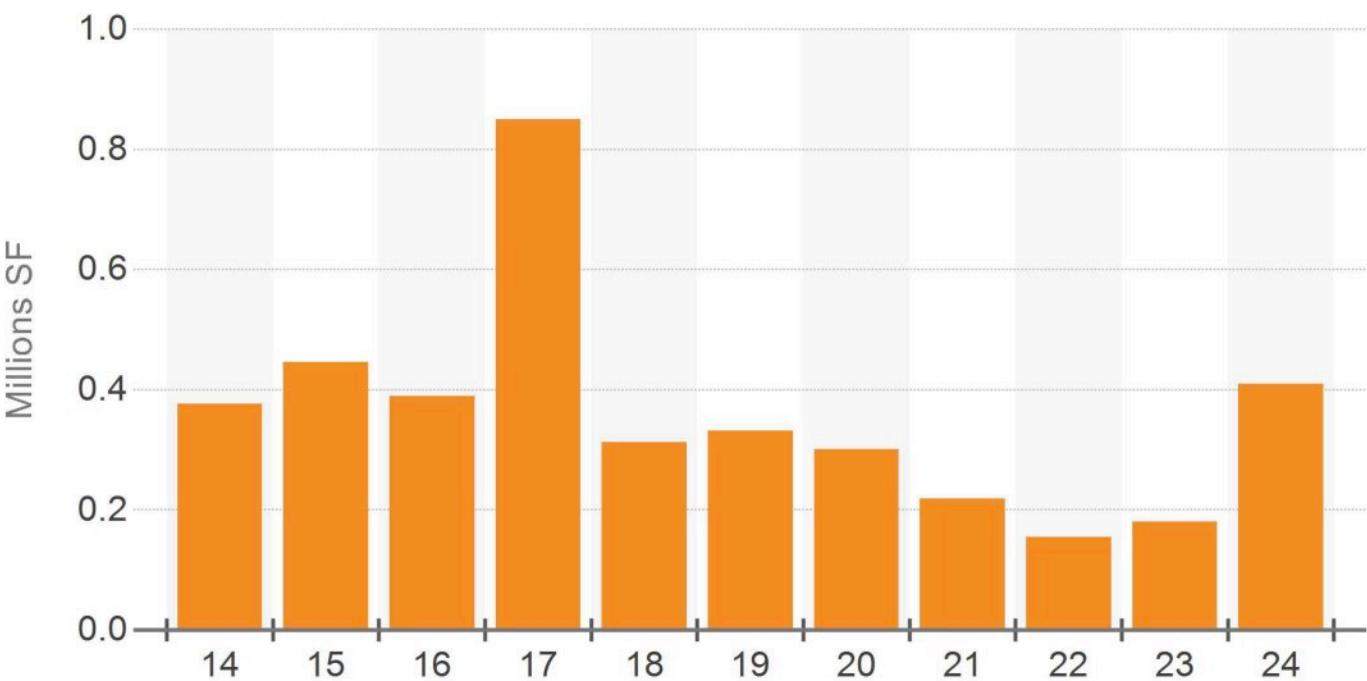
PROBABILITY OF LEASING IN MONTHS



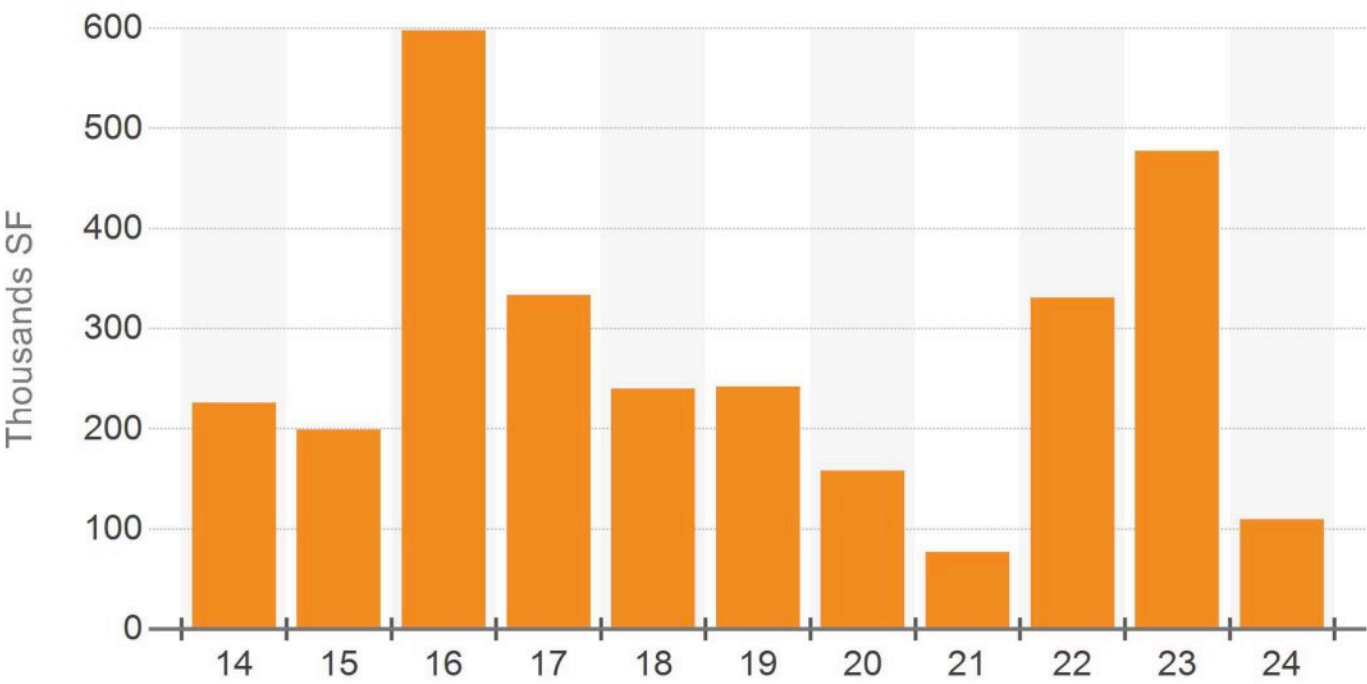
CONSTRUCTION STARTS



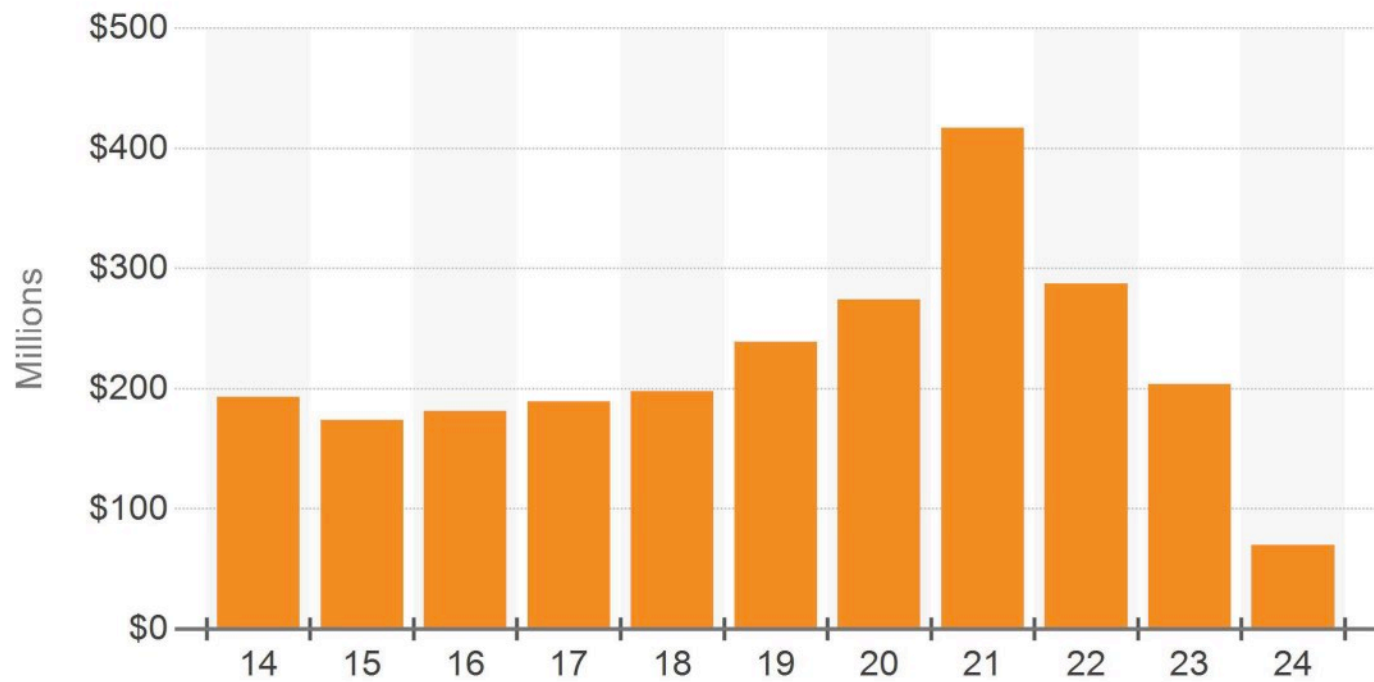
CONSTRUCTION DELIVERIES



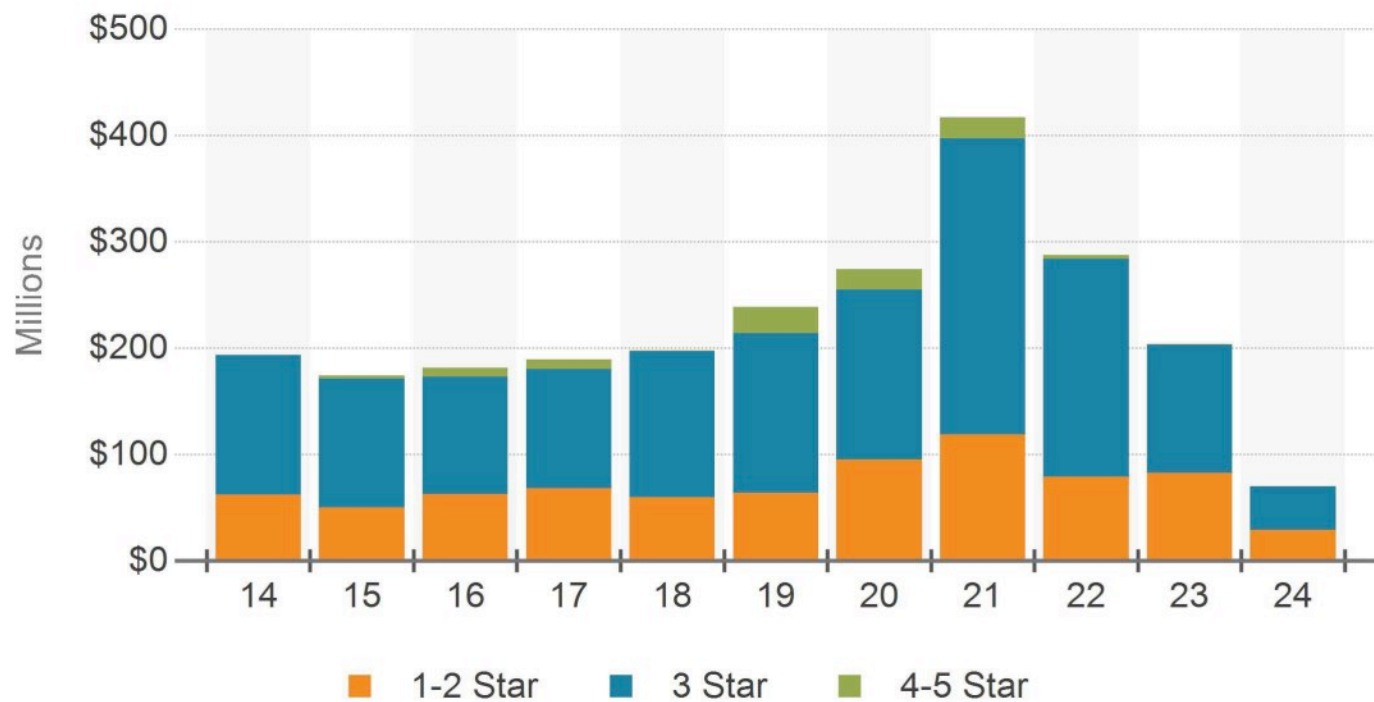
UNDER CONSTRUCTION



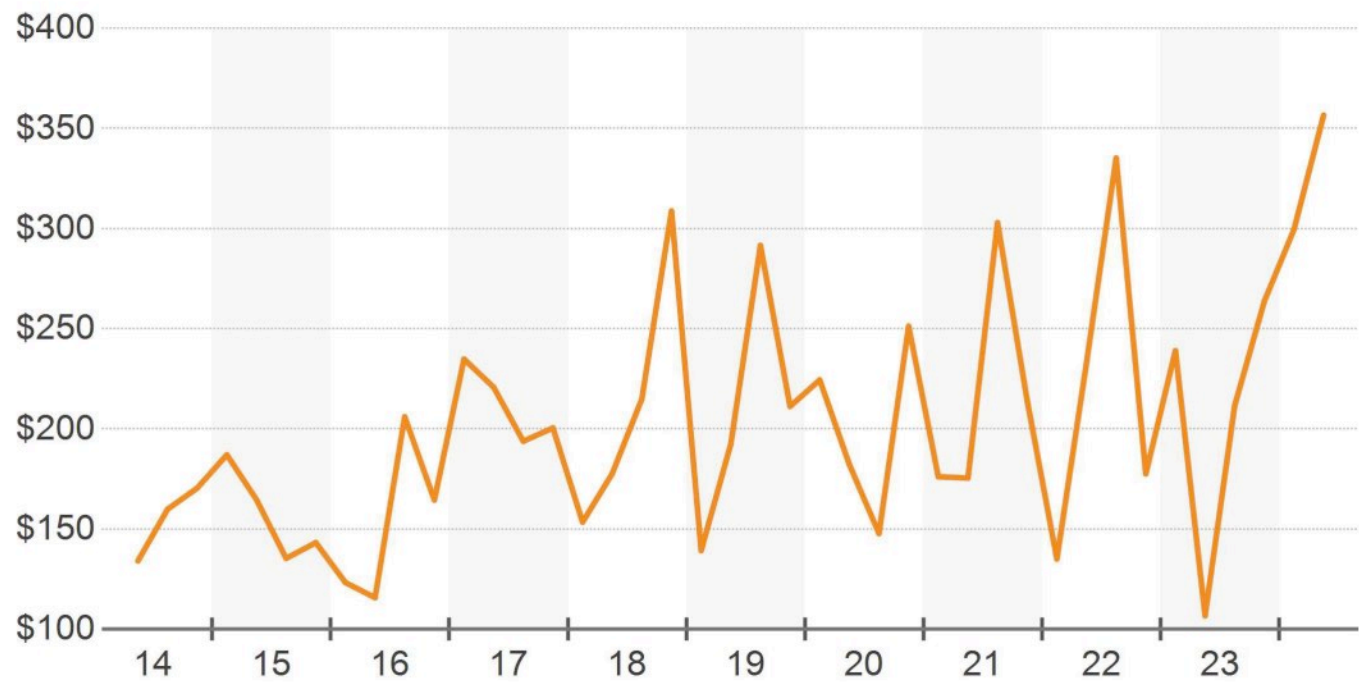
SALES VOLUME



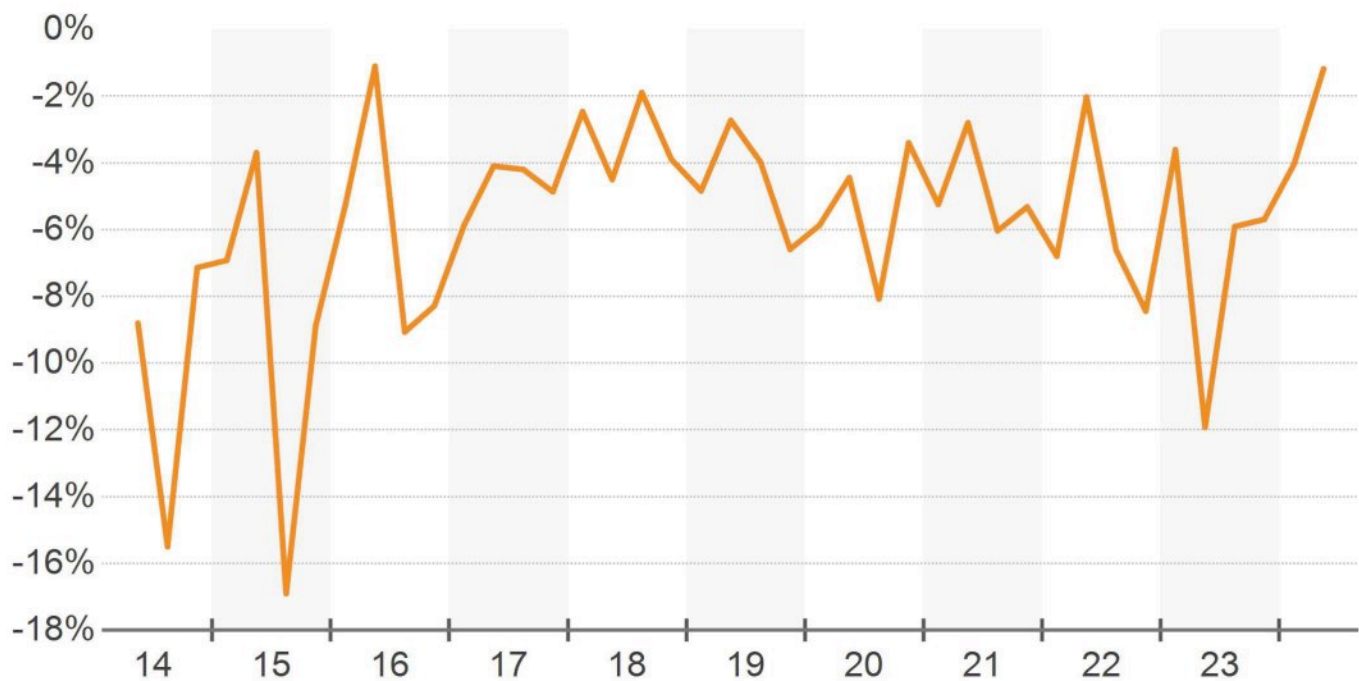
SALES VOLUME BY STAR RATING



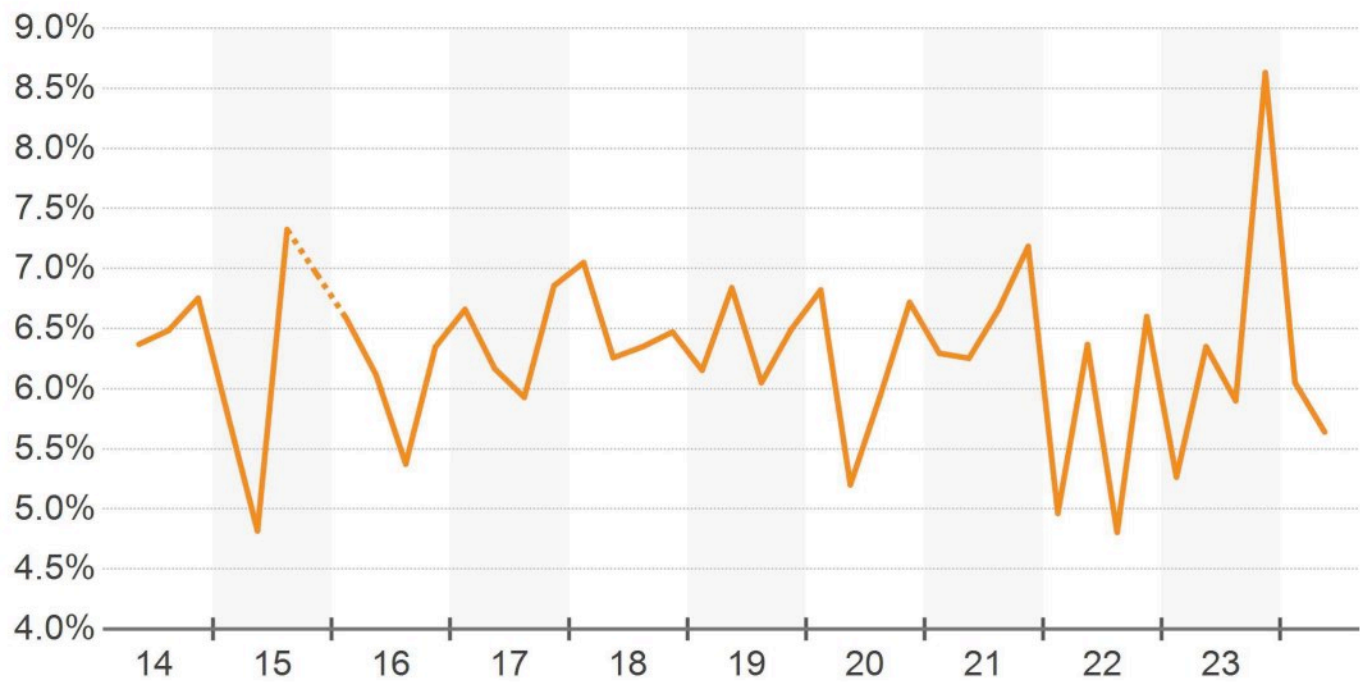
AVERAGE SALE PRICE PER SF



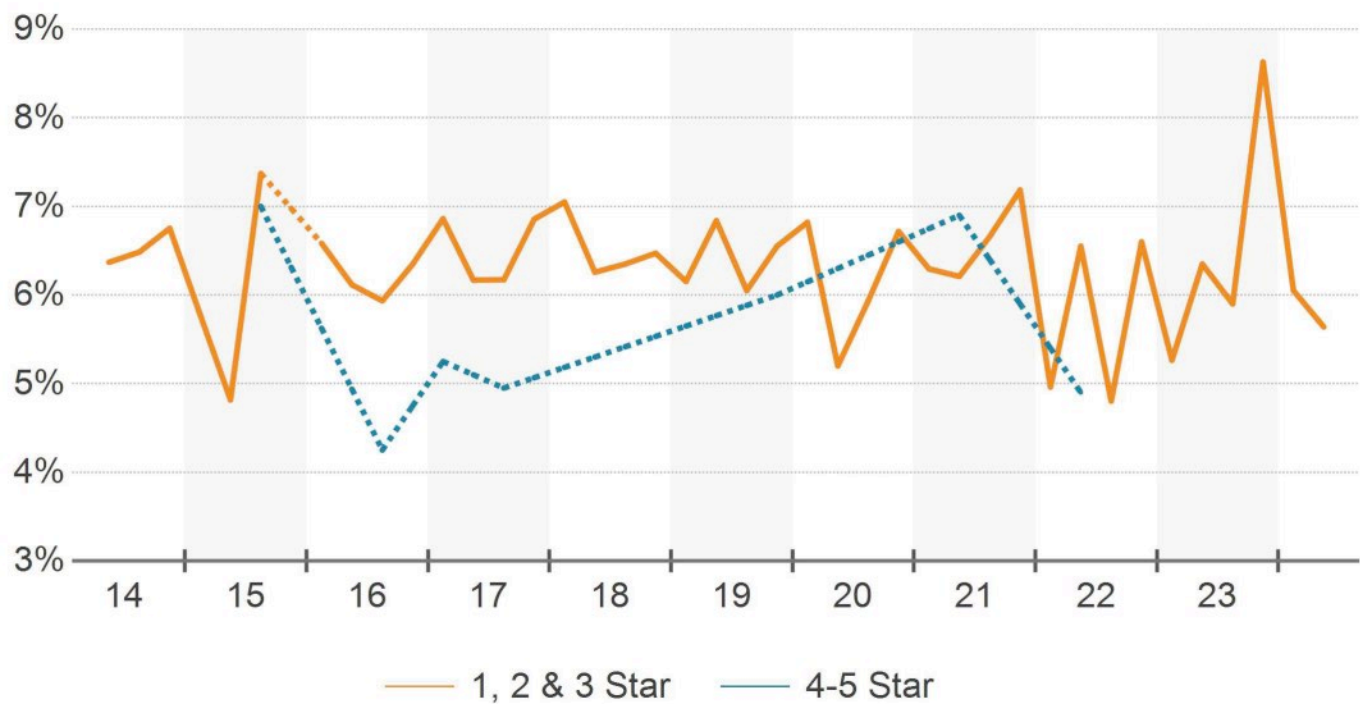
SALE TO ASKING PRICE DIFFERENTIAL



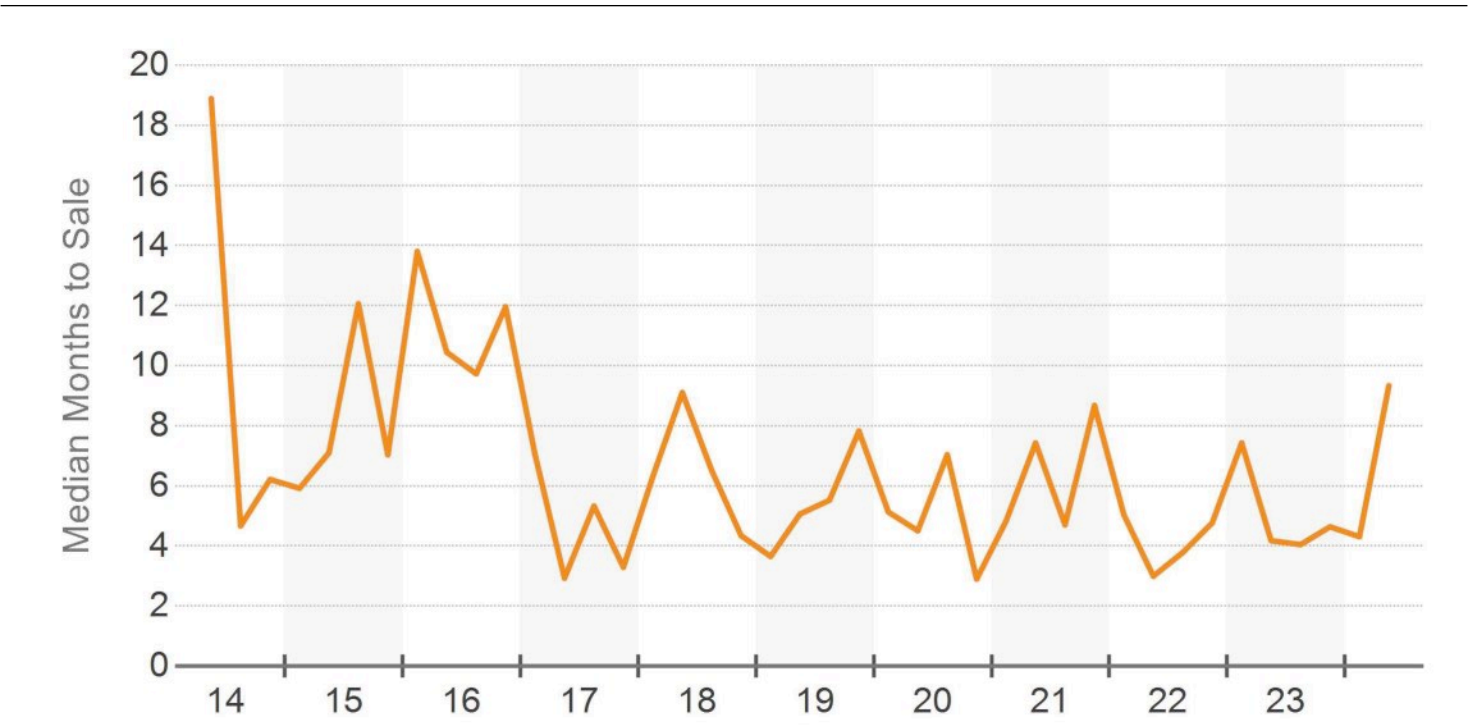
CAP RATE



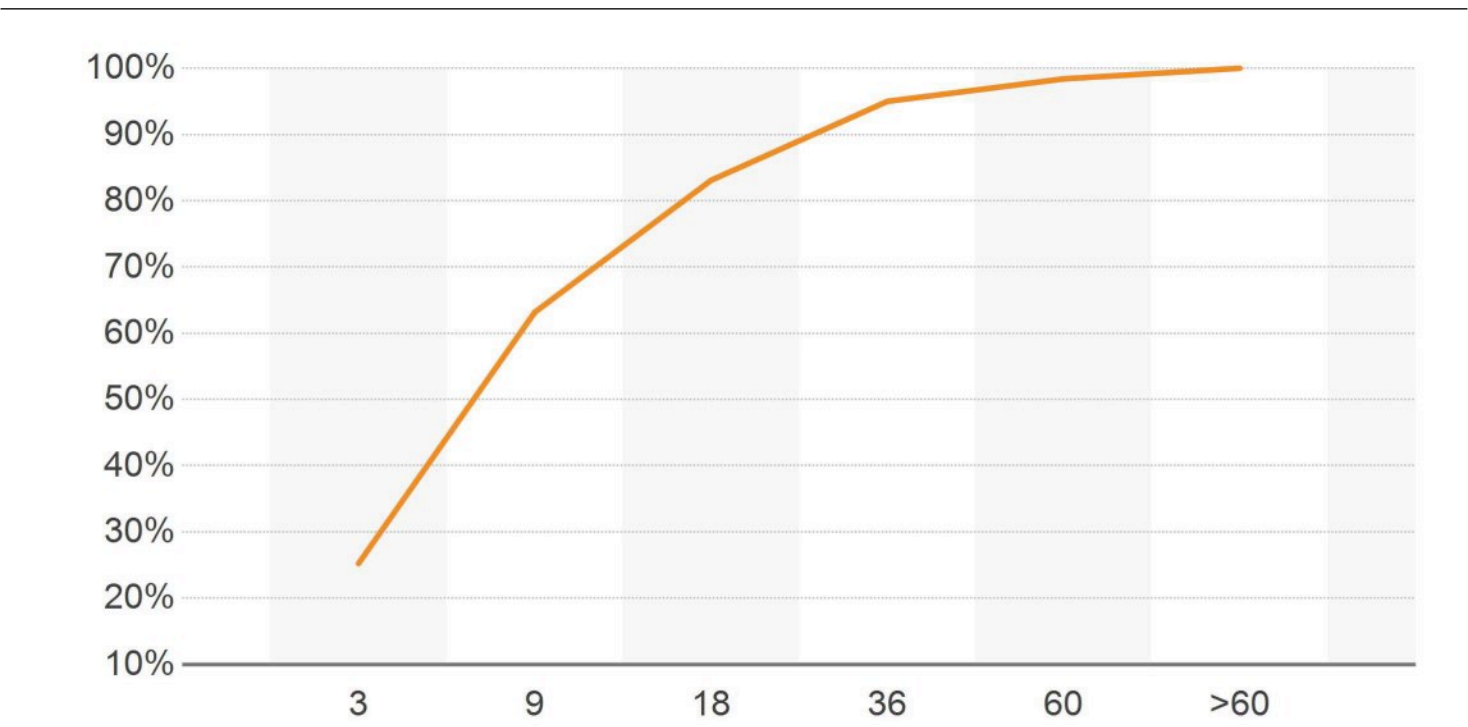
CAP RATE BY STAR RATING



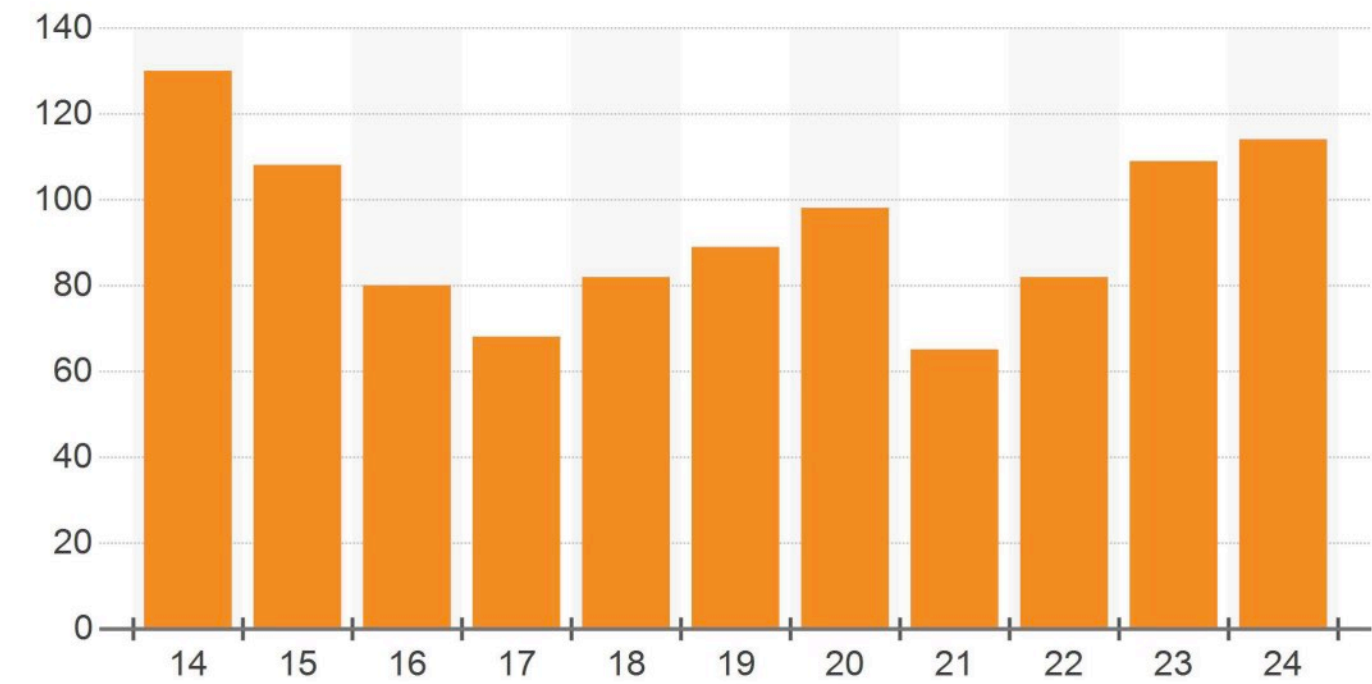
MONTHS TO SALE



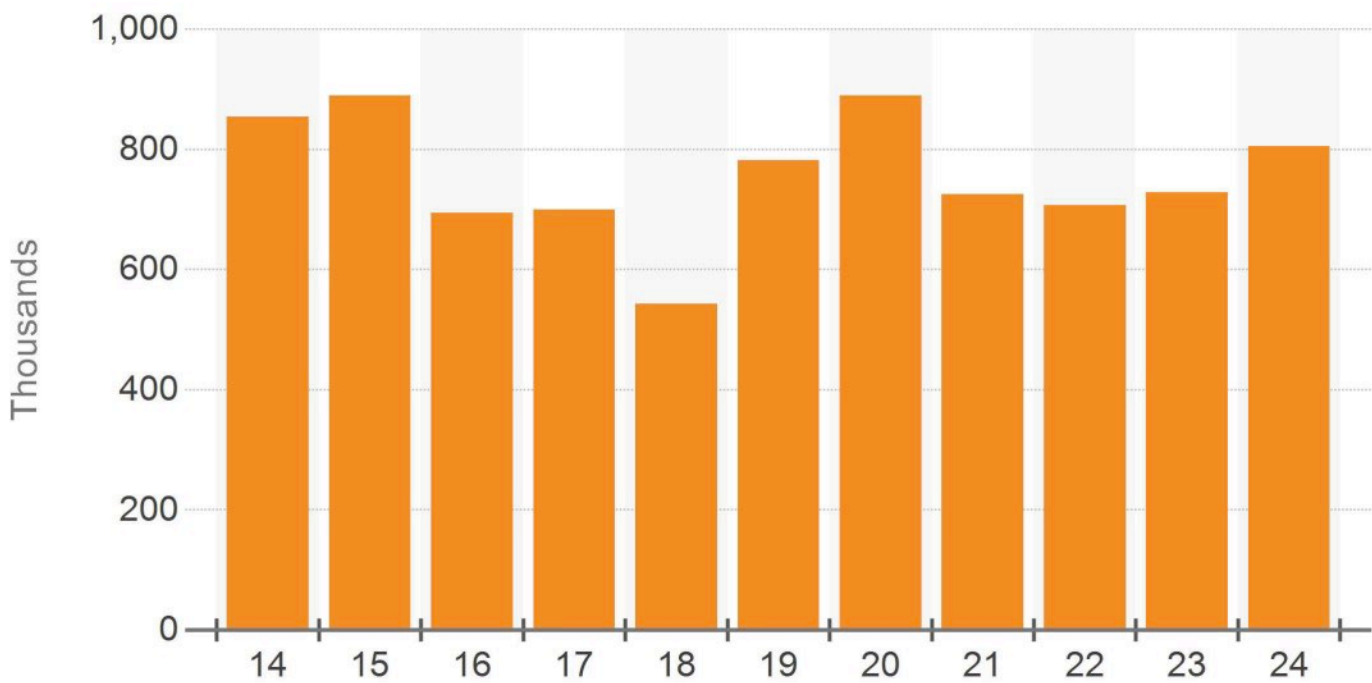
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



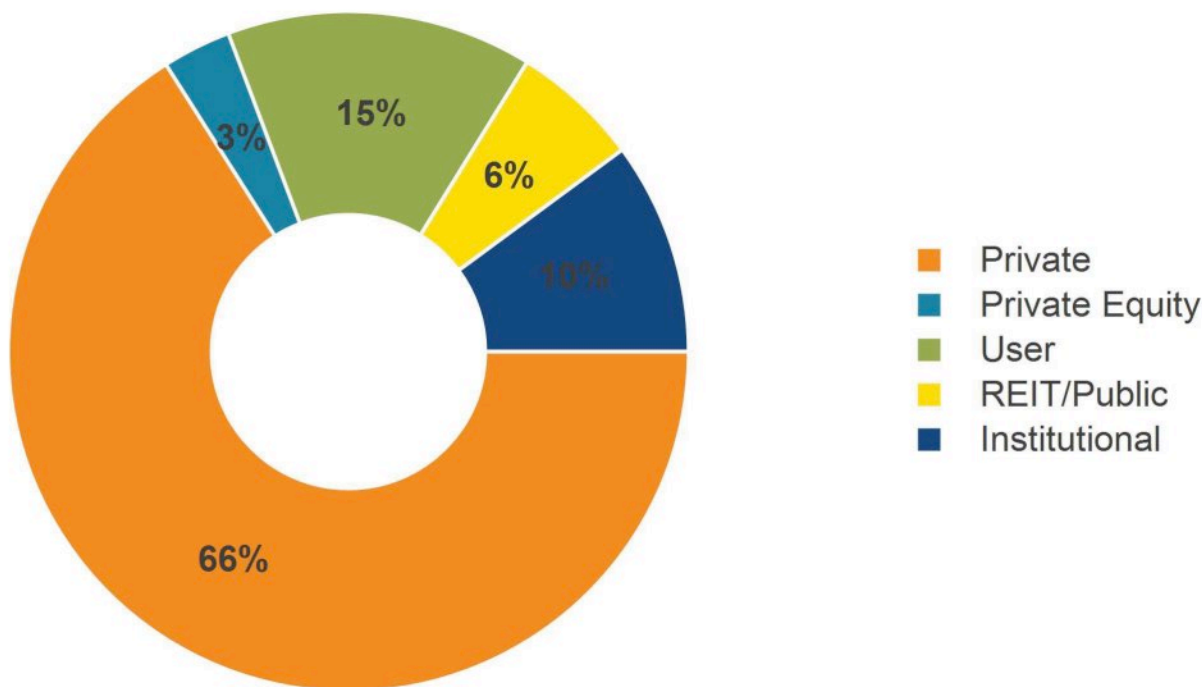
TOP BUYERS



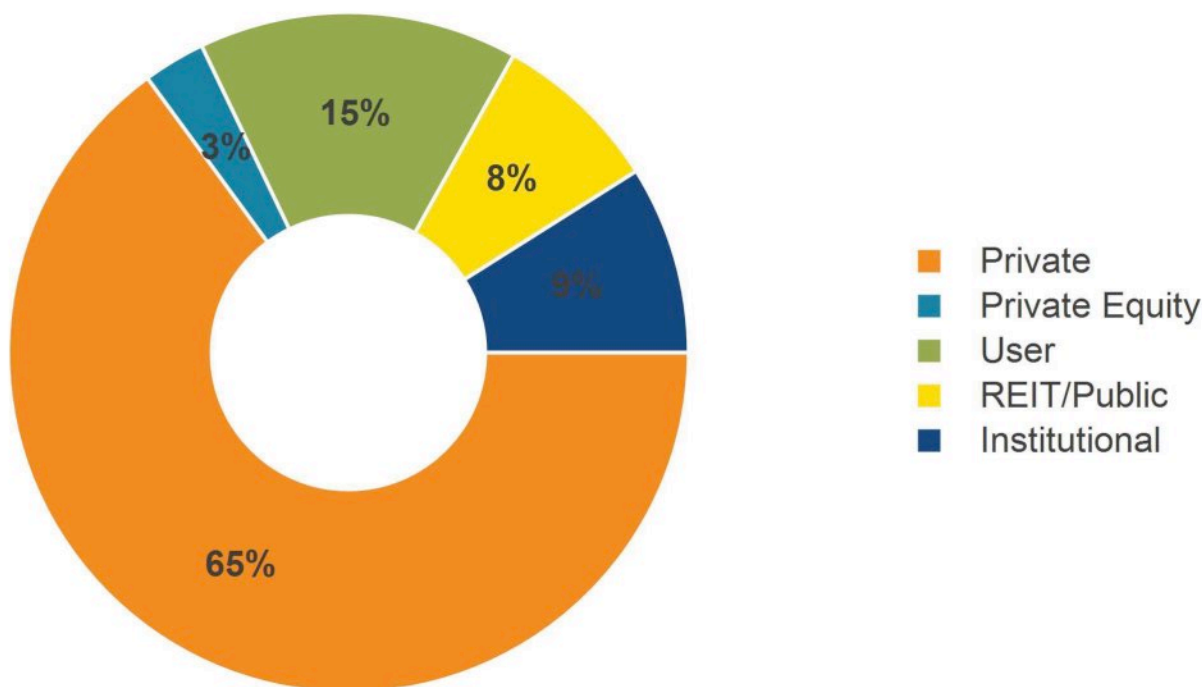
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

