



## Retail Report - Larimer/Weld County

PREPARED BY

**REALTEC**

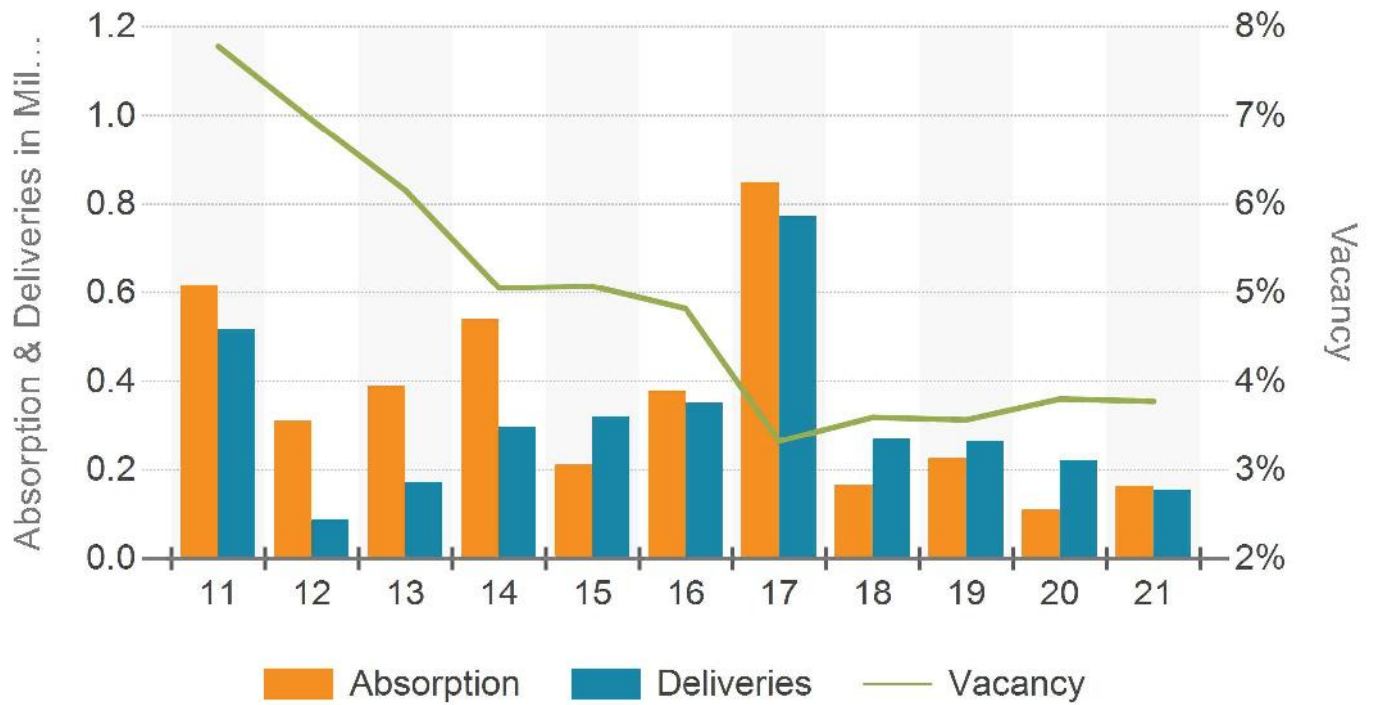
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

Associate Broker



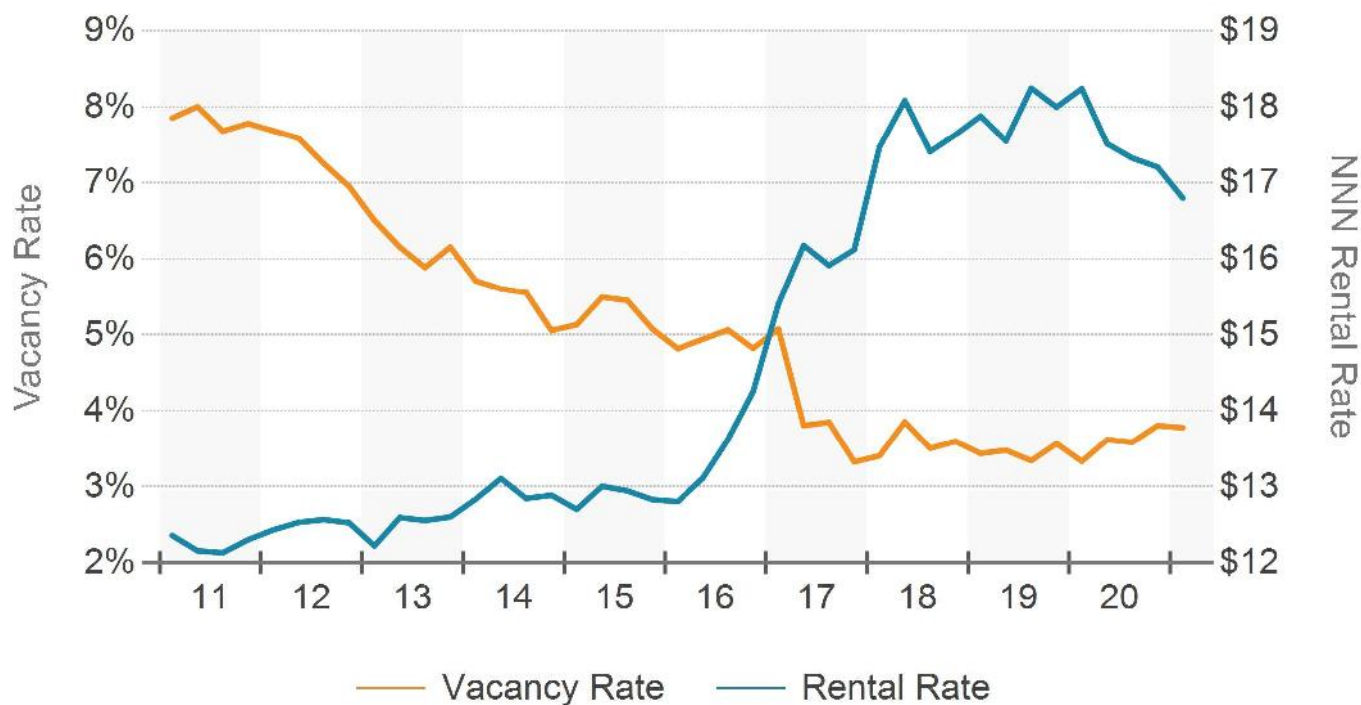
## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$16.80	\$15.74
Vacancy Rate	3.8%	4.0%
Vacant SF	1,239,341	1,278,296
Availability Rate	4.5%	5.1%
Available SF	1,466,446	1,639,511
Sublet SF	119,209	82,118
Months on Market	9.0	11.2

Inventory	Survey	5-Year Avg
Existing Buildings	2,817	2,752
Existing SF	32,834,843	31,897,172
12 Mo. Const. Starts	94,570	336,575
Under Construction	73,991	343,301
12 Mo. Deliveries	216,899	387,135

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	77,704	385,514
12 Mo. Leasing SF	618,287	618,979

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$216	\$199
Asking Price Per SF	\$326	\$259
Sales Volume (Mil.)	\$236	\$212
Cap Rate	6.4%	6.4%

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES





## VACANCY RATE



## SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



## OCCUPANCY RATE



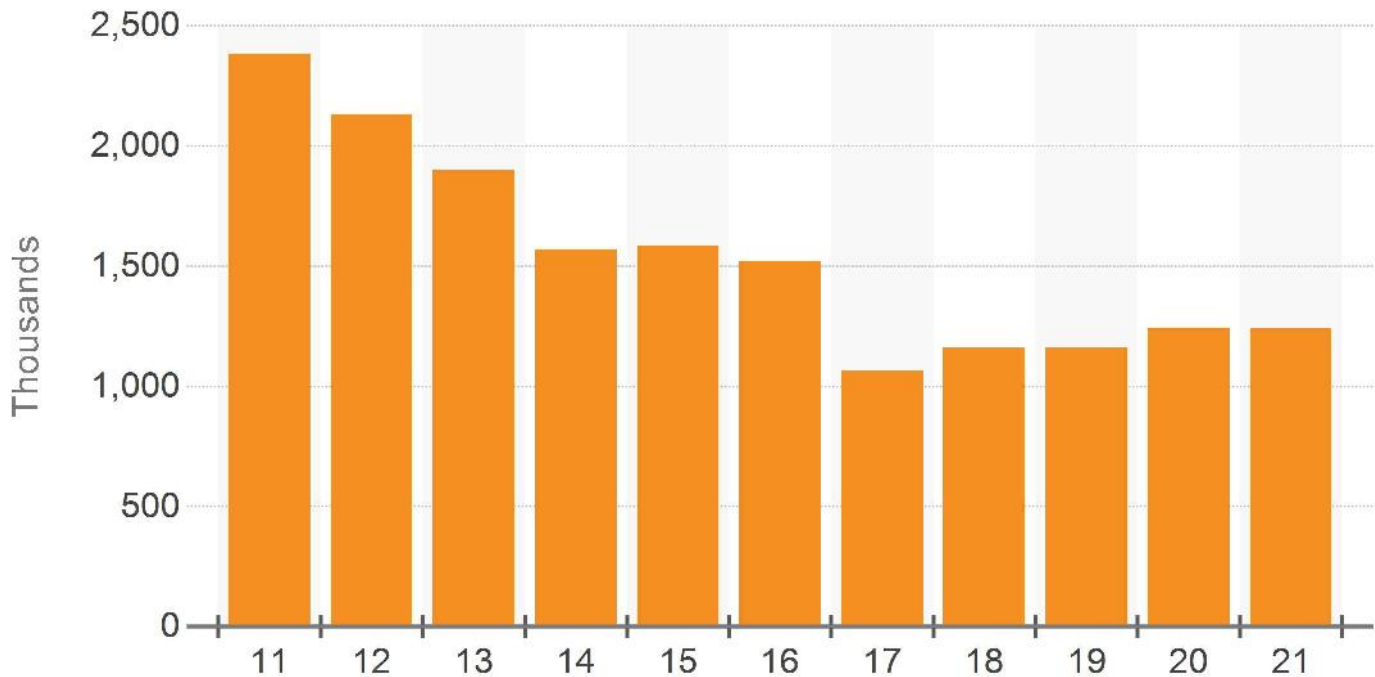
## PERCENT LEASED RATE



## OCCUPANCY & PERCENT LEASED

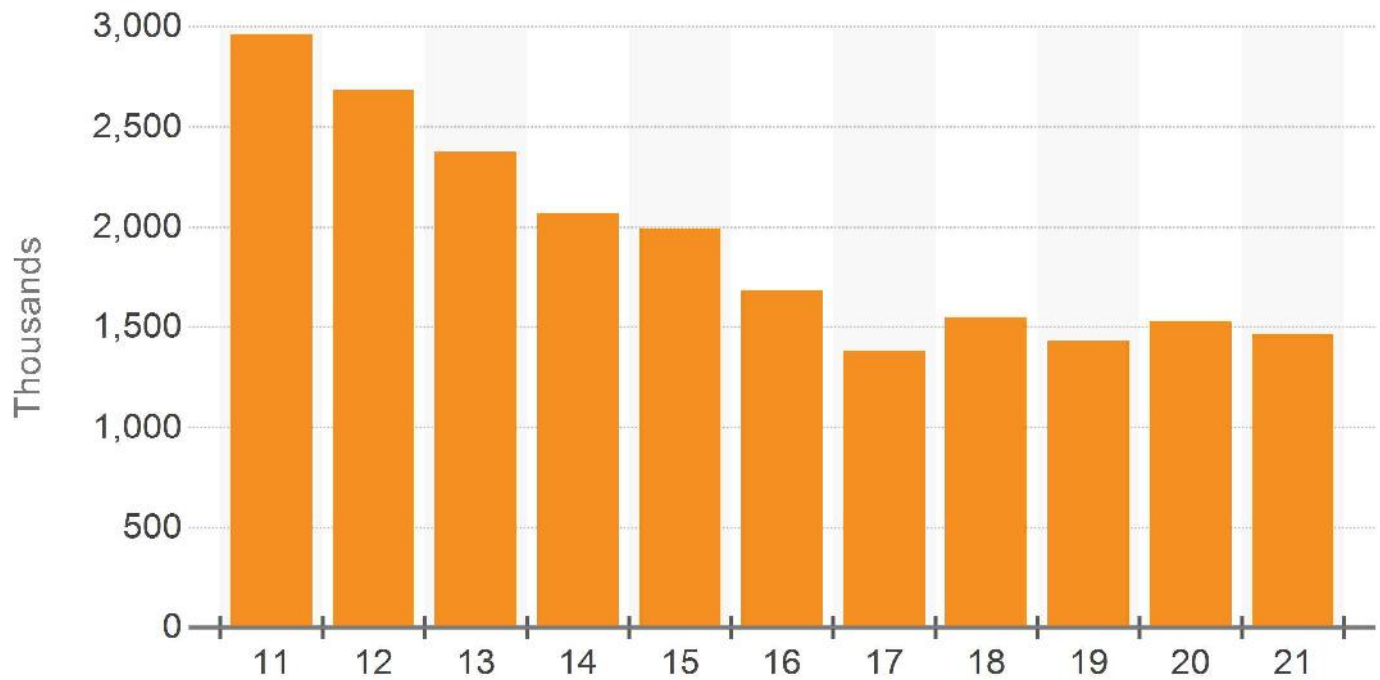


## VACANT SF

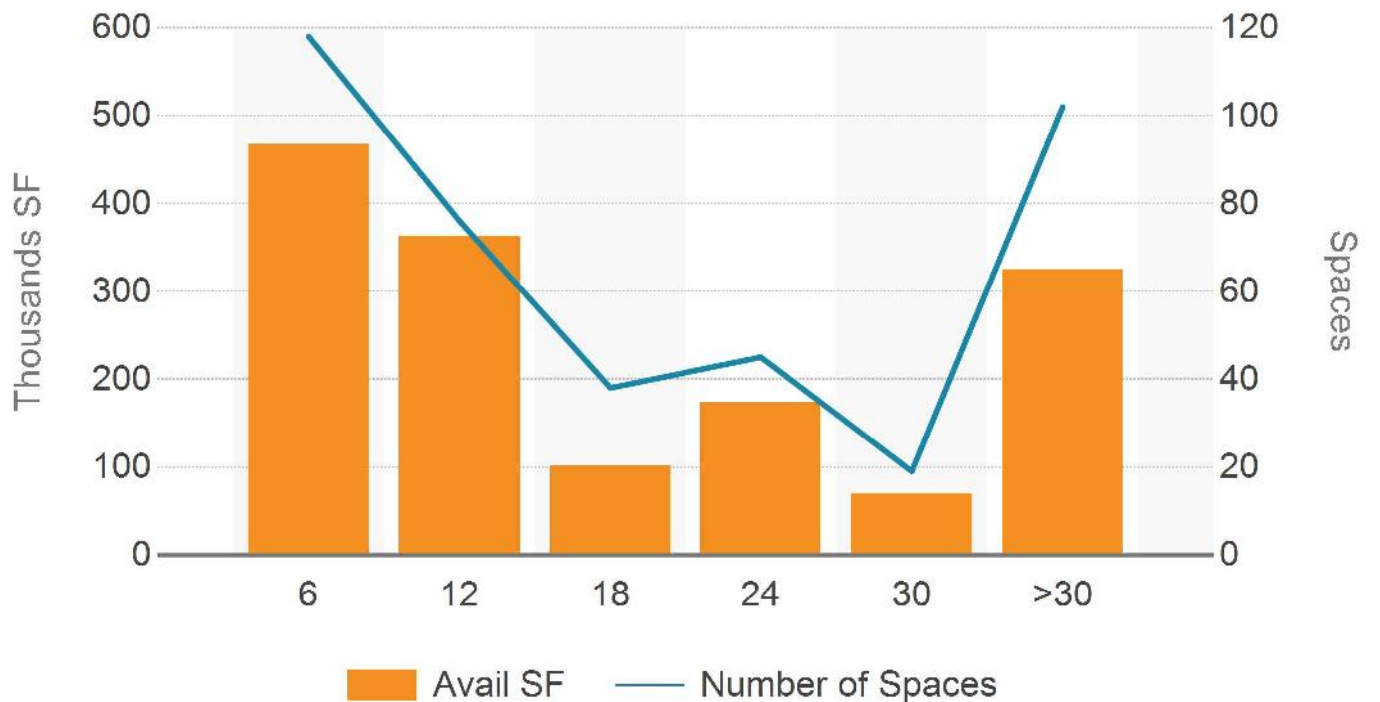




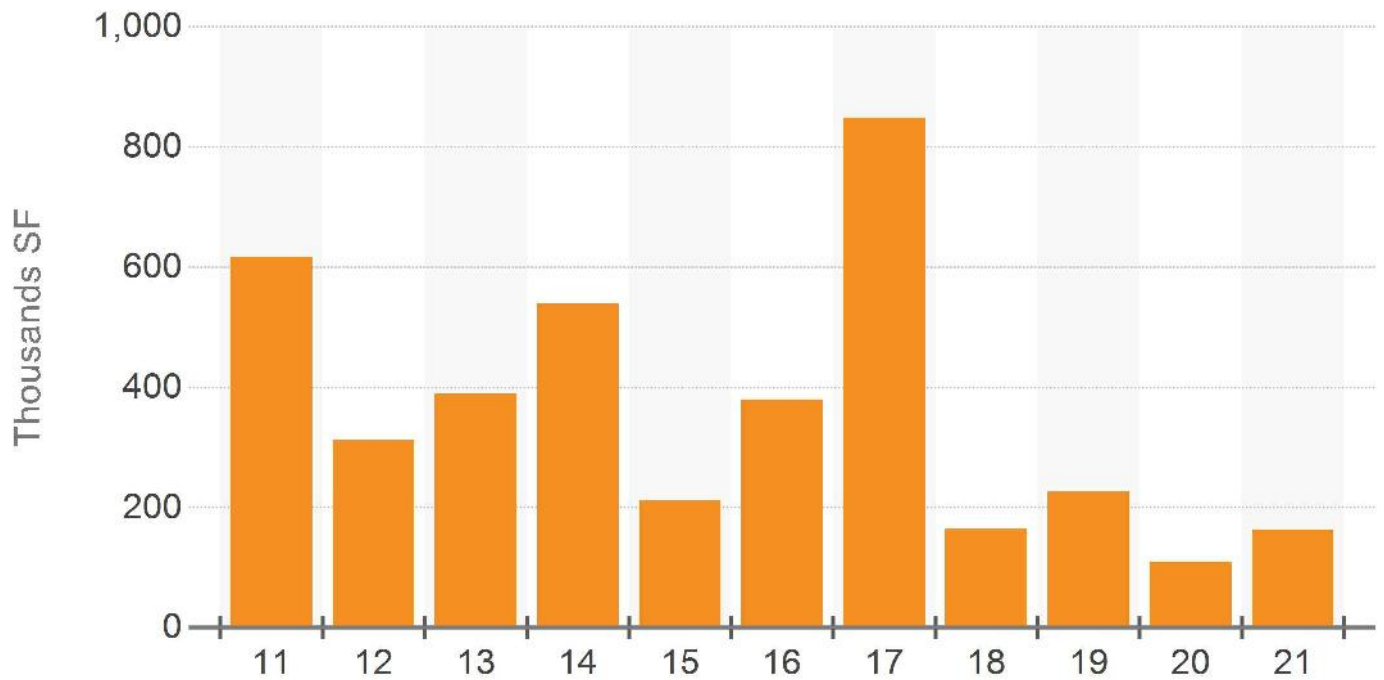
## AVAILABLE SF



## MONTHS ON MARKET DISTRIBUTION



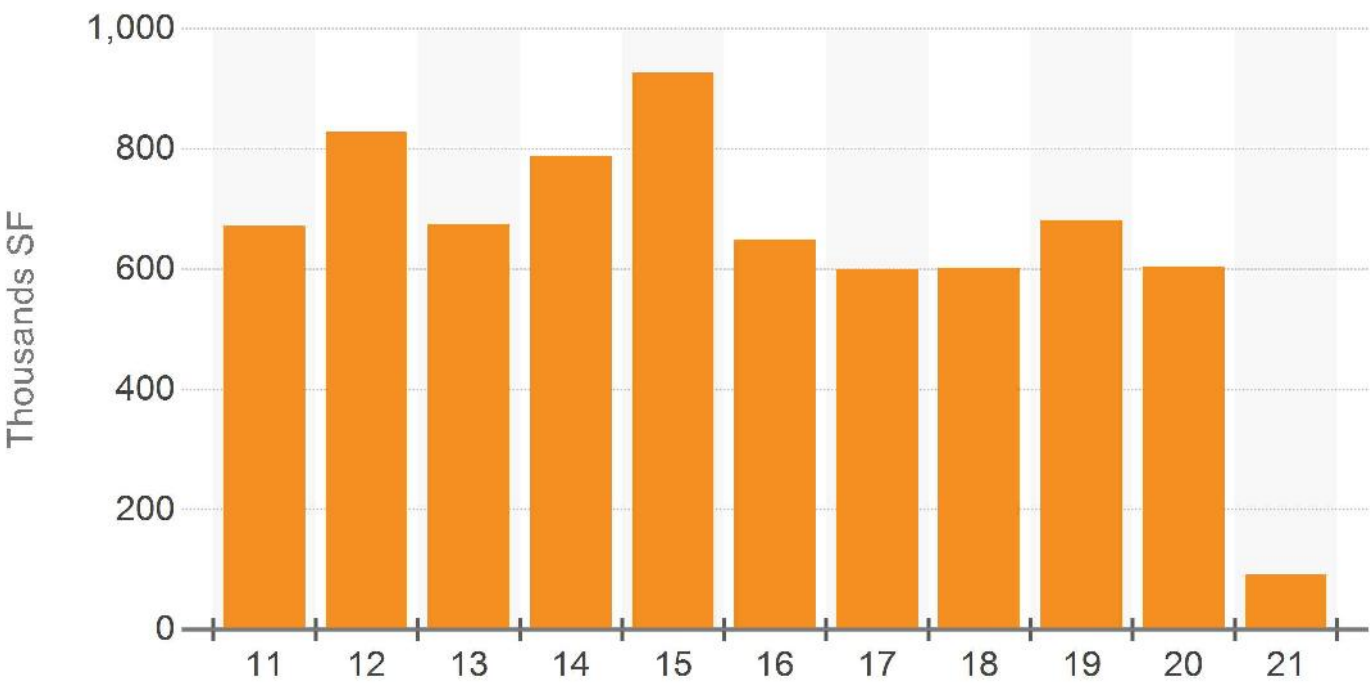
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



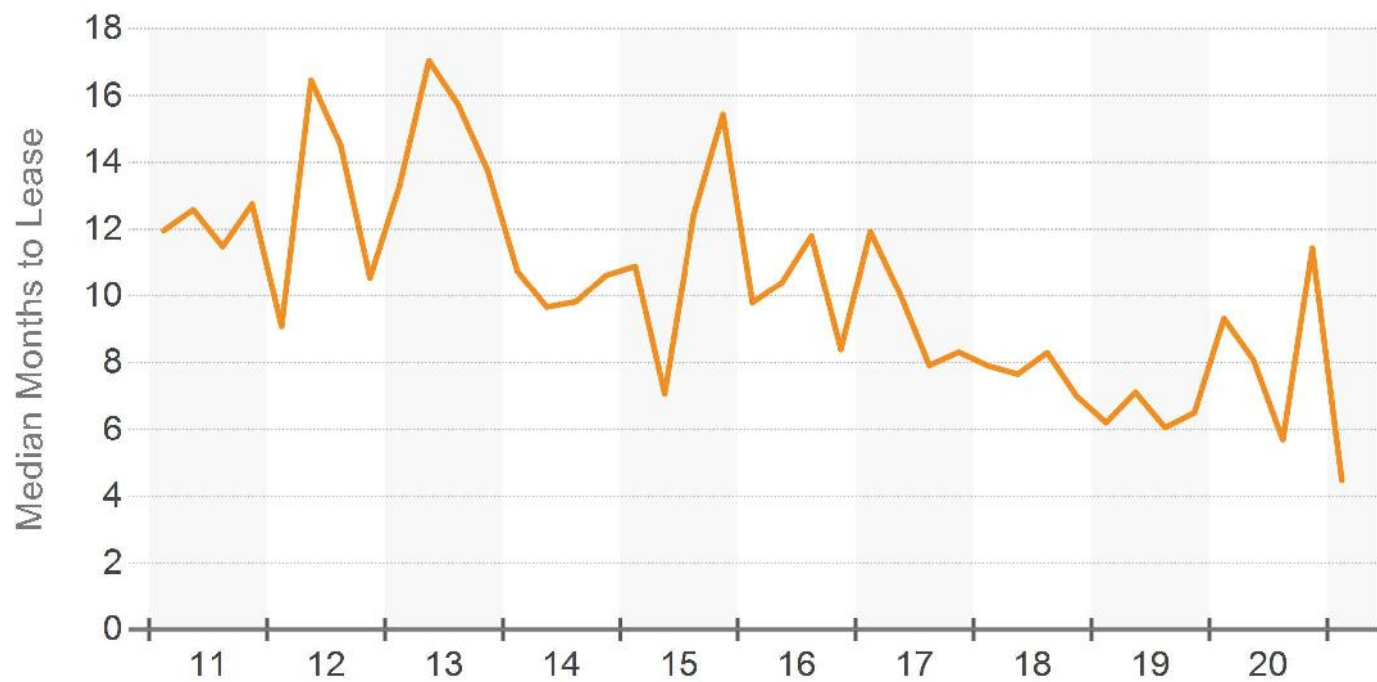
LEASING ACTIVITY



MONTHS ON MARKET



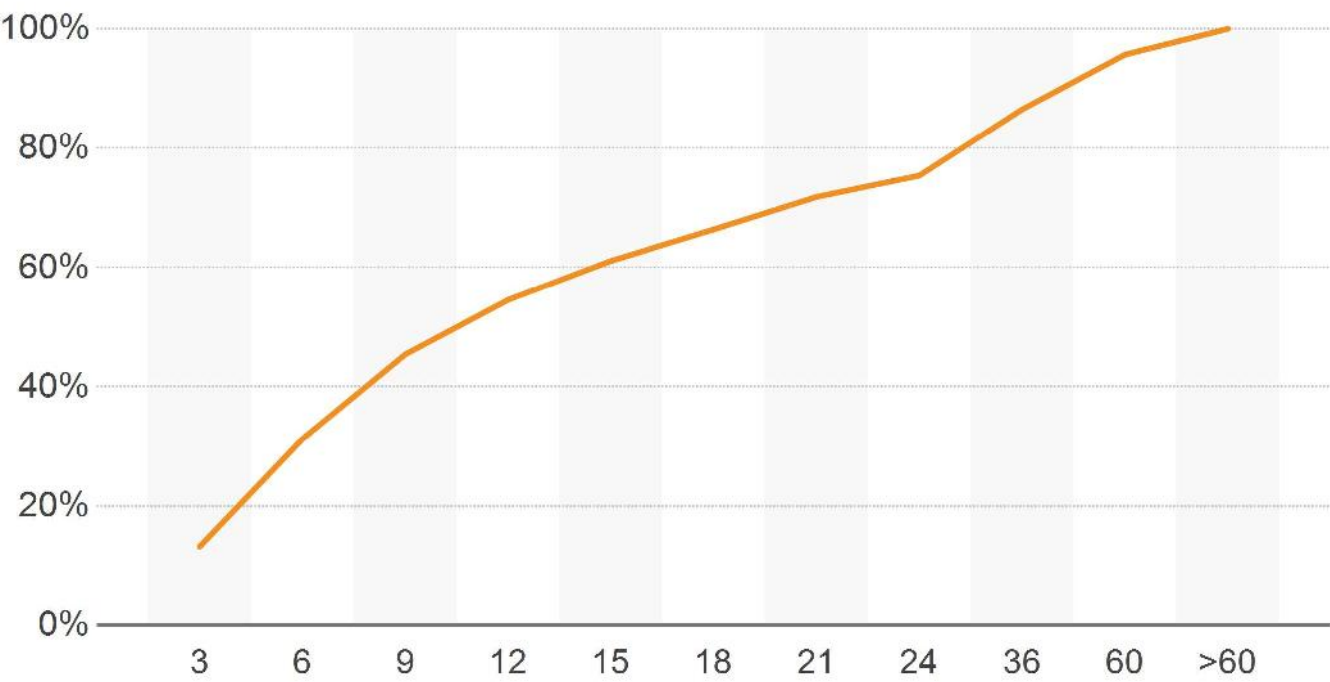
MONTHS TO LEASE



MONTHS VACANT

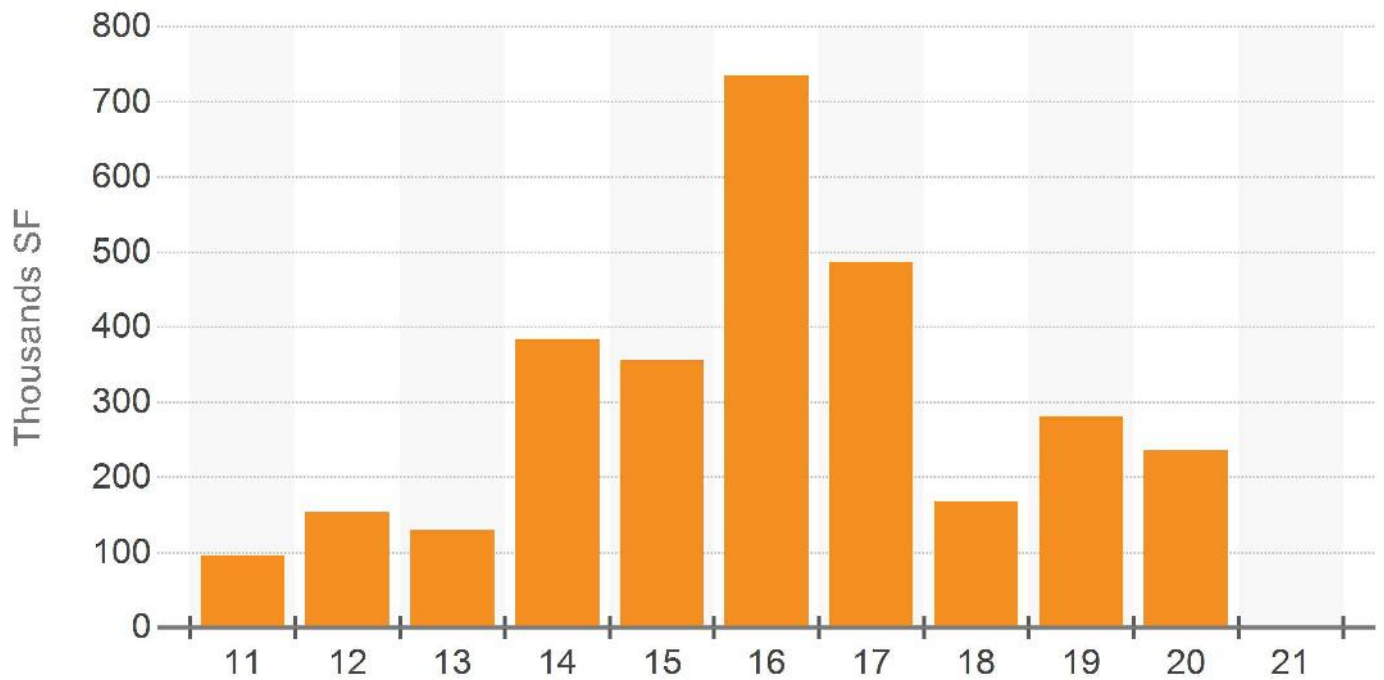


PROBABILITY OF LEASING IN MONTHS

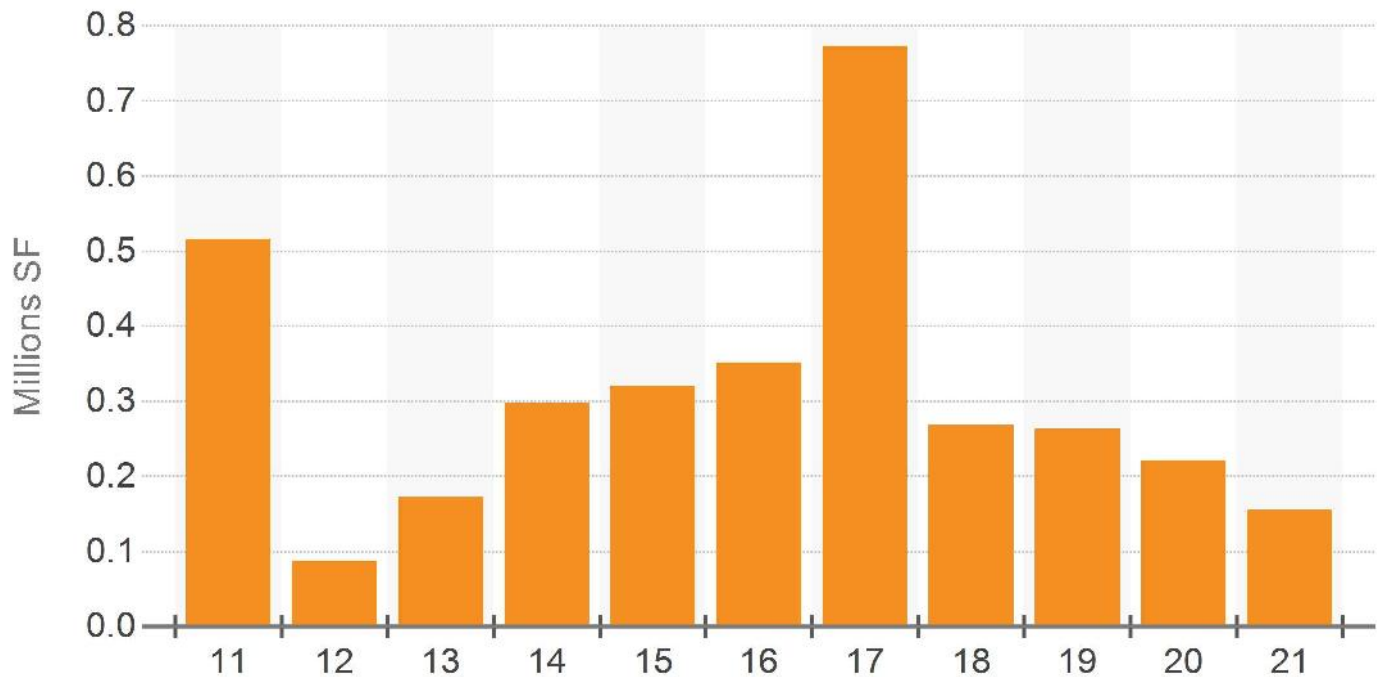




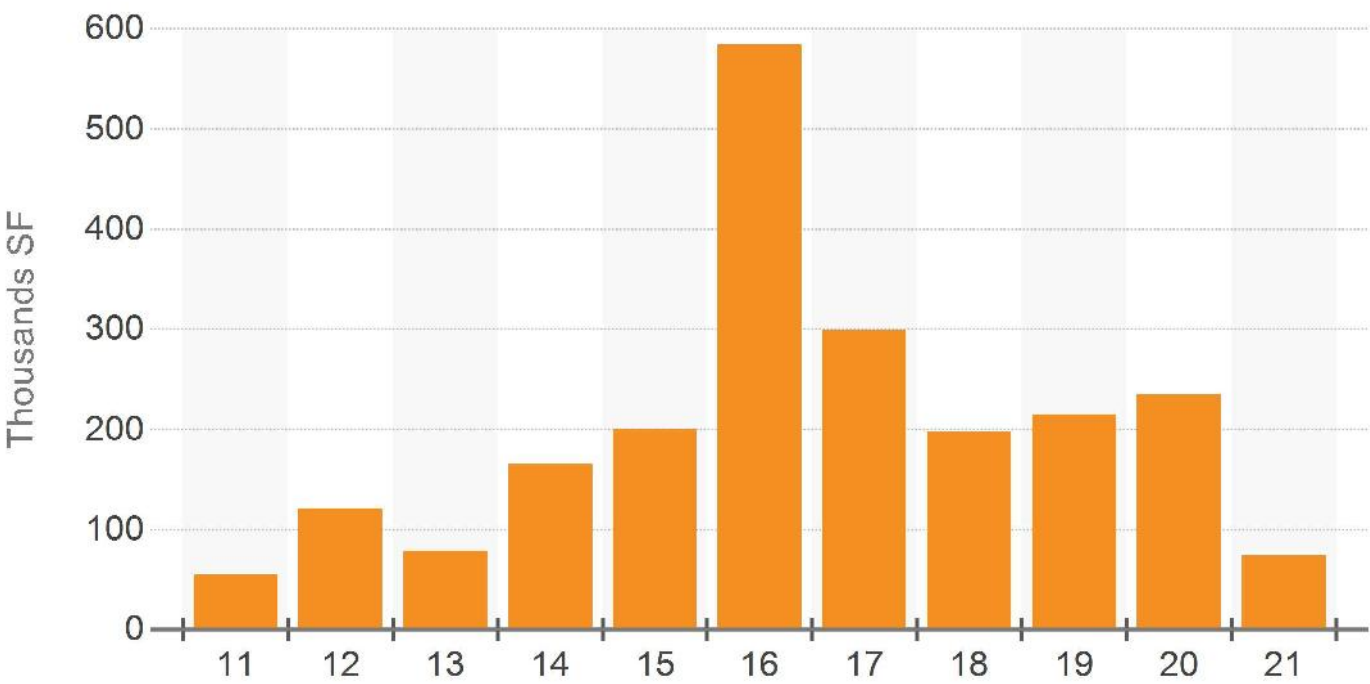
## CONSTRUCTION STARTS



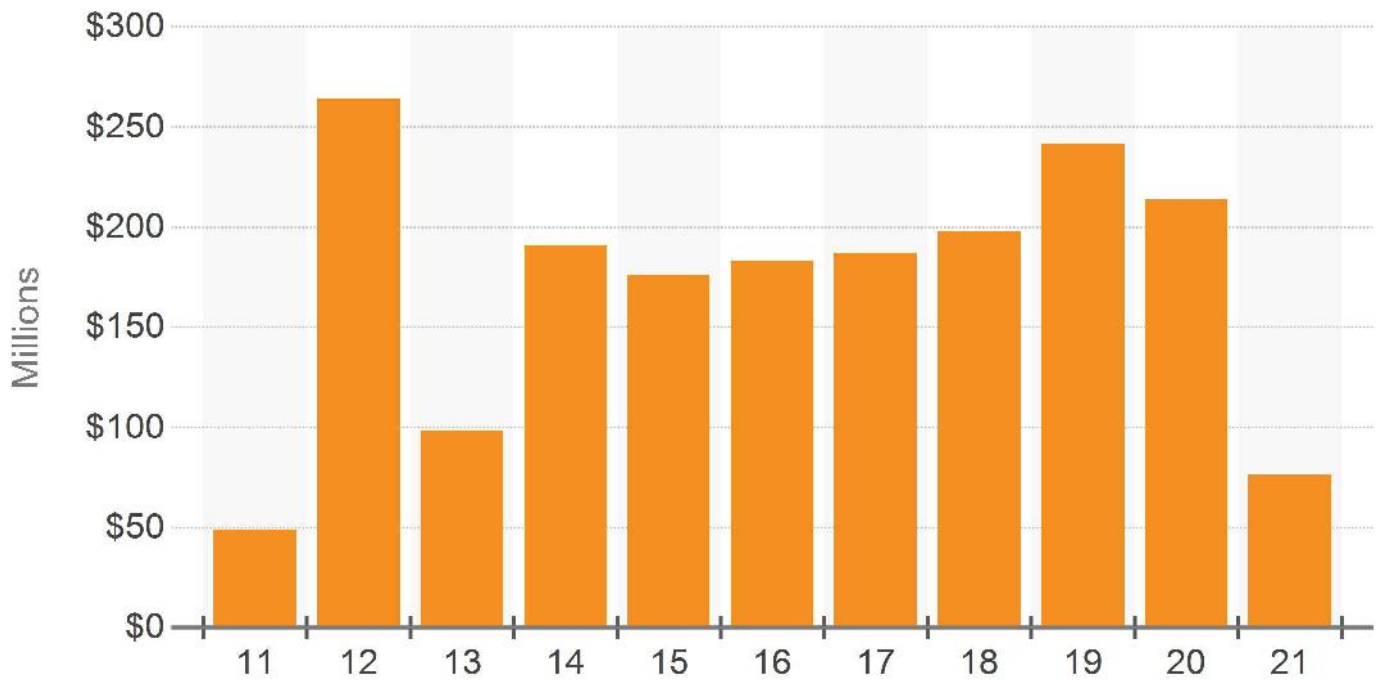
## CONSTRUCTION DELIVERIES



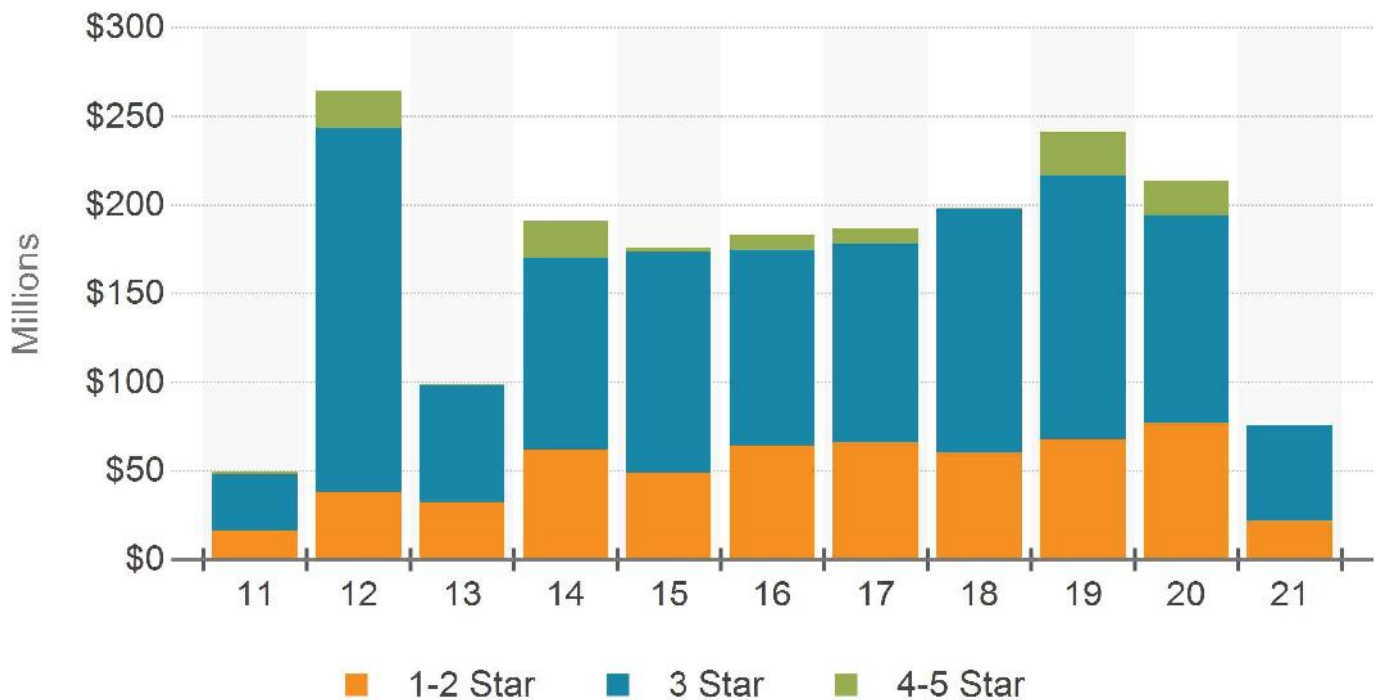
UNDER CONSTRUCTION



## SALES VOLUME



## SALES VOLUME BY STAR RATING



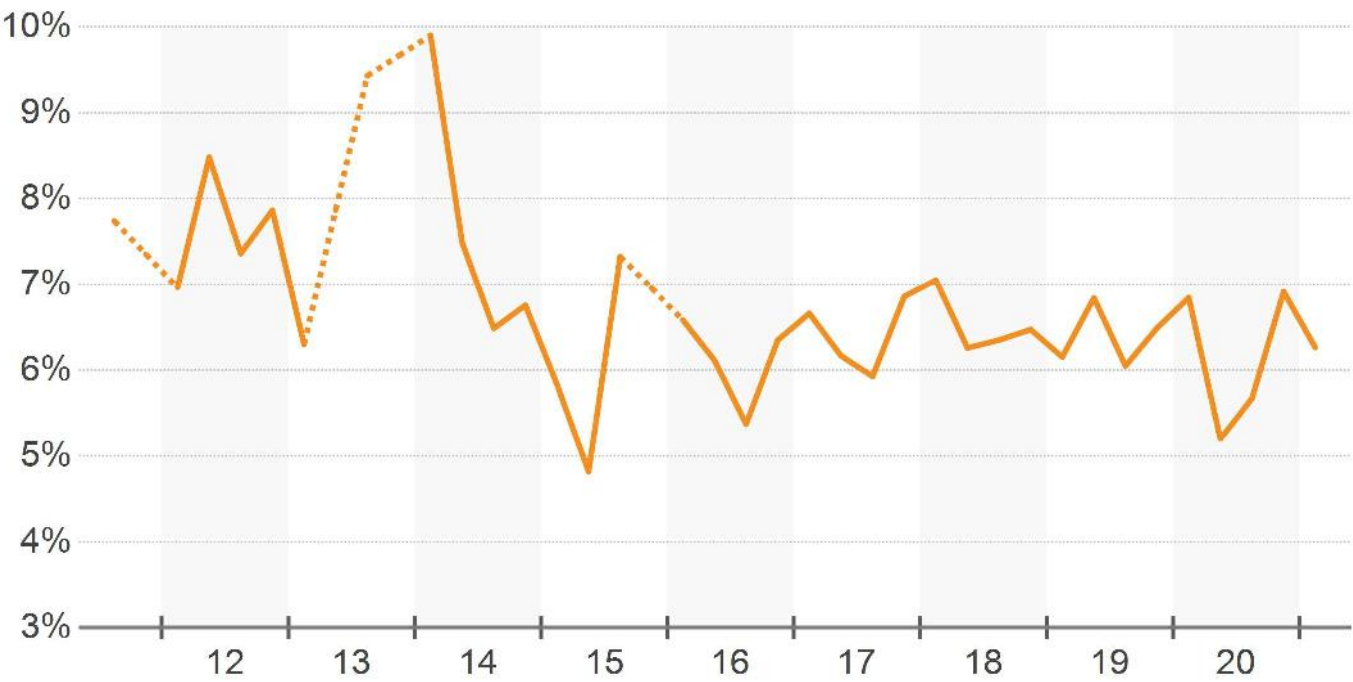
## AVERAGE SALE PRICE PER SF



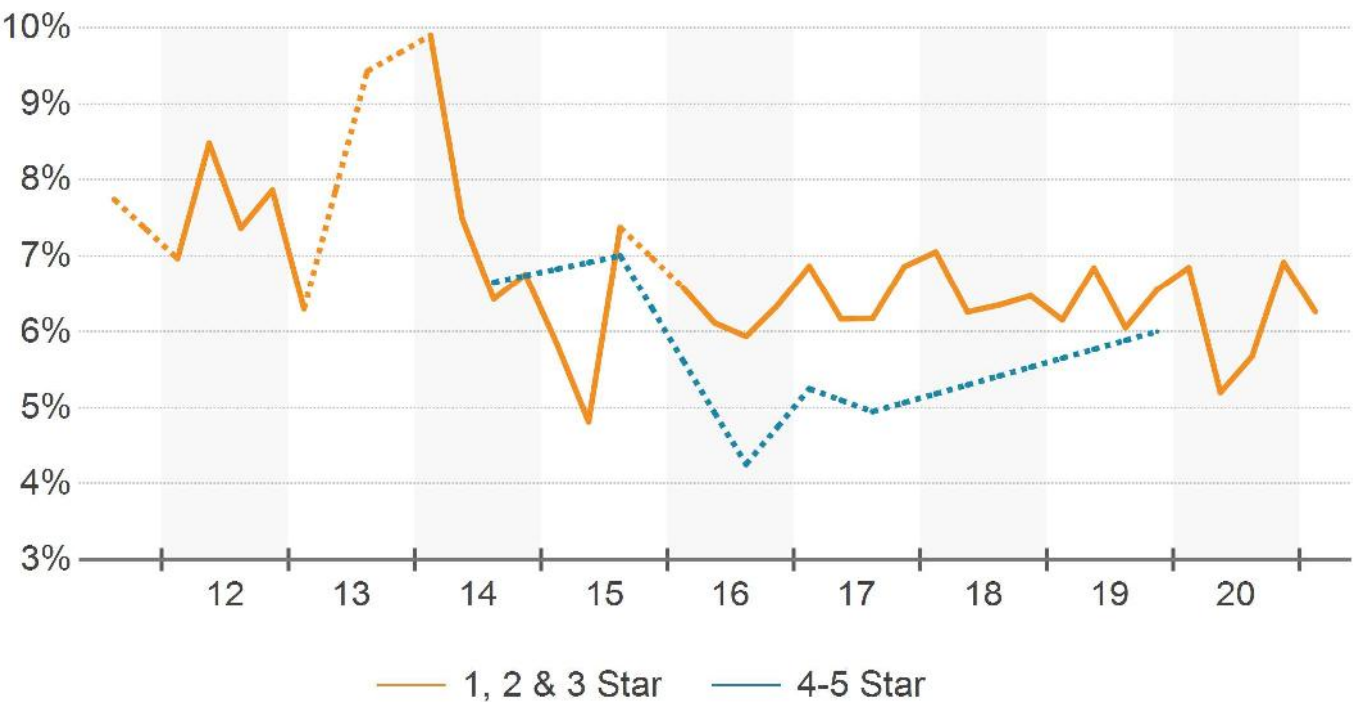
## SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE

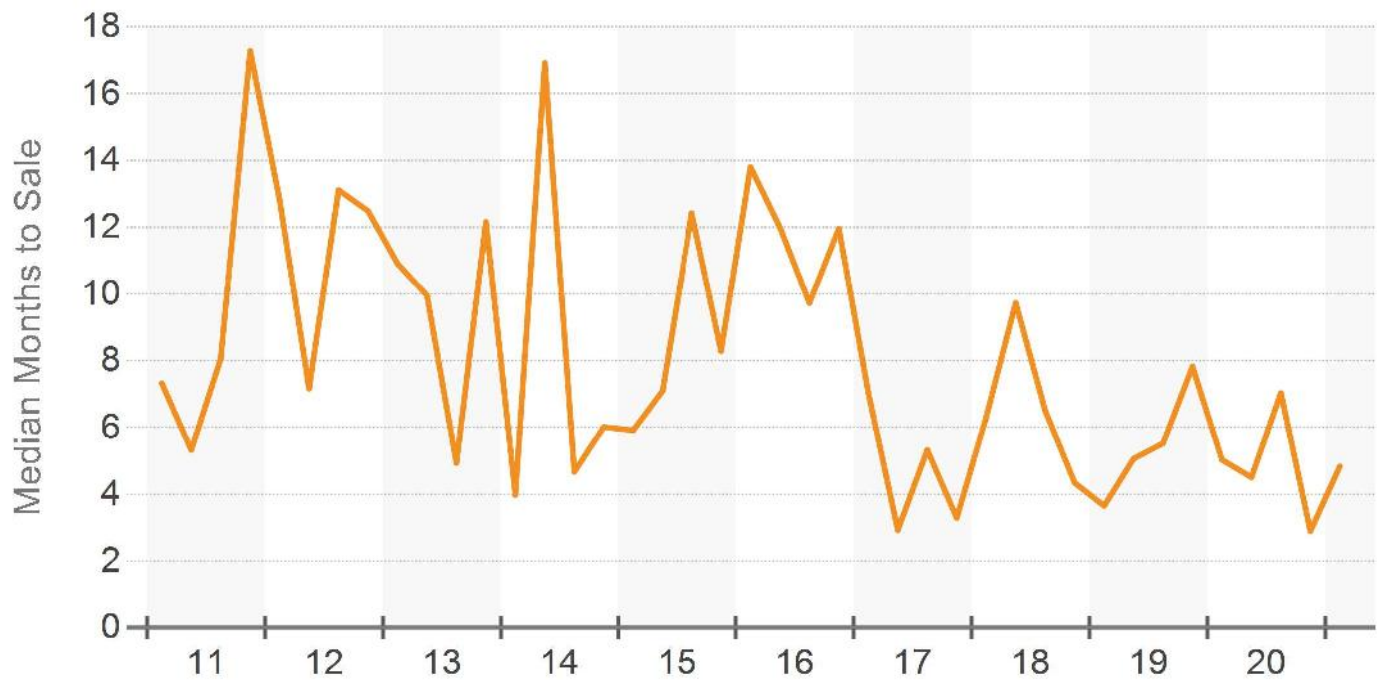


CAP RATE BY STAR RATING

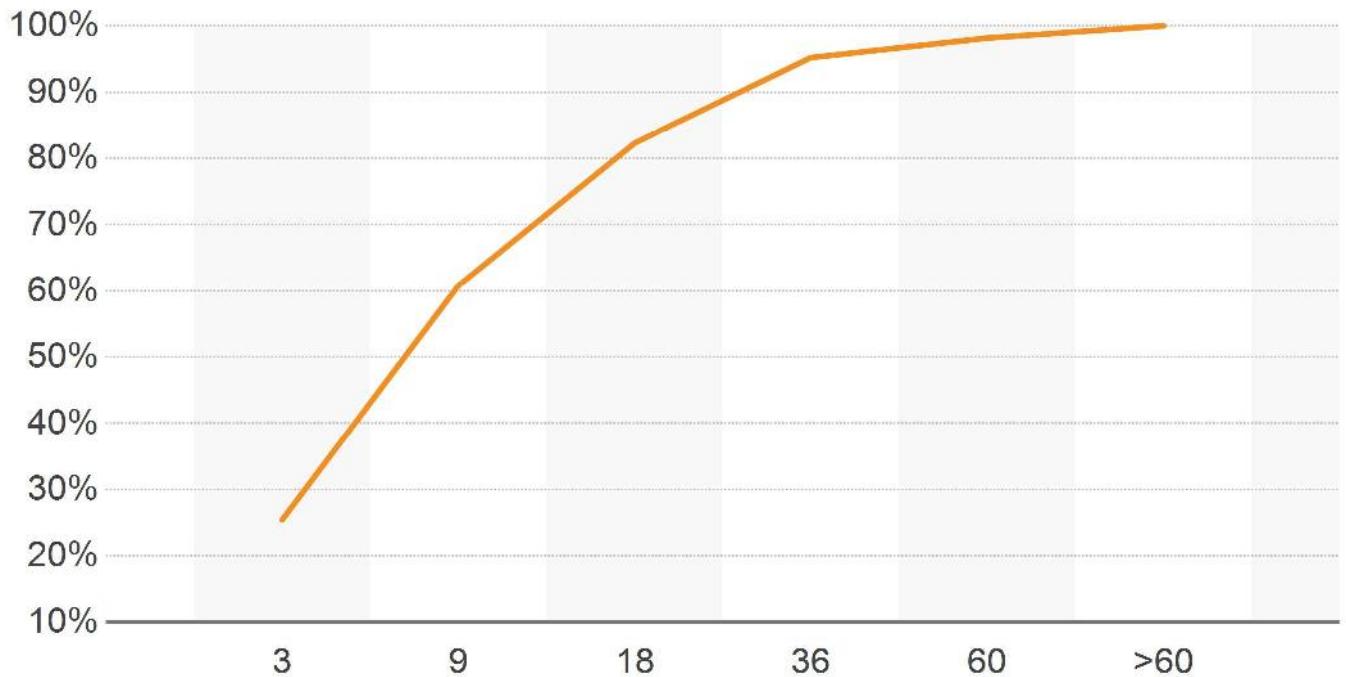




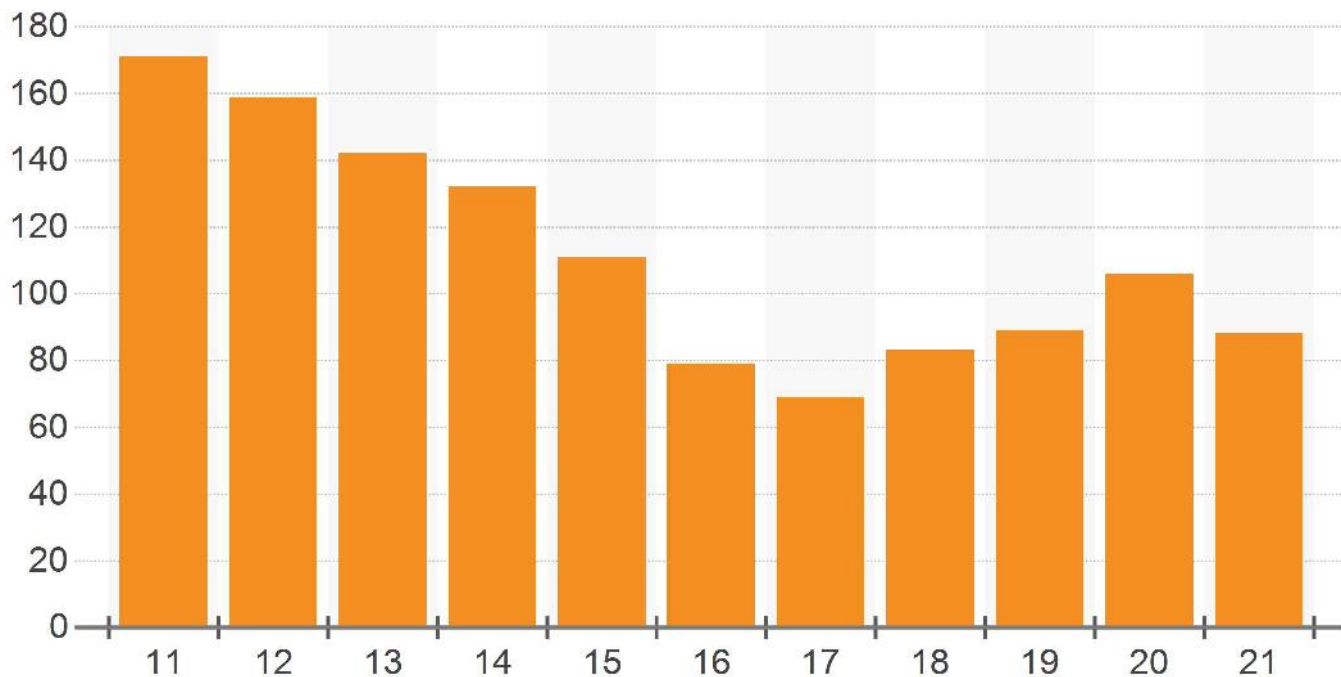
## MONTHS TO SALE



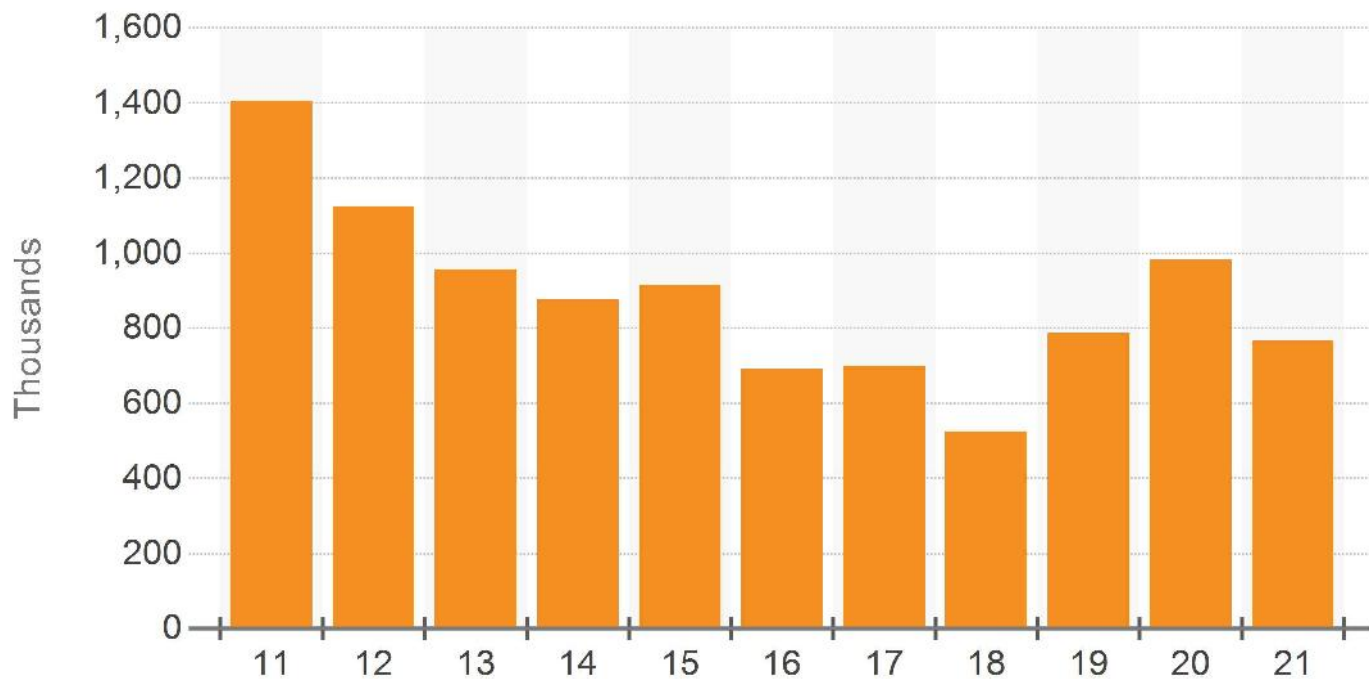
## PROBABILITY OF SELLING IN MONTHS



## FOR SALE TOTAL LISTINGS



## FOR SALE TOTAL SF



ASKING PRICE PER SF



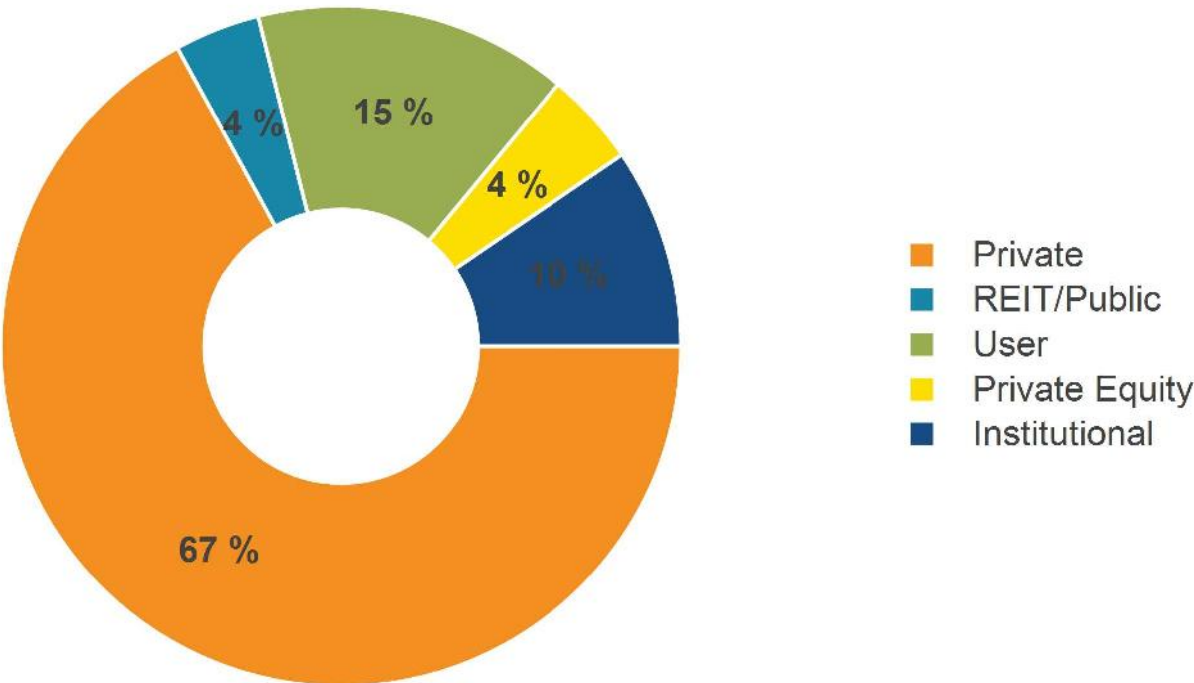
## TOP BUYERS



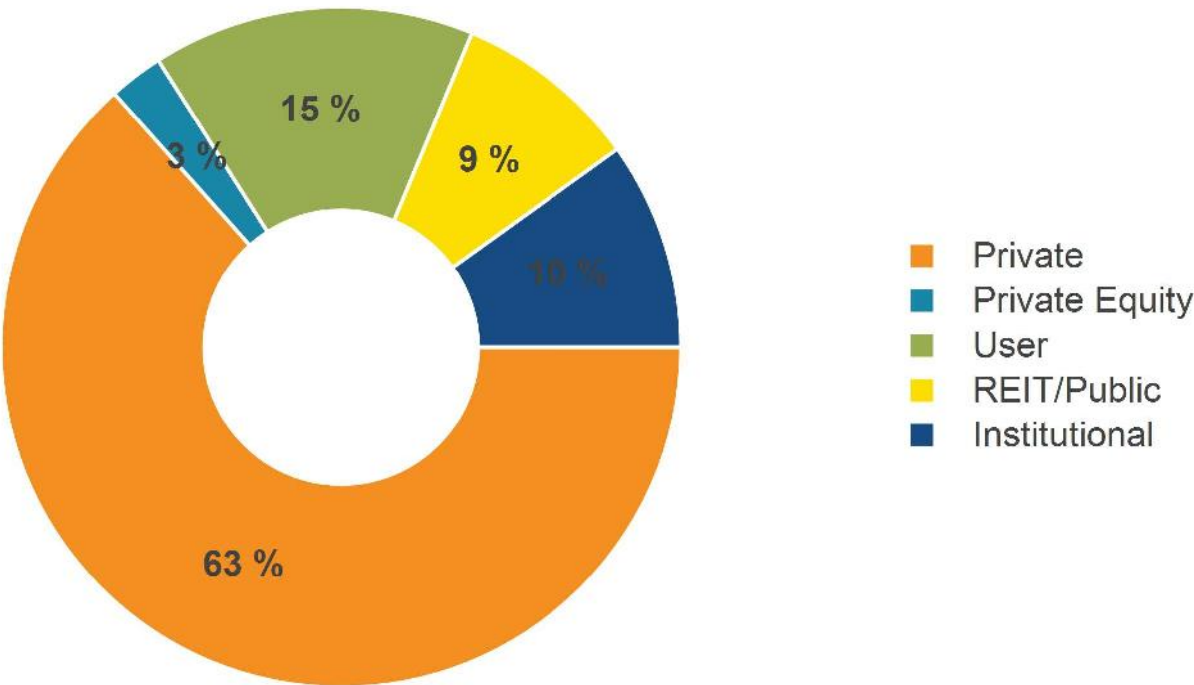
## TOP SELLERS



SALES VOLUME BY BUYER TYPE

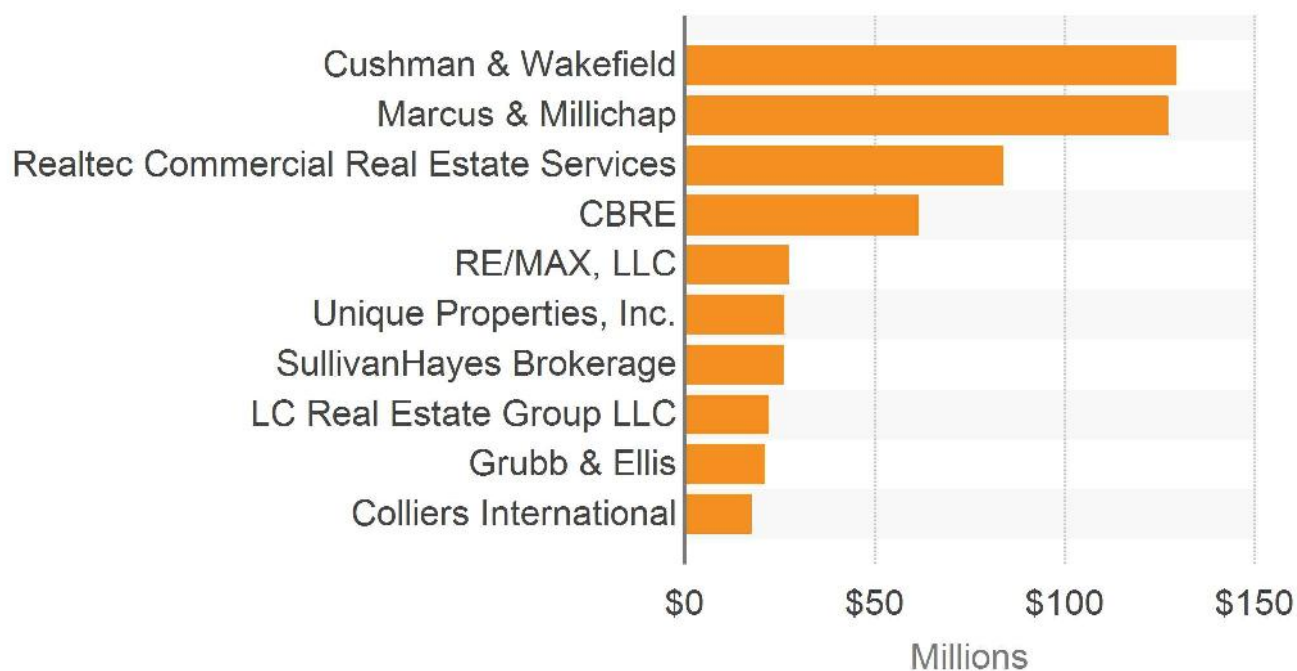


SALES VOLUME BY SELLER TYPE





## TOP BUYER BROKERS



## TOP SELLER BROKERS

