



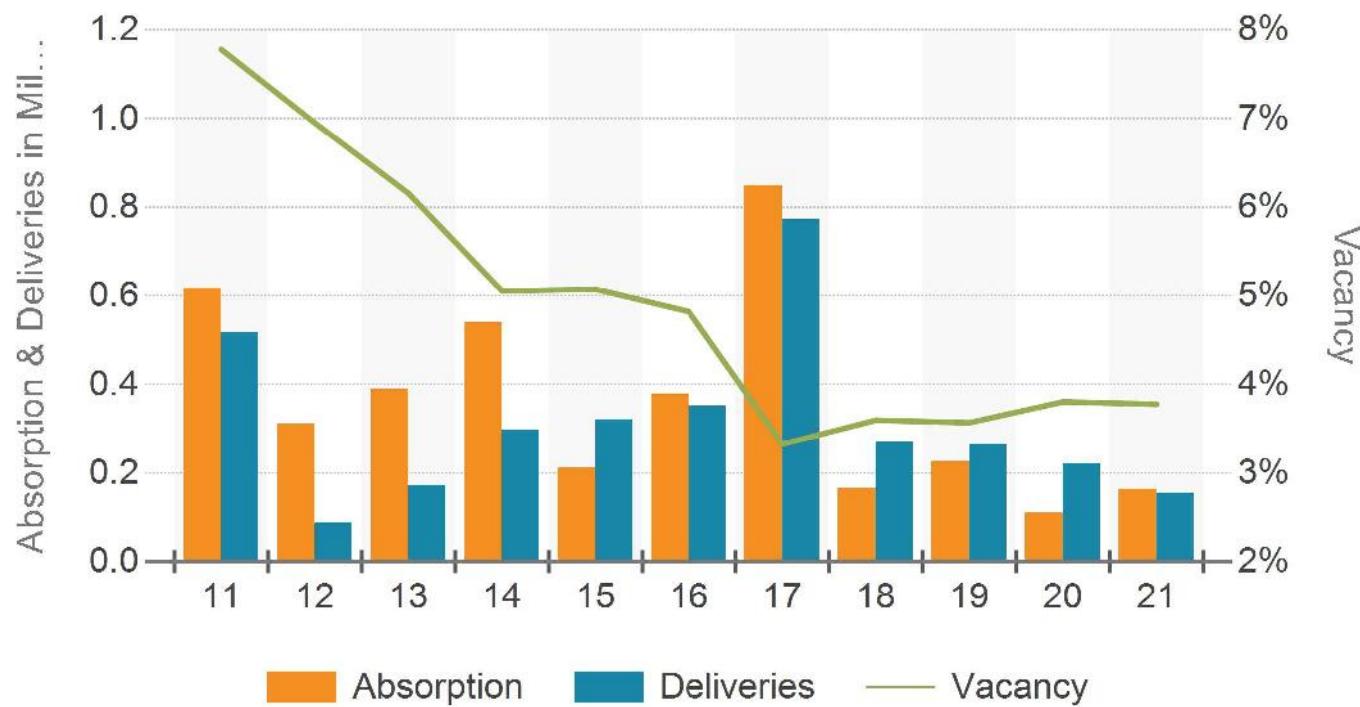
## Retail Report - Larimer/Weld County

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	\$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 & Availability

Custom Market Report

## VACANCY RATE



## SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



# Vacancy & Availability

Custom Market Report

## OCCUPANCY RATE



## PERCENT LEASED RATE



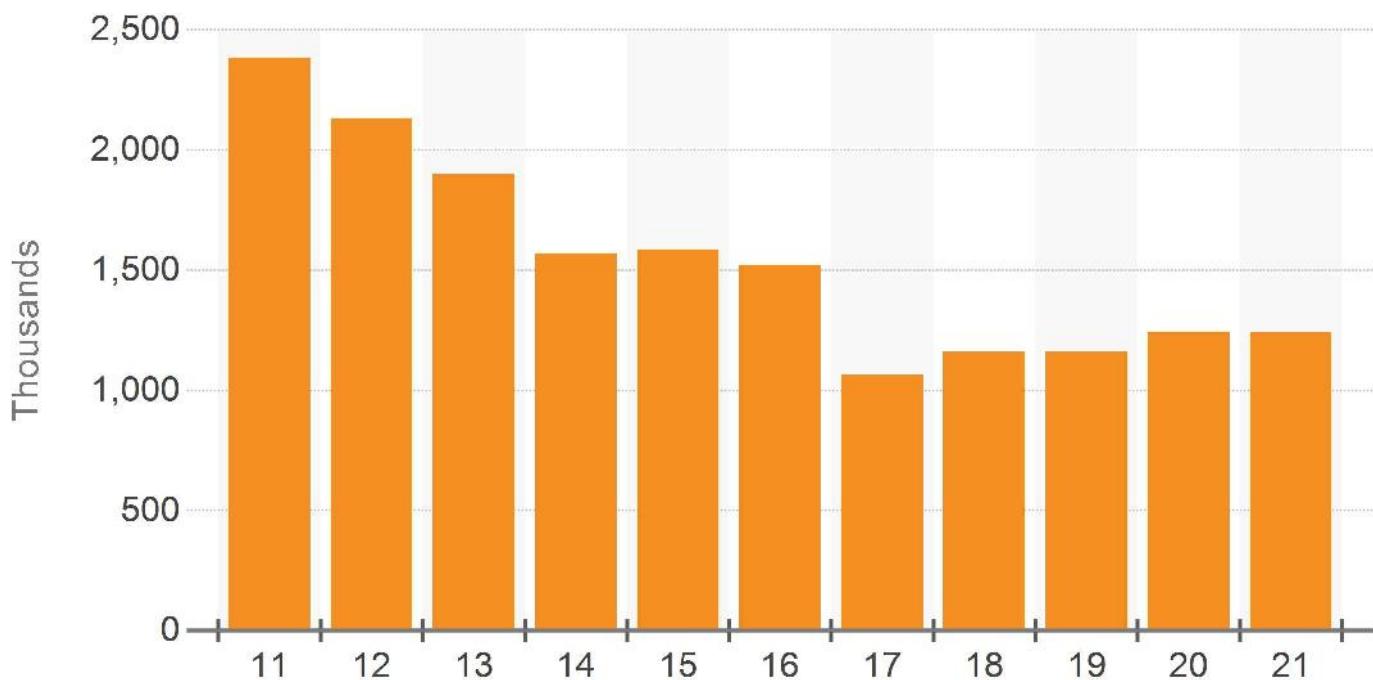
# Vacancy & Availability

Custom Market Report

## OCCUPANCY & PERCENT LEASED



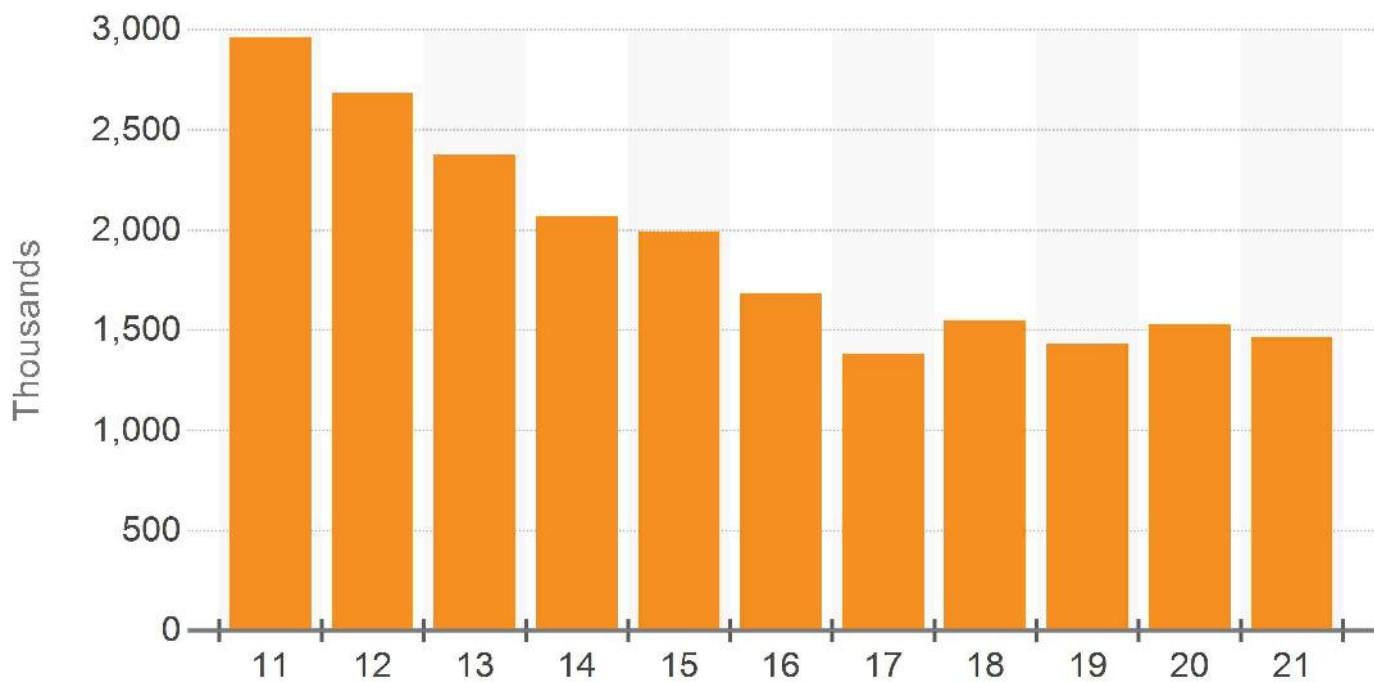
## VACANT SF



# Vacancy & Availability

Custom Market Report

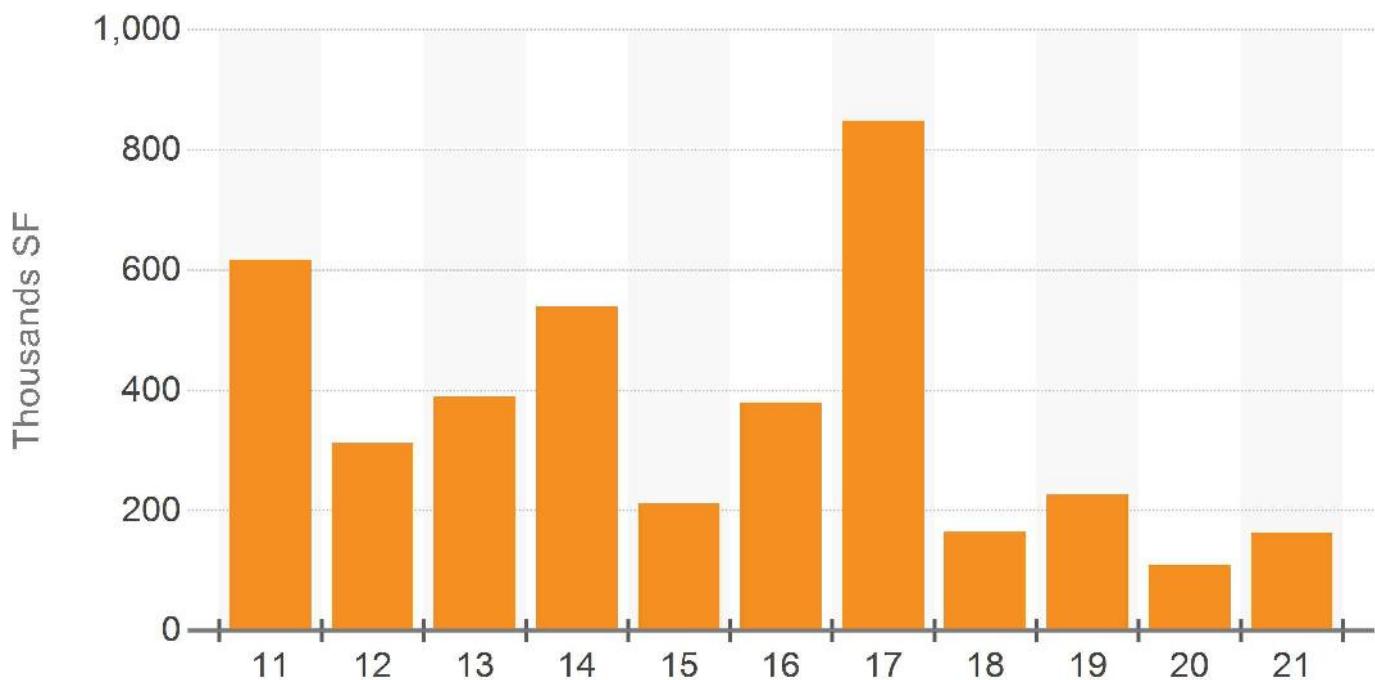
## AVAILABLE SF



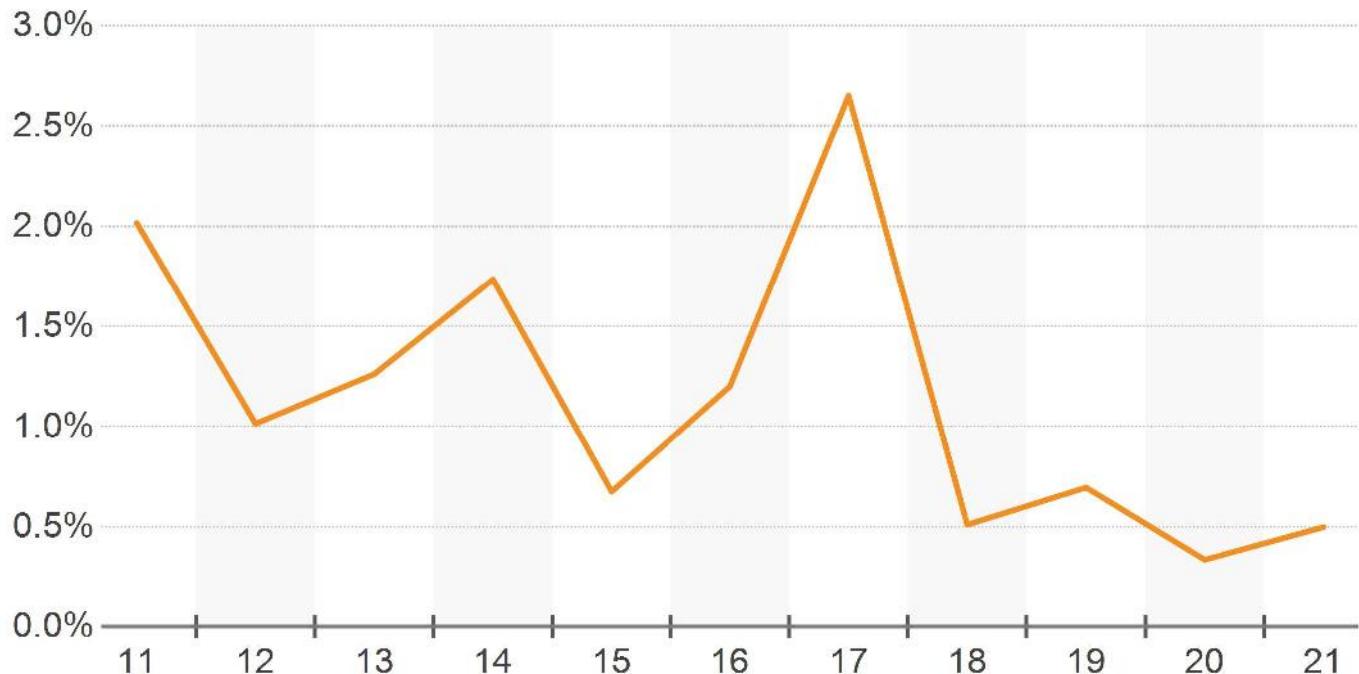
## MONTHS ON MARKET DISTRIBUTION



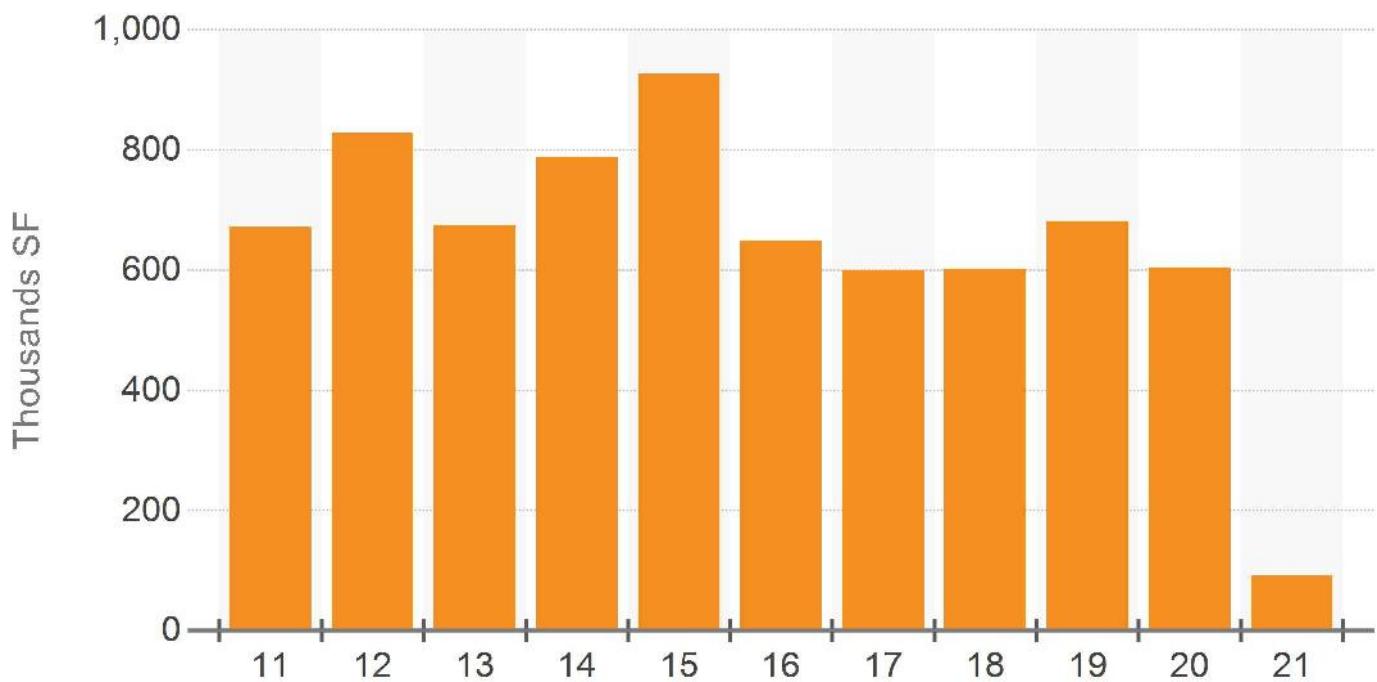
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



## LEASING ACTIVITY



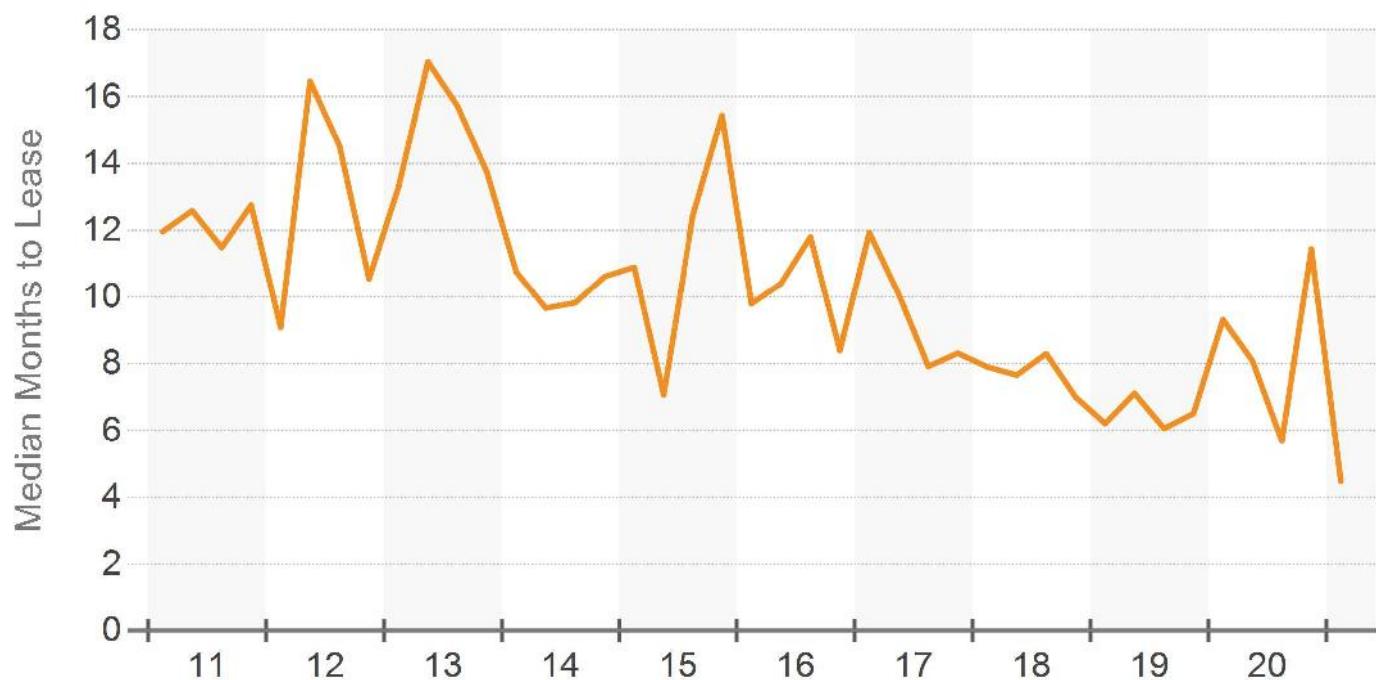
## MONTHS ON MARKET



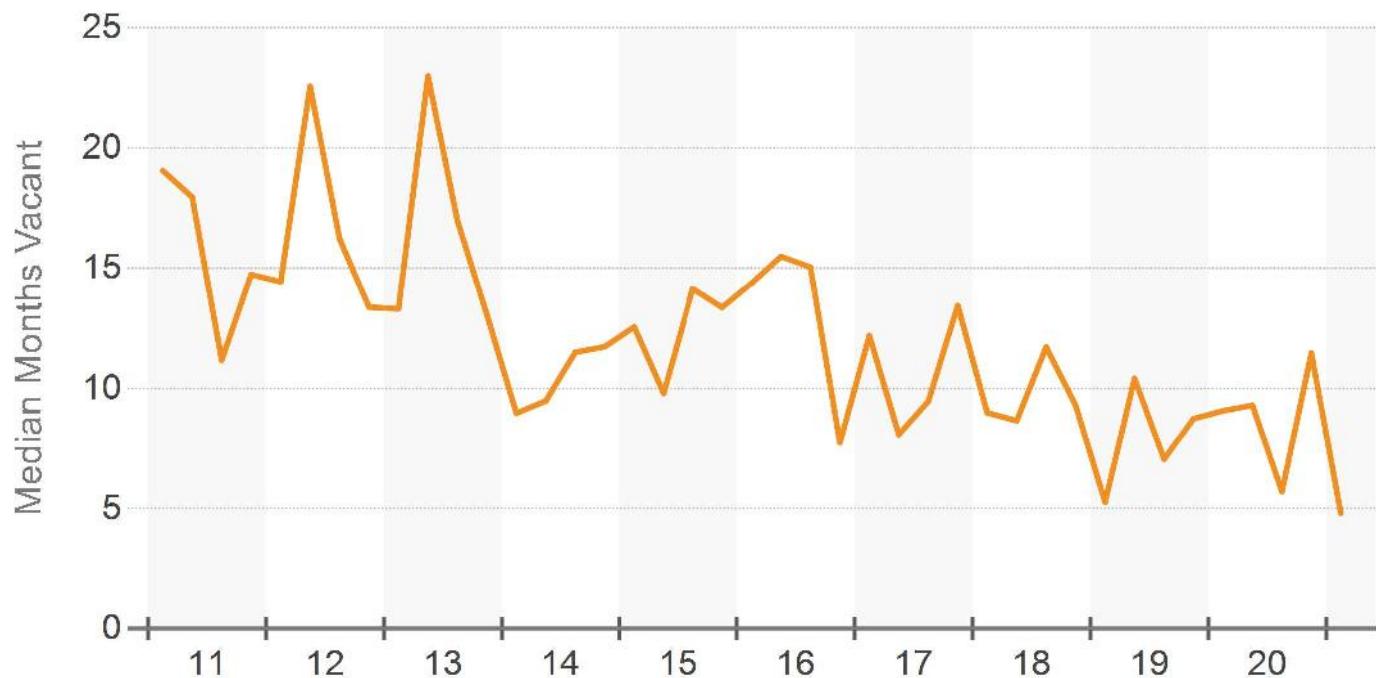
# Leasing Demand

Custom Market Report

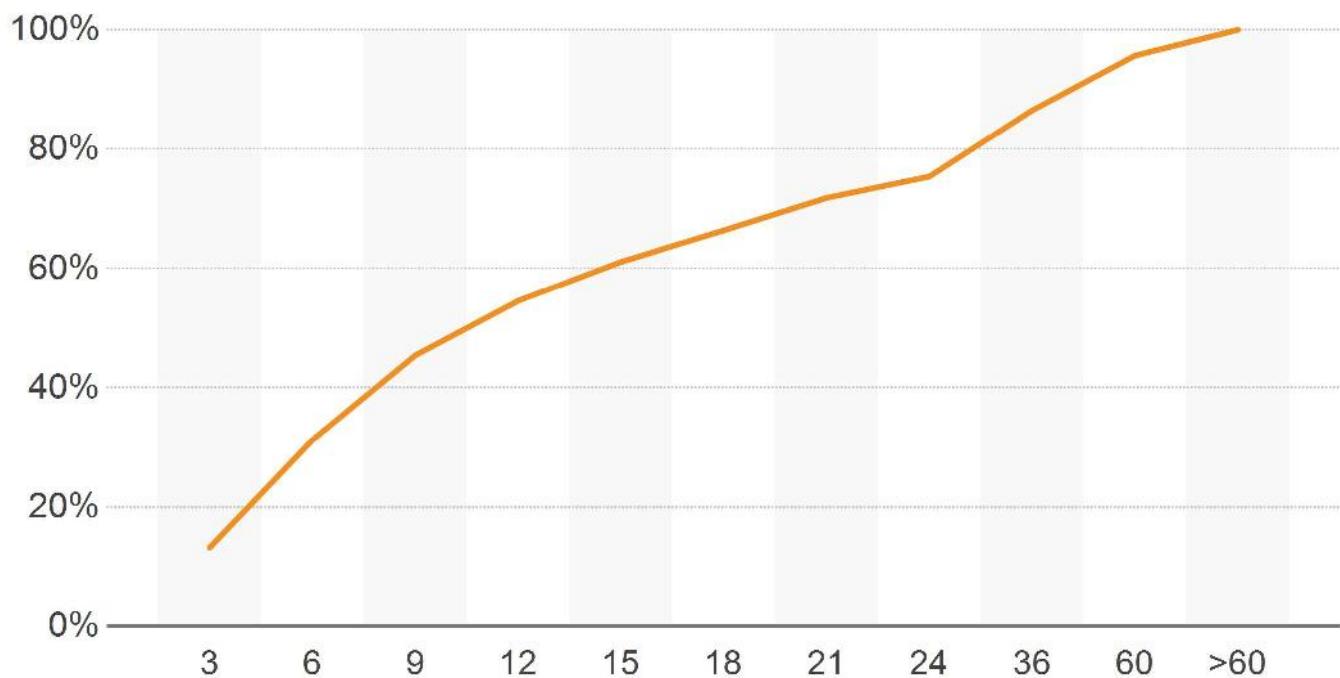
## MONTHS TO LEASE



## MONTHS VACANT



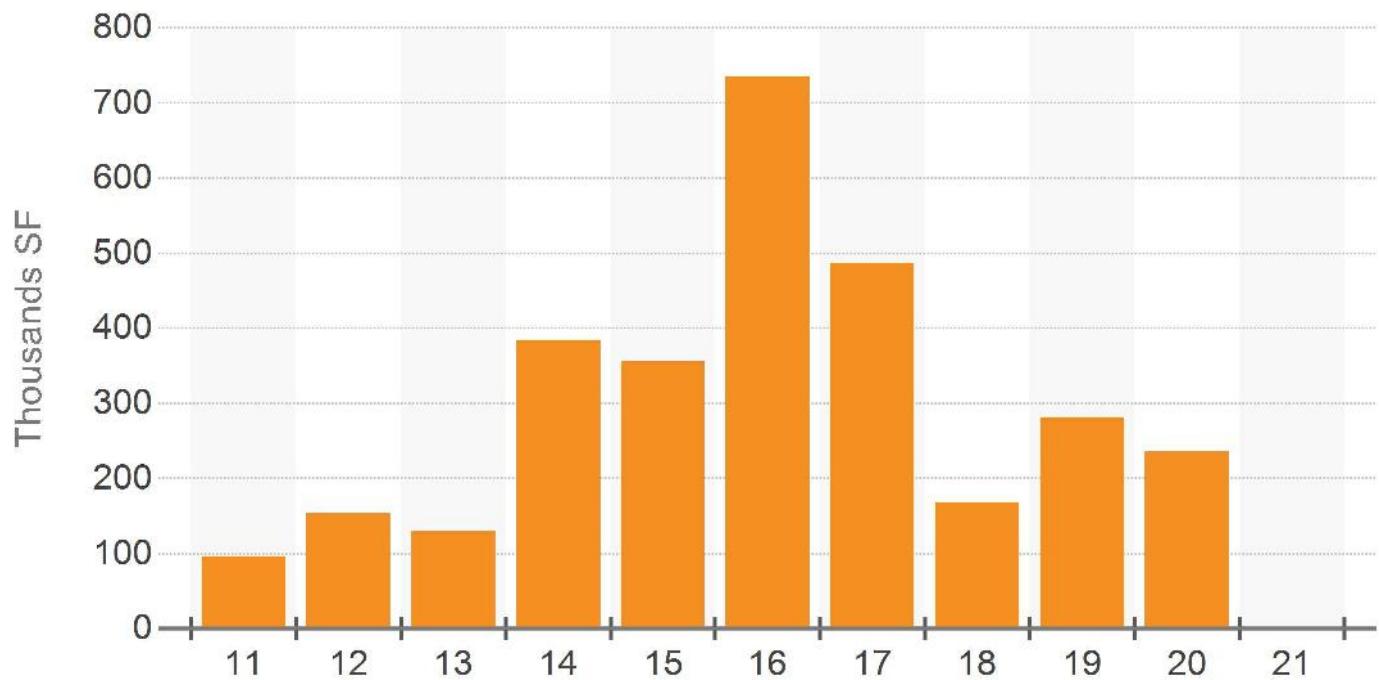
## PROBABILITY OF LEASING IN MONTHS



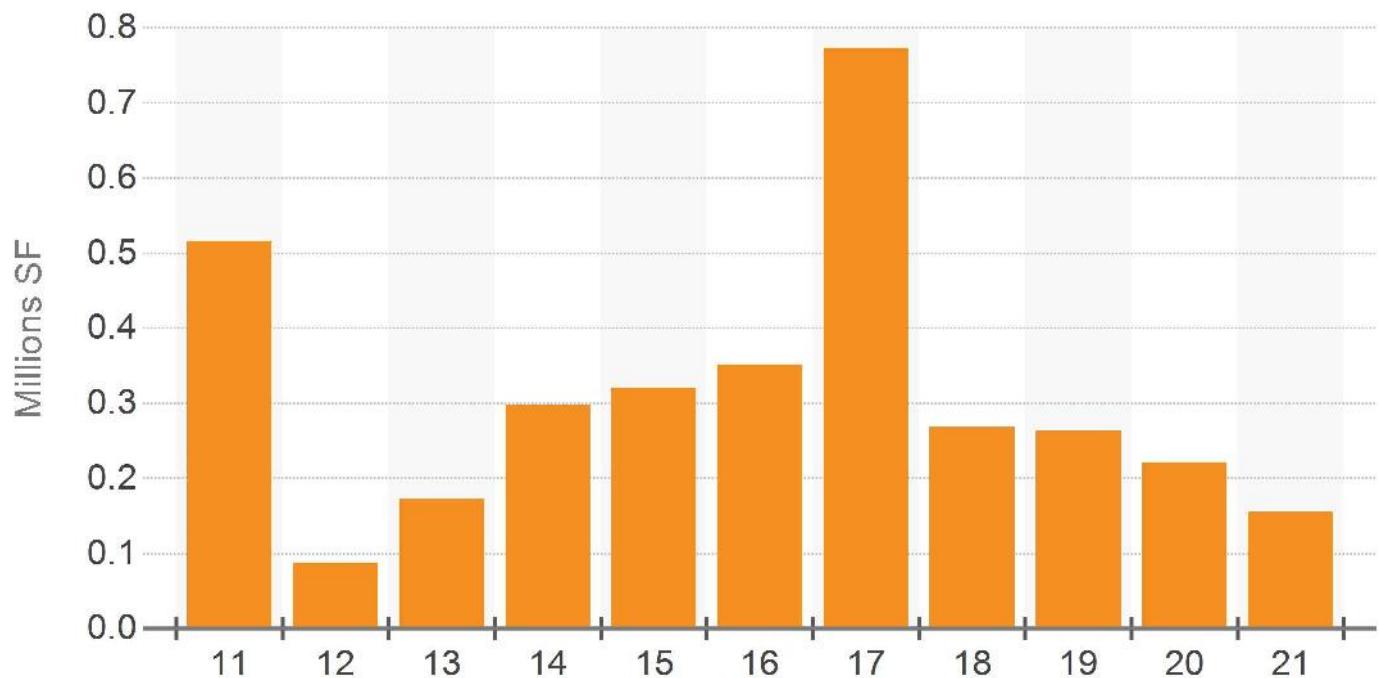
# Construction Activity

Custom Market Report

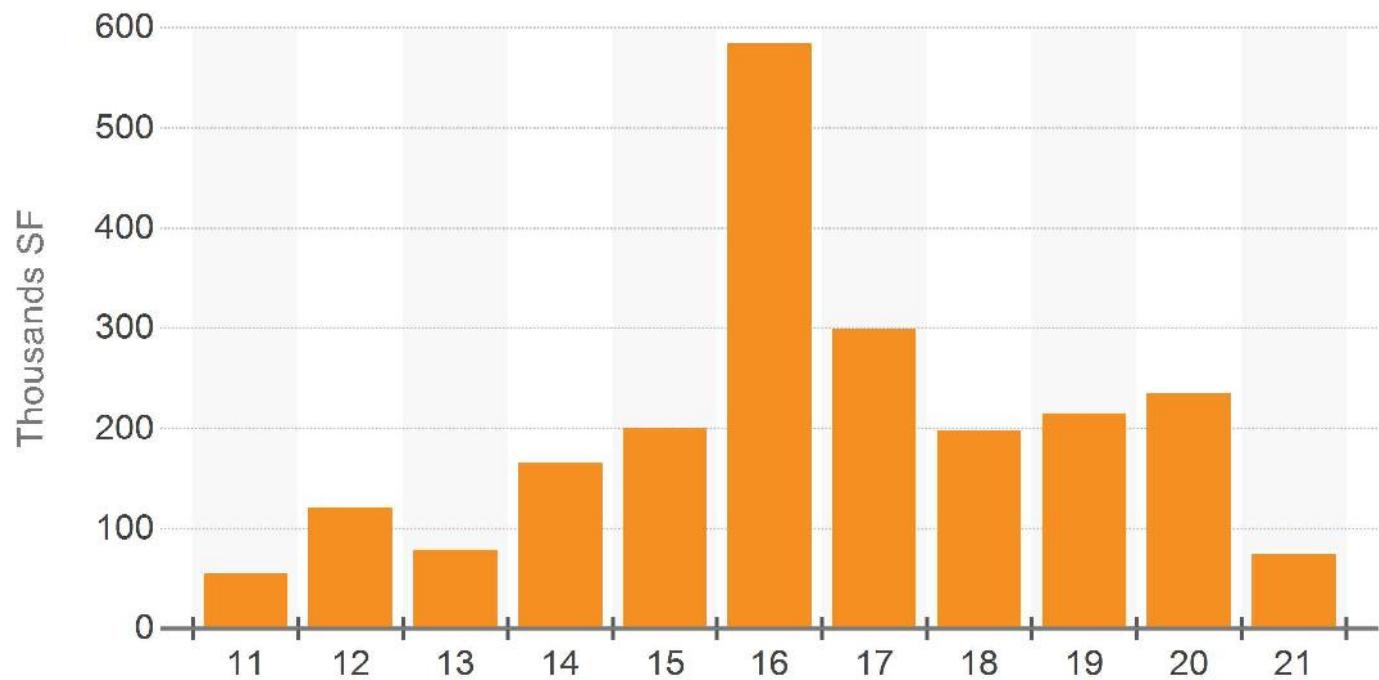
## CONSTRUCTION STARTS



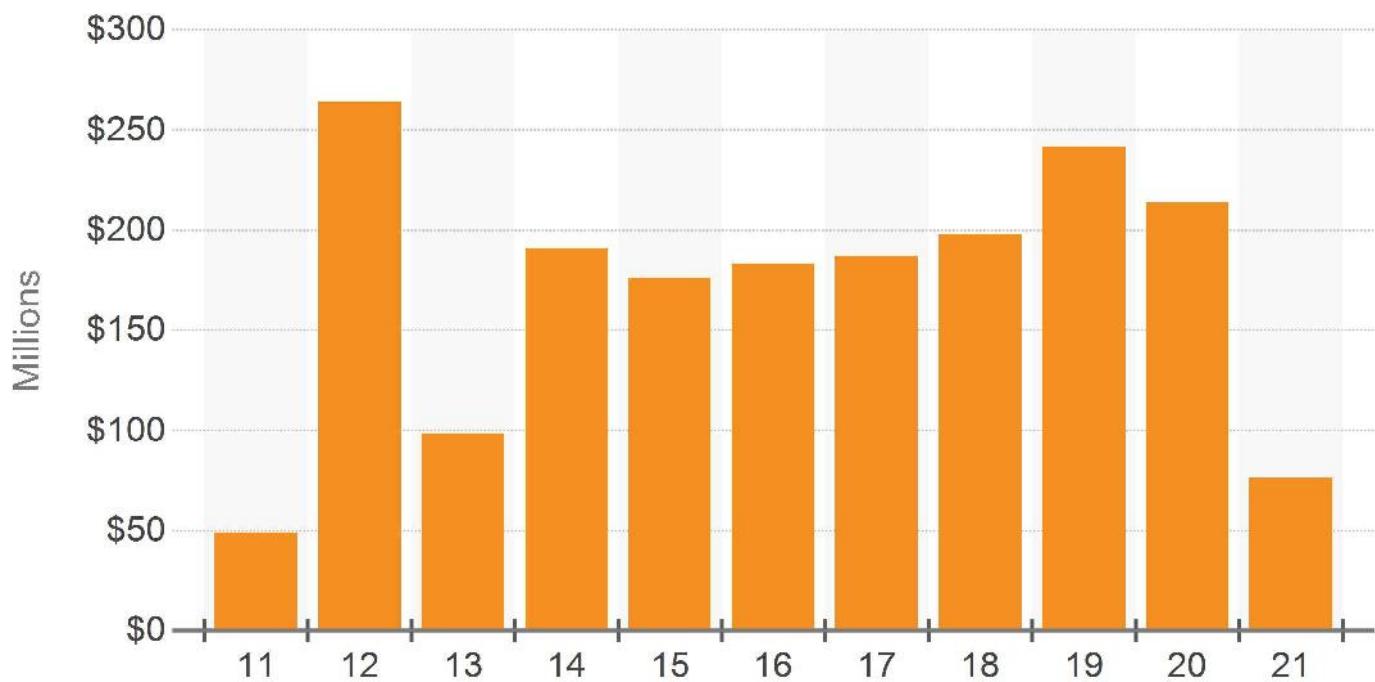
## CONSTRUCTION DELIVERIES



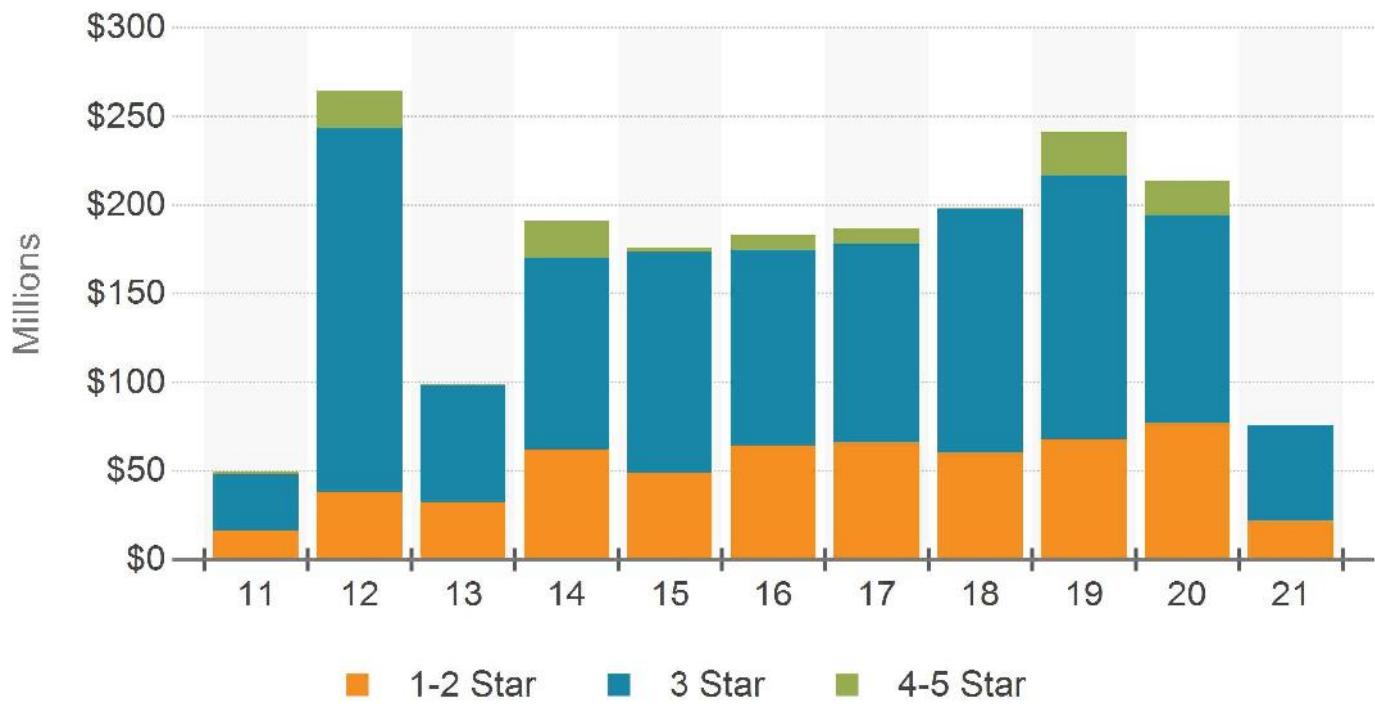
## UNDER CONSTRUCTION



### SALES VOLUME



### SALES VOLUME BY STAR RATING



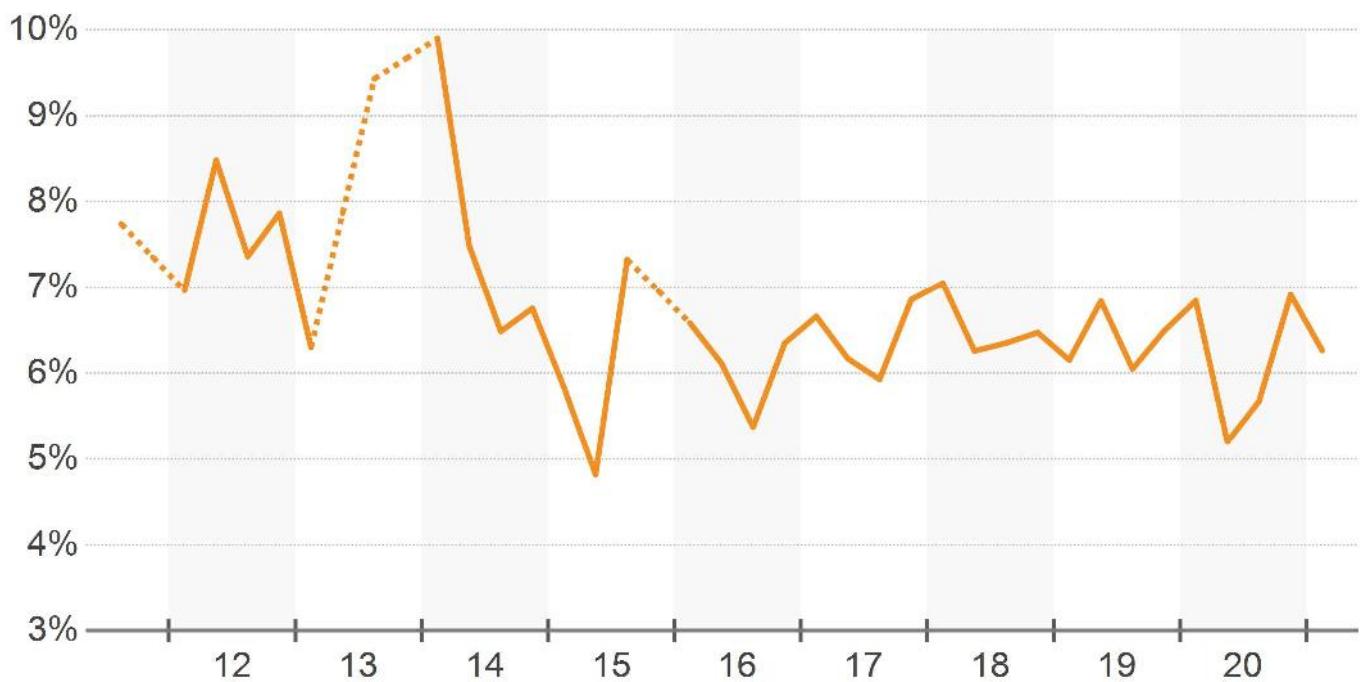
## AVERAGE SALE PRICE PER SF



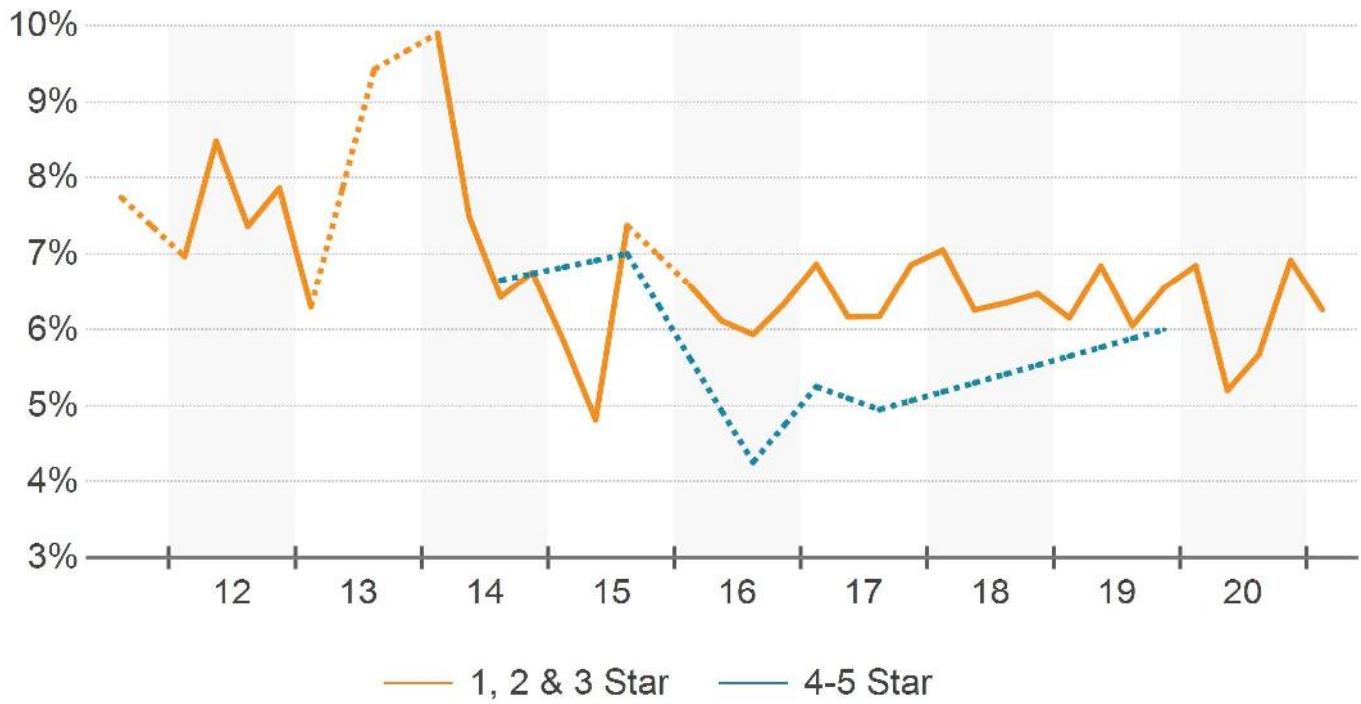
## SALE TO ASKING PRICE DIFFERENTIAL



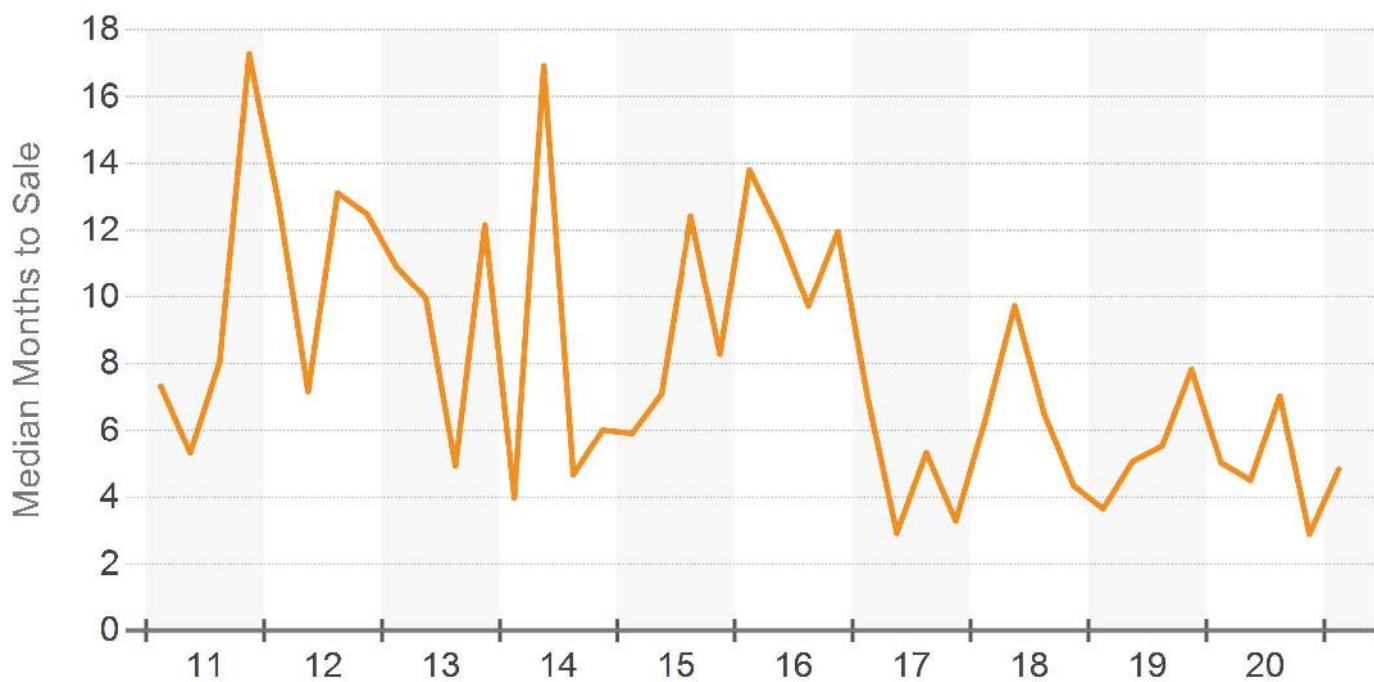
### CAP RATE



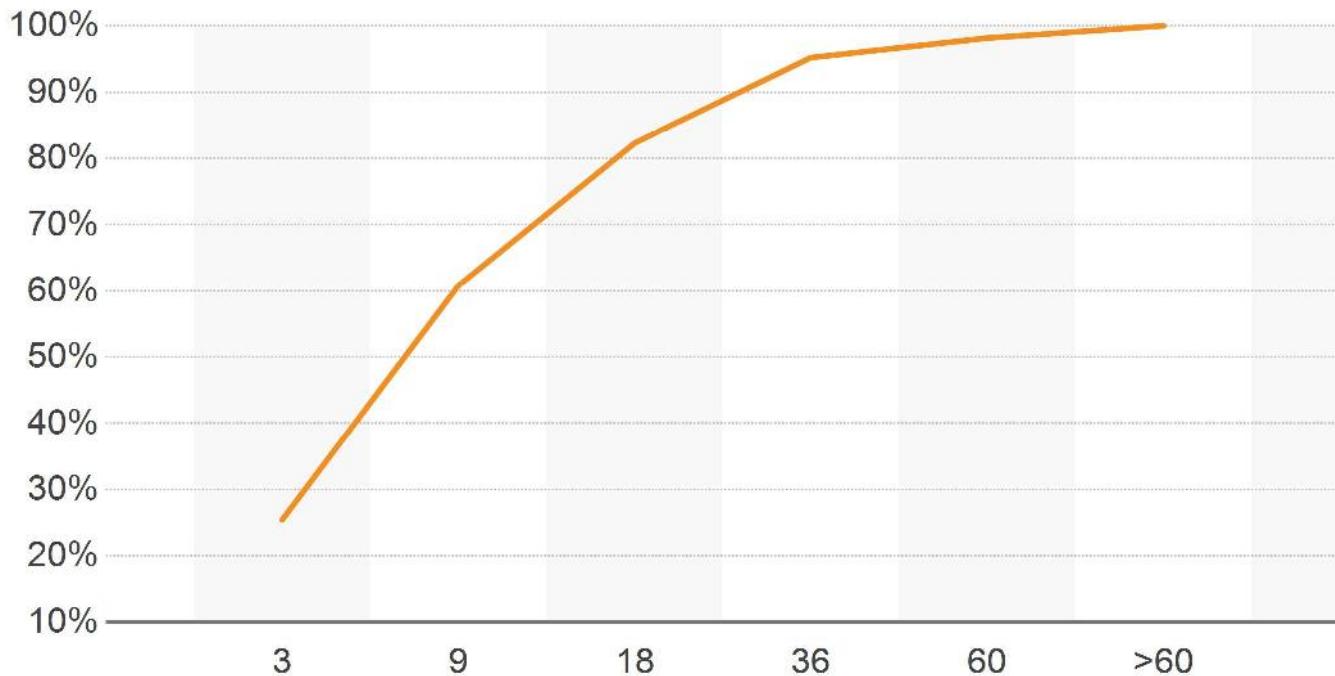
### CAP RATE BY STAR RATING



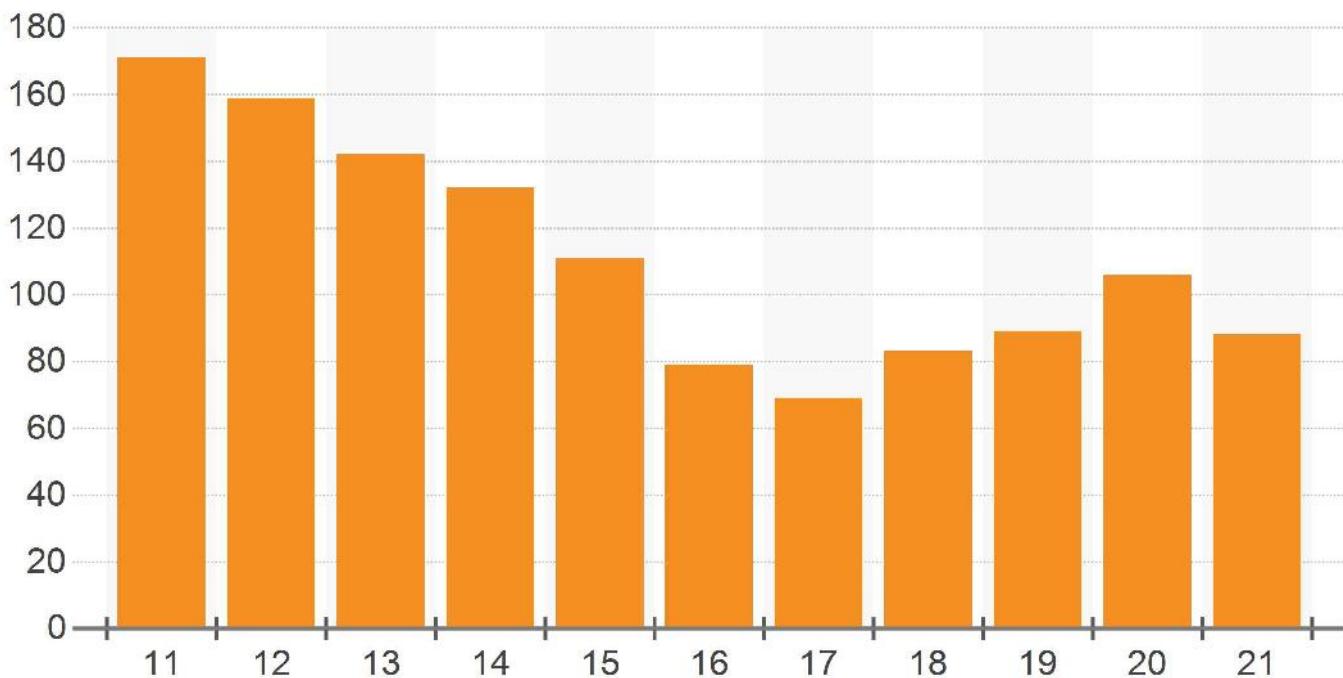
### MONTHS TO SALE



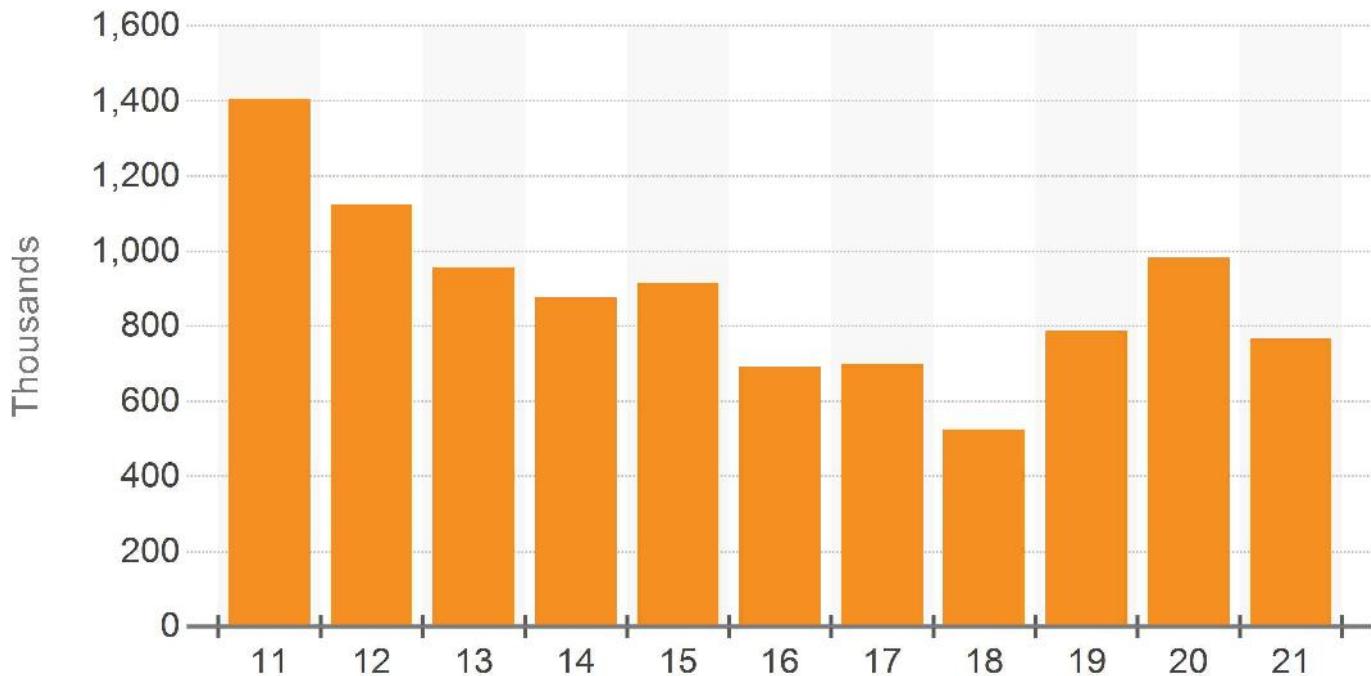
### PROBABILITY OF SELLING IN MONTHS



### FOR SALE TOTAL LISTINGS



### FOR SALE TOTAL SF



### ASKING PRICE PER SF



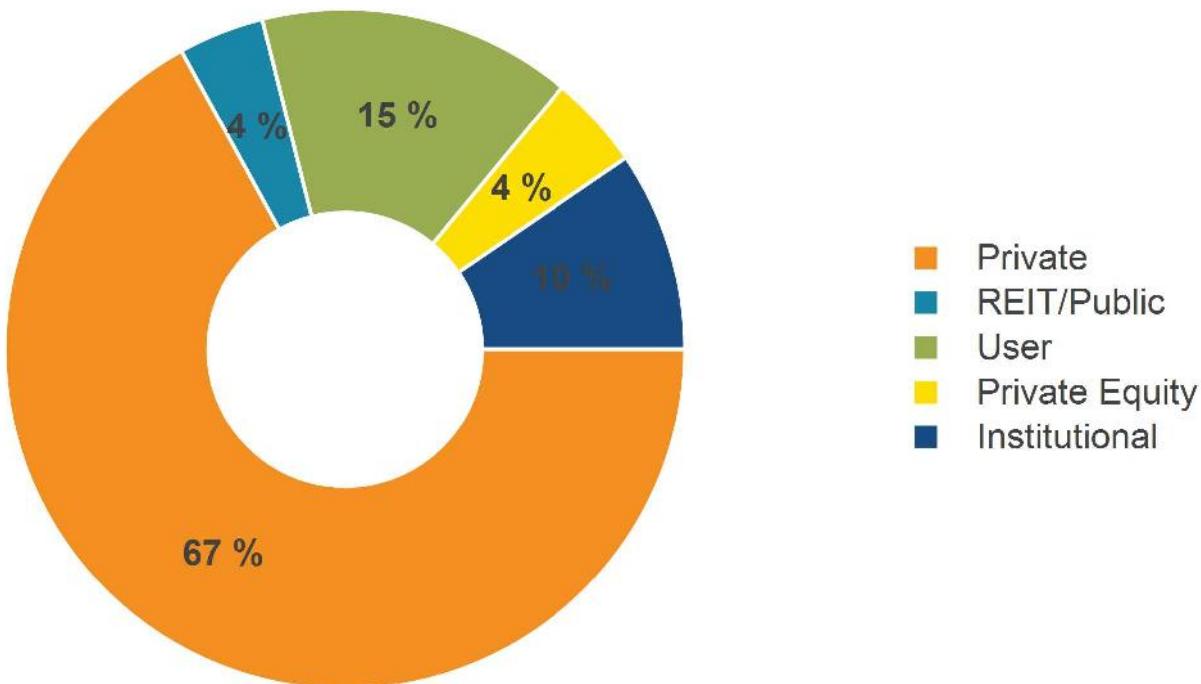
### TOP BUYERS



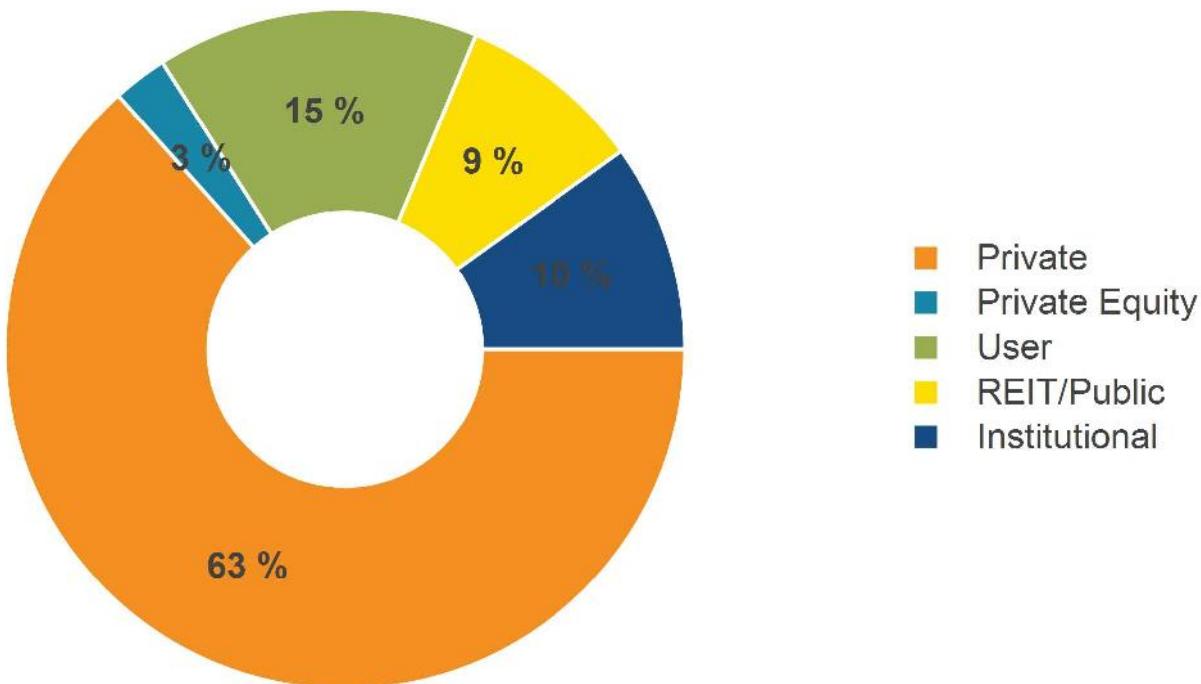
### TOP SELLERS



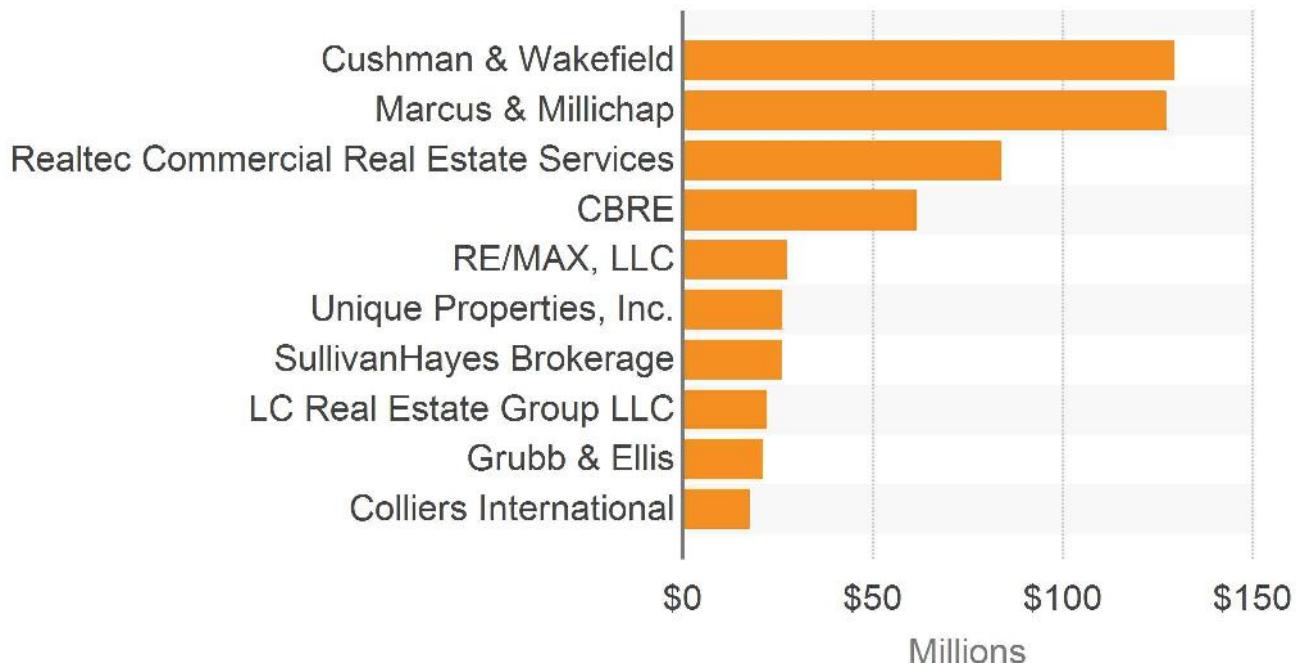
### SALES VOLUME BY BUYER TYPE



### SALES VOLUME BY SELLER TYPE



### TOP BUYER BROKERS



### TOP SELLER BROKERS

