



Custom Market Report

Retail Report - Larimer/Weld County

PREPARED BY

REALTEC

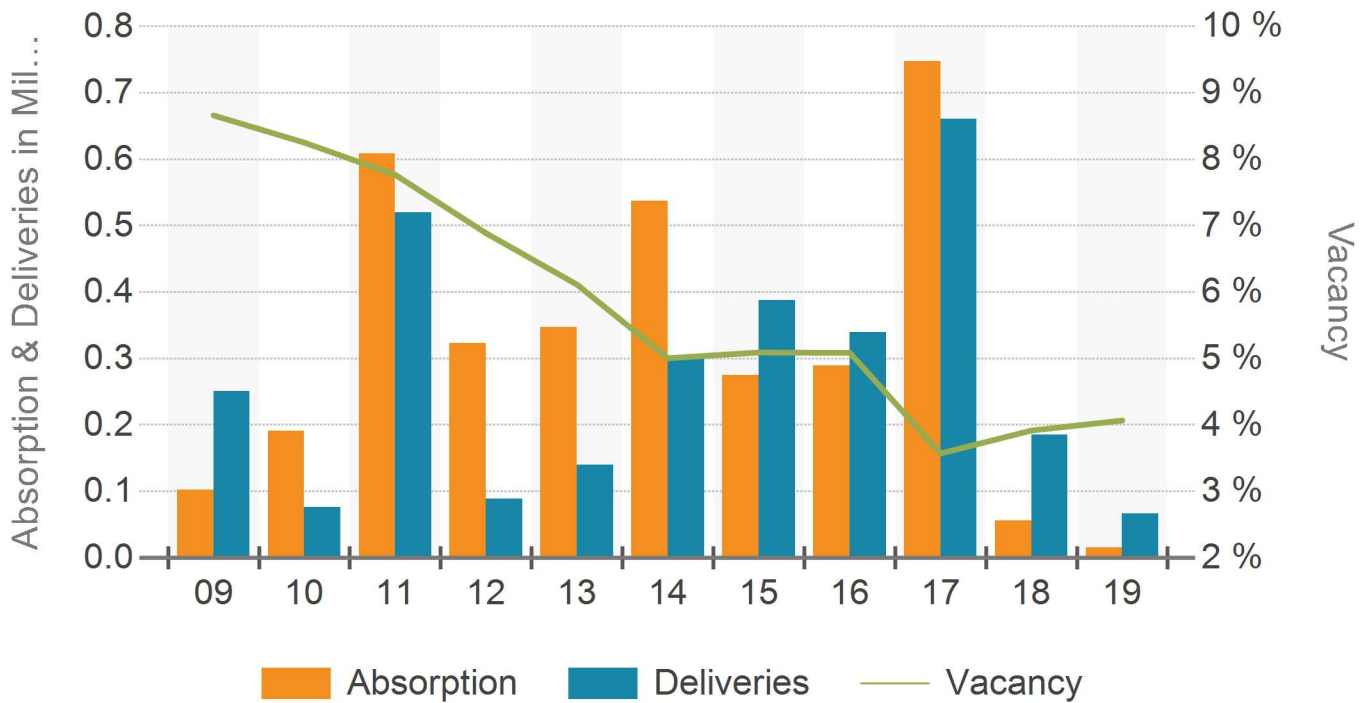
COMMERCIAL REAL ESTATE SERVICES

Ron Kuehl

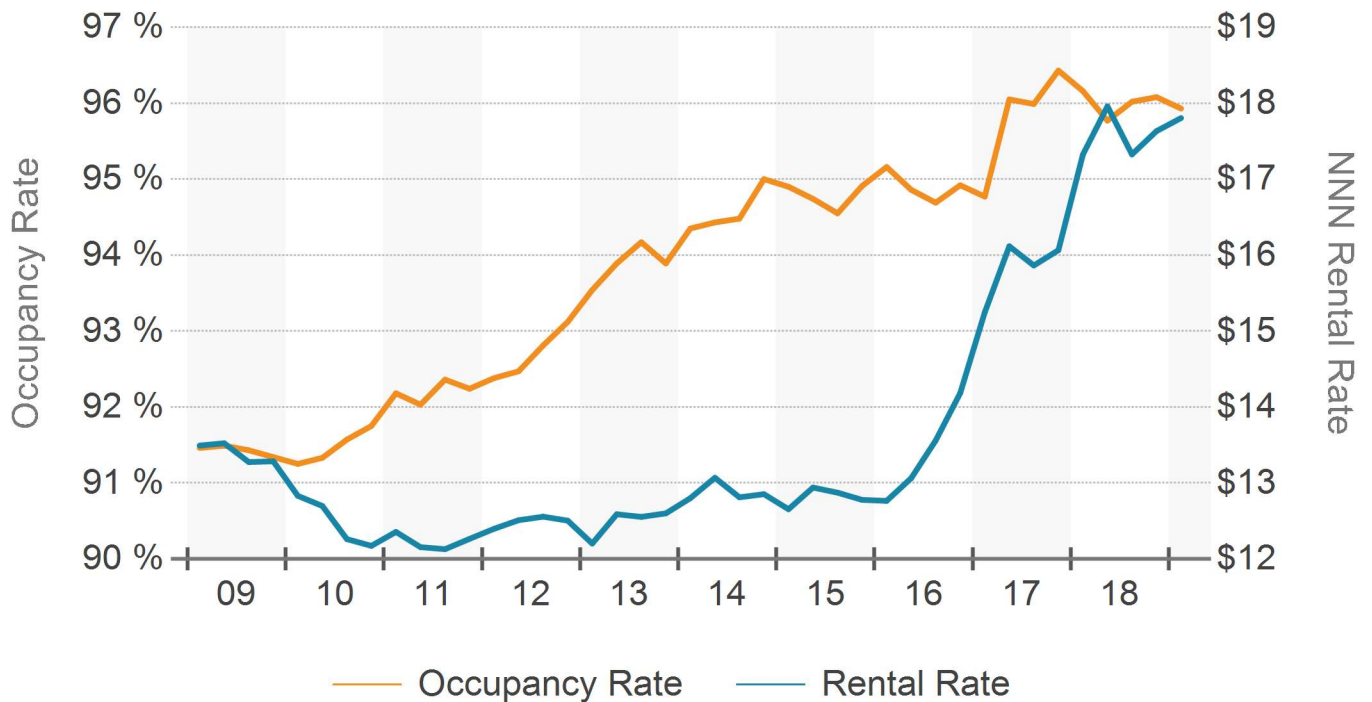
Broker



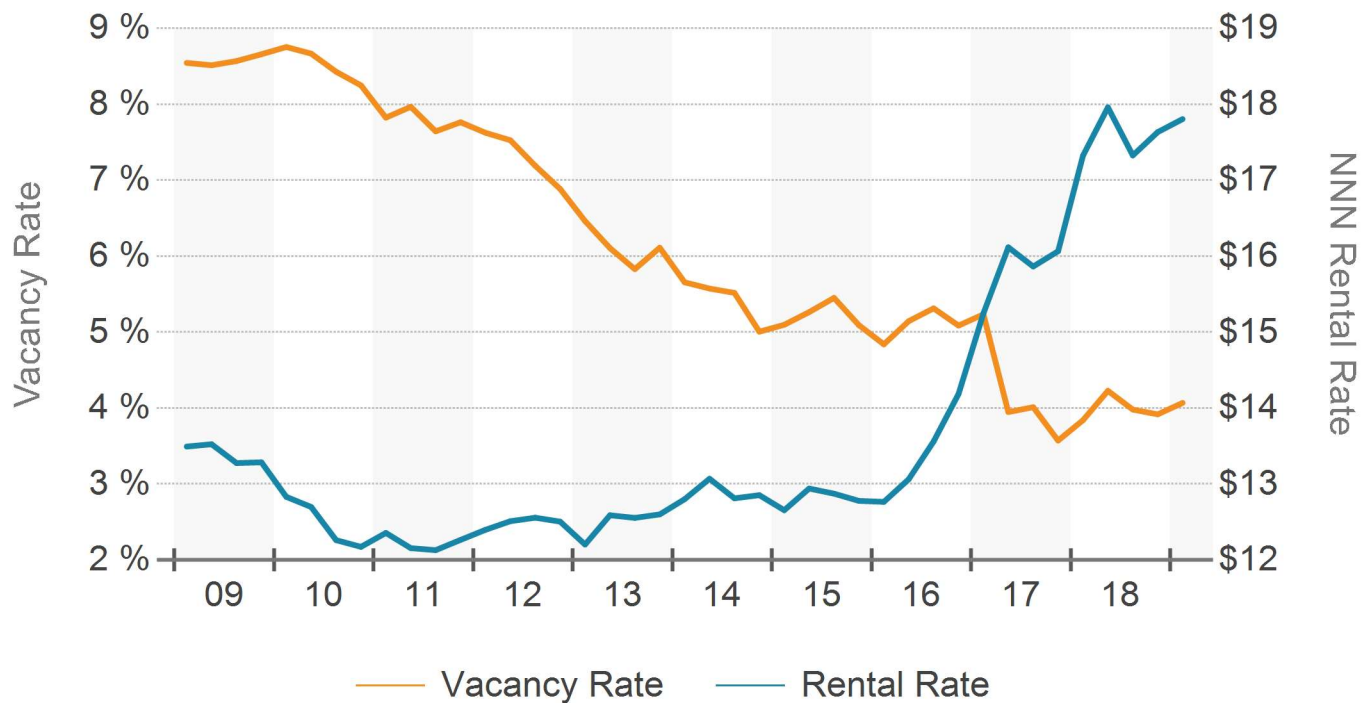
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$17.80	\$13.85
Vacancy Rate	4.1%	4.8%
Vacant SF	1,287,558	1,479,357
Availability Rate	5.6%	5.8%
Available SF	1,805,032	1,826,117
Sublet SF	151,341	108,950
Months on Market	8.5	15.1

Inventory	Survey	5-Year Avg
Existing Buildings	2,677	2,636
Existing SF	31,661,236	30,936,754
12 Mo. Const. Starts	162,492	383,195
Under Construction	612,491	430,813
12 Mo. Deliveries	250,964	374,428

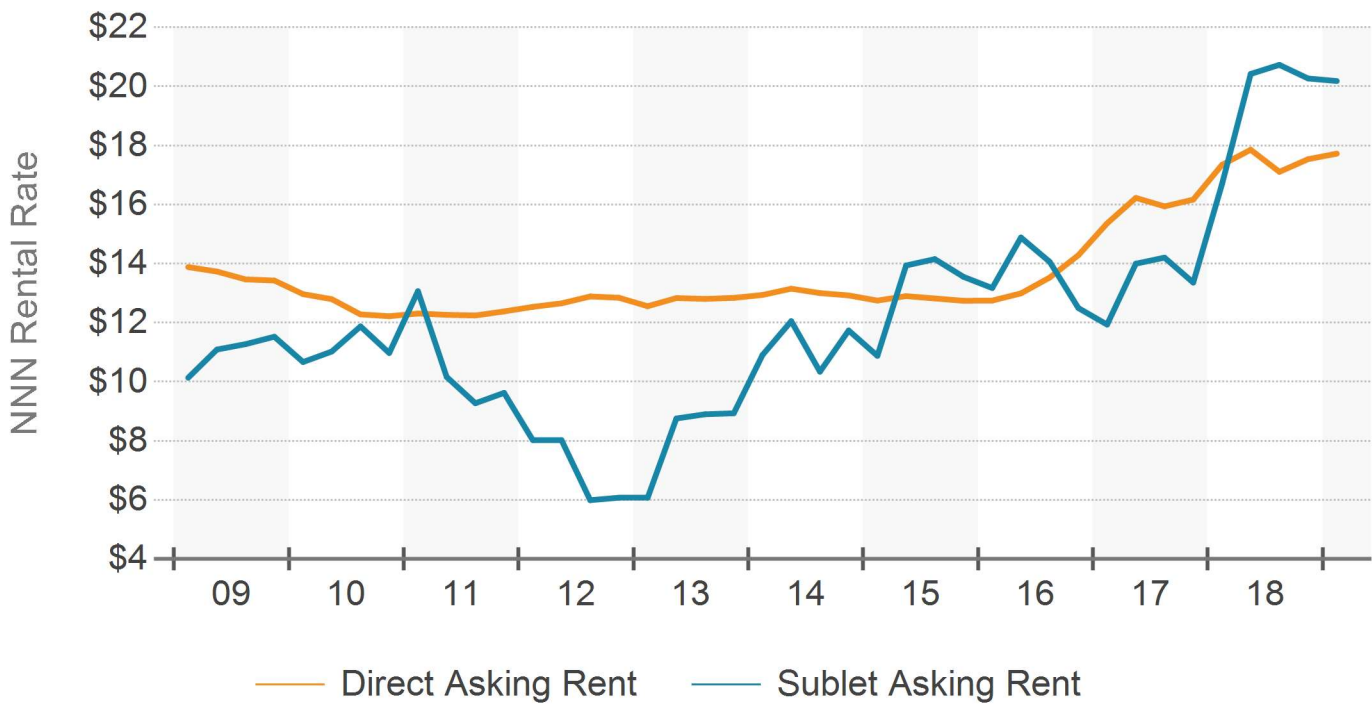
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	71,048	380,597
12 Mo. Leasing SF	633,914	743,308

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$171	\$168
Asking Price Per SF	\$258	\$211
Sales Volume (Mil.)	\$181	\$184
Cap Rate	6.9%	6.7%

NNN ASKING RENT PER SF



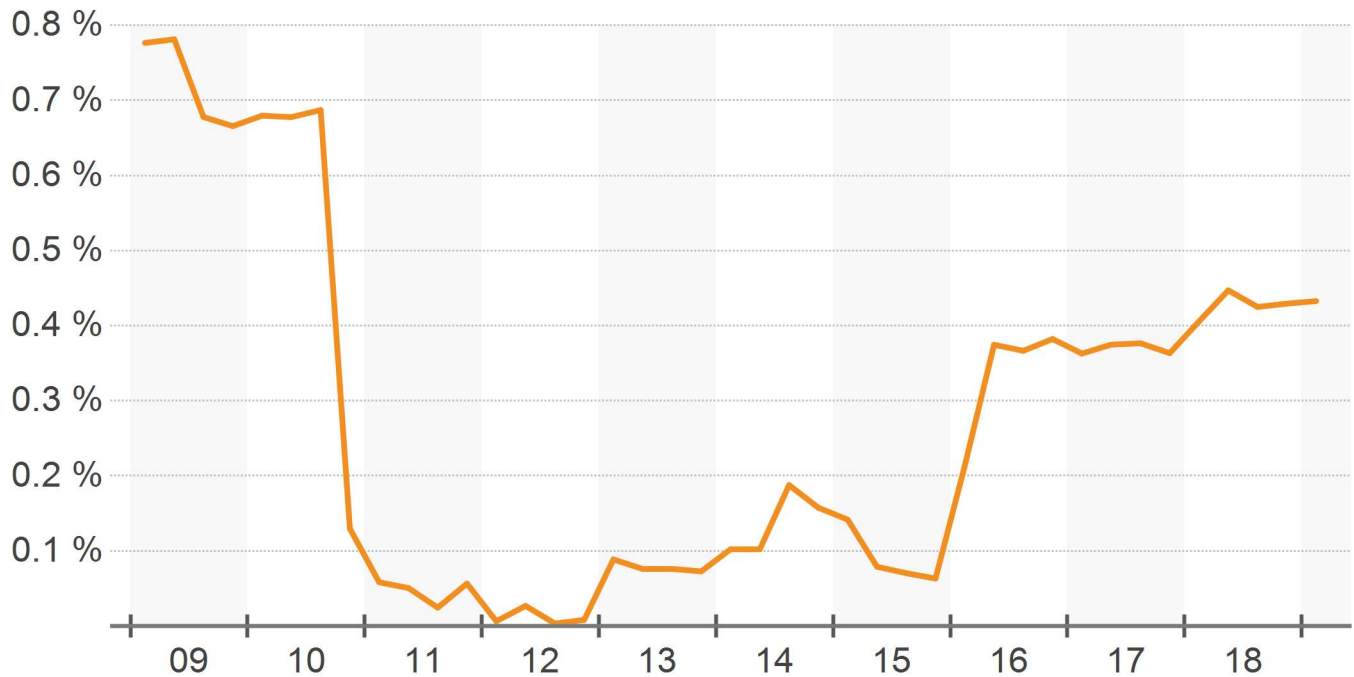
DIRECT & SUBLET RENTAL RATES



VACANCY RATE



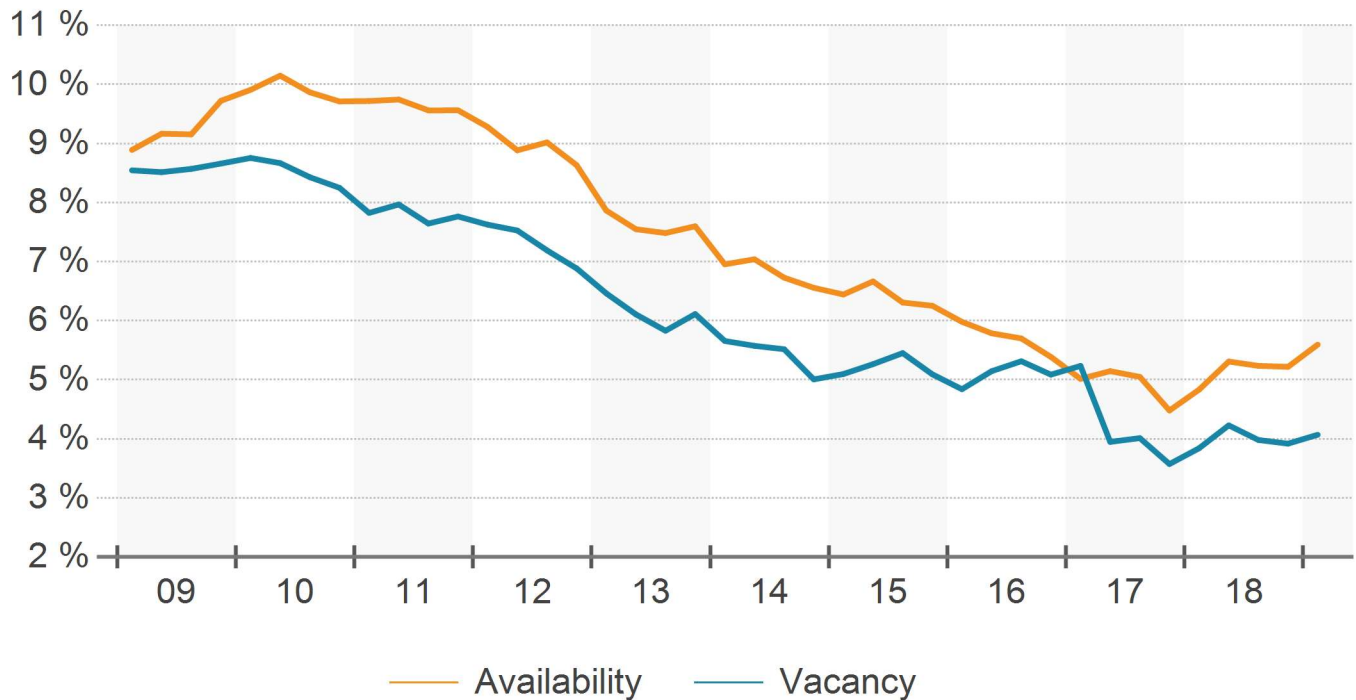
SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



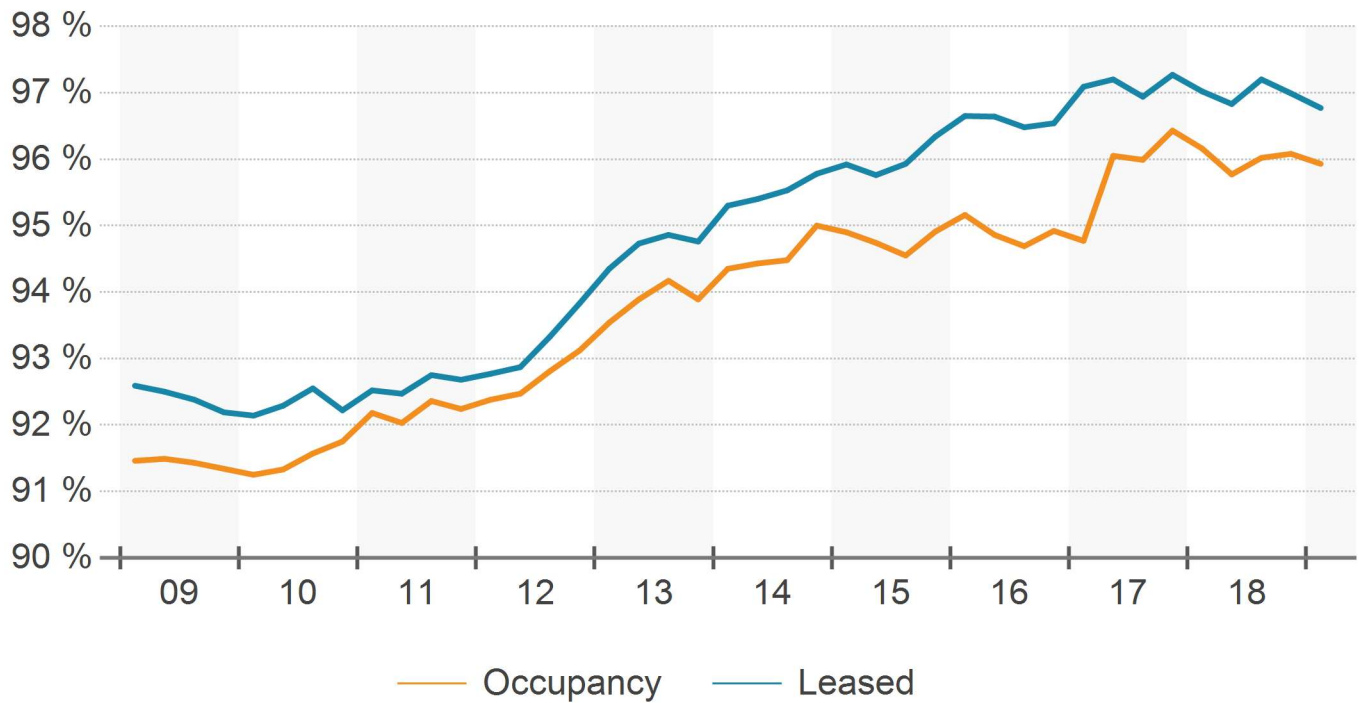
OCCUPANCY RATE



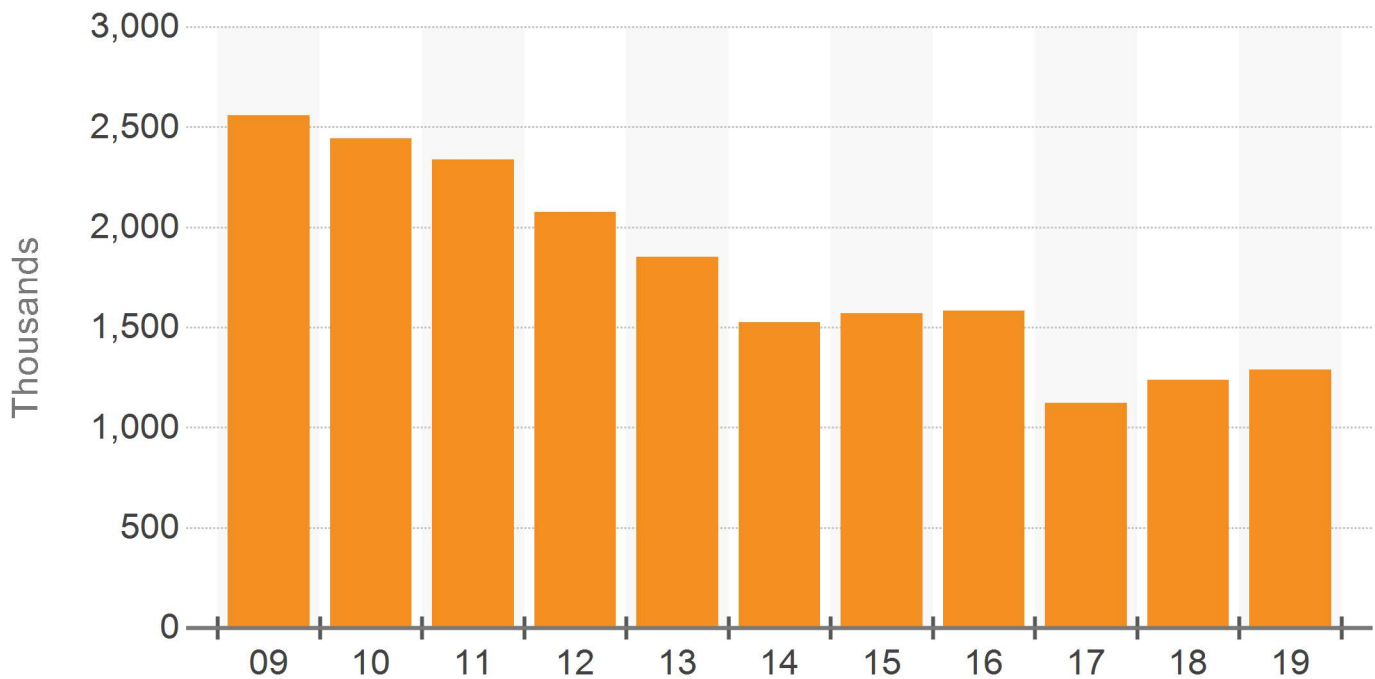
PERCENT LEASED RATE



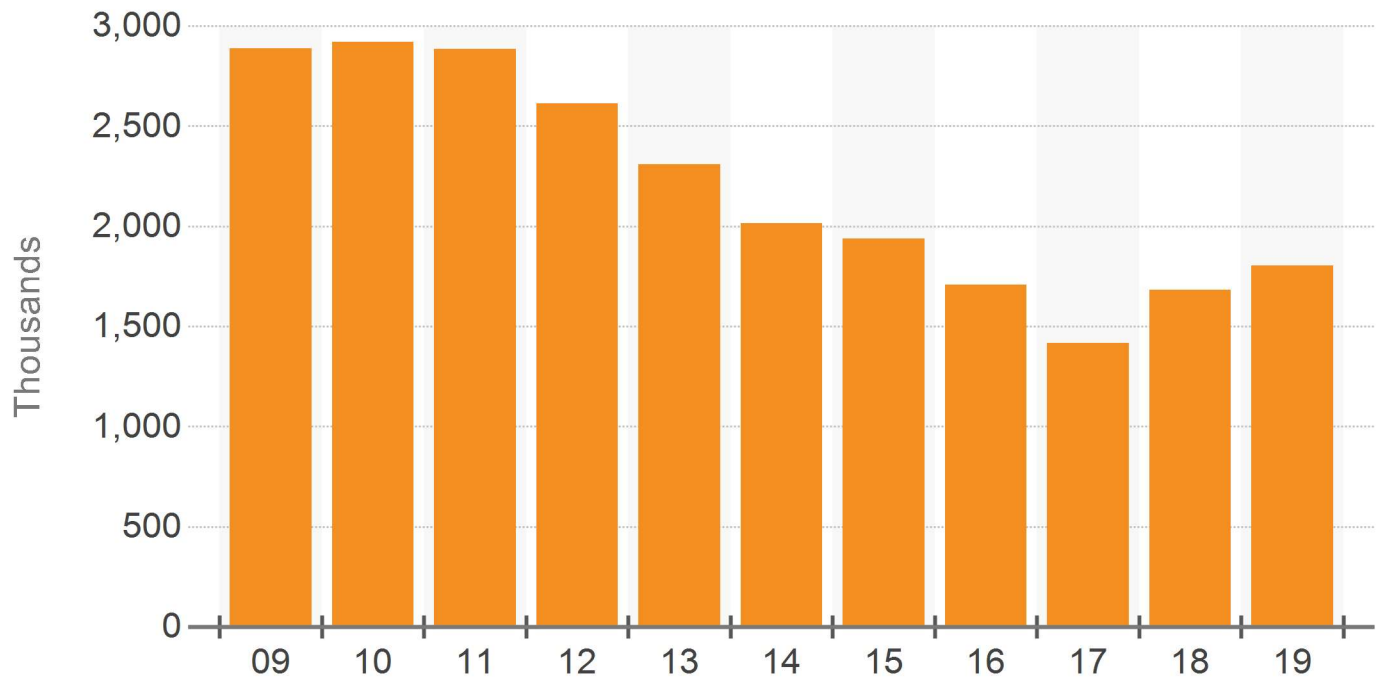
OCCUPANCY & PERCENT LEASED



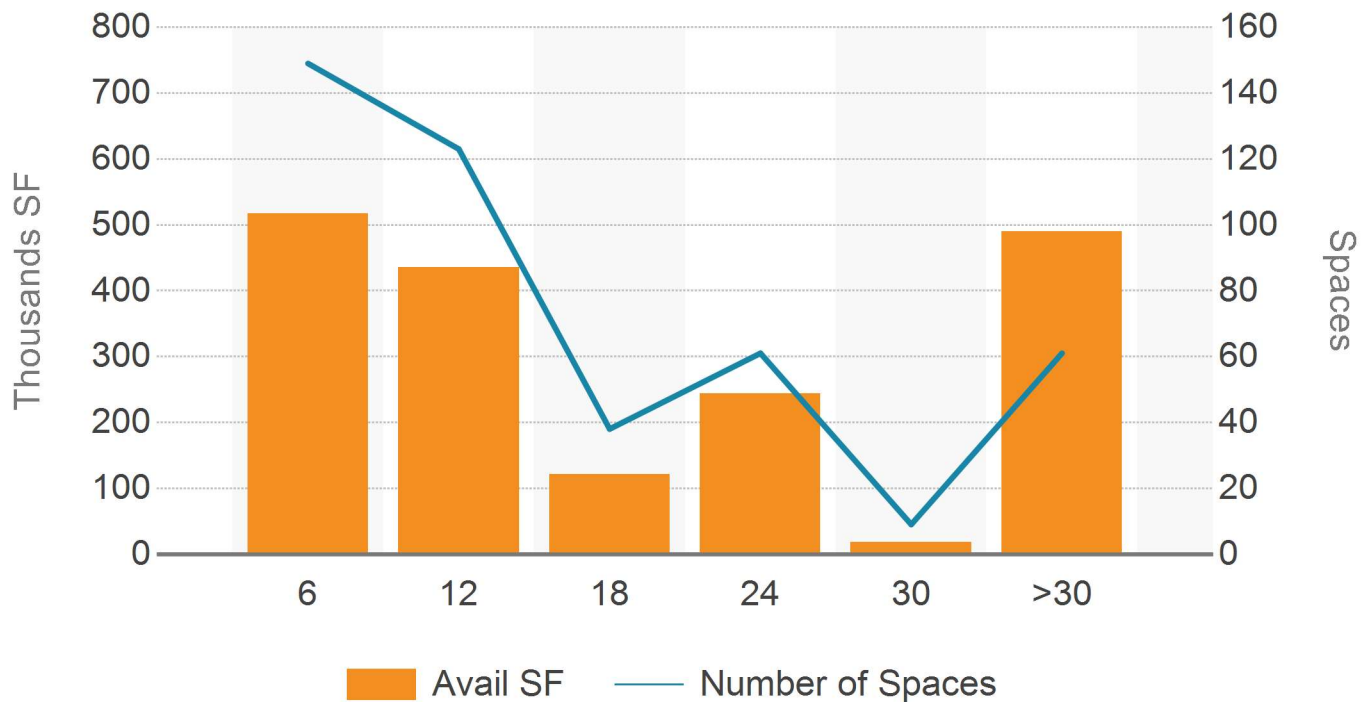
VACANT SF



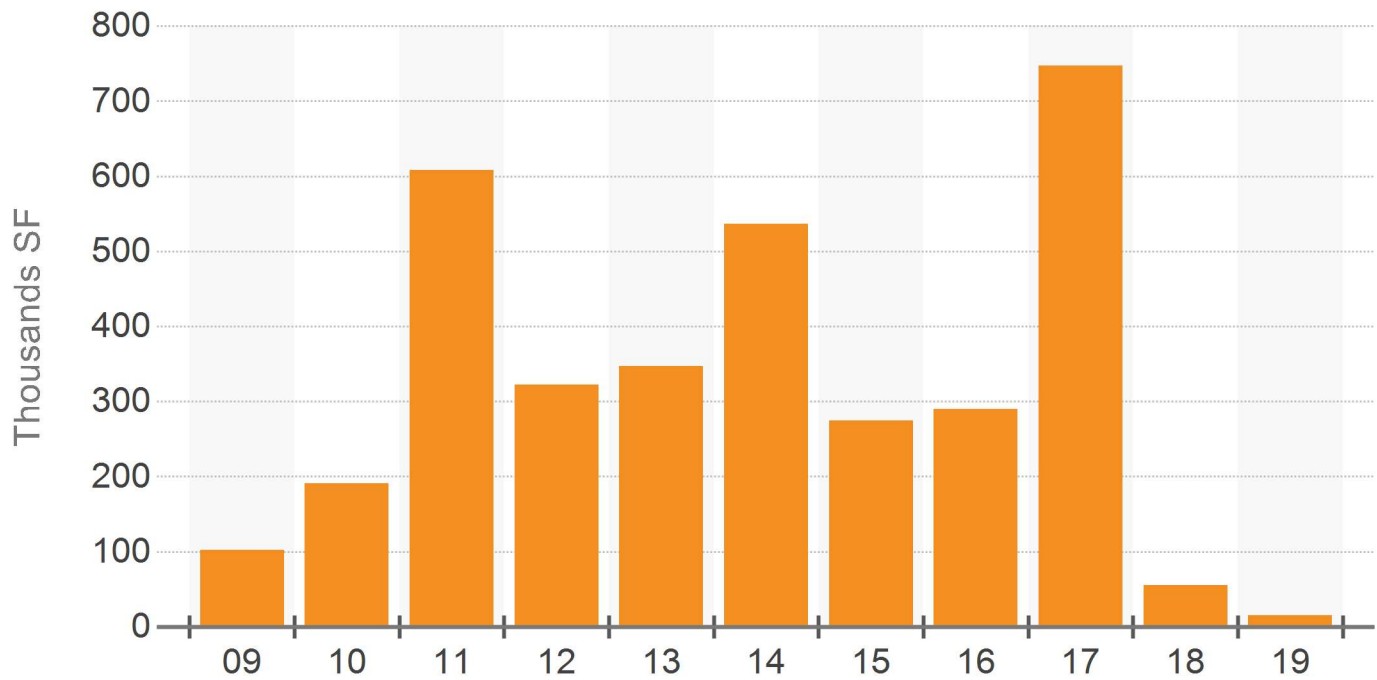
AVAILABLE SF



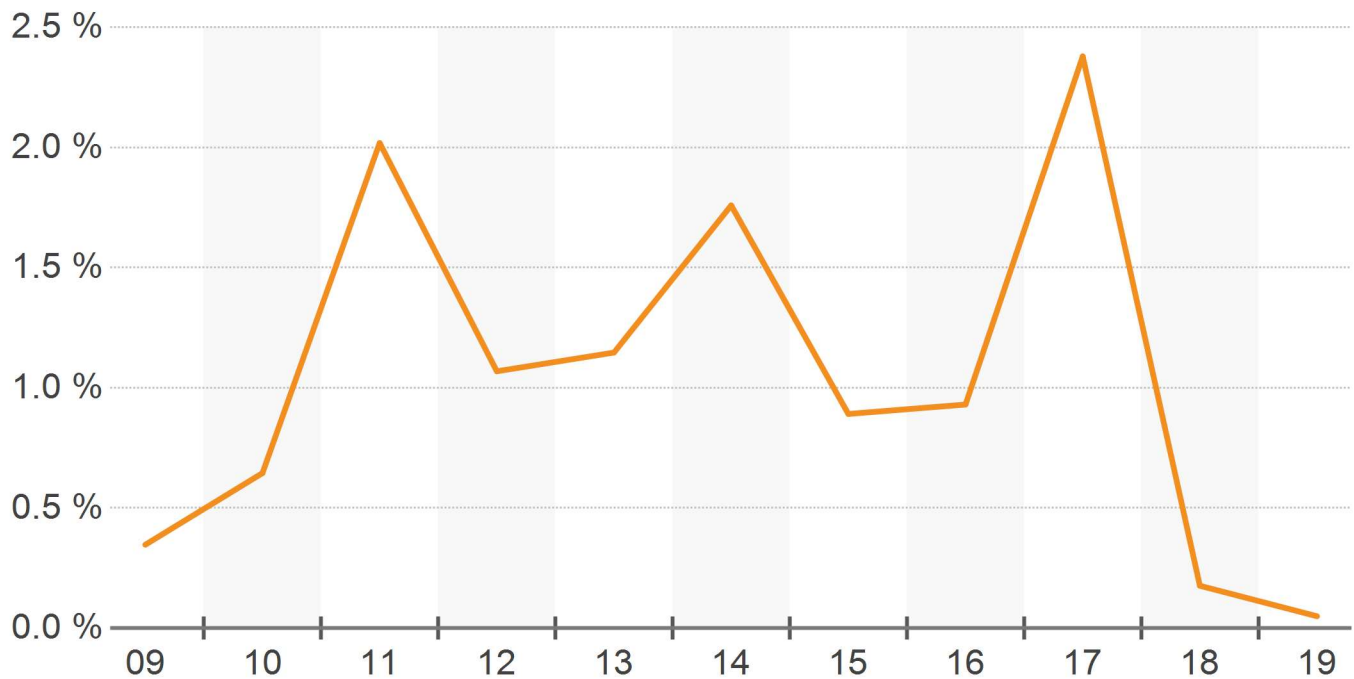
MONTHS ON MARKET DISTRIBUTION



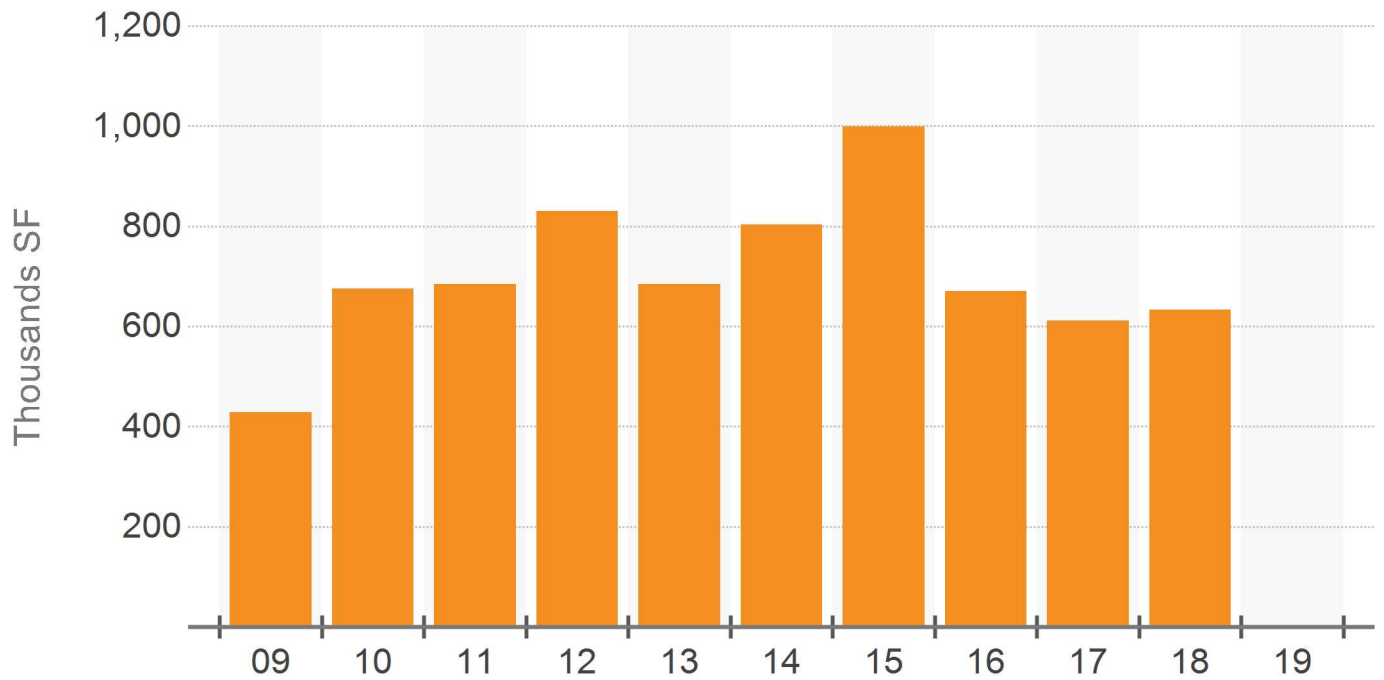
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



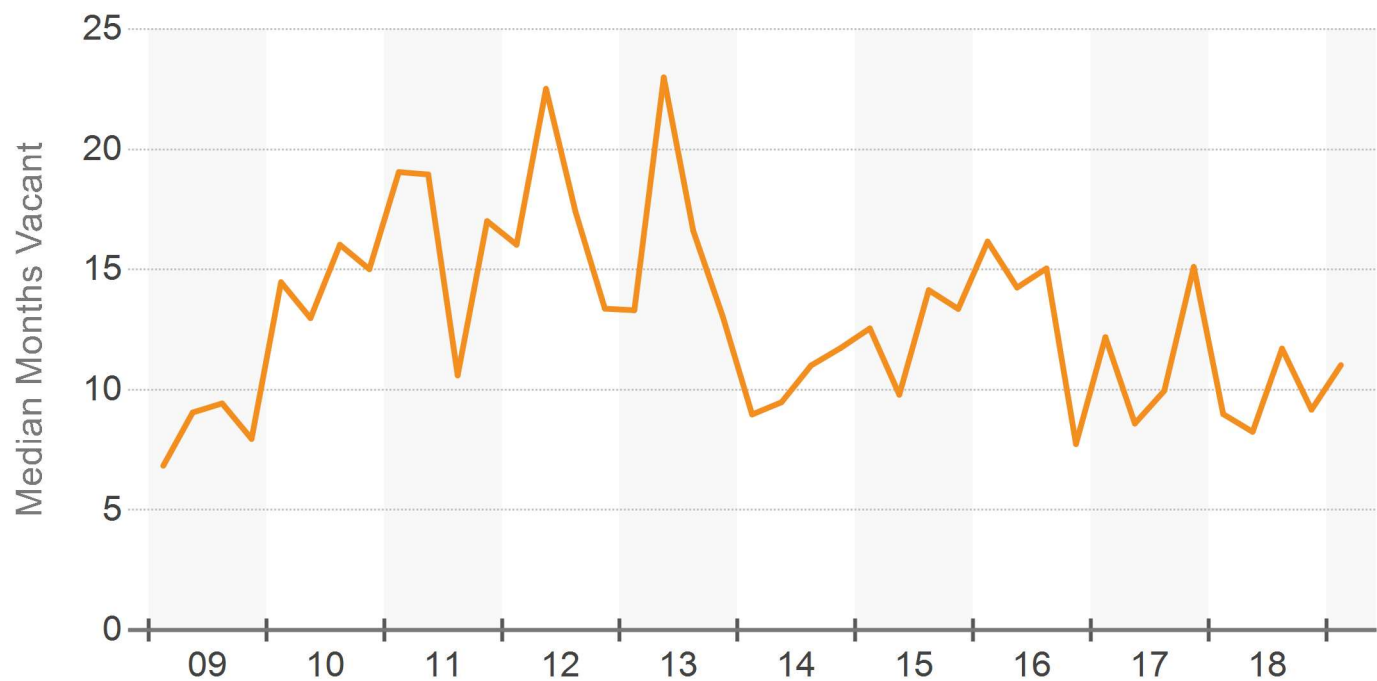
MONTHS ON MARKET



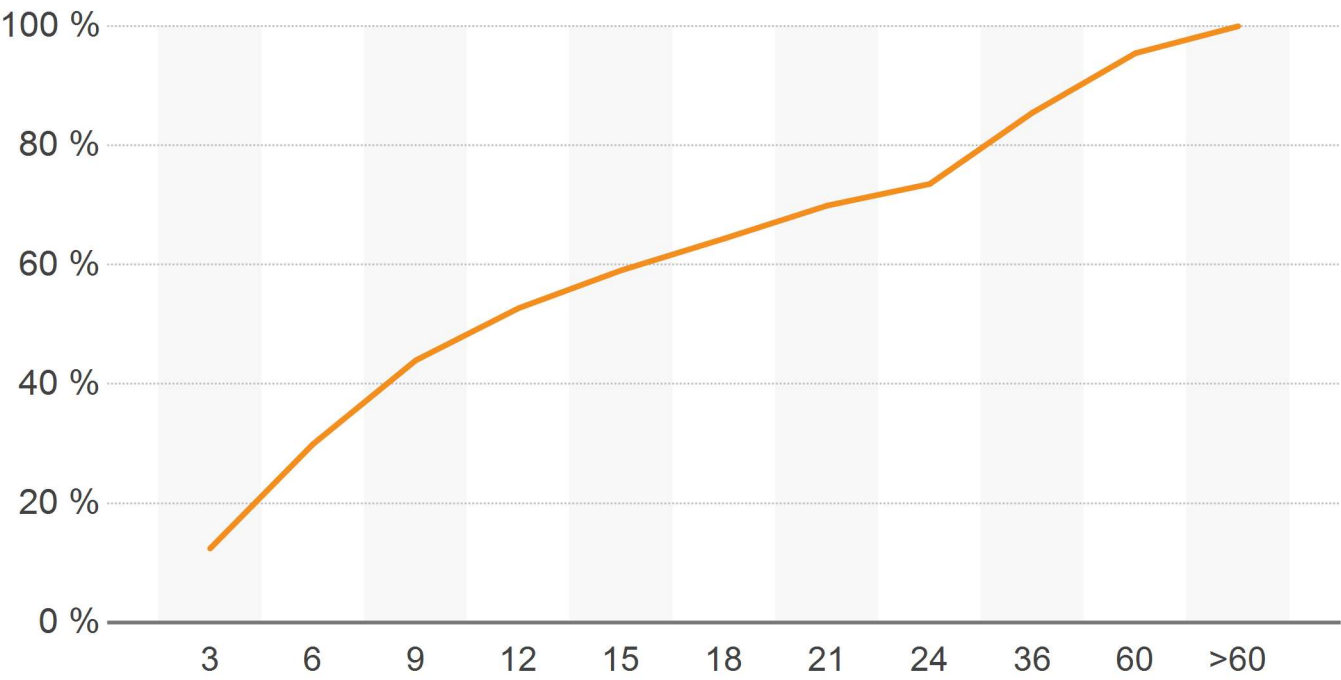
MONTHS TO LEASE



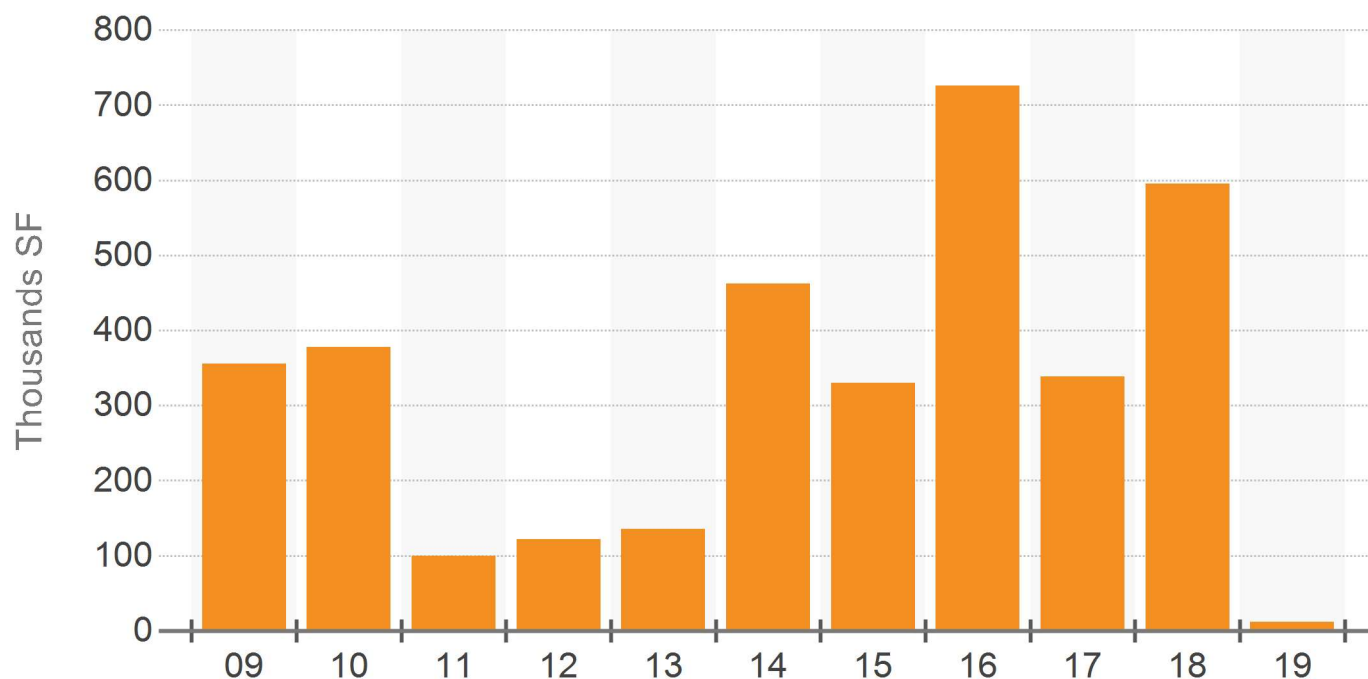
MONTHS VACANT



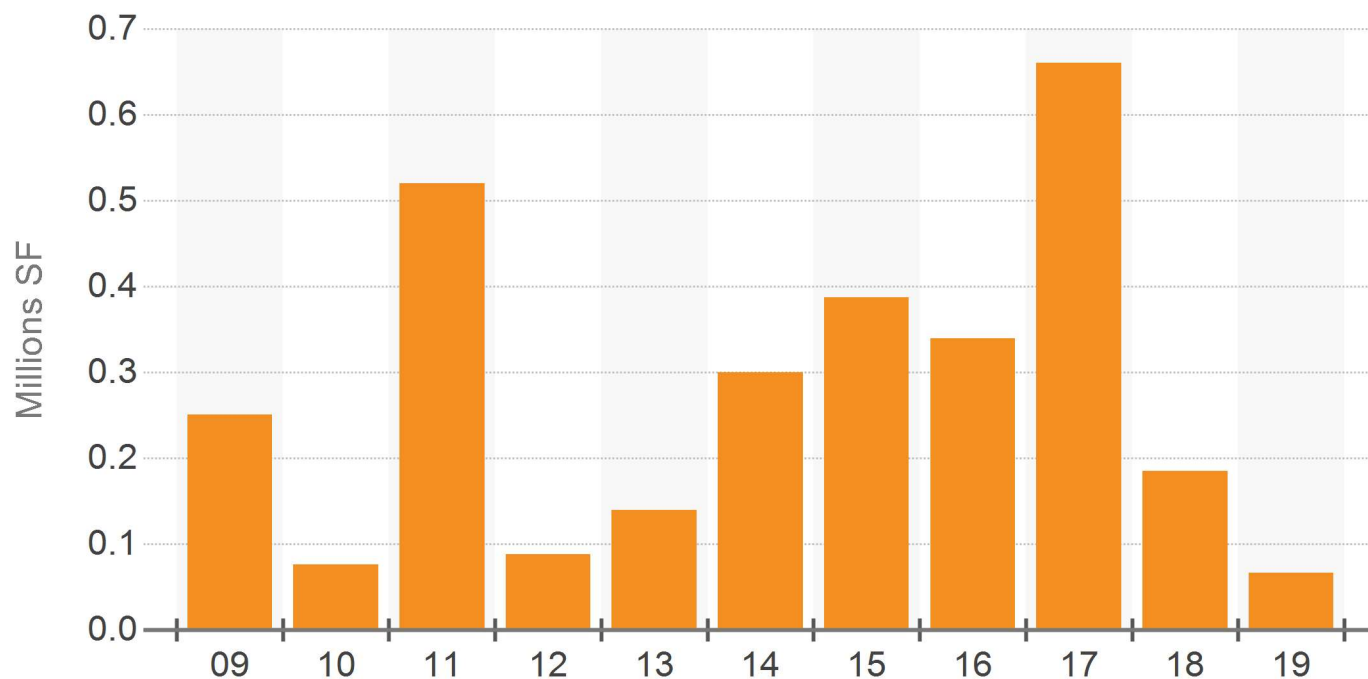
PROBABILITY OF LEASING IN MONTHS



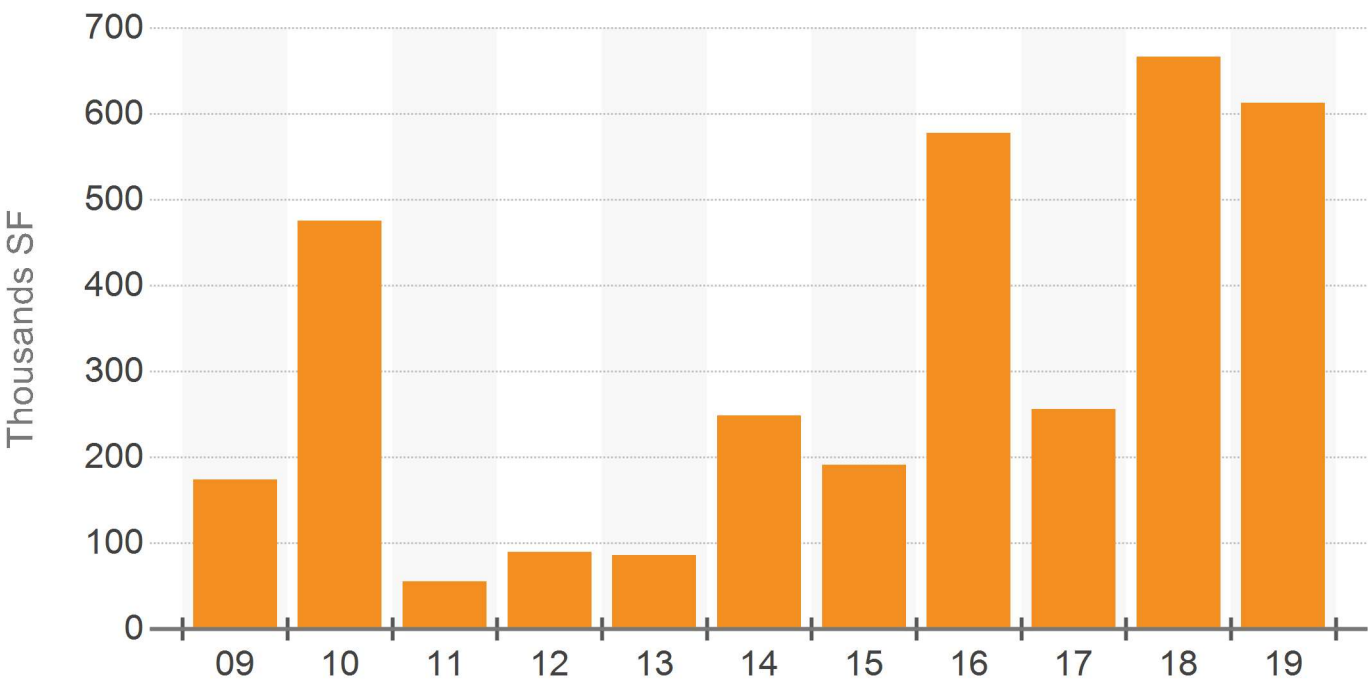
CONSTRUCTION STARTS



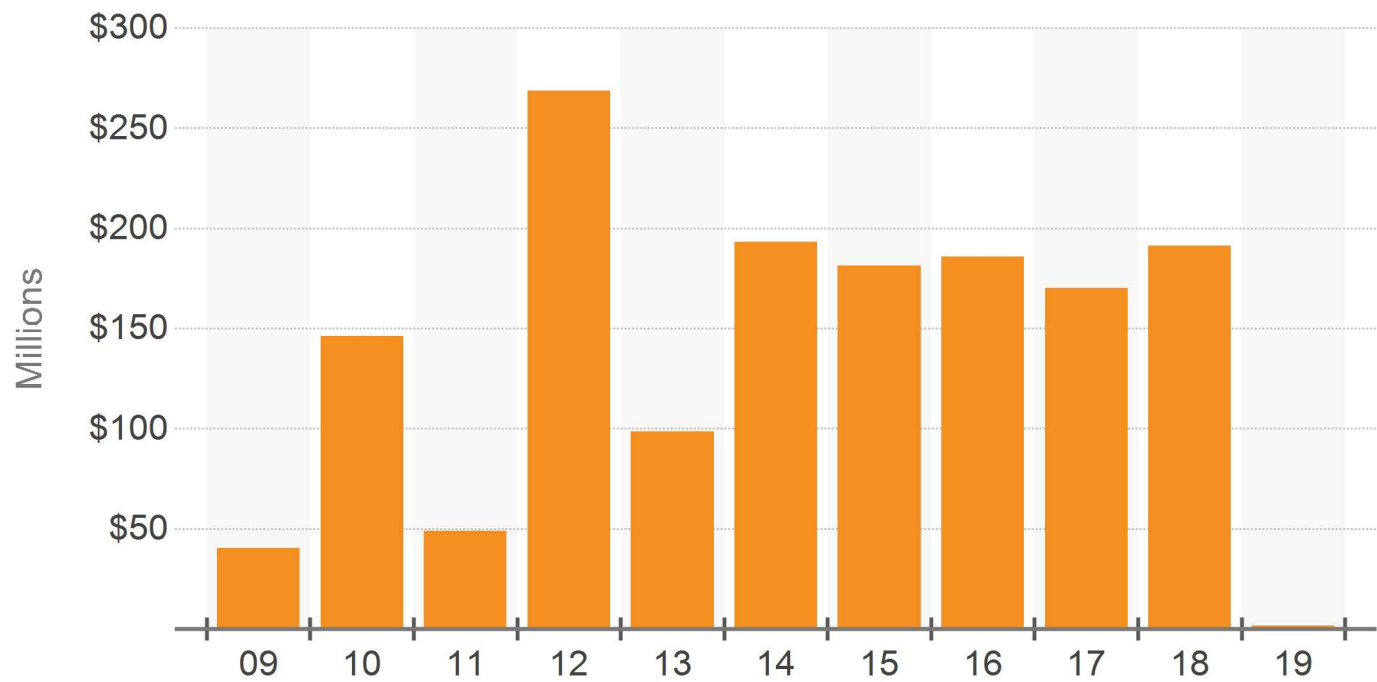
CONSTRUCTION DELIVERIES



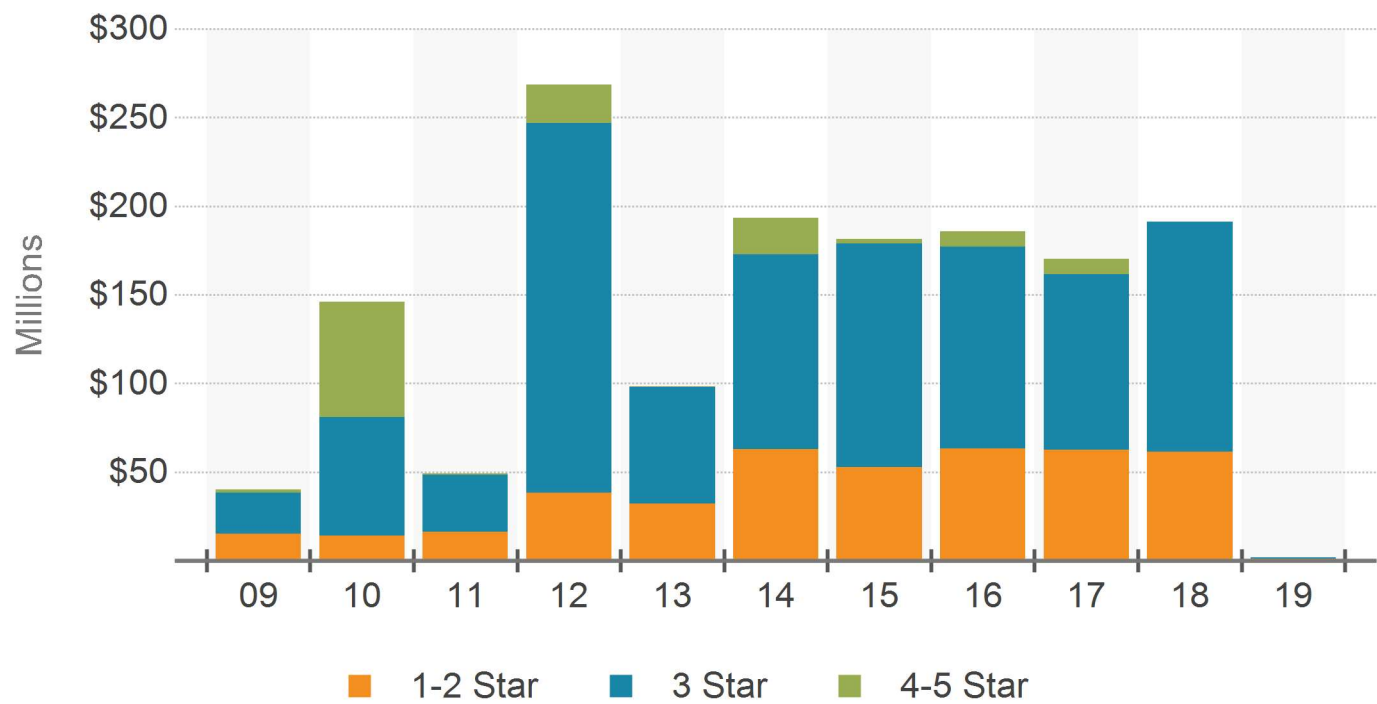
UNDER CONSTRUCTION



SALES VOLUME



SALES VOLUME BY STAR RATING



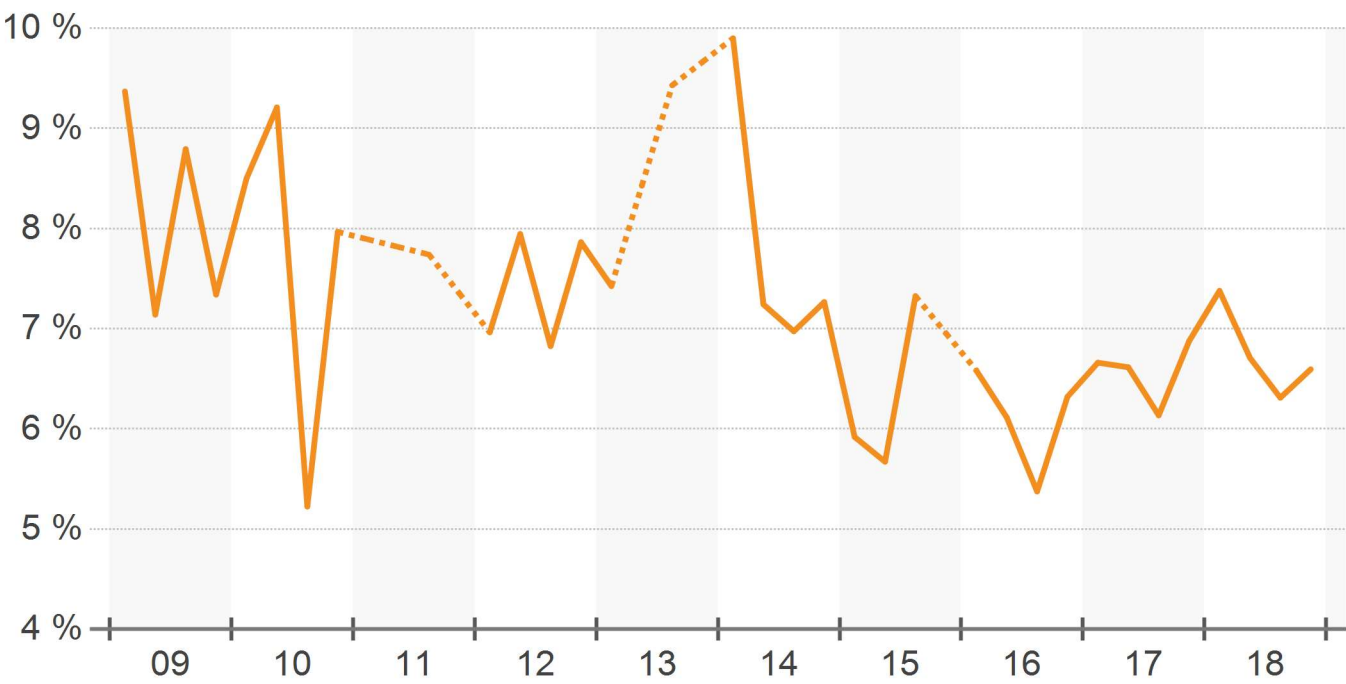
AVERAGE SALE PRICE PER SF



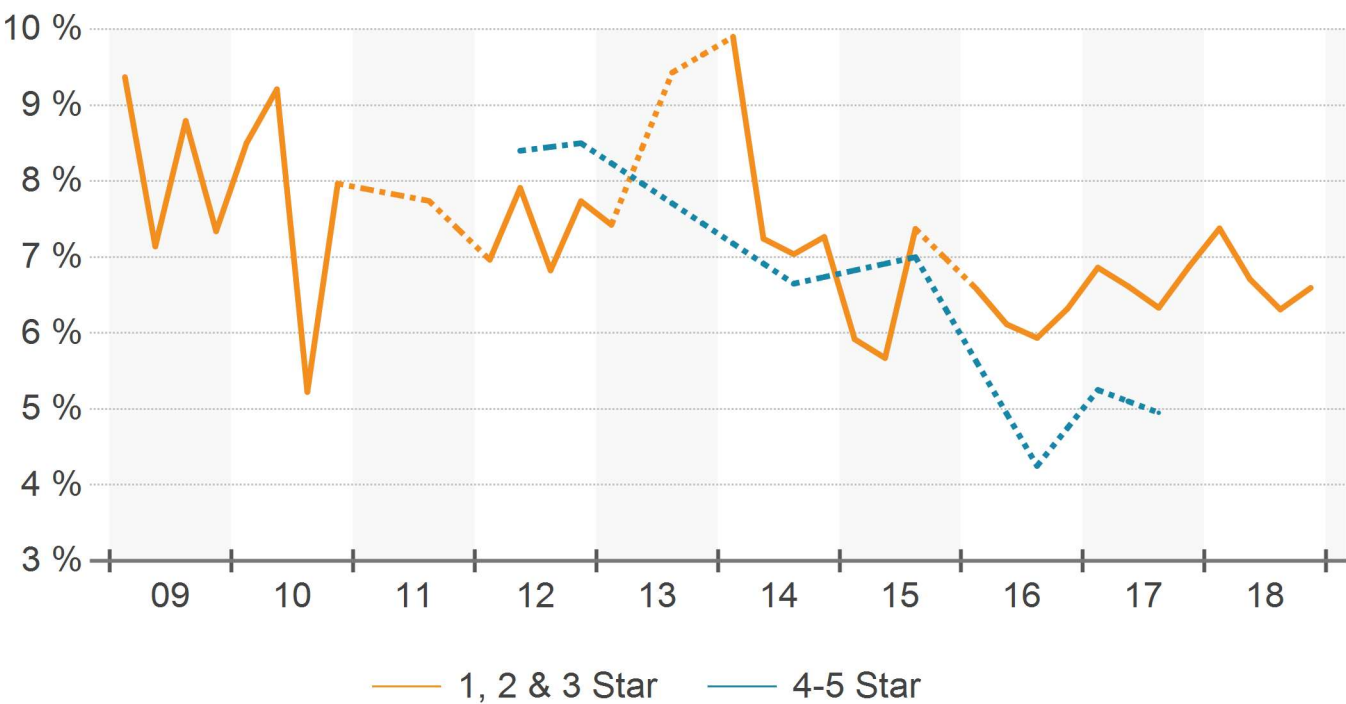
SALE TO ASKING PRICE DIFFERENTIAL



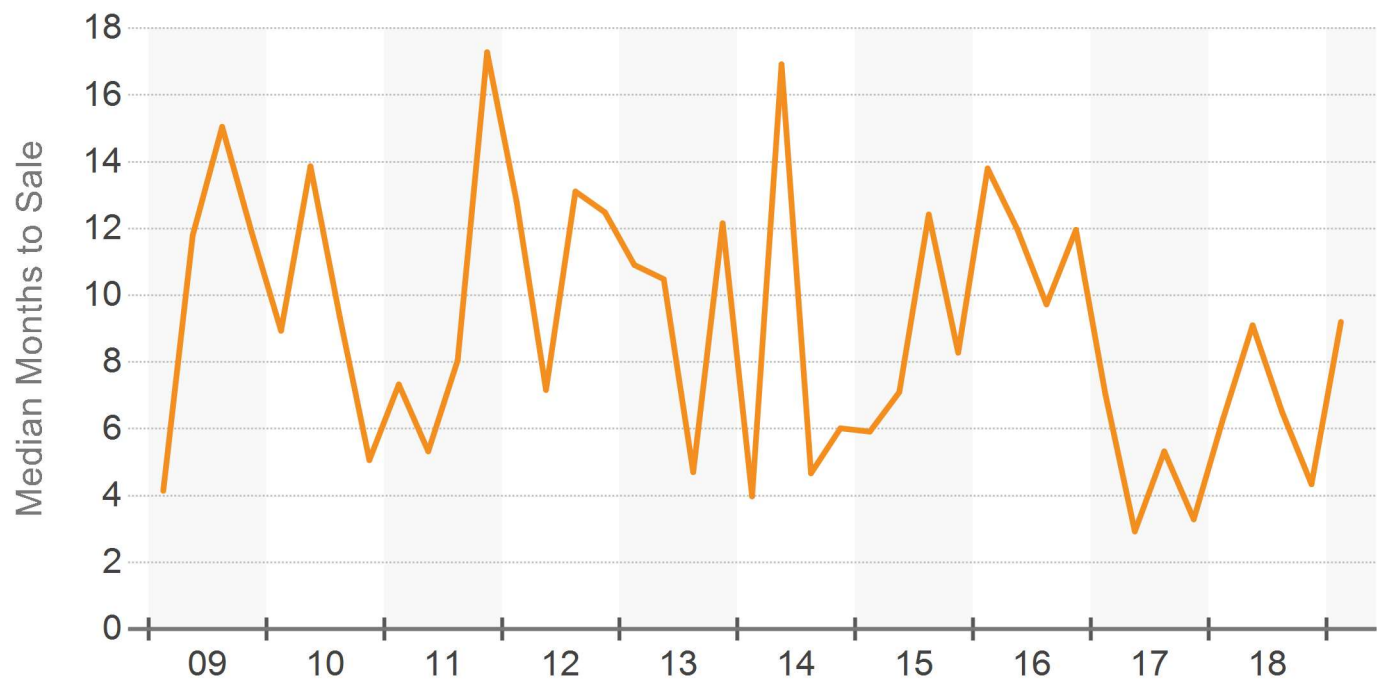
CAP RATE



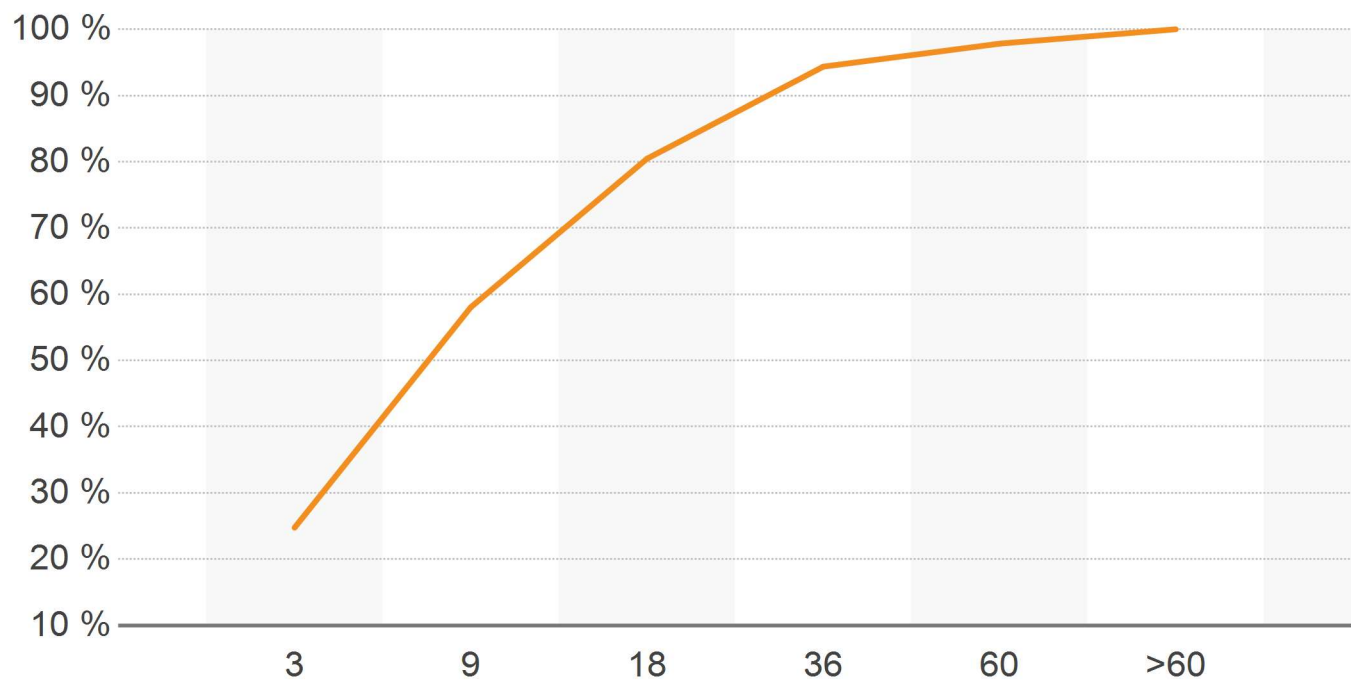
CAP RATE BY STAR RATING



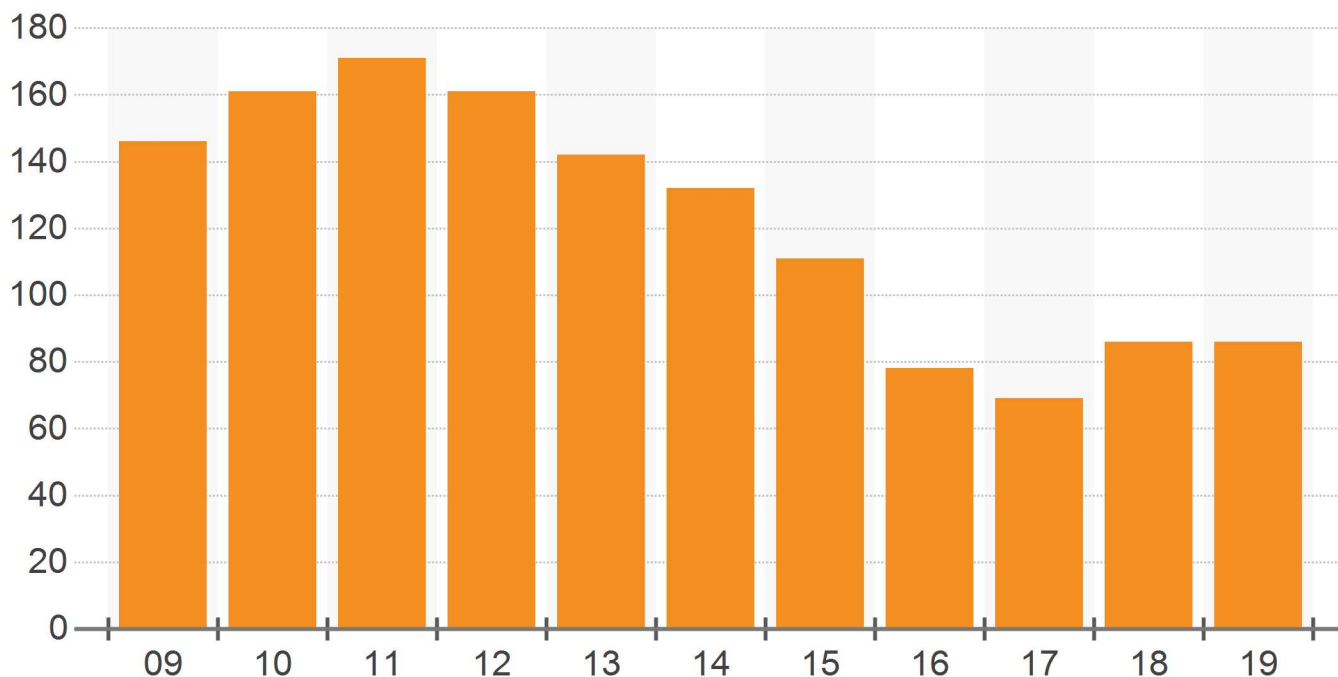
MONTHS TO SALE



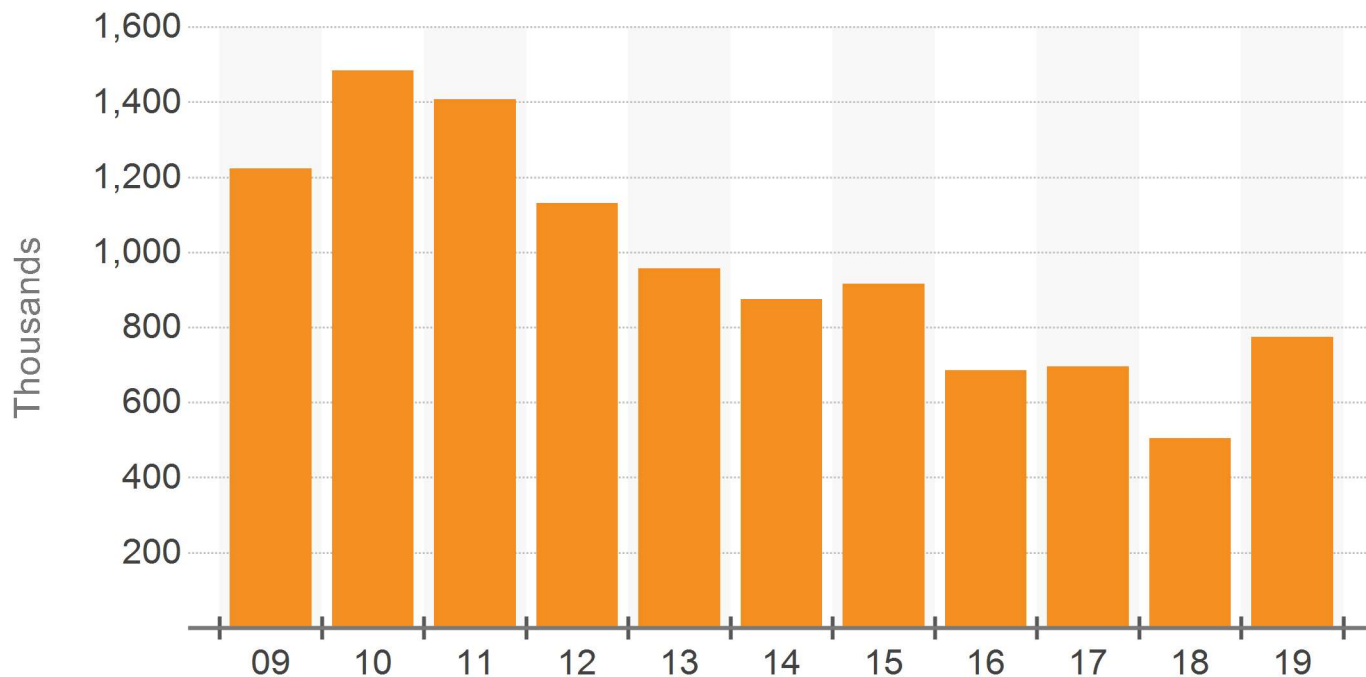
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



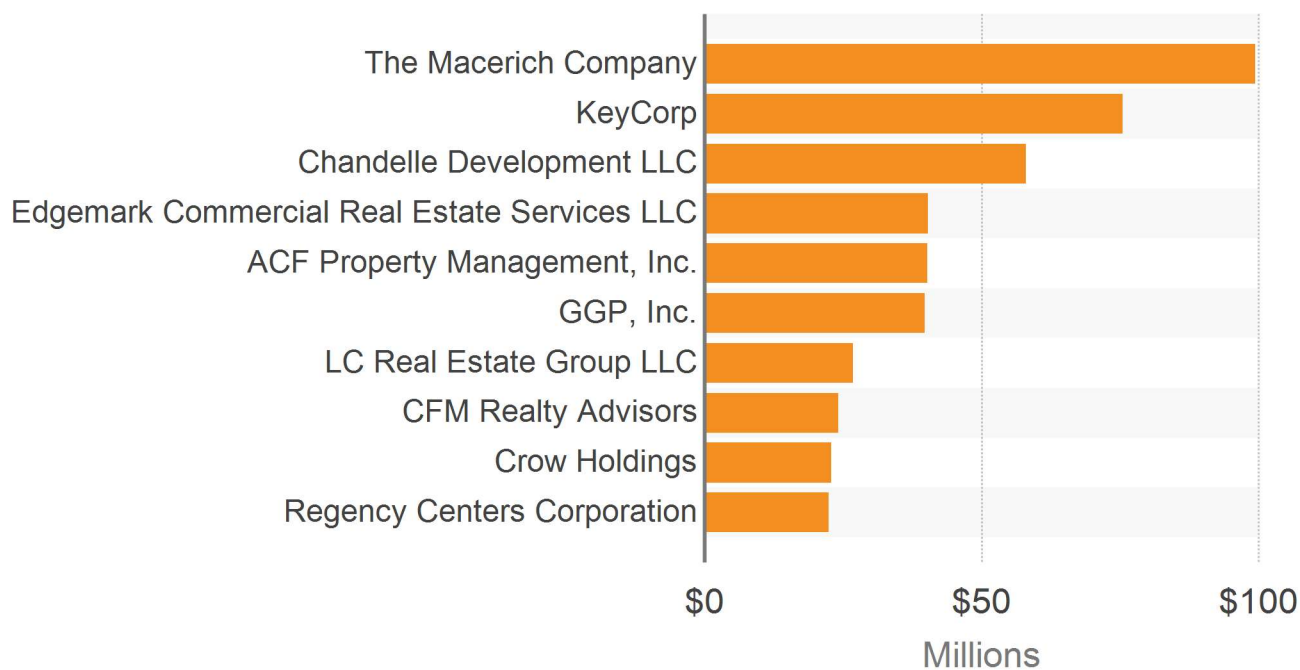
ASKING PRICE PER SF



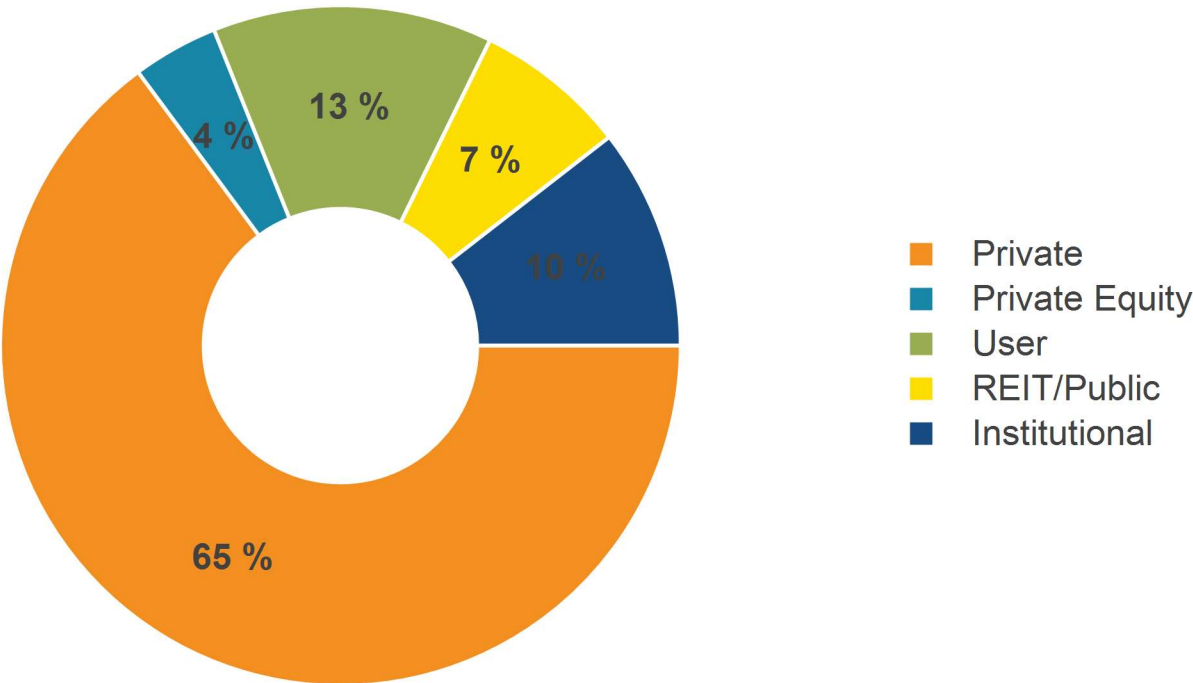
TOP BUYERS



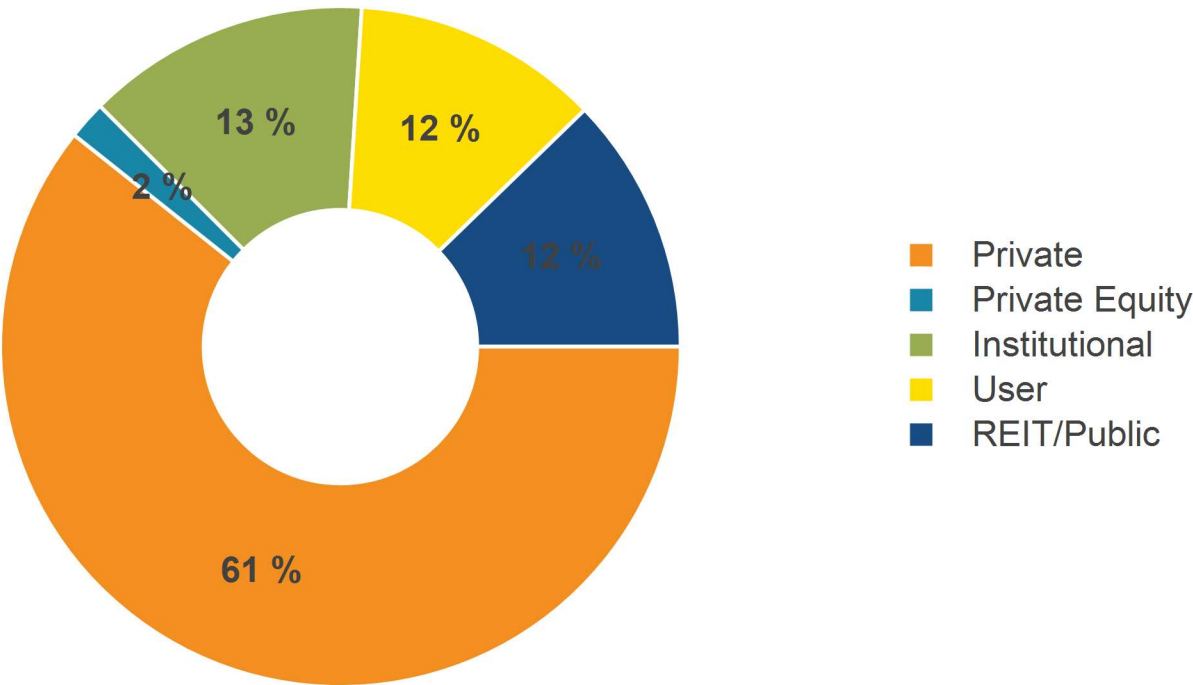
TOP SELLERS



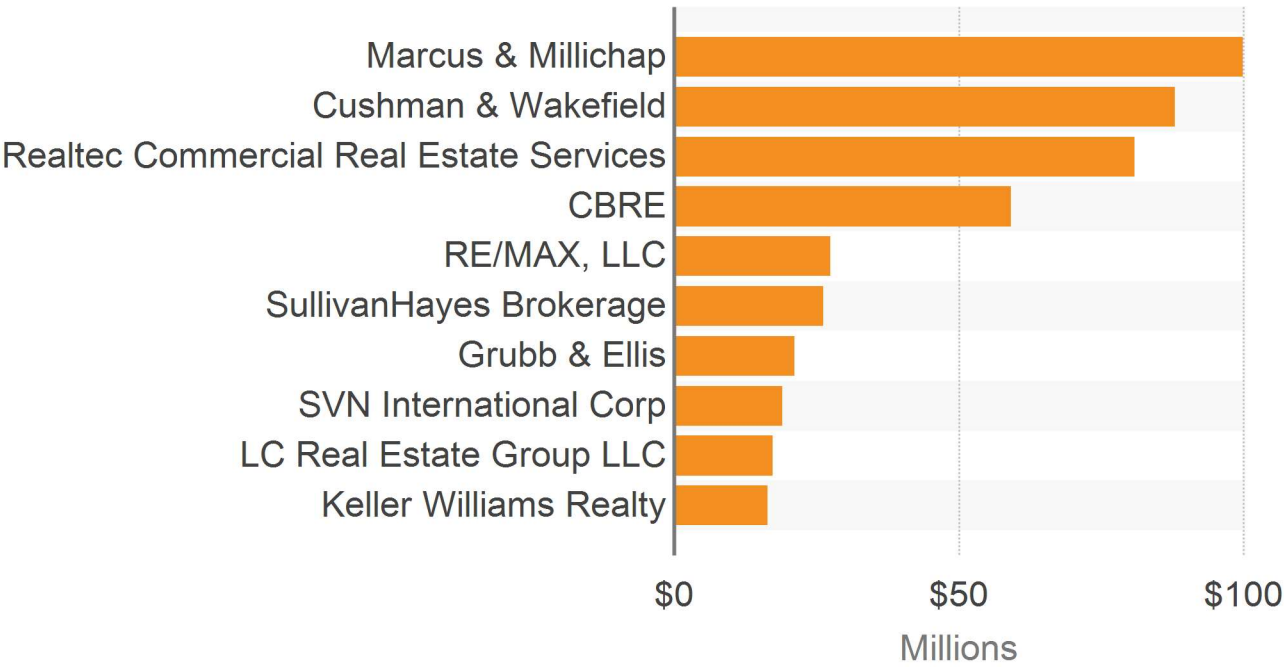
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

