



Custom Market Report

Retail Report - Larimer/Weld County

PREPARED BY

REALTEC

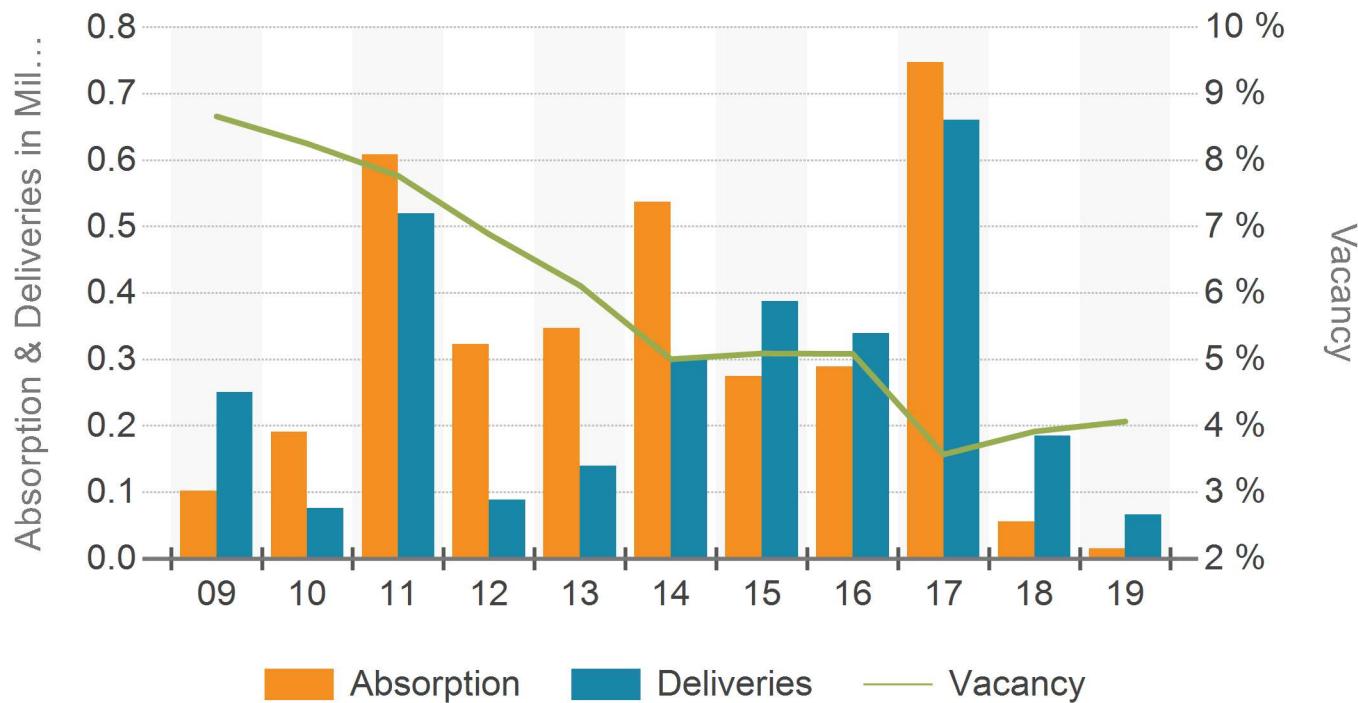
COMMERCIAL REAL ESTATE SERVICES

Ron Kuehl

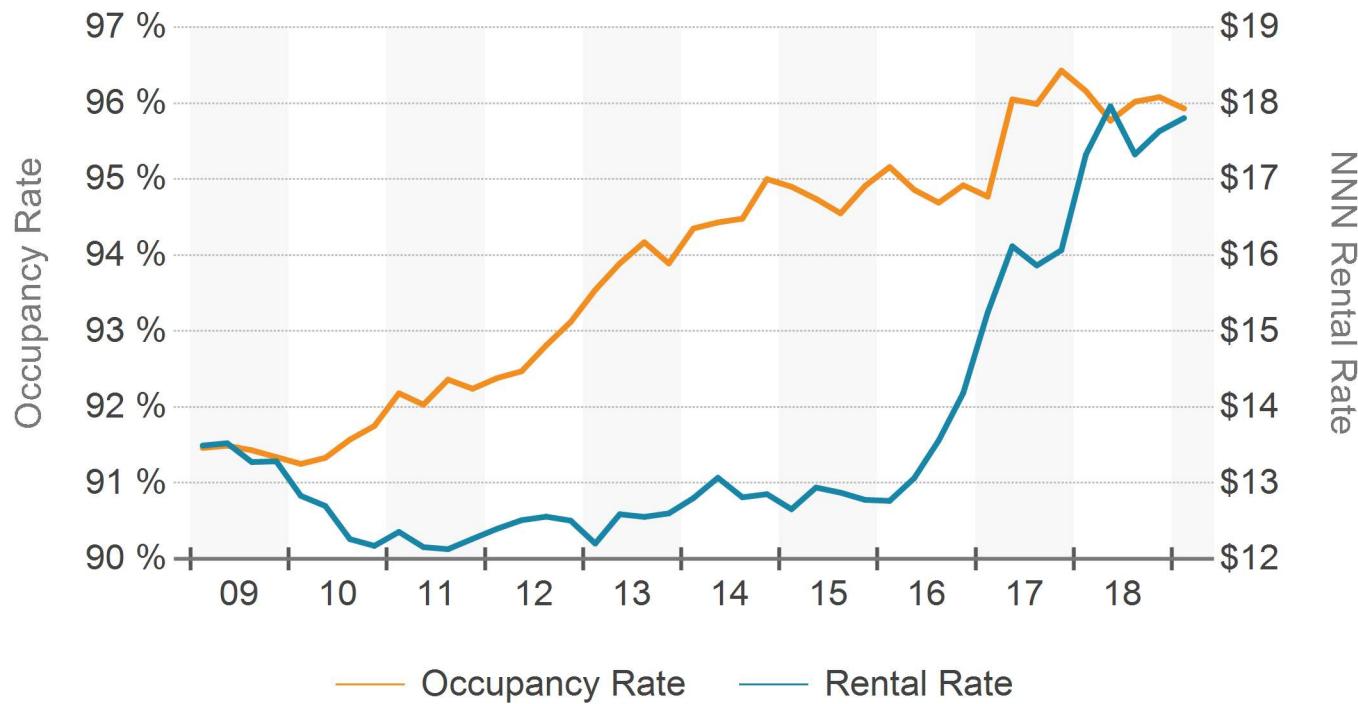
Broker

 CoStar™

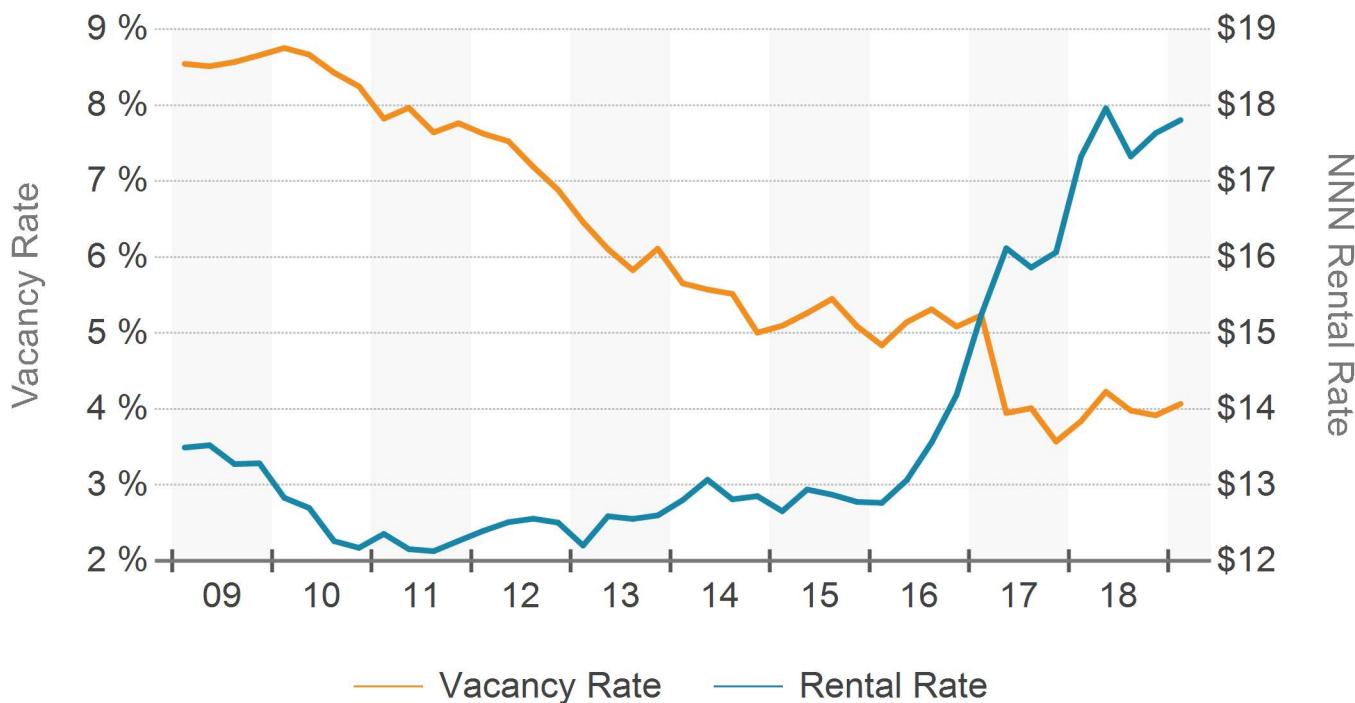
ABSORPTION, DELIVERIES, VACANCY



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 & Availability

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VACANCY RATE



SUBLEASE VACANCY RATE



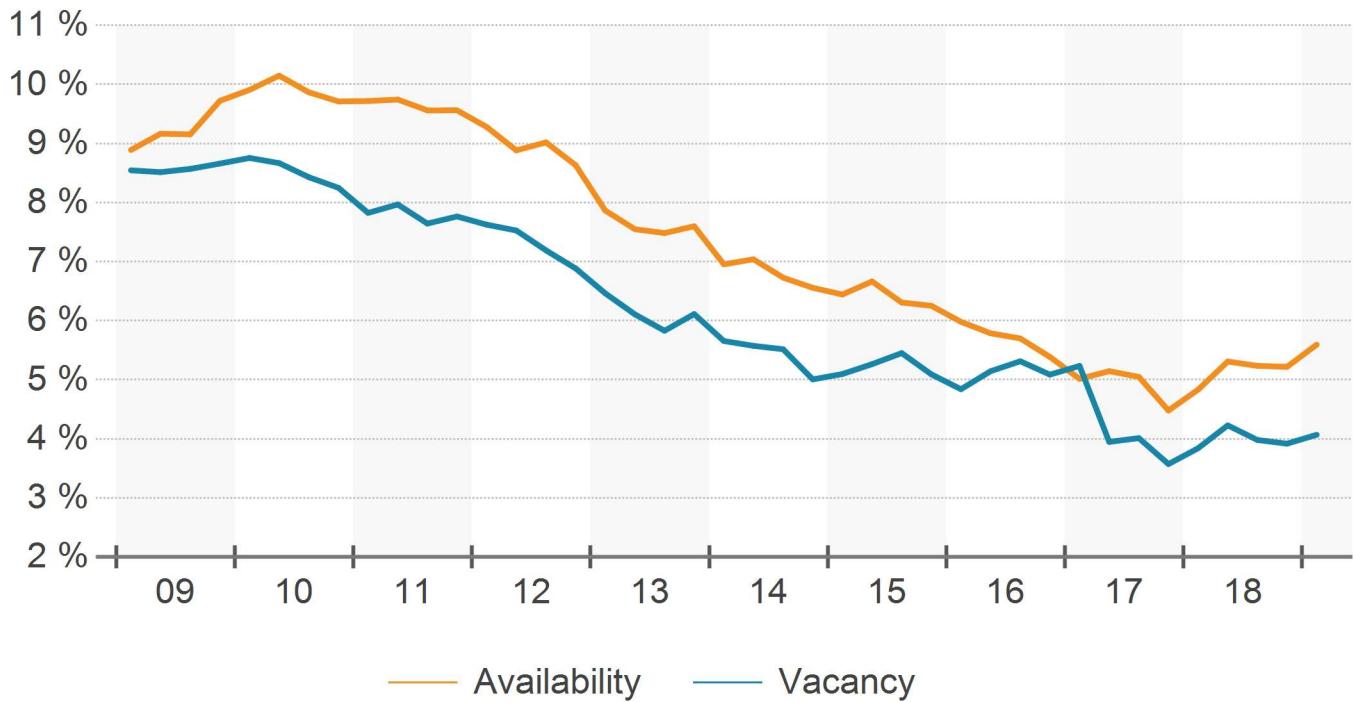
Vacancy & Availability

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AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



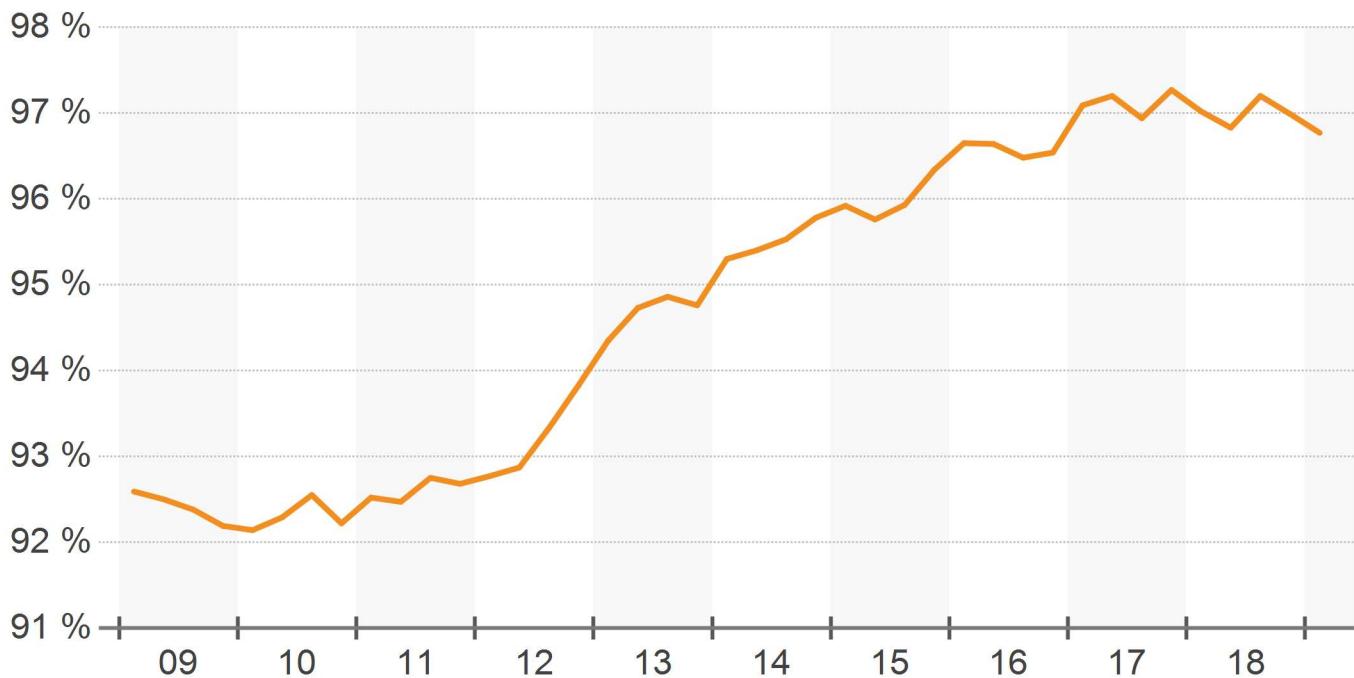
Vacancy & Availability

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OCCUPANCY RATE



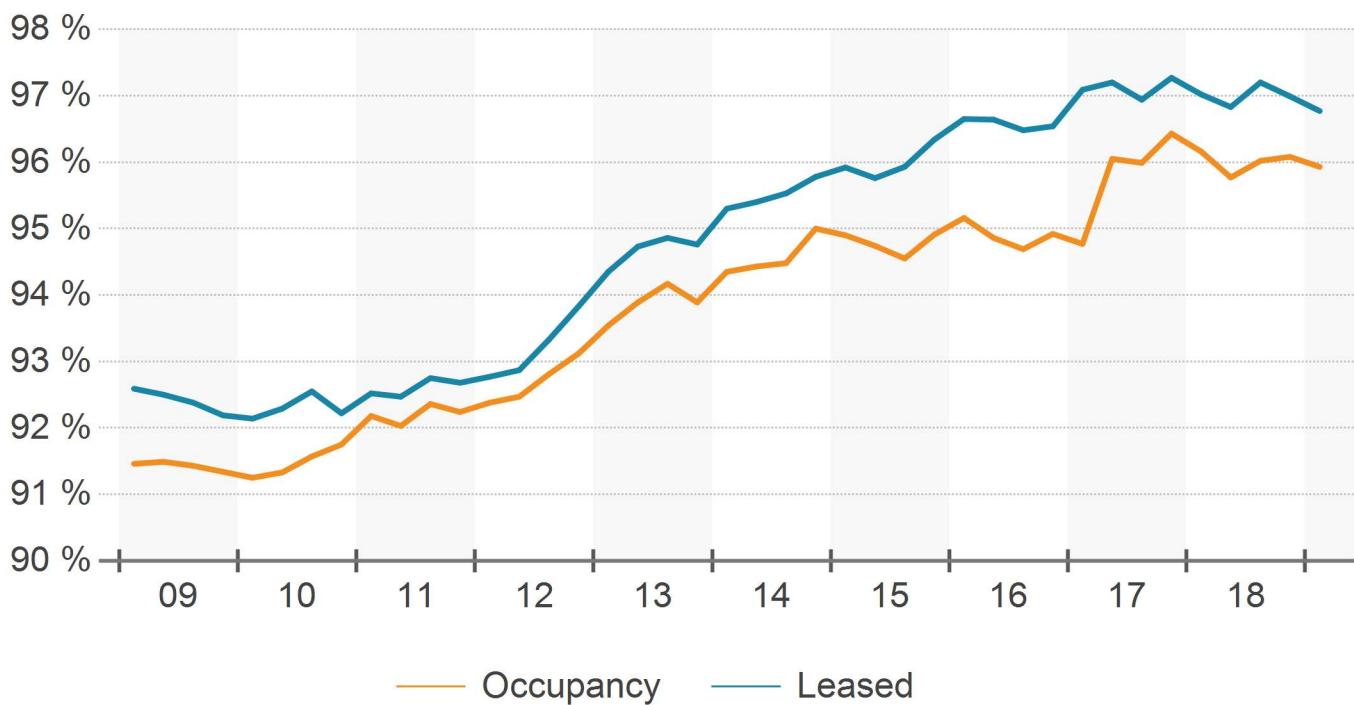
PERCENT LEASED RATE



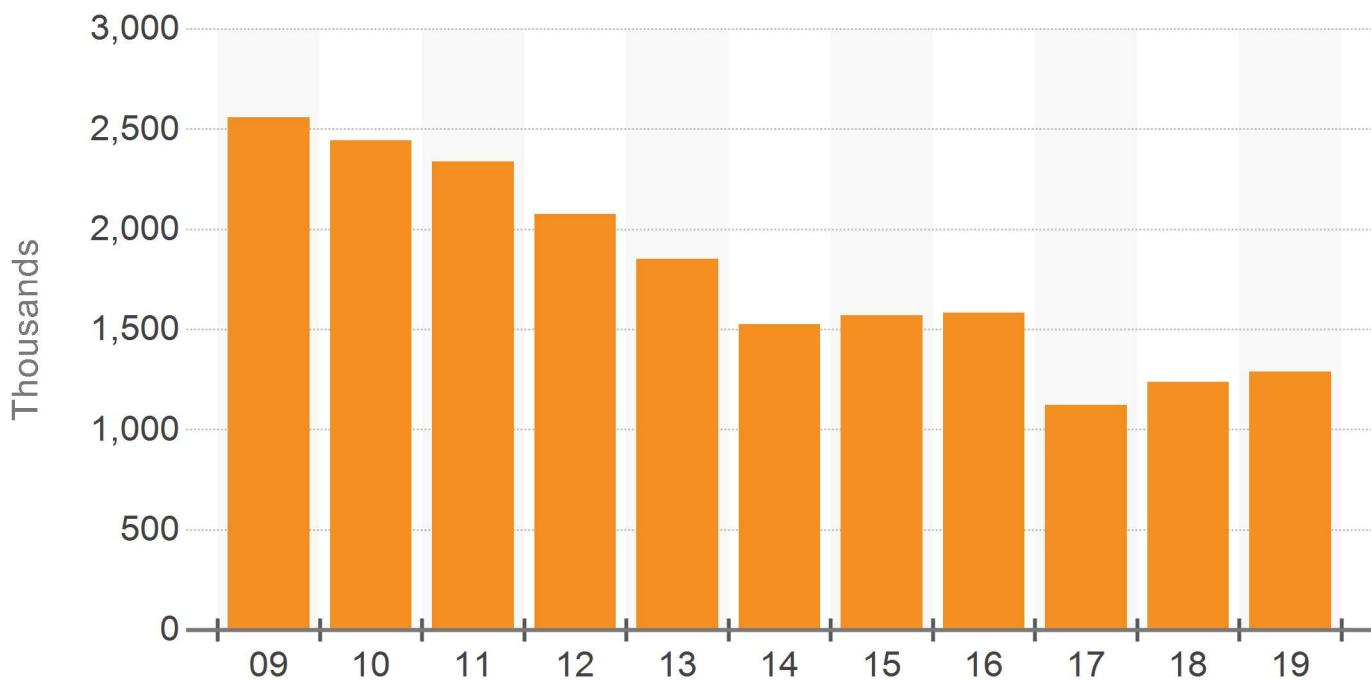
Vacancy & Availability

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OCCUPANCY & PERCENT LEASED



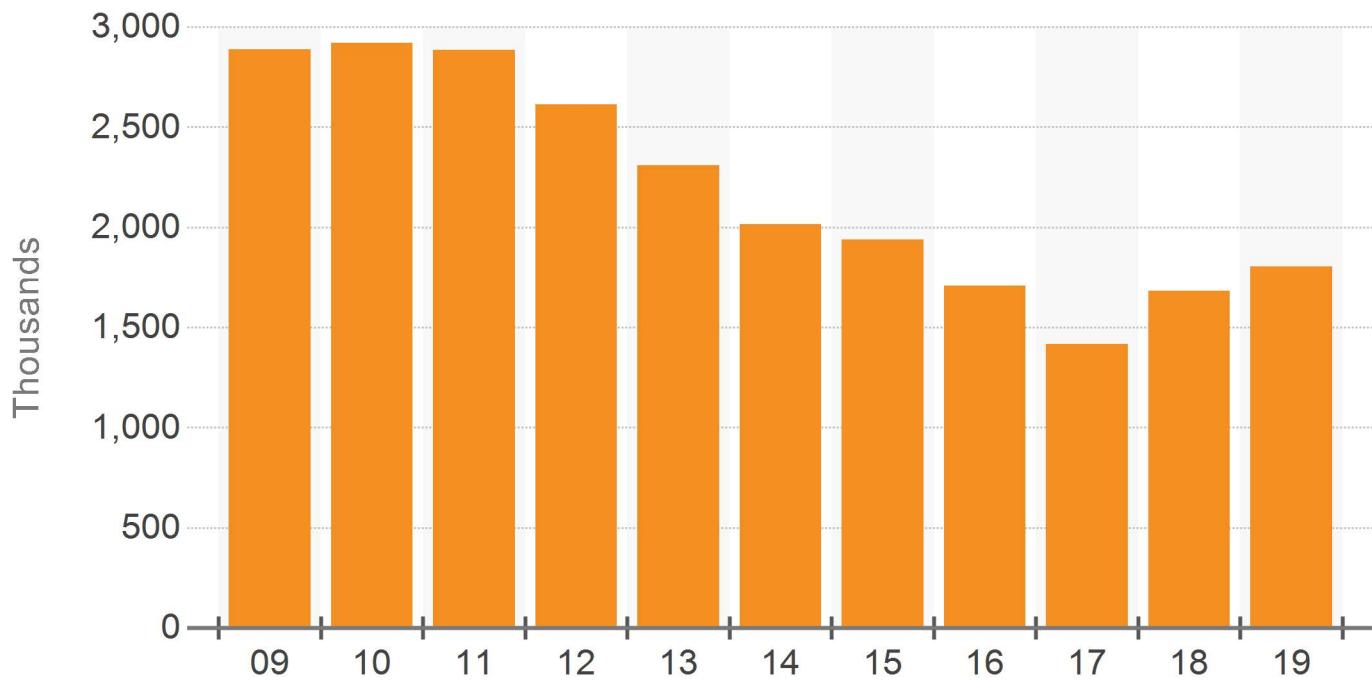
VACANT SF



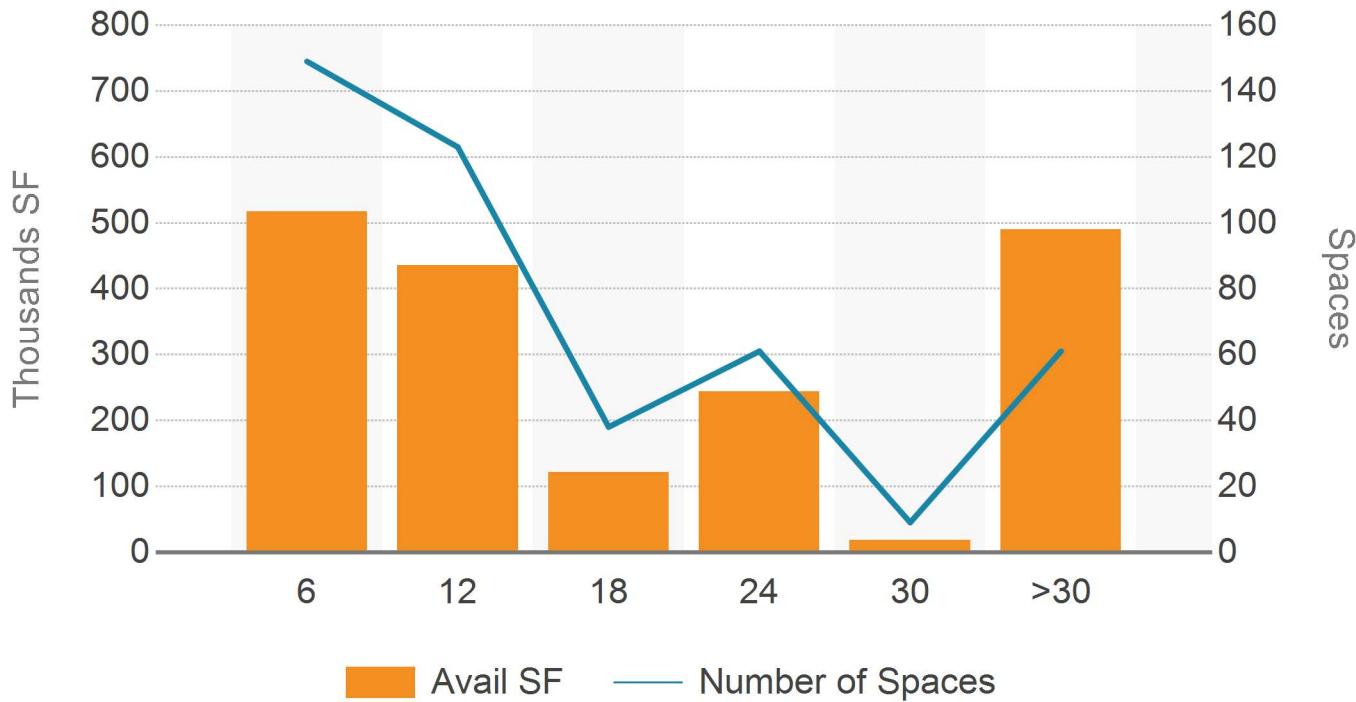
Vacancy & Availability

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AVAILABLE SF



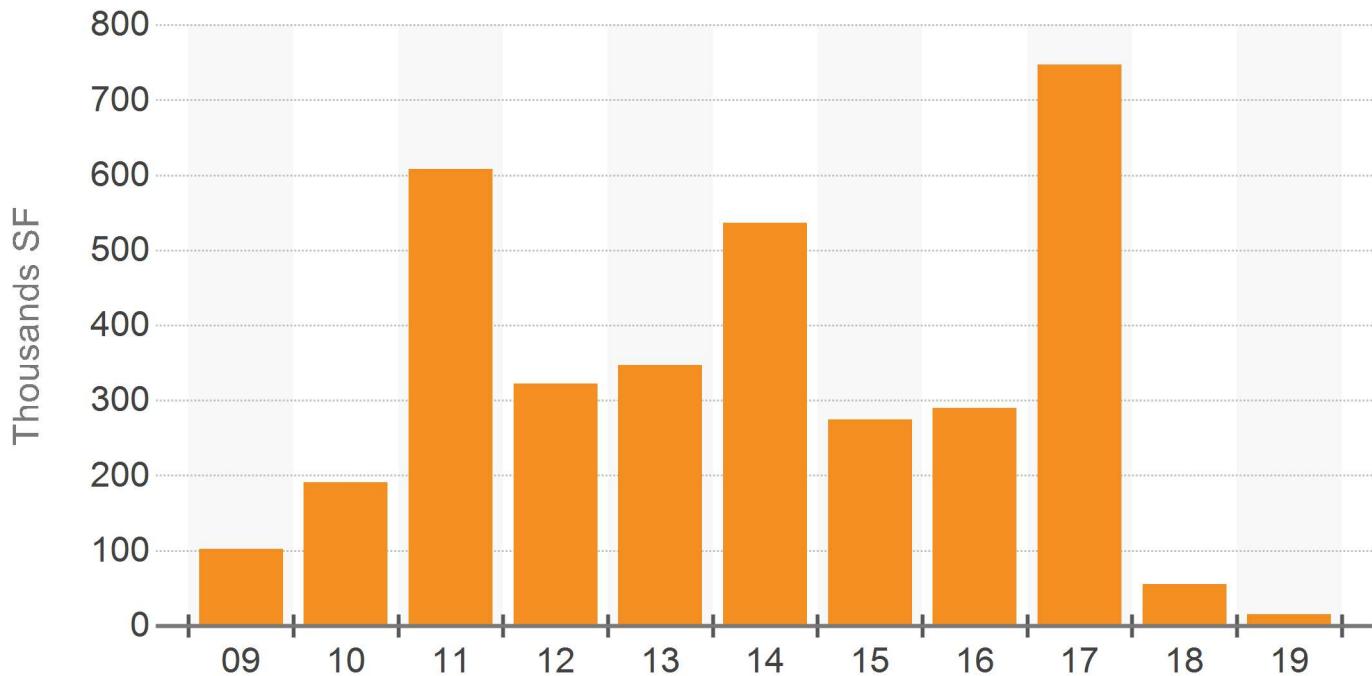
MONTHS ON MARKET DISTRIBUTION



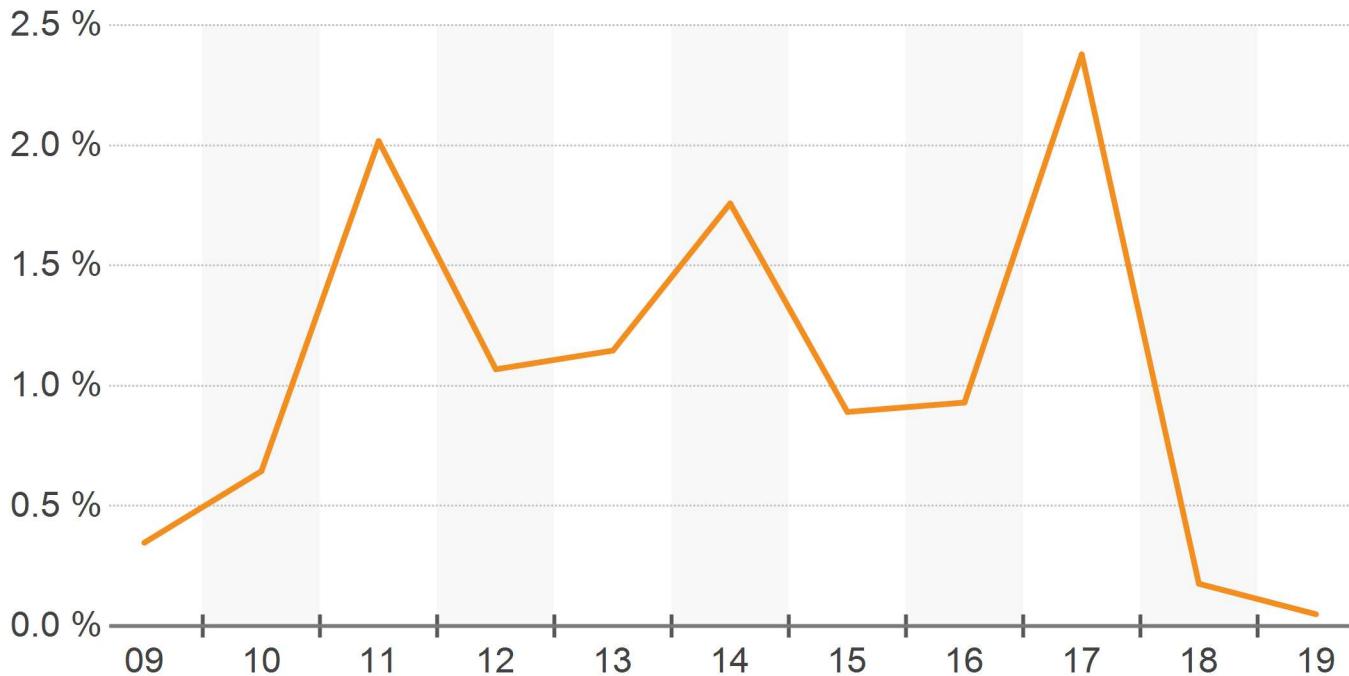
Leasing Demand

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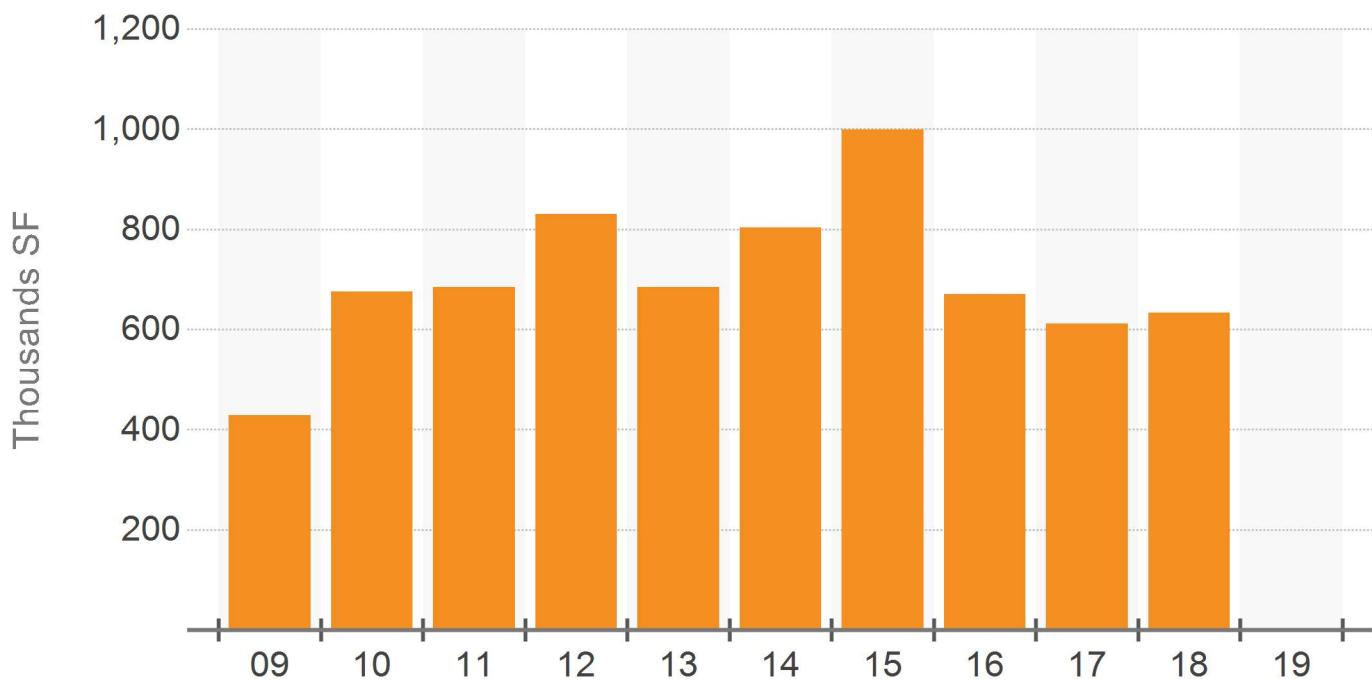
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



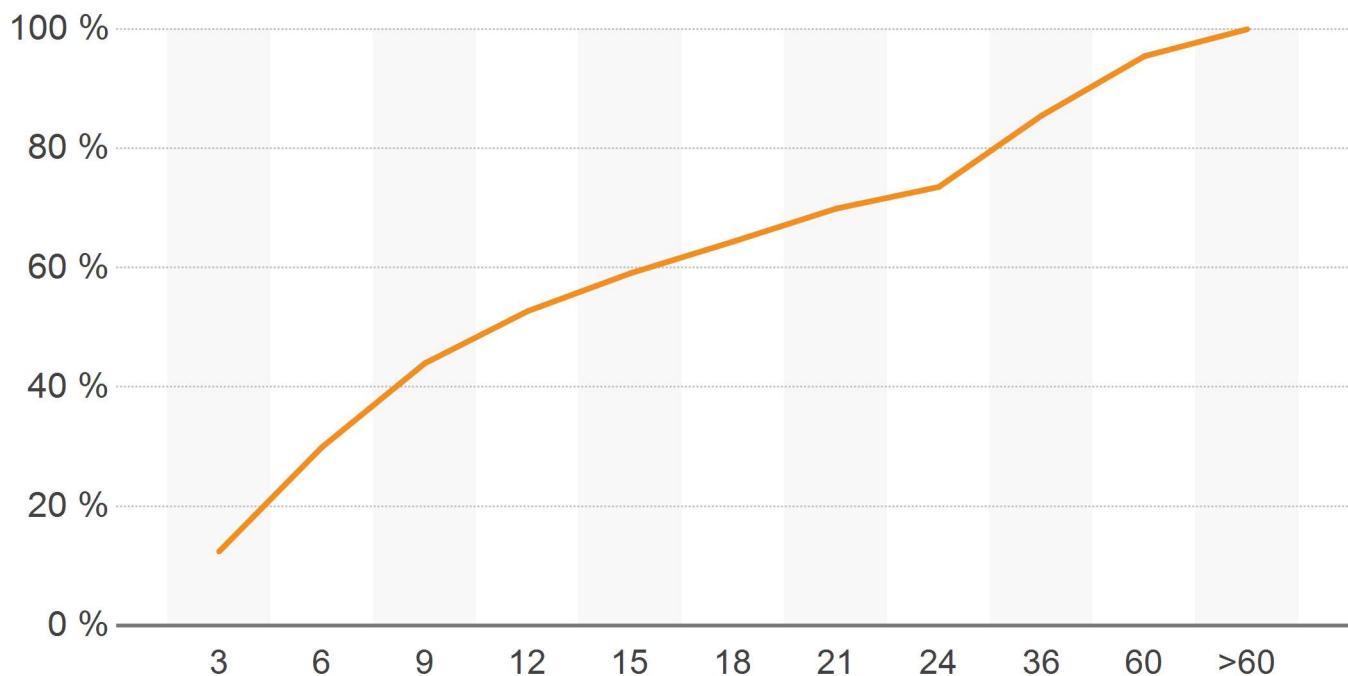
MONTHS TO LEASE



MONTHS VACANT



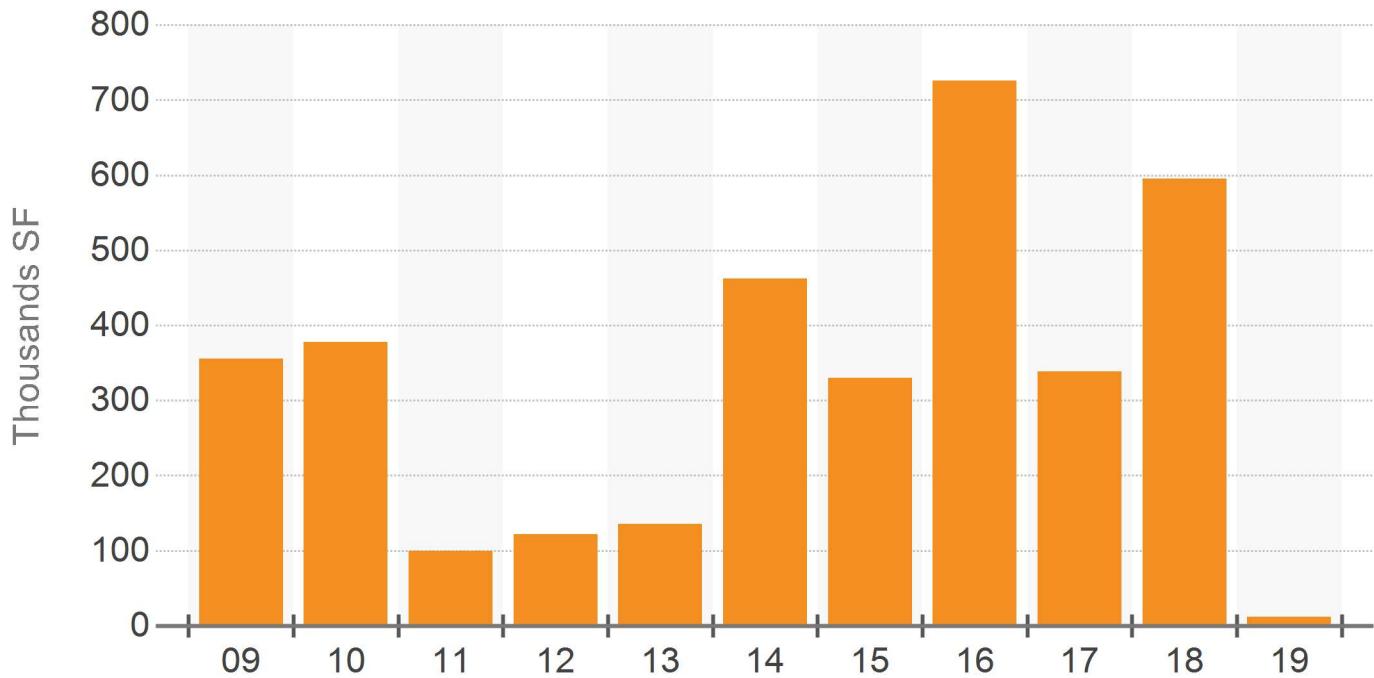
PROBABILITY OF LEASING IN MONTHS



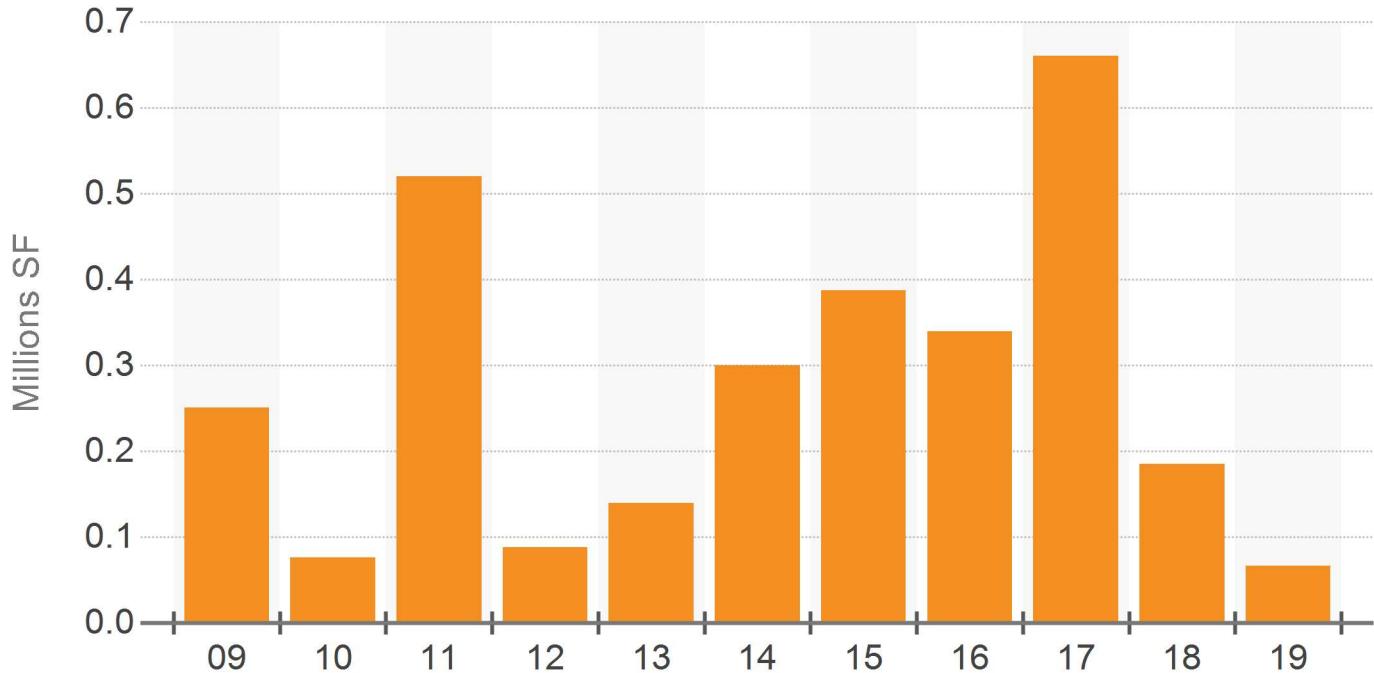
Construction Activity

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CONSTRUCTION STARTS



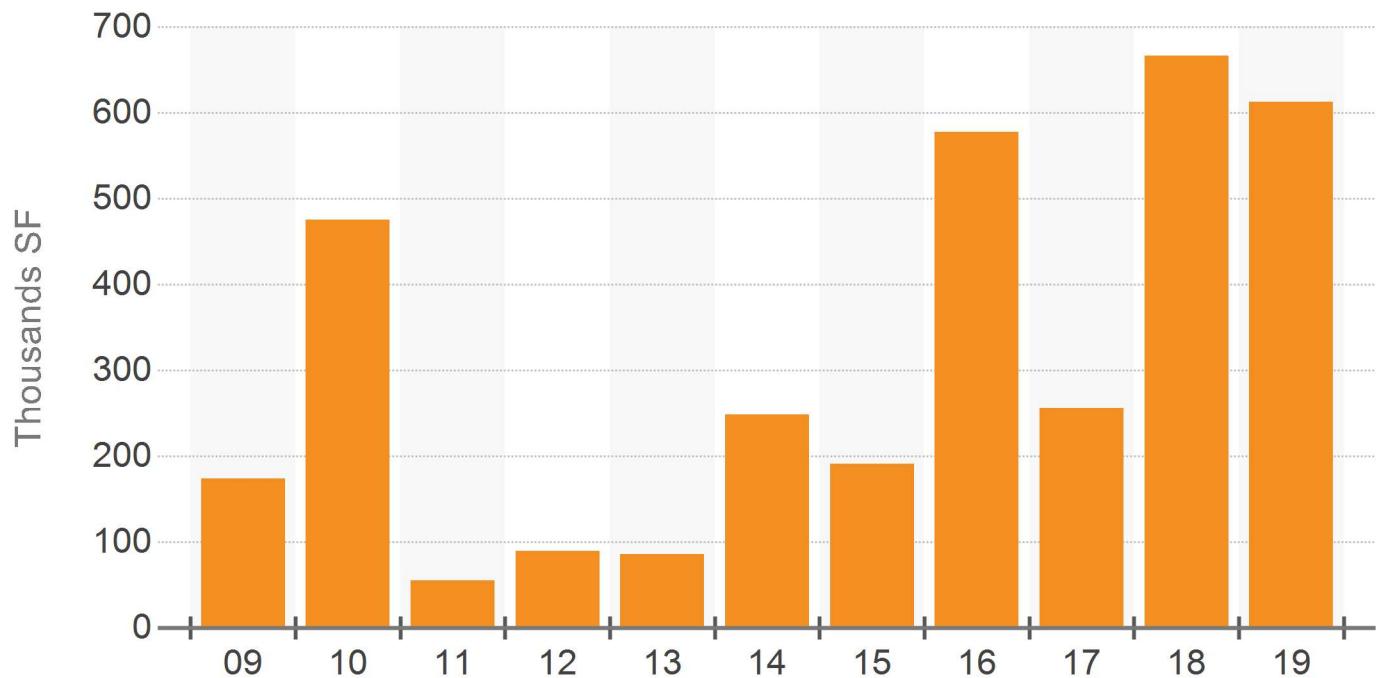
CONSTRUCTION DELIVERIES



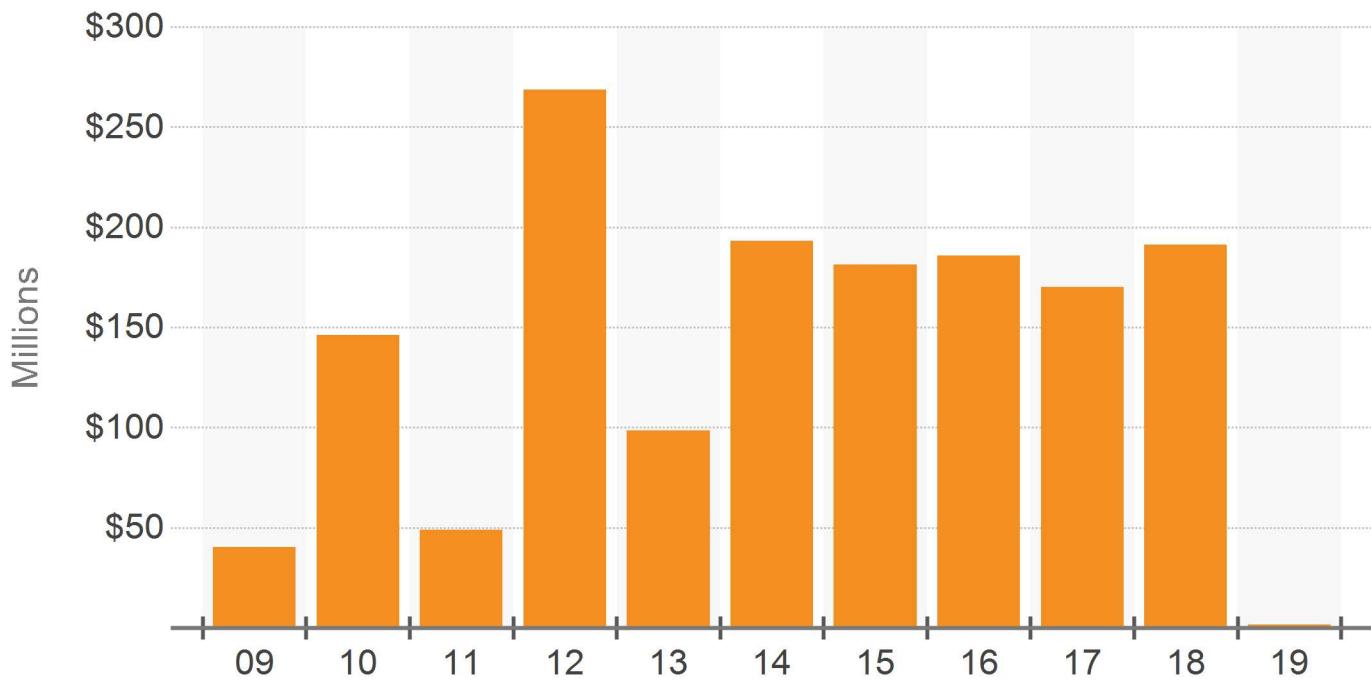
Construction Activity

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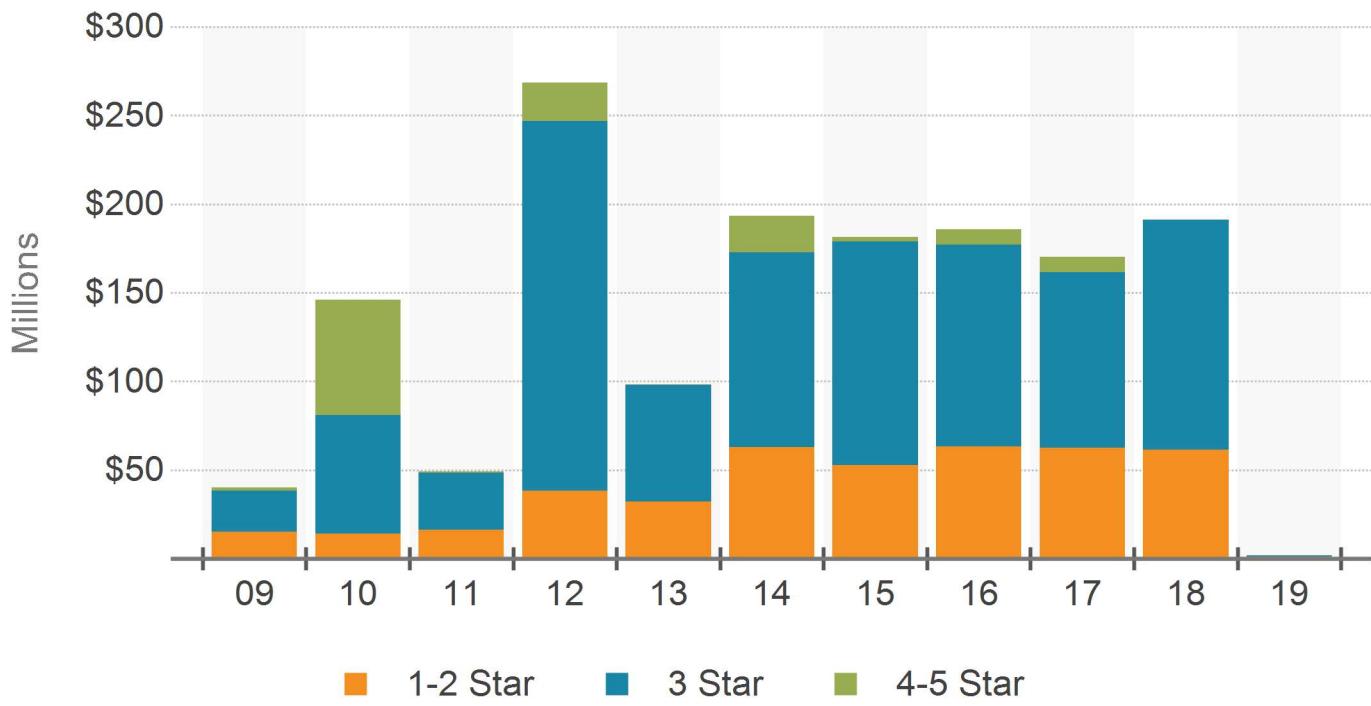
UNDER CONSTRUCTION



SALES VOLUME



SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



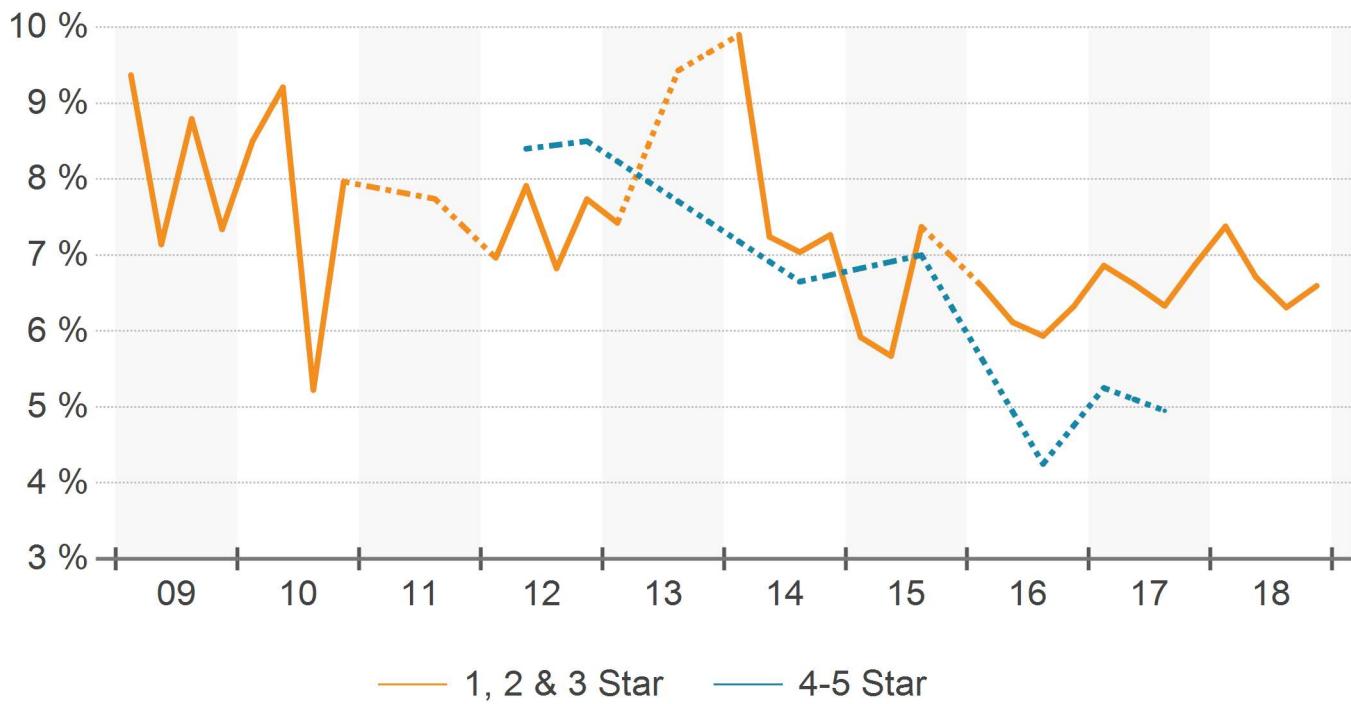
SALE TO ASKING PRICE DIFFERENTIAL



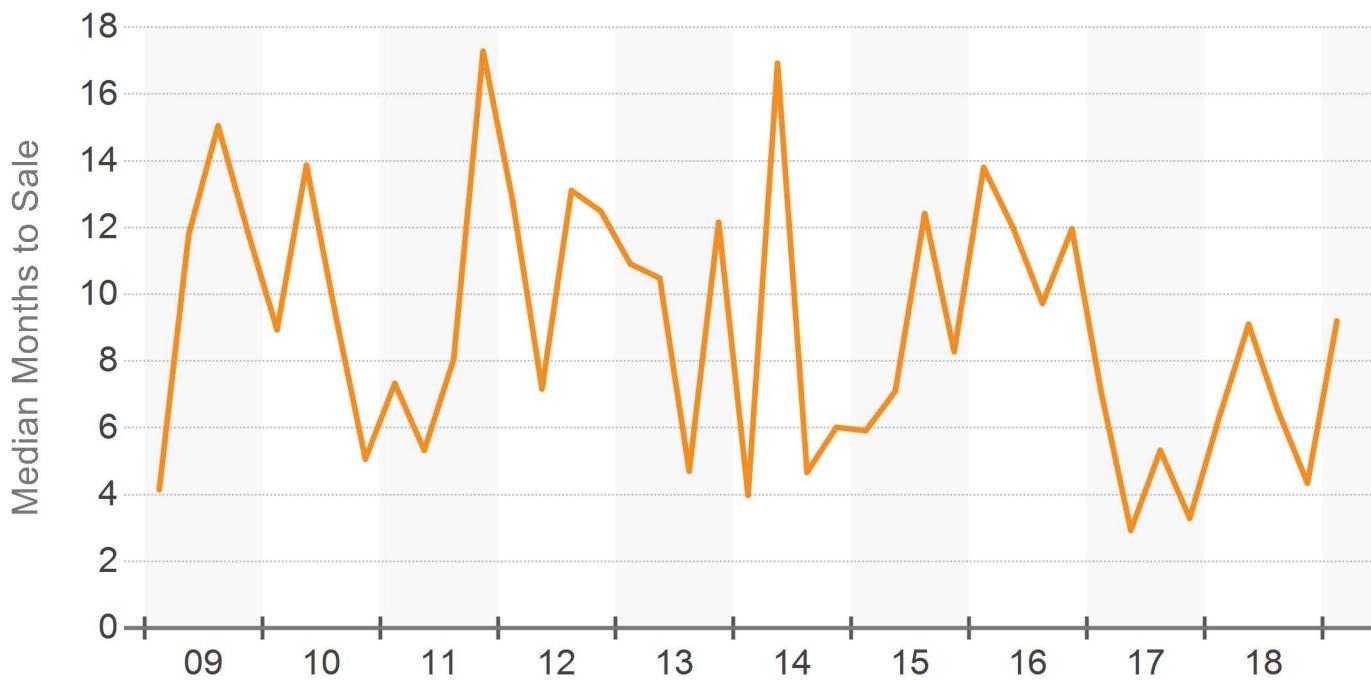
CAP RATE



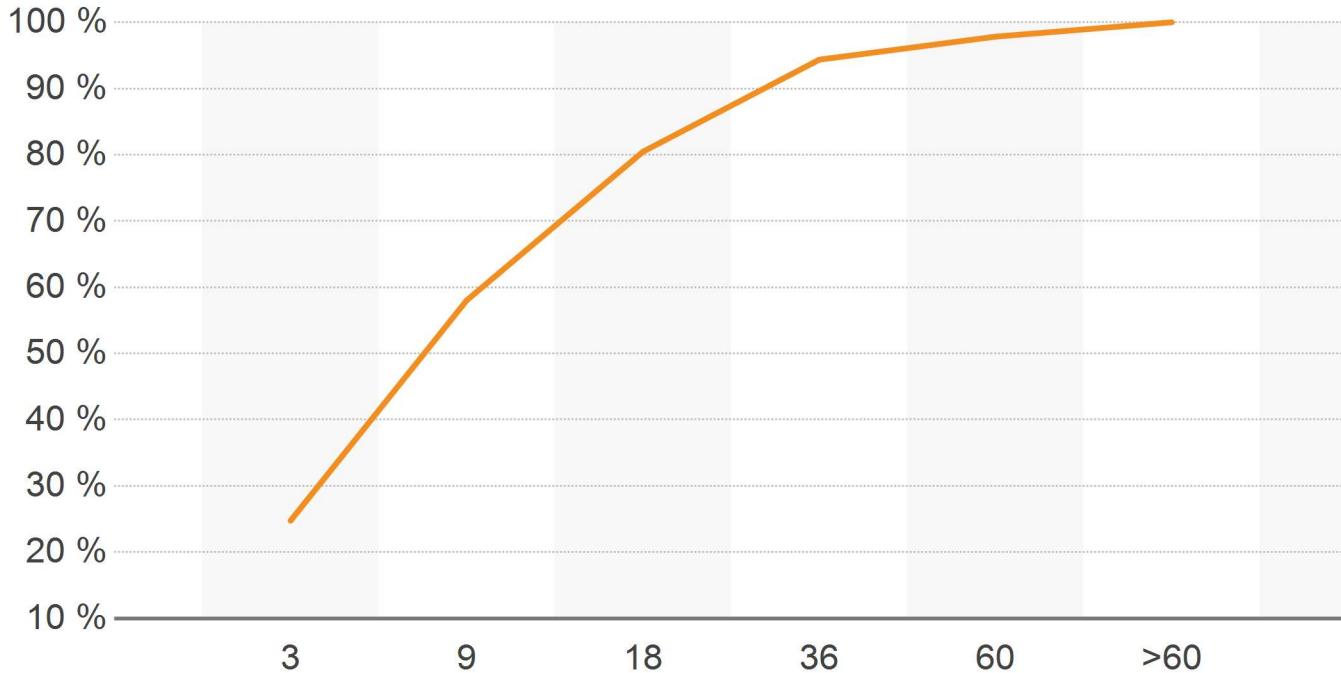
CAP RATE BY STAR RATING



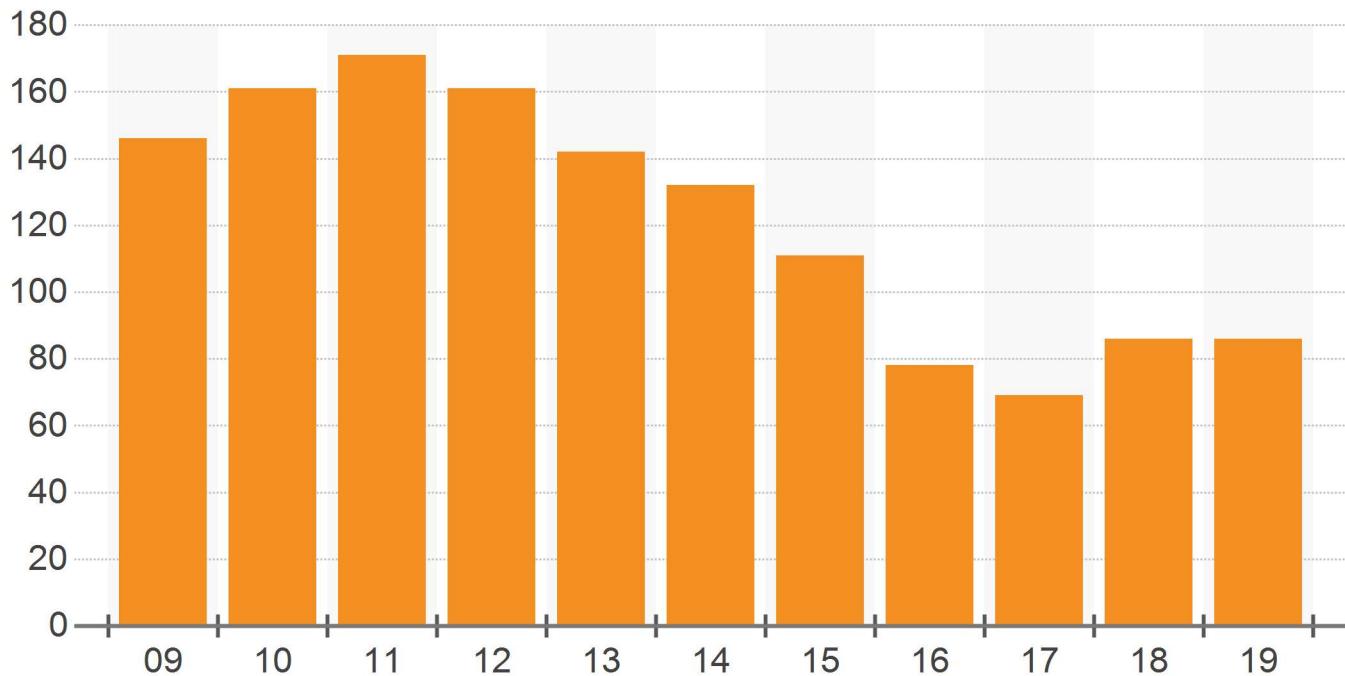
MONTHS TO SALE



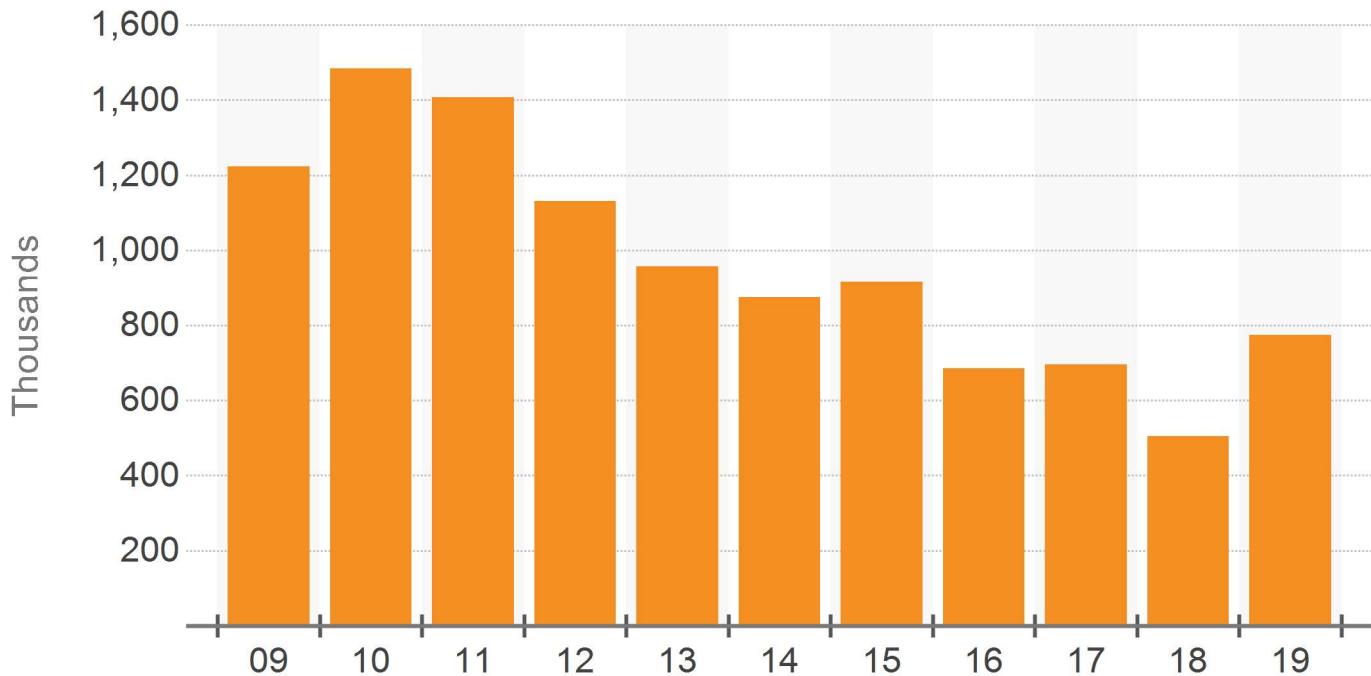
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



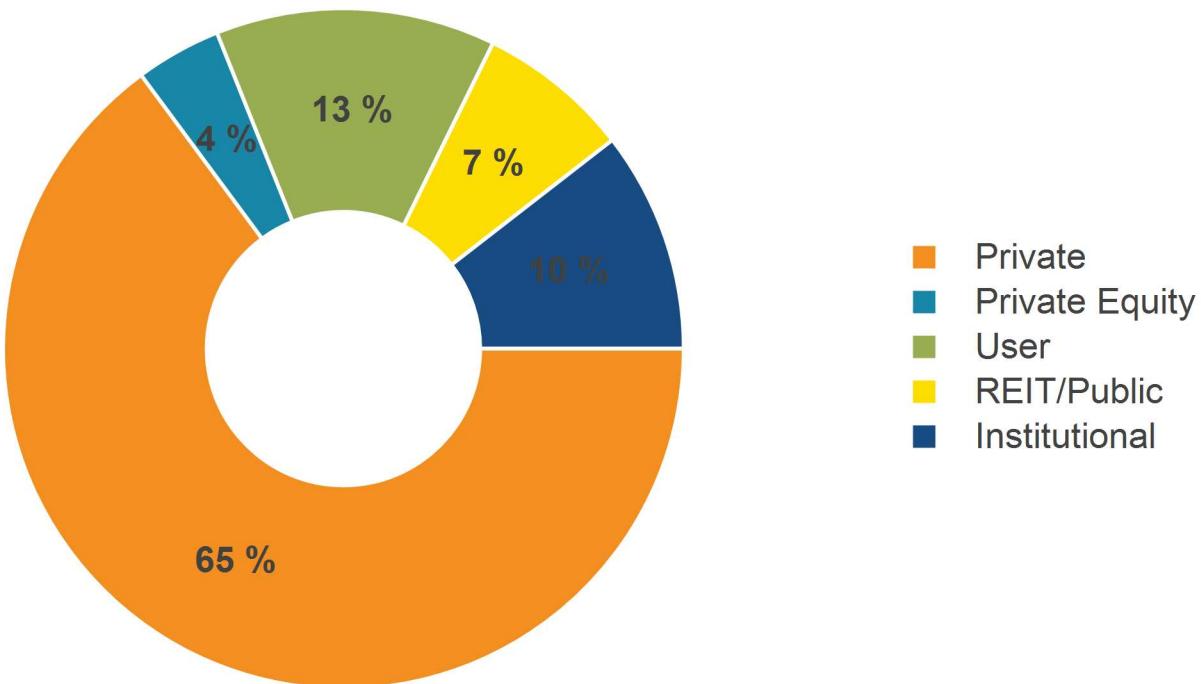
TOP BUYERS



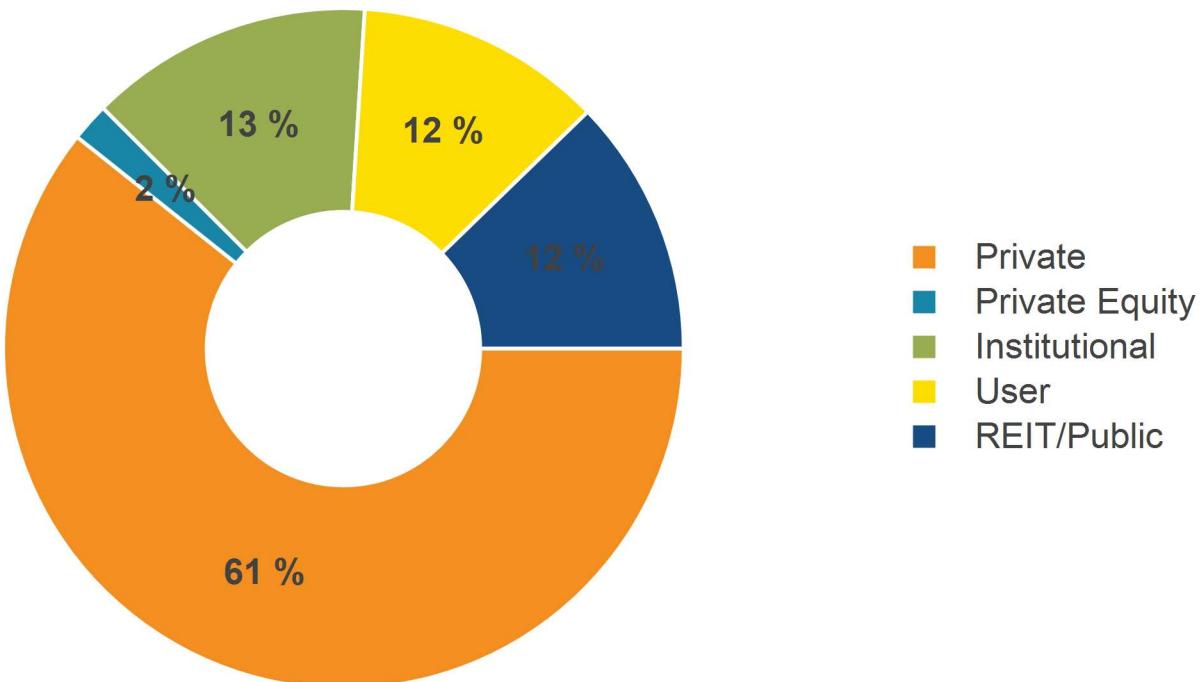
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

