



Retail Report - Larimer/Weld County

PREPARED BY

REALTEC

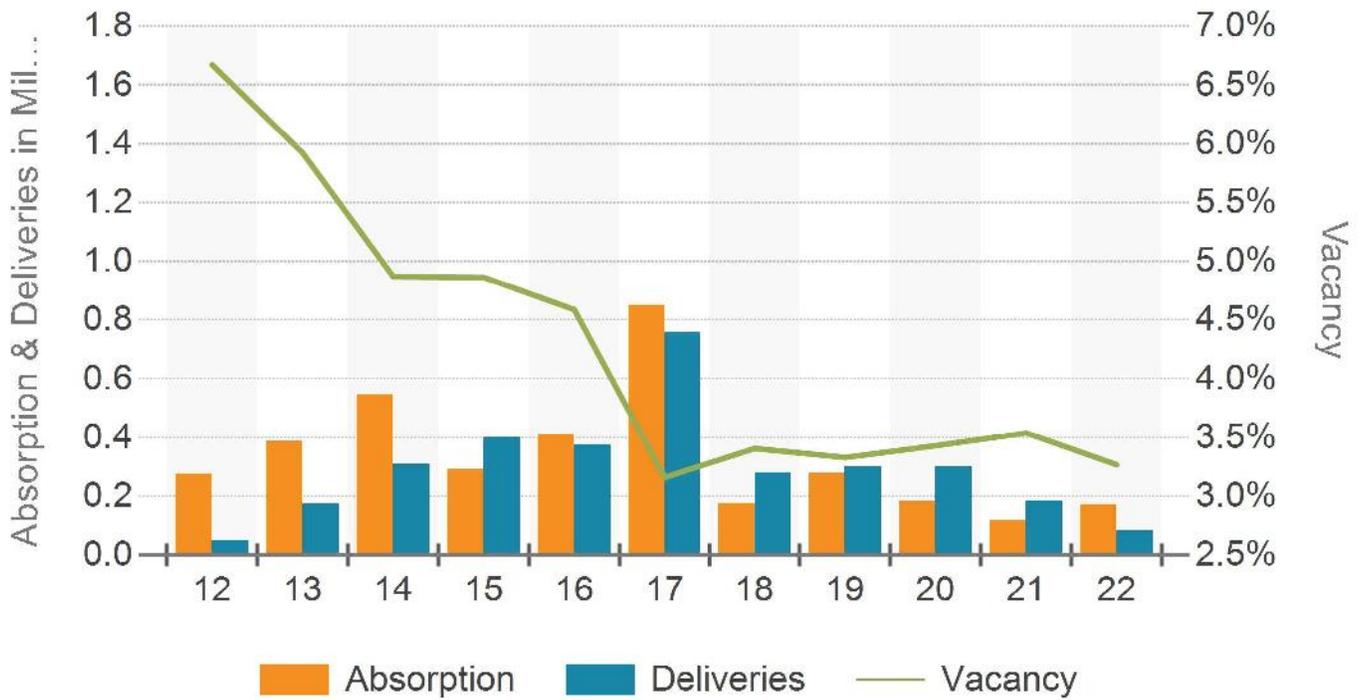
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

Associate Broker



ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

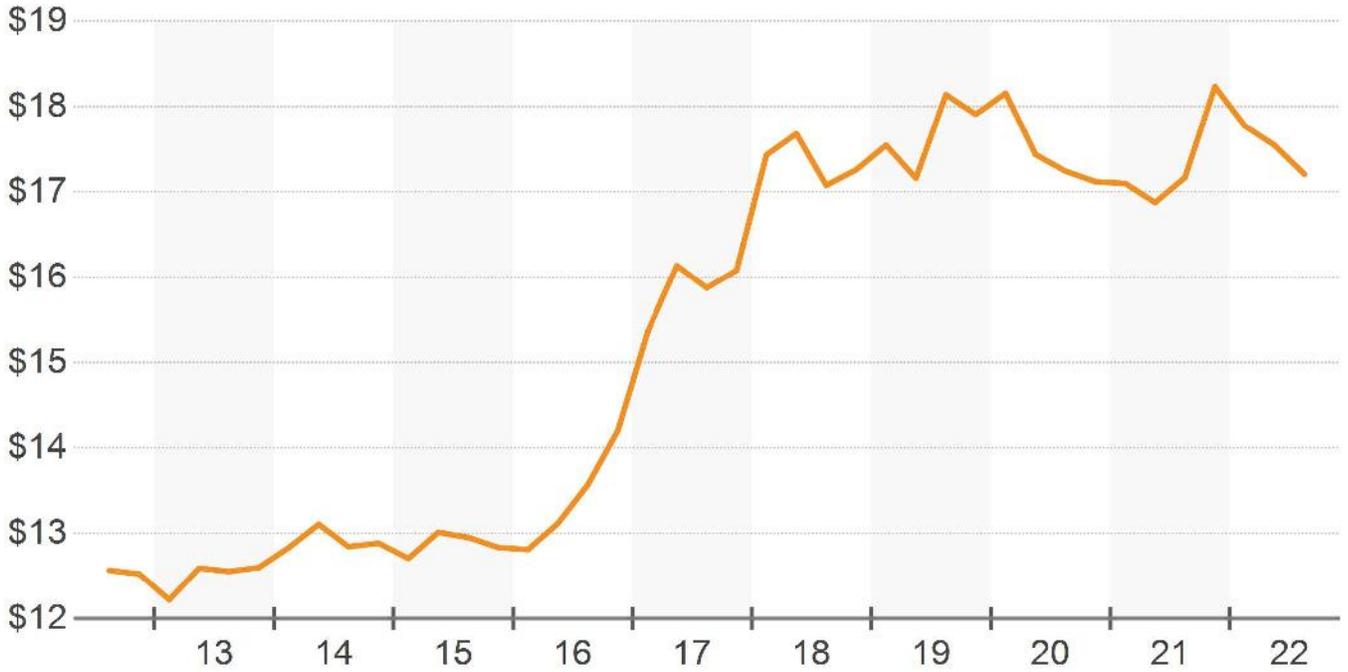
Availability	Survey	5-Year Avg
NNN Rent Per SF	\$17.20	\$17.11
Vacancy Rate	3.3%	3.4%
Vacant SF	1,120,278	1,134,796
Availability Rate	3.7%	4.4%
Available SF	1,266,978	1,500,858
Sublet SF	124,026	94,258
Months on Market	8.5	9.9

Inventory	Survey	5-Year Avg
Existing Buildings	2,907	2,855
Existing SF	34,309,695	33,736,197
12 Mo. Const. Starts	48,633	193,747
Under Construction	112,274	189,701
12 Mo. Deliveries	68,922	323,303

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	59,255	303,946
12 Mo. Leasing SF	647,372	599,176

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$215	\$203
Asking Price Per SF	\$317	\$292
Sales Volume (Mil.)	\$386	\$282
Cap Rate	6.0%	6.4%

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



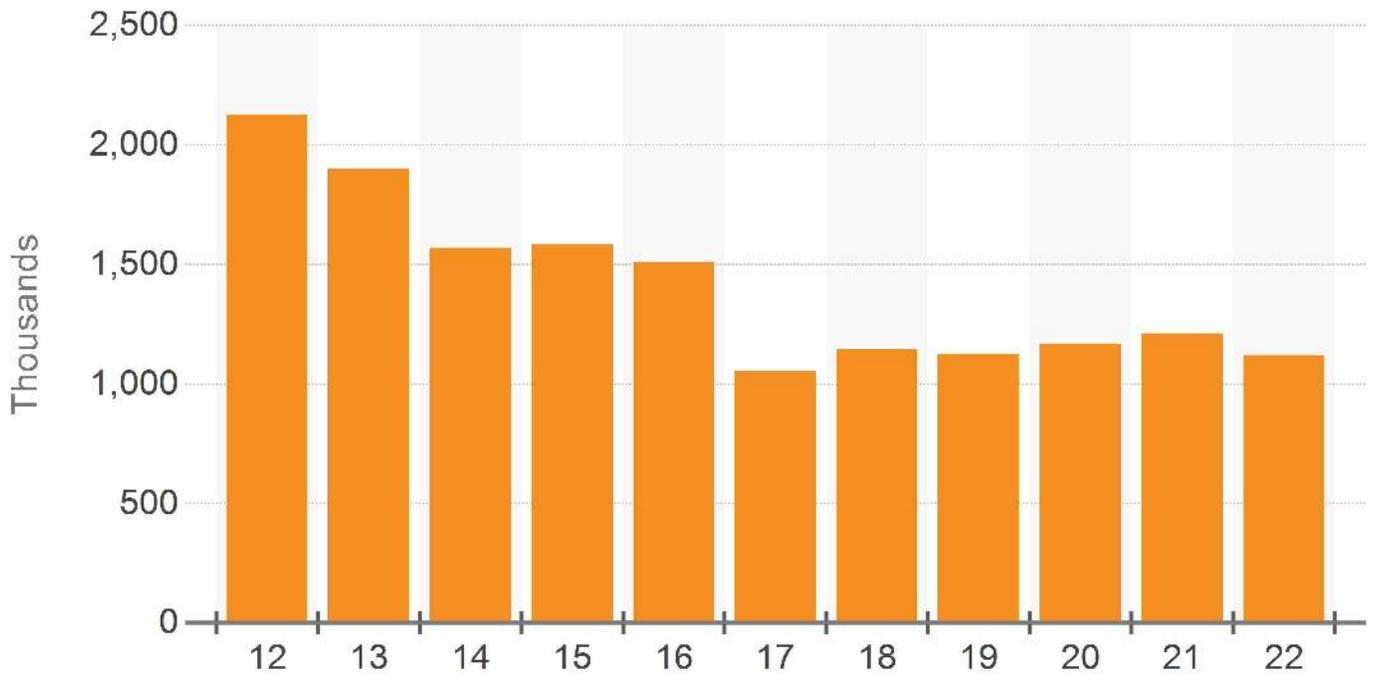
PERCENT LEASED RATE



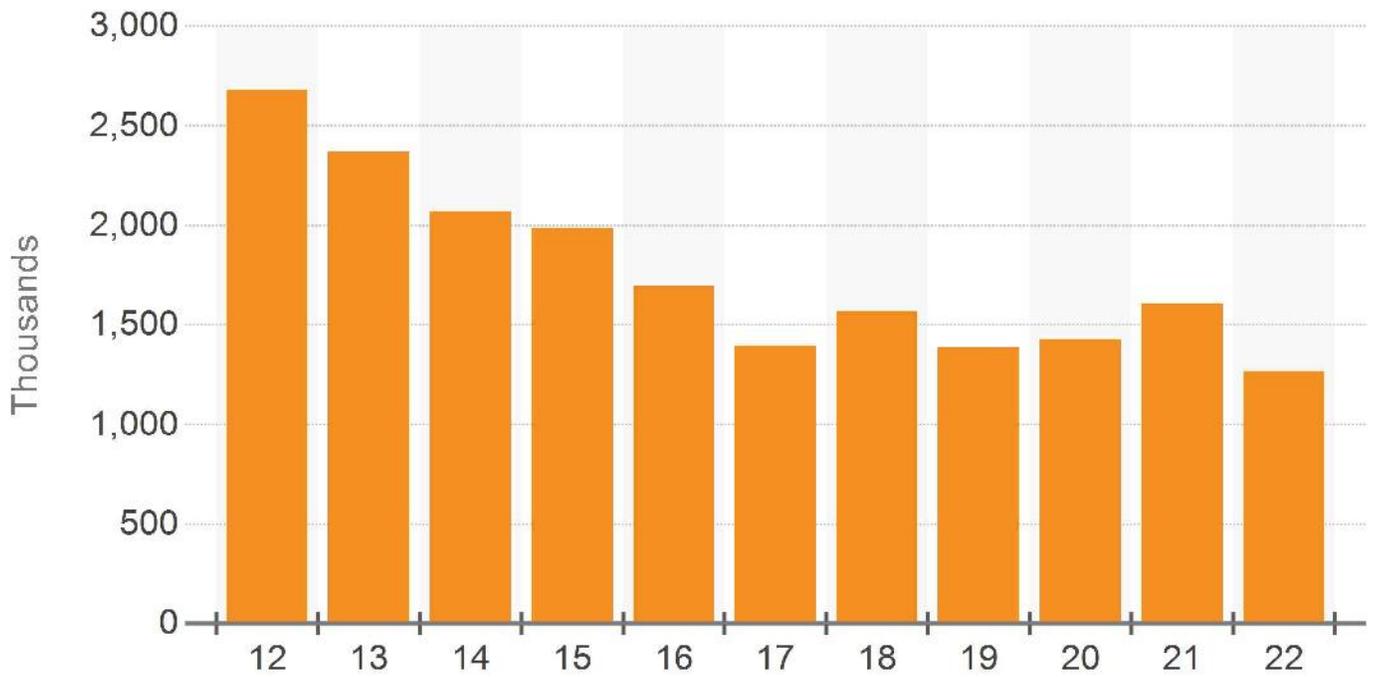
OCCUPANCY & PERCENT LEASED



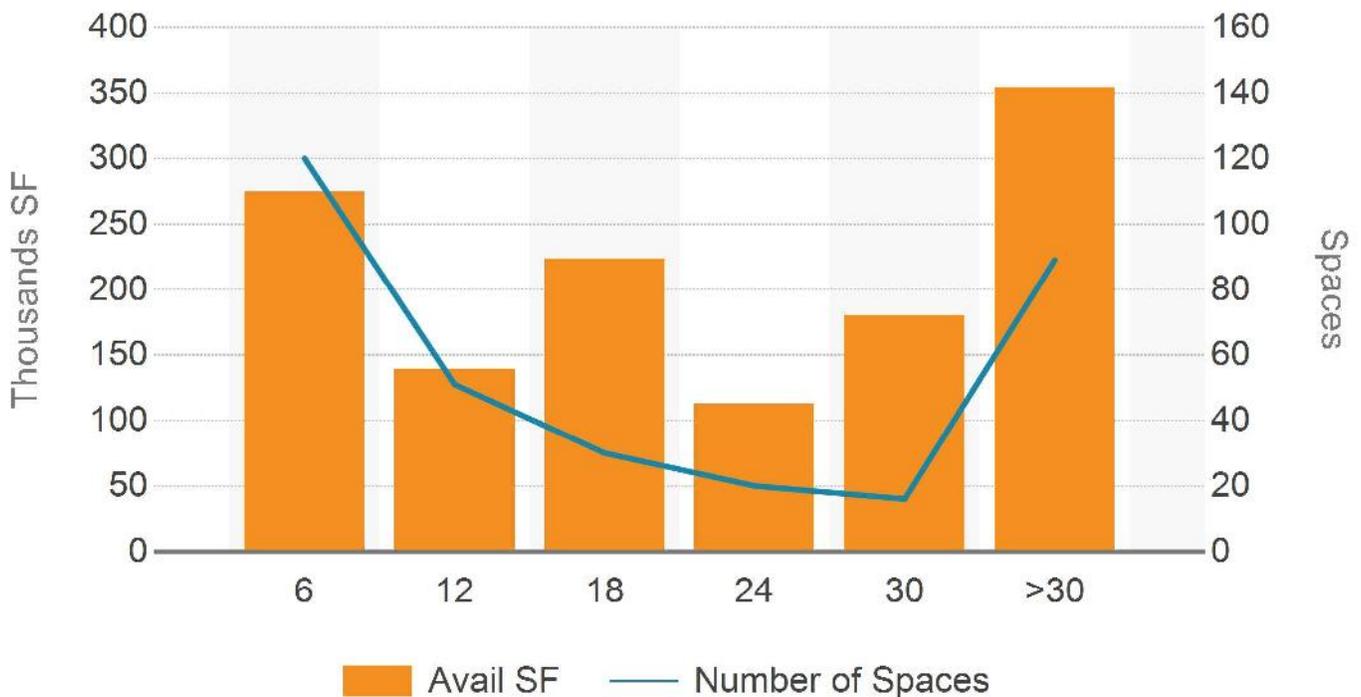
VACANT SF



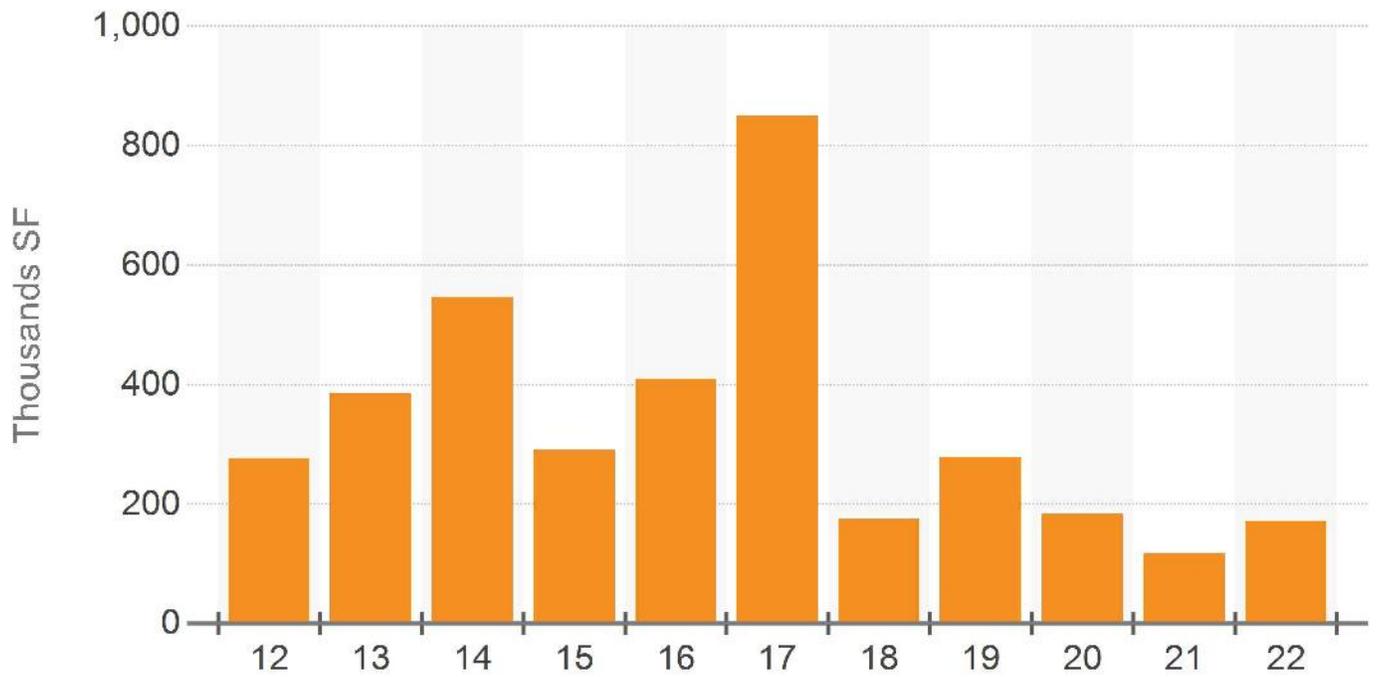
AVAILABLE SF



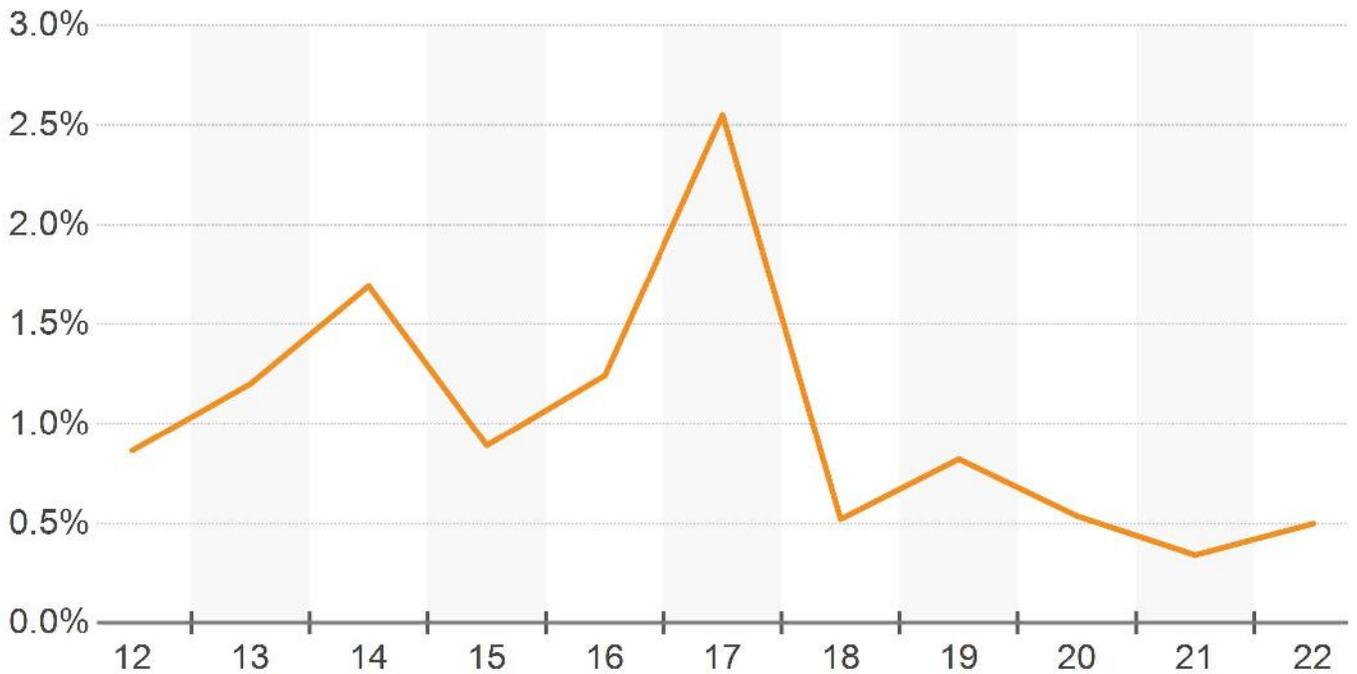
MONTHS ON MARKET DISTRIBUTION



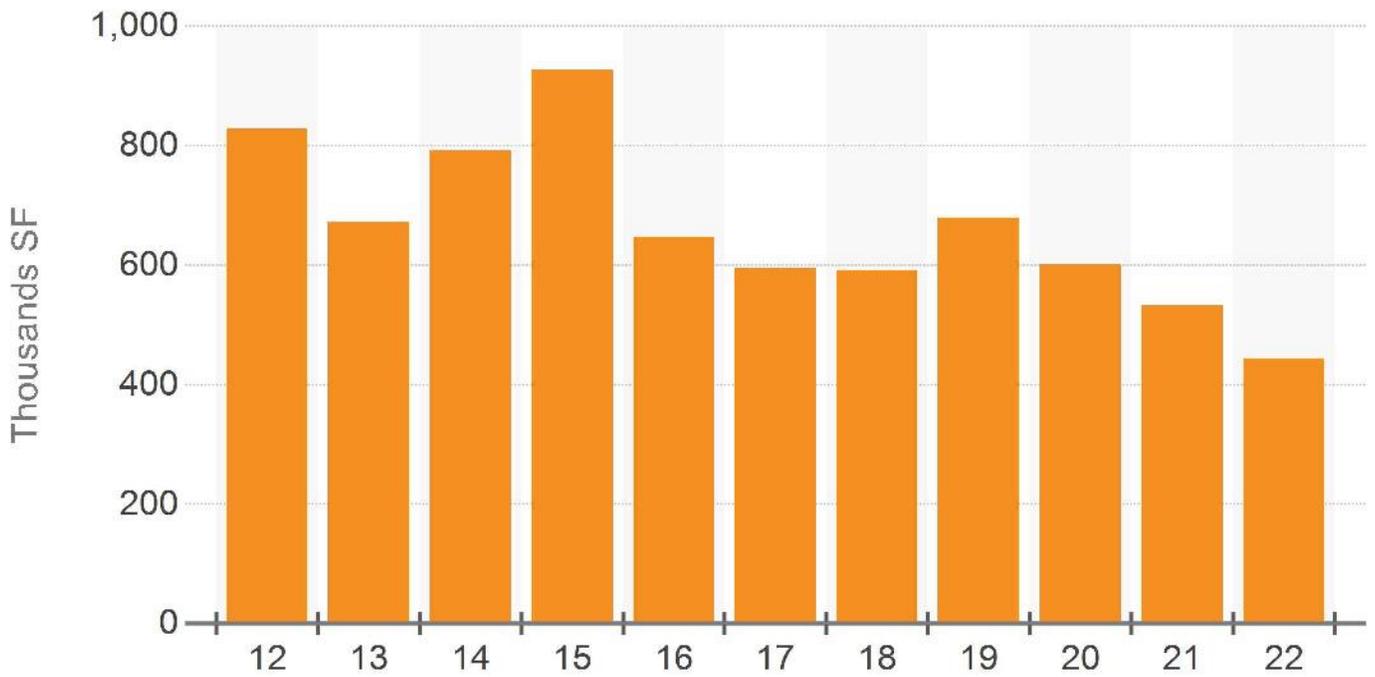
NET ABSORPTION



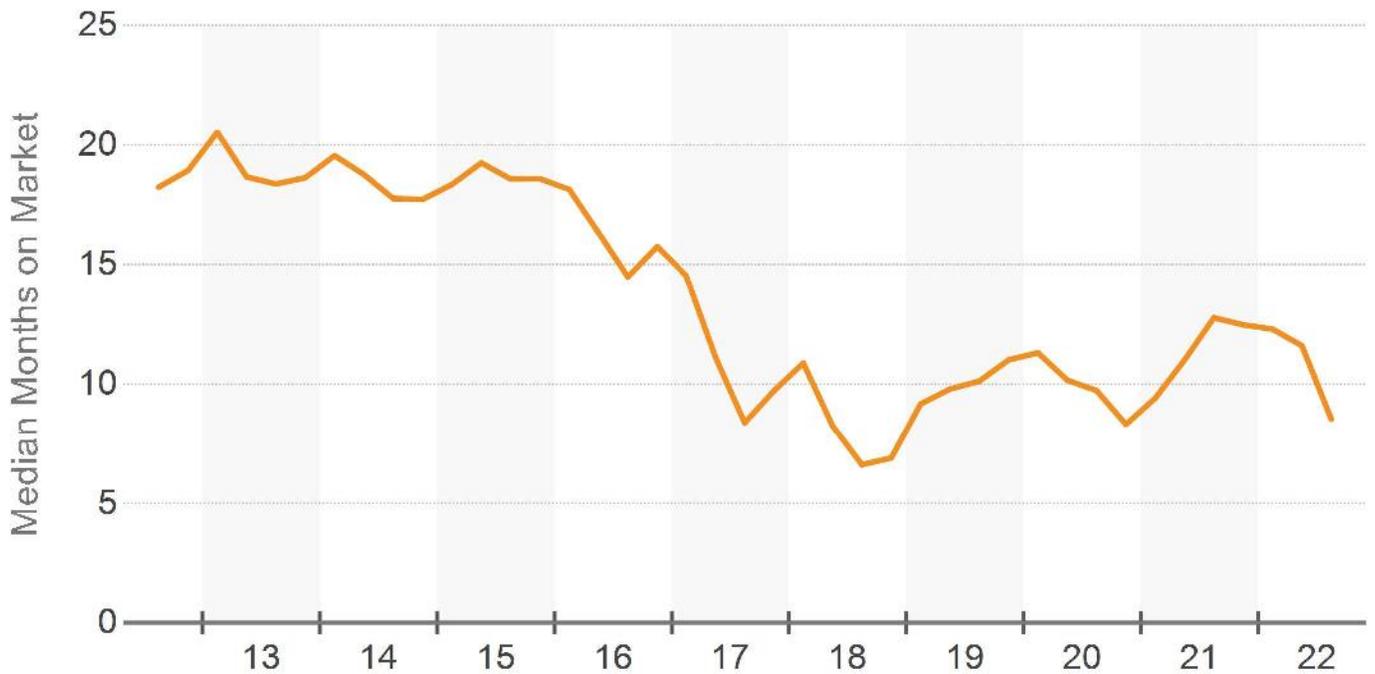
NET ABSORPTION AS % OF INVENTORY



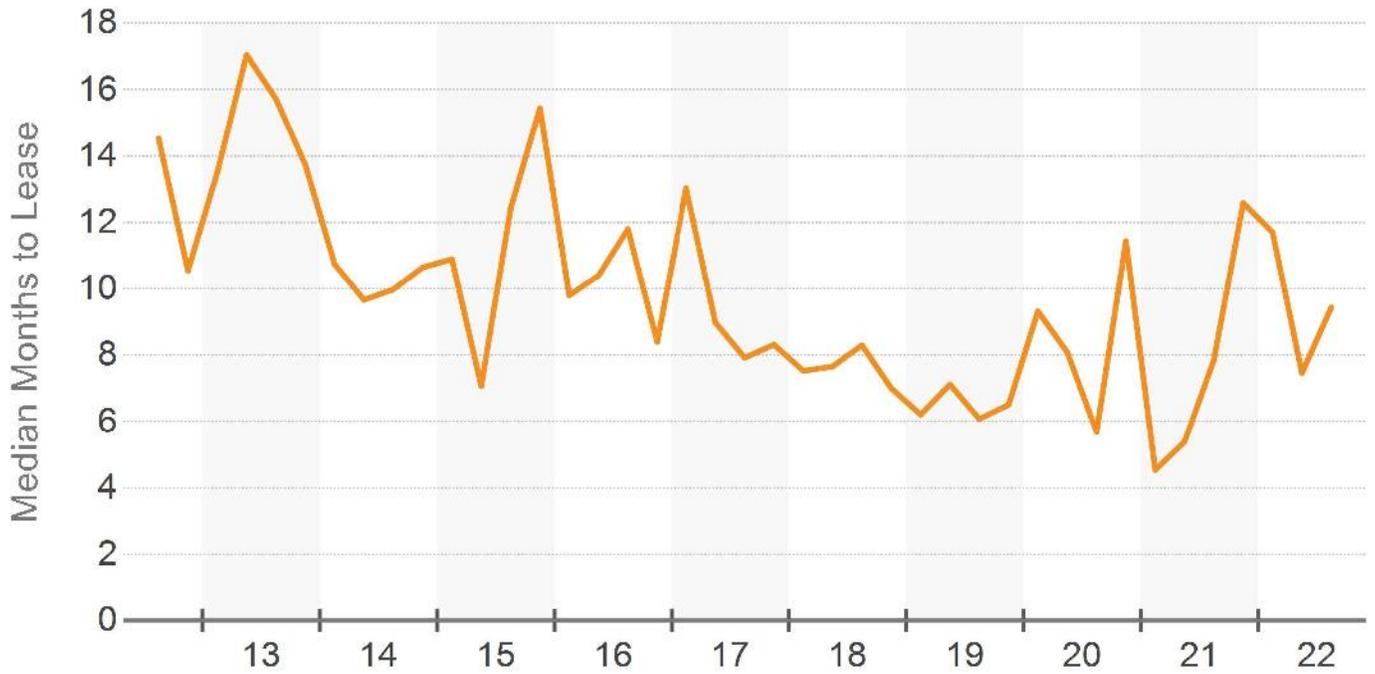
LEASING ACTIVITY



MONTHS ON MARKET



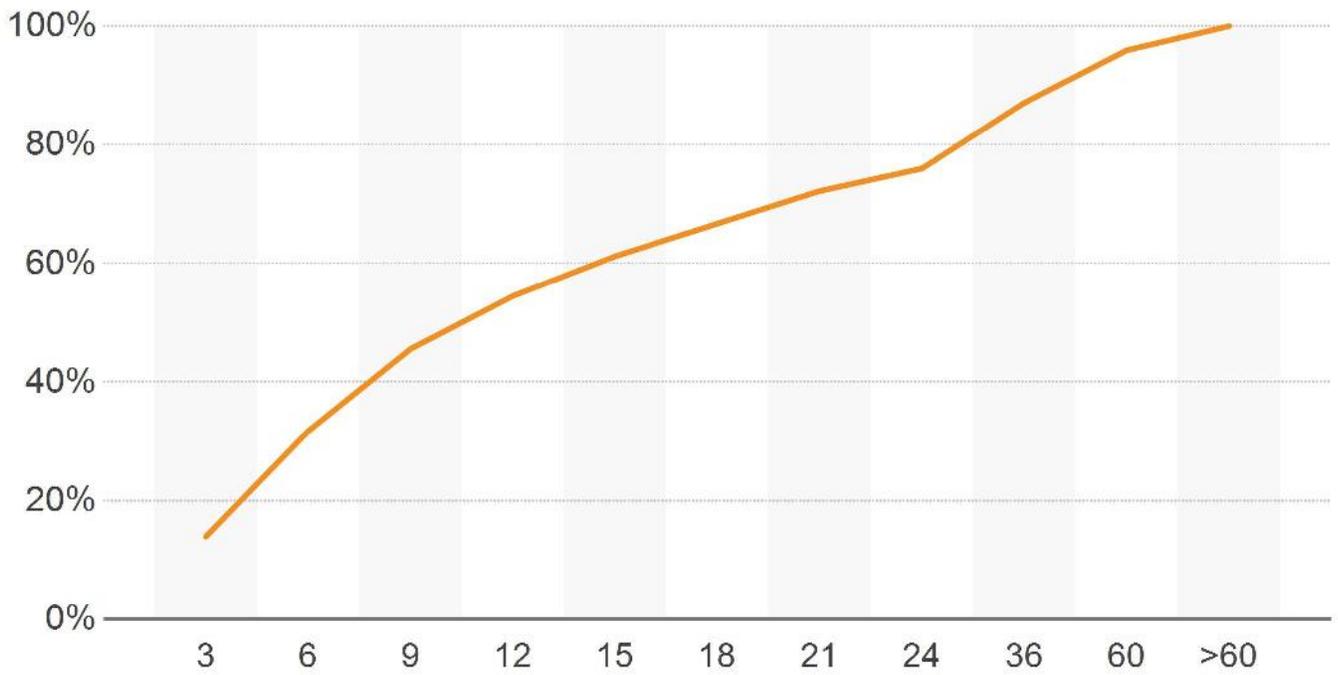
MONTHS TO LEASE



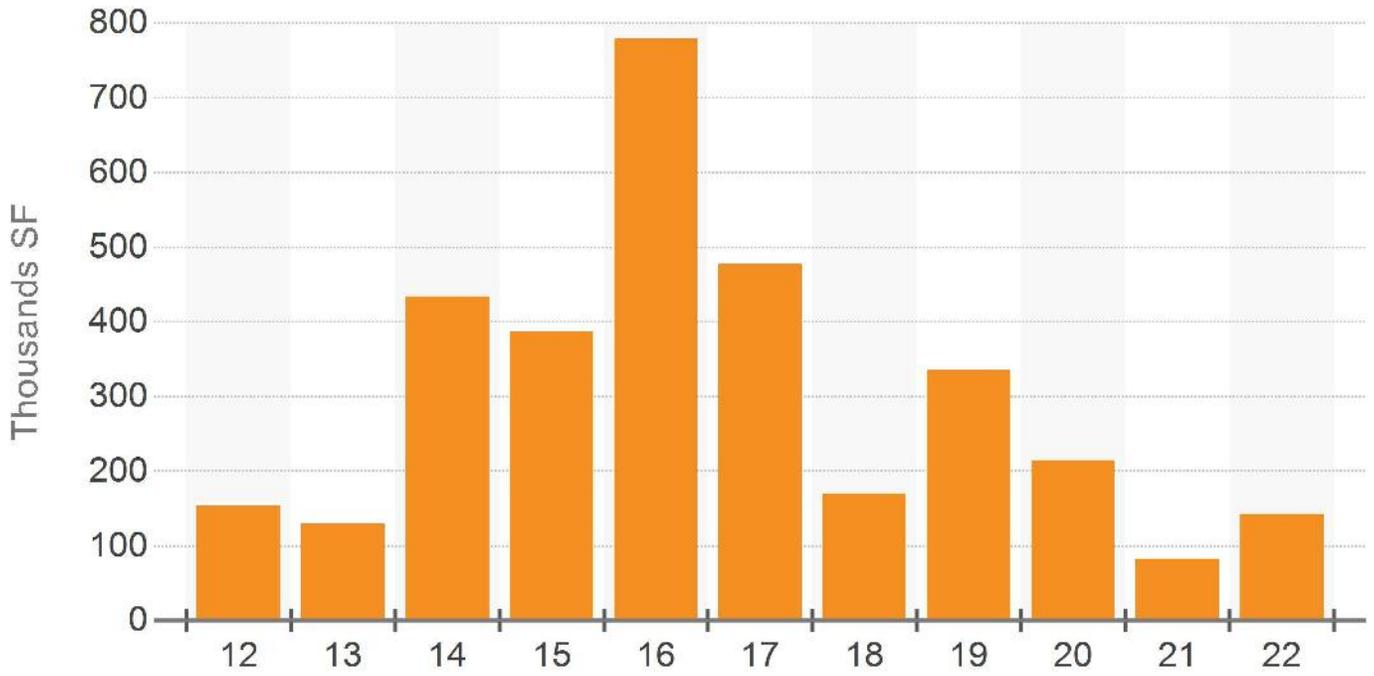
MONTHS VACANT



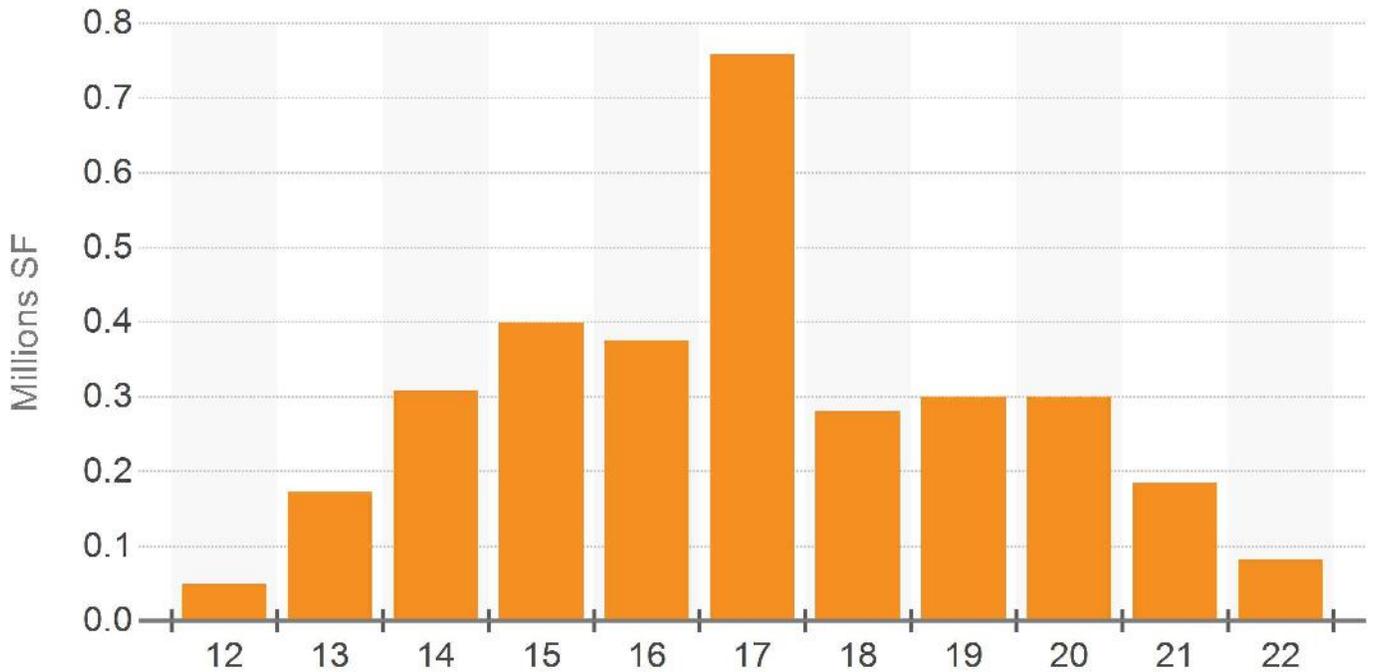
PROBABILITY OF LEASING IN MONTHS



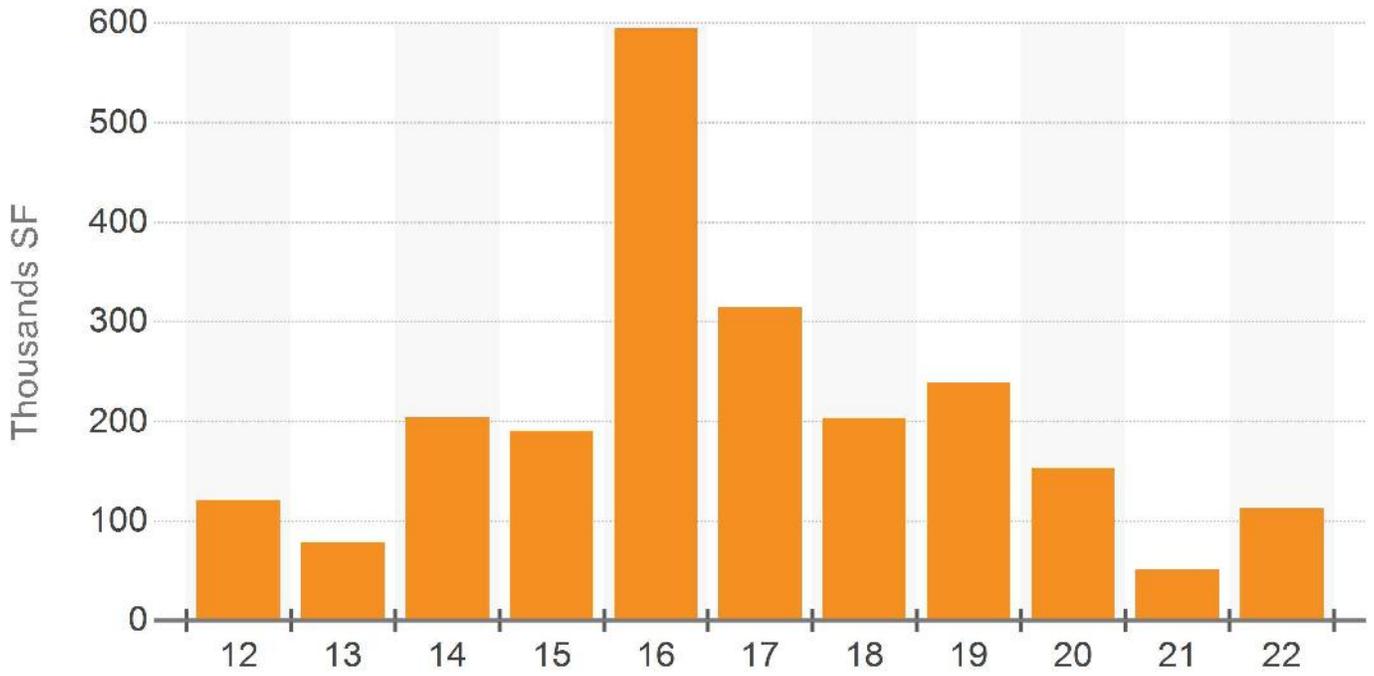
CONSTRUCTION STARTS



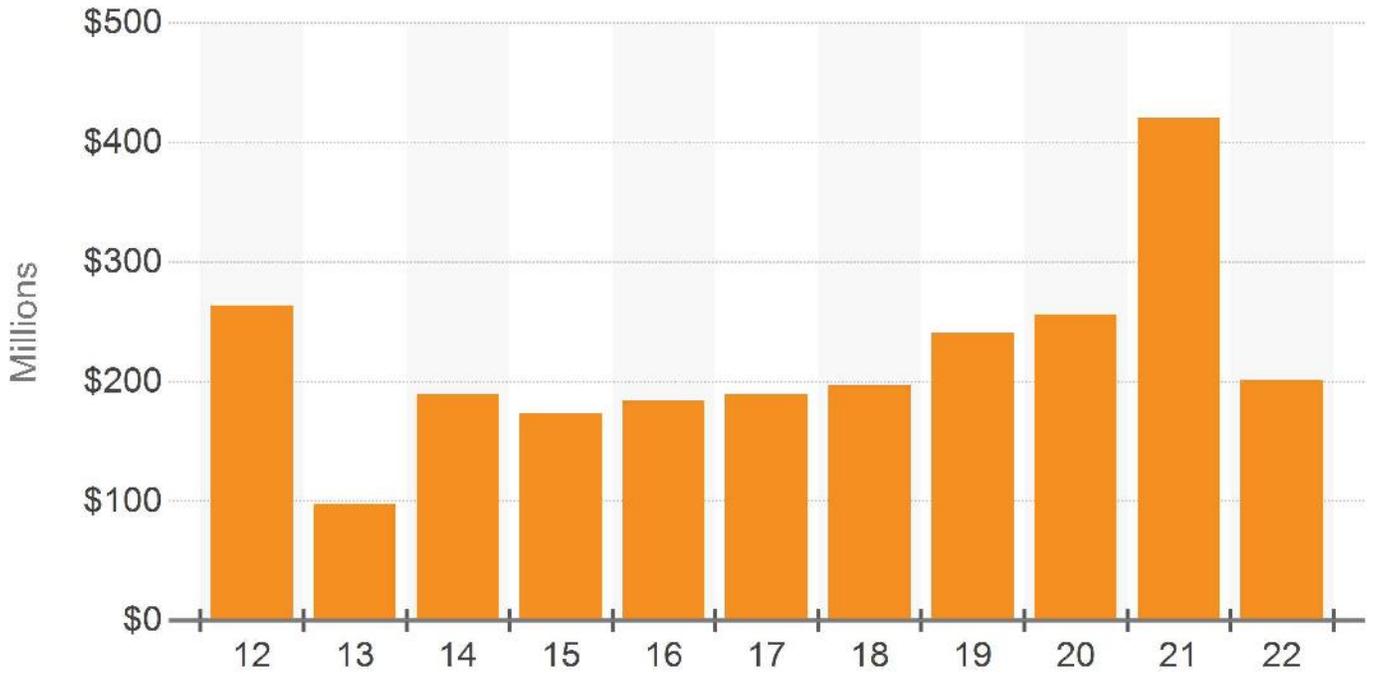
CONSTRUCTION DELIVERIES



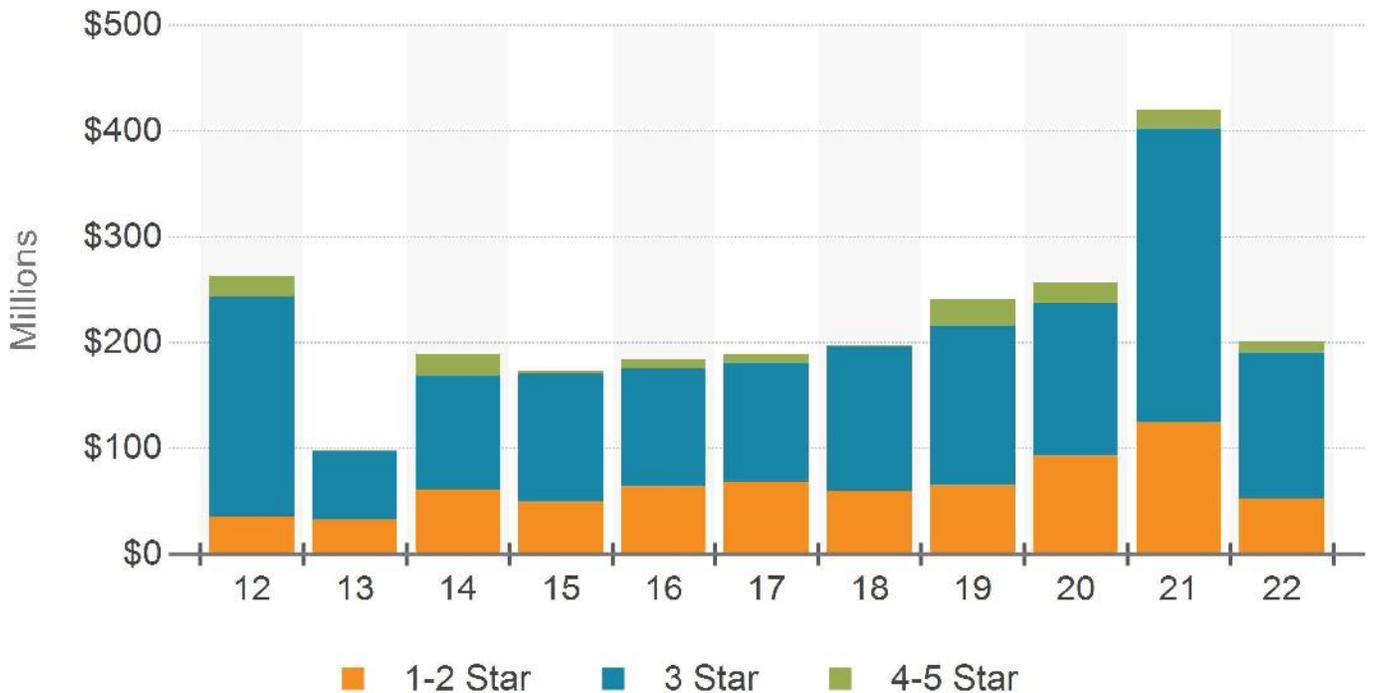
UNDER CONSTRUCTION



SALES VOLUME



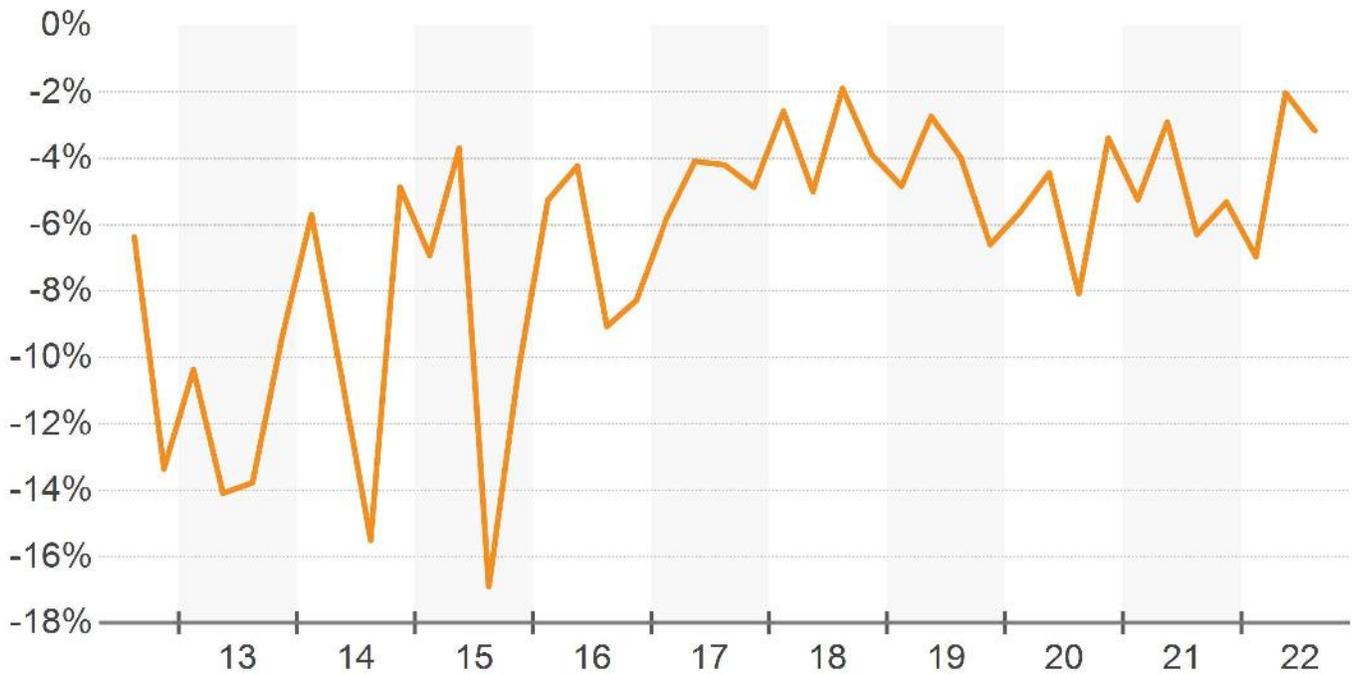
SALES VOLUME BY STAR RATING



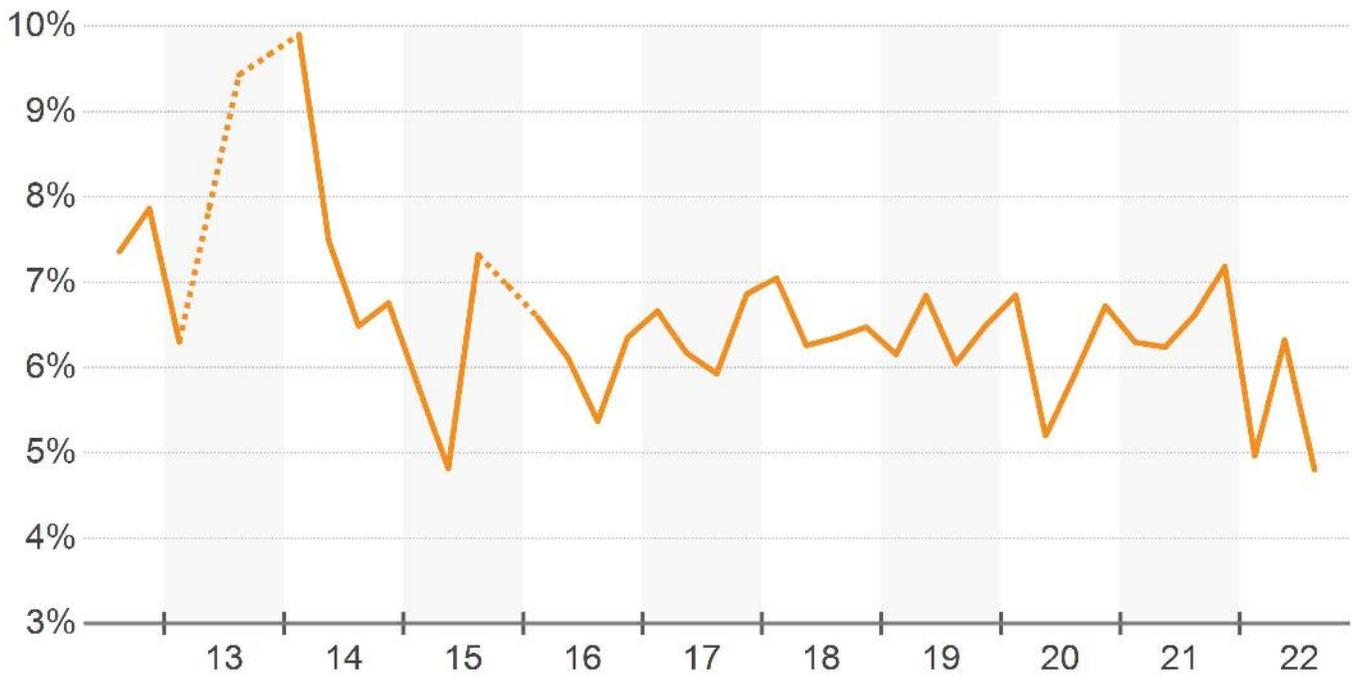
AVERAGE SALE PRICE PER SF



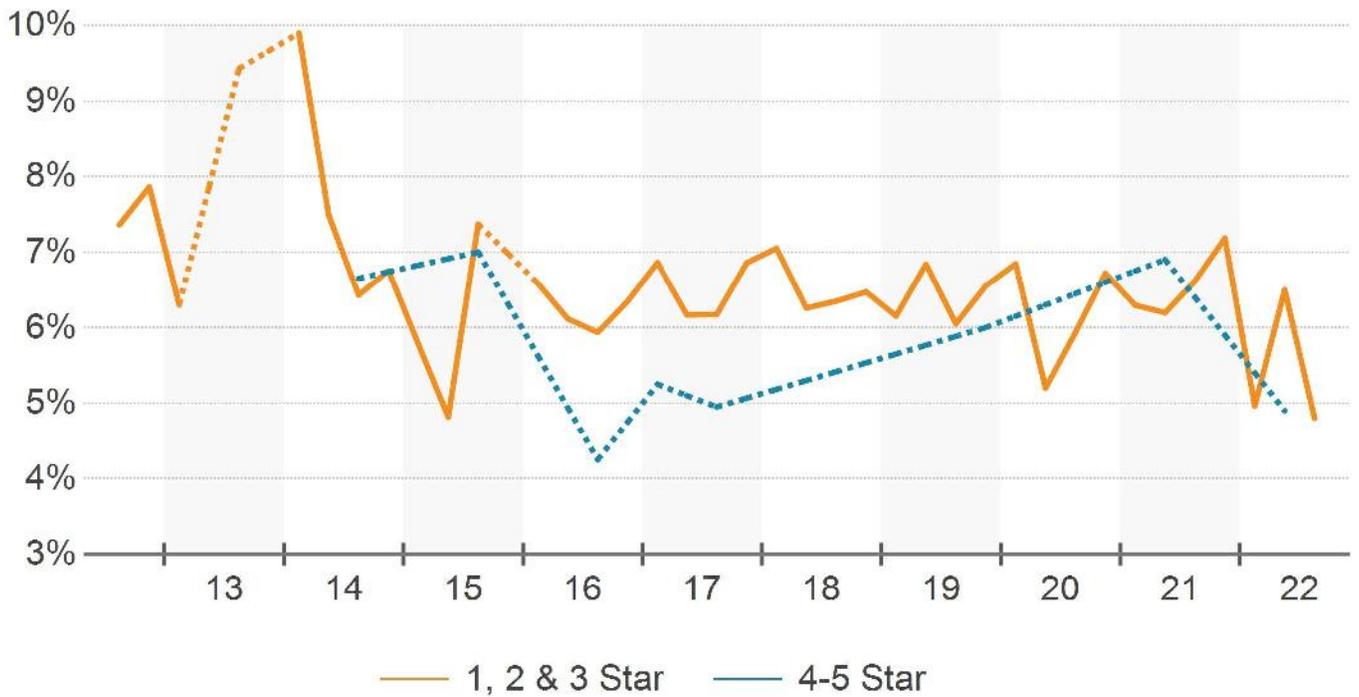
SALE TO ASKING PRICE DIFFERENTIAL



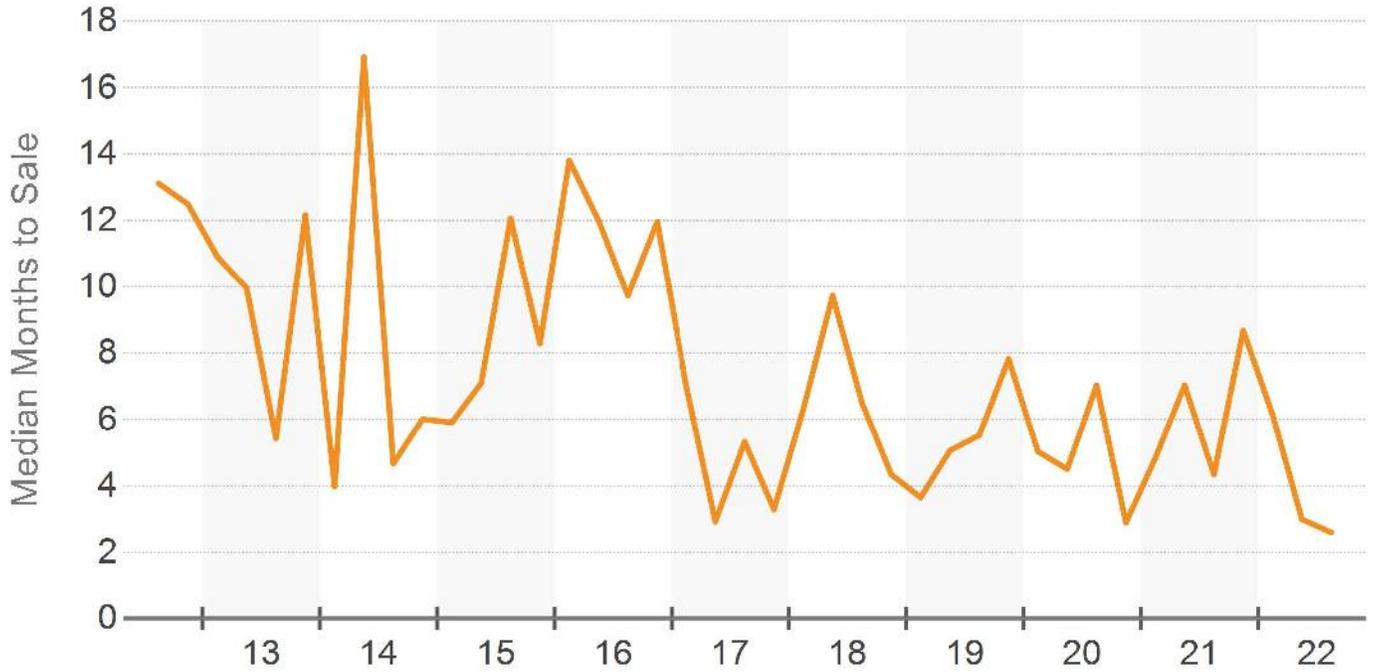
CAP RATE



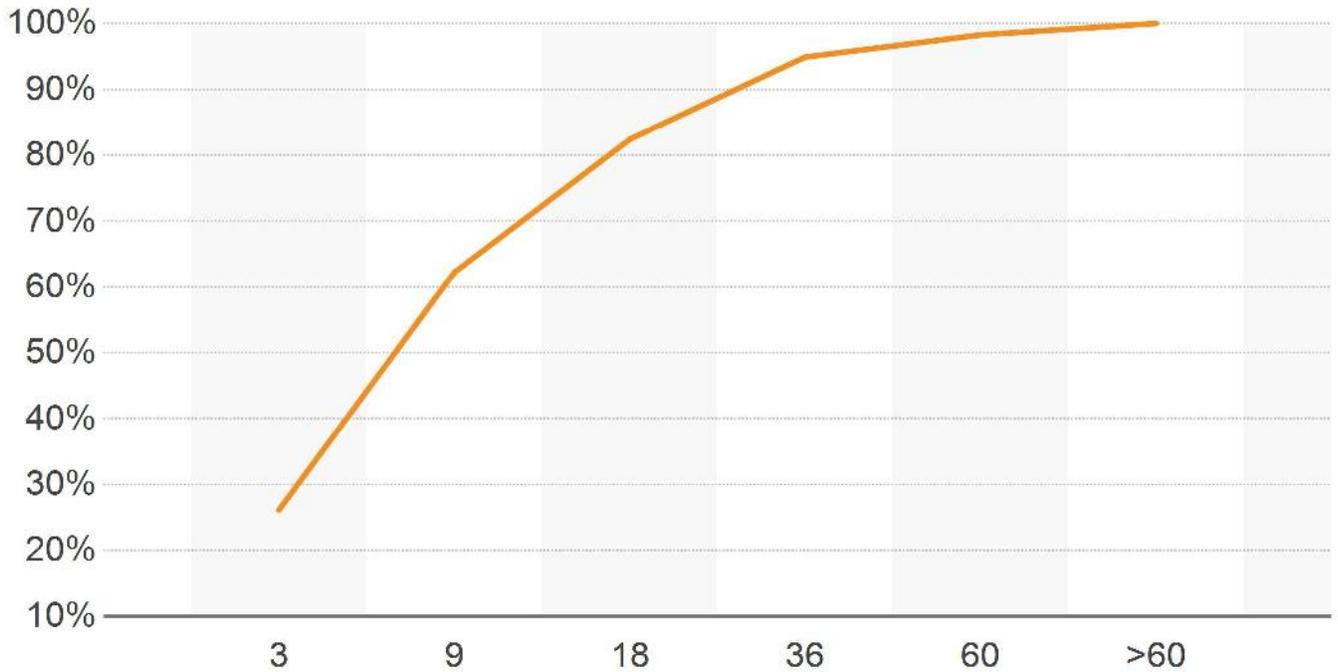
CAP RATE BY STAR RATING



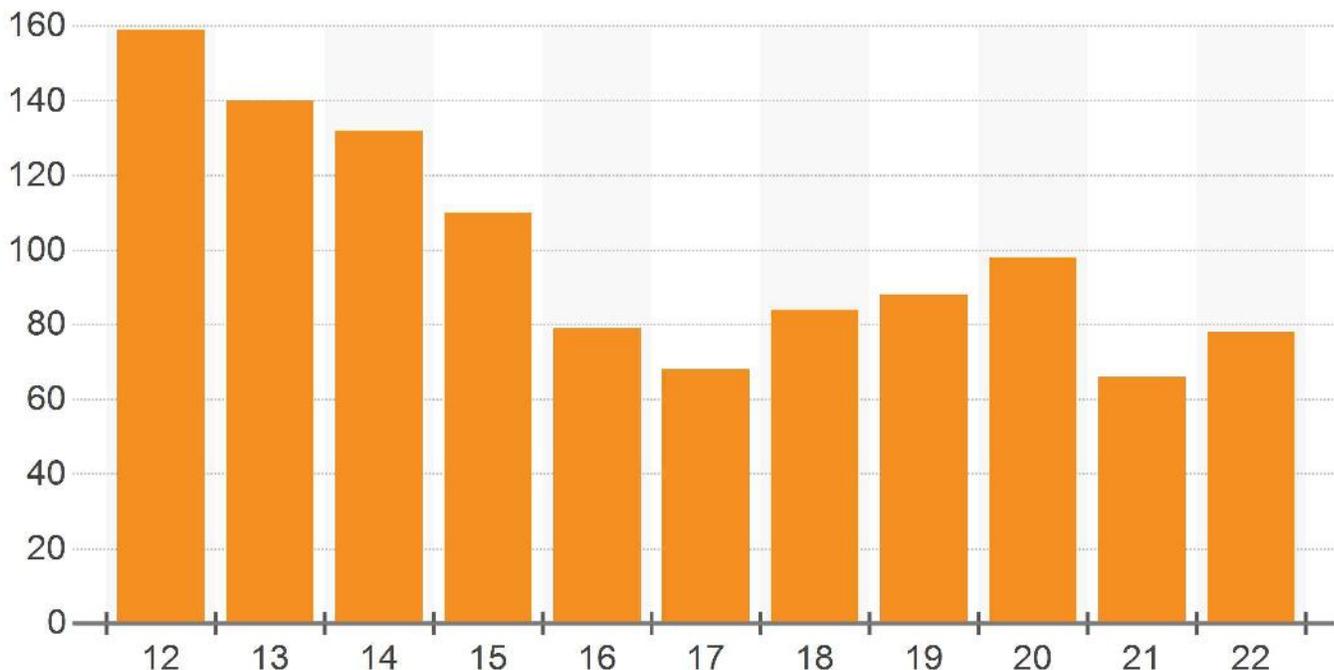
MONTHS TO SALE



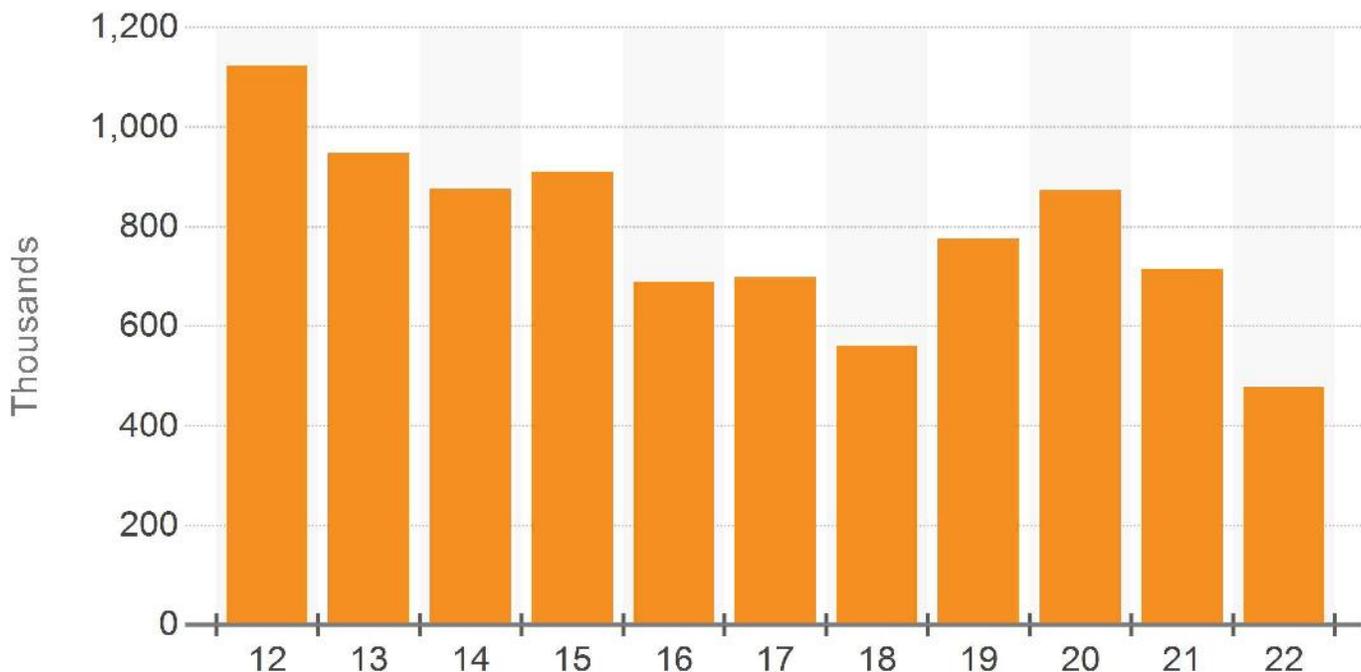
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



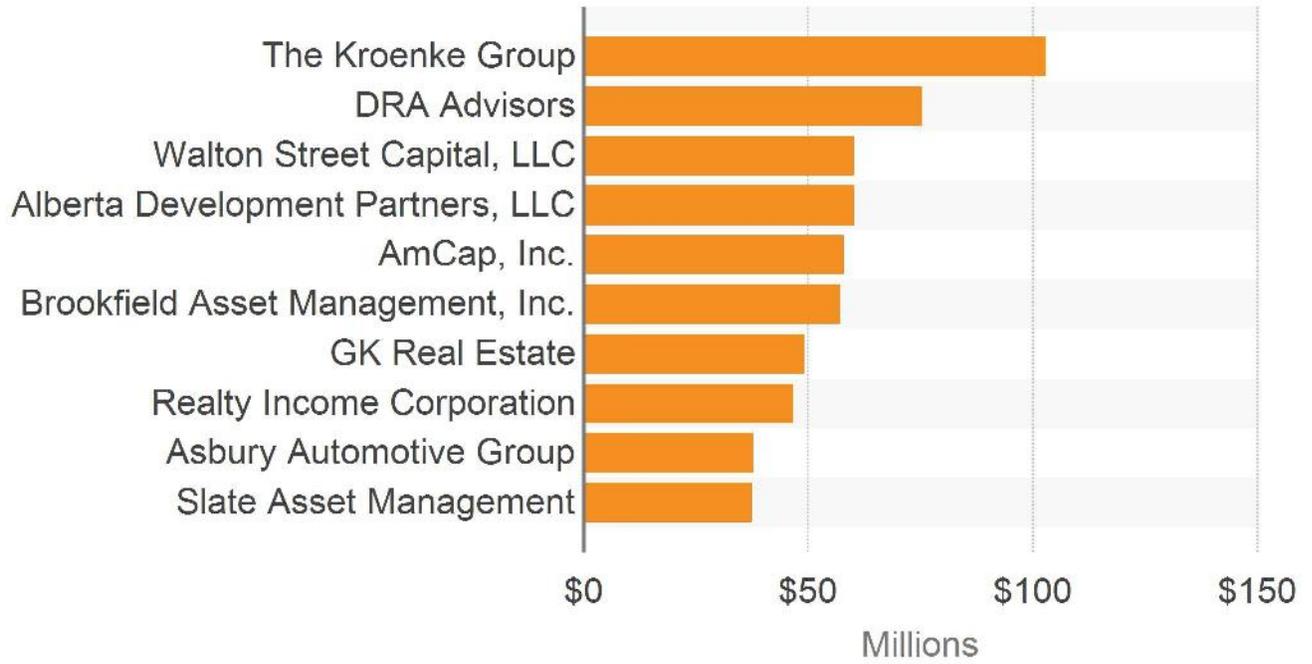
FOR SALE TOTAL SF



ASKING PRICE PER SF



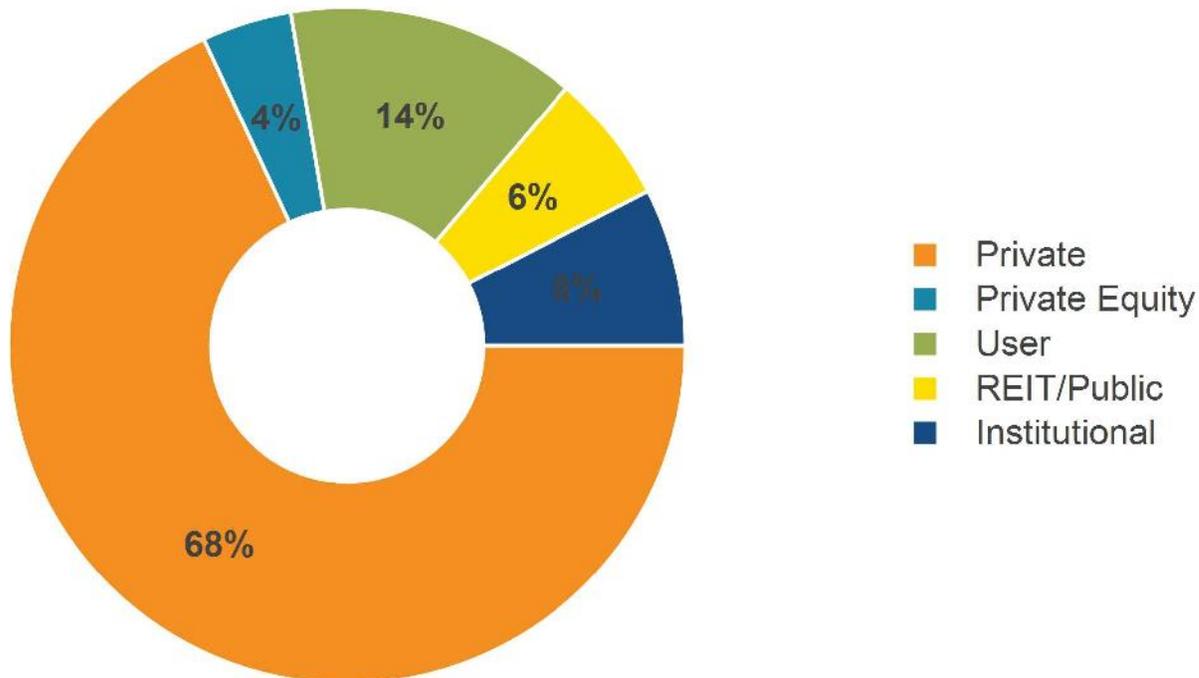
TOP BUYERS



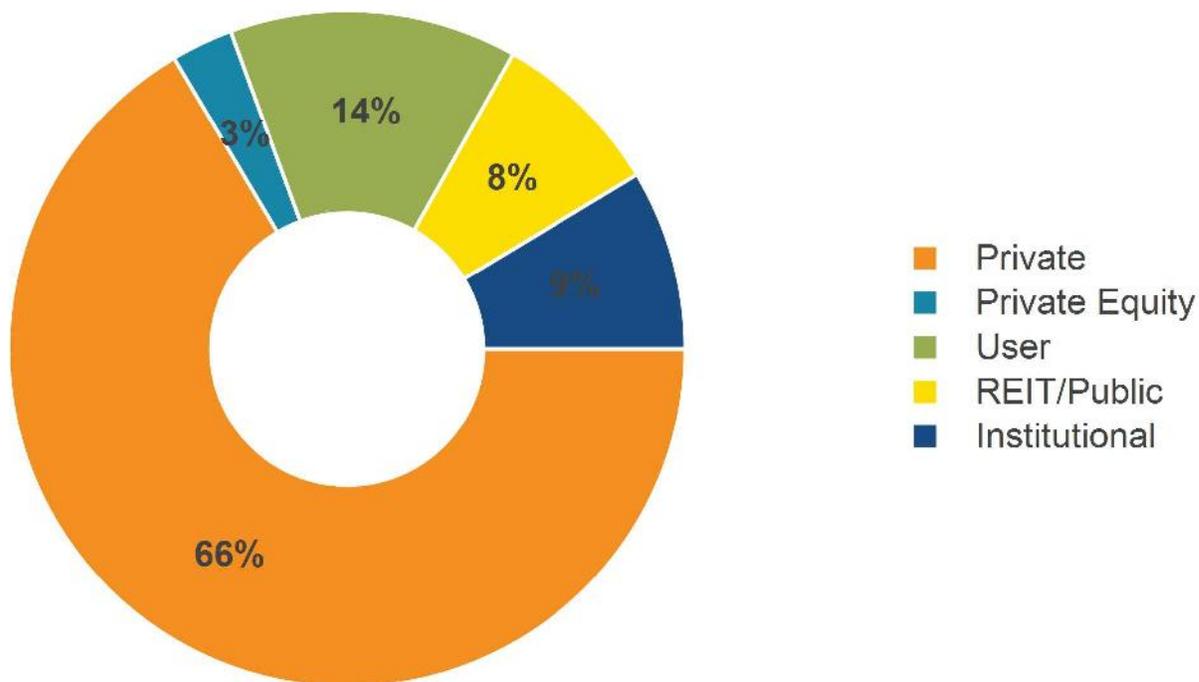
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

