

Retail Report – Larimer & Weld County

Q3 2026

PREPARED BY

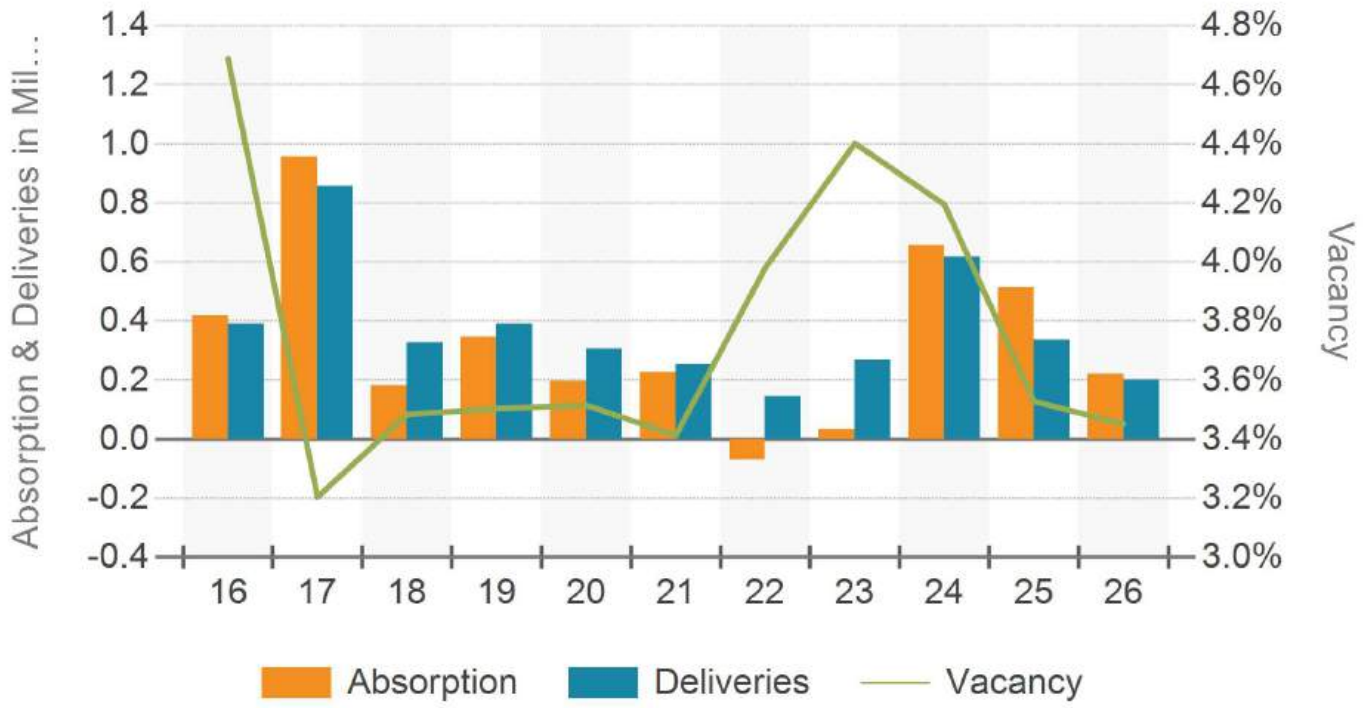
REALTEC
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik
Broker

CoStar™

Overview

ABSORPTION, DELIVERIES, VACANCY



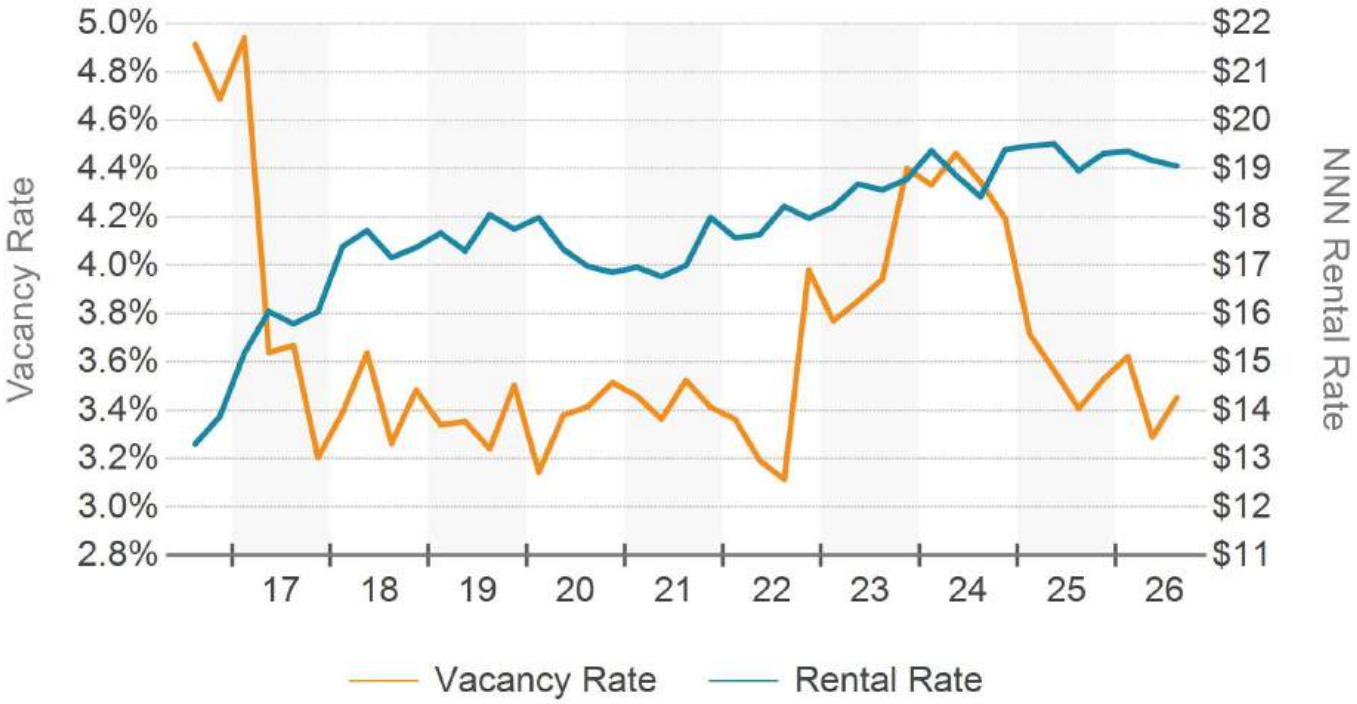
OCCUPANCY & RENTAL RATES



© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Overview

VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	$19.05	$18.34
Vacancy Rate	3.5%	3.8%
Vacant SF	1,222,100	1,294,160
Availability Rate	4.8%	4.7%
Available SF	1,697,410	1,635,348
Sublet SF	29,363	107,075
Months on Market	7.2	9.2

Inventory	Survey	5-Year Avg
Existing Buildings	3,171	3,107
Existing SF	35,414,474	34,442,068
12 Mo. Const. Starts	74,014	268,837
Under Construction	88,548	313,631
12 Mo. Deliveries	208,366	302,672

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	294,952	259,911
12 Mo. Leasing SF	505,274	599,646

Sales	Past Year	5-Year Avg
Sale Price Per SF	$253	$216
Asking Price Per SF	$357	$338
Sales Volume (Mil.)	$375	$310
Cap Rate	6.4%	6.3%

© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Rental Rates

NNN ASKING RENT PER SF



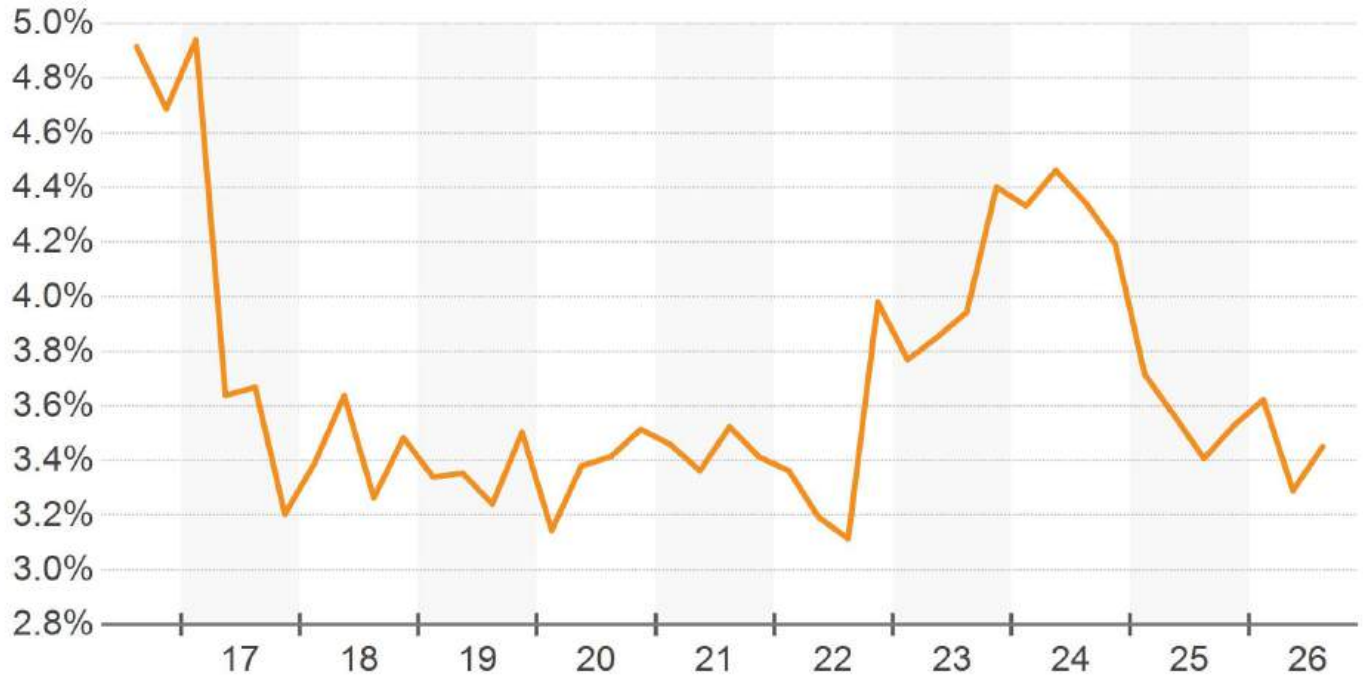
DIRECT & SUBLET RENTAL RATES



© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Vacancy & Availability

VACANCY RATE



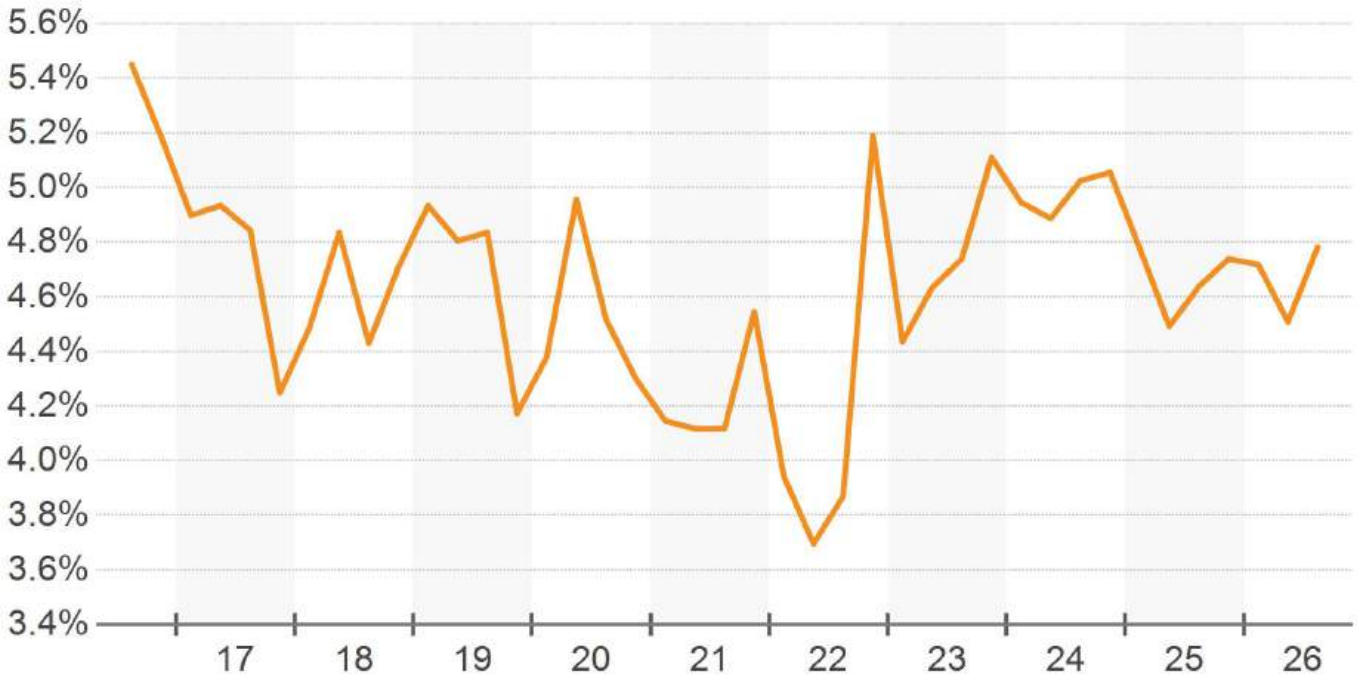
SUBLEASE VACANCY RATE



© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Vacancy & Availability

AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



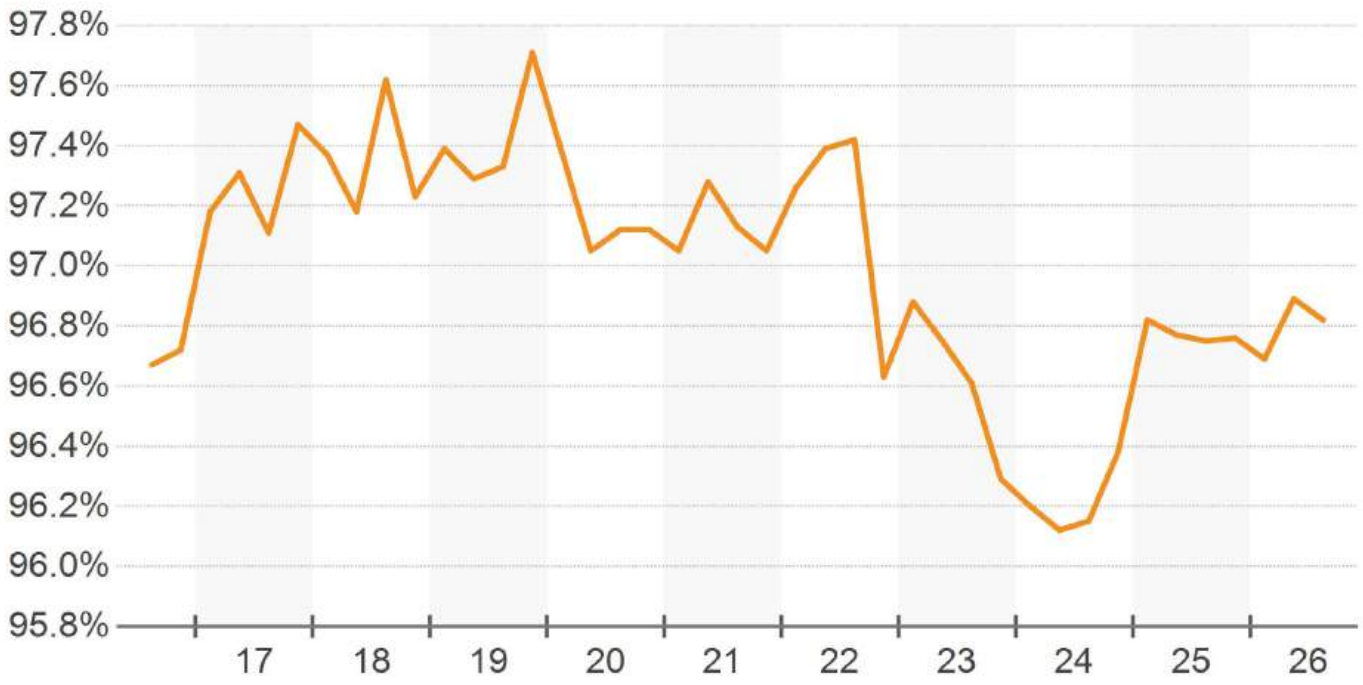
© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Vacancy & Availability

OCCUPANCY RATE



PERCENT LEASED RATE



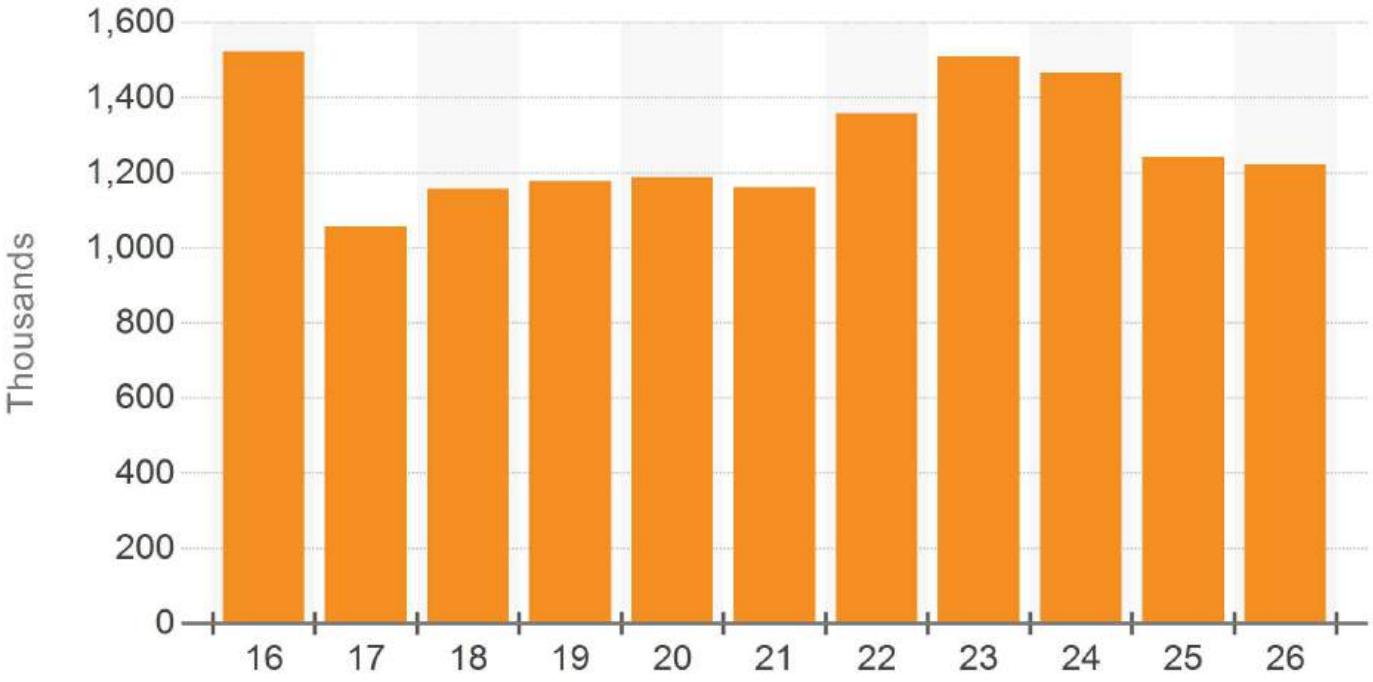
© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Vacancy & Availability

OCCUPANCY & PERCENT LEASED



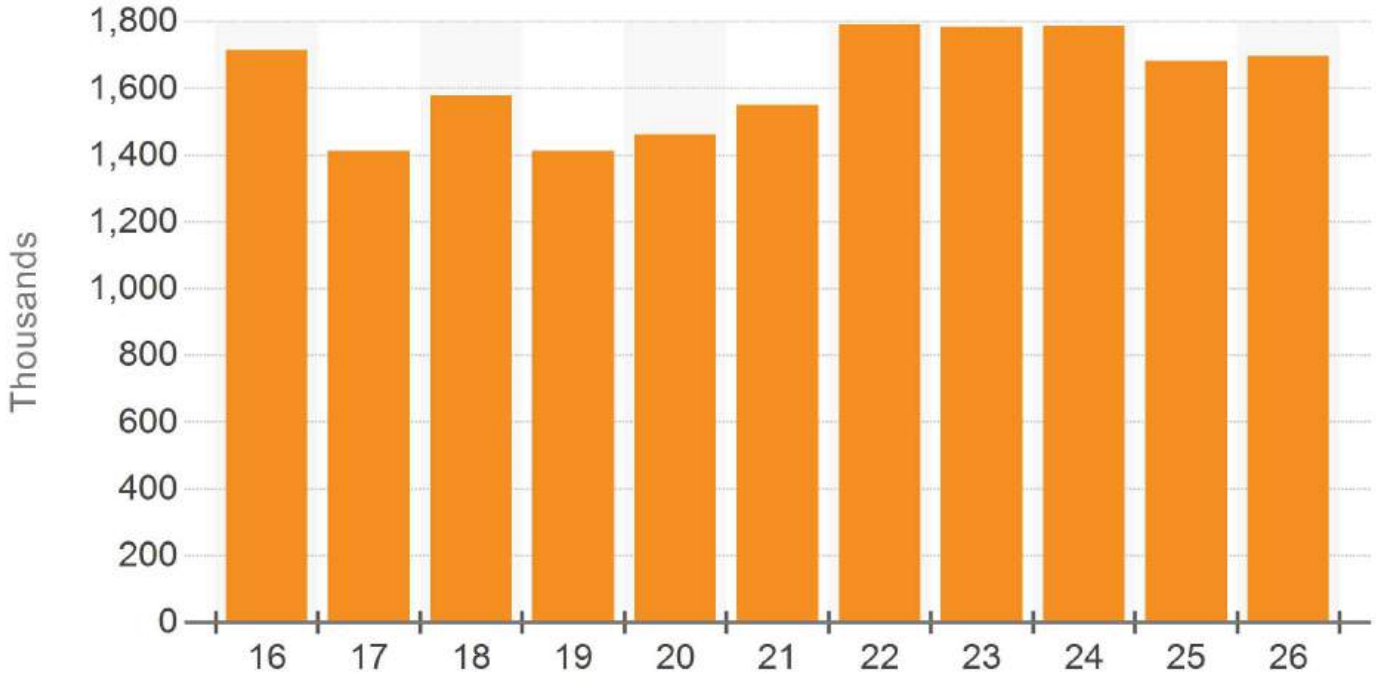
VACANT SF



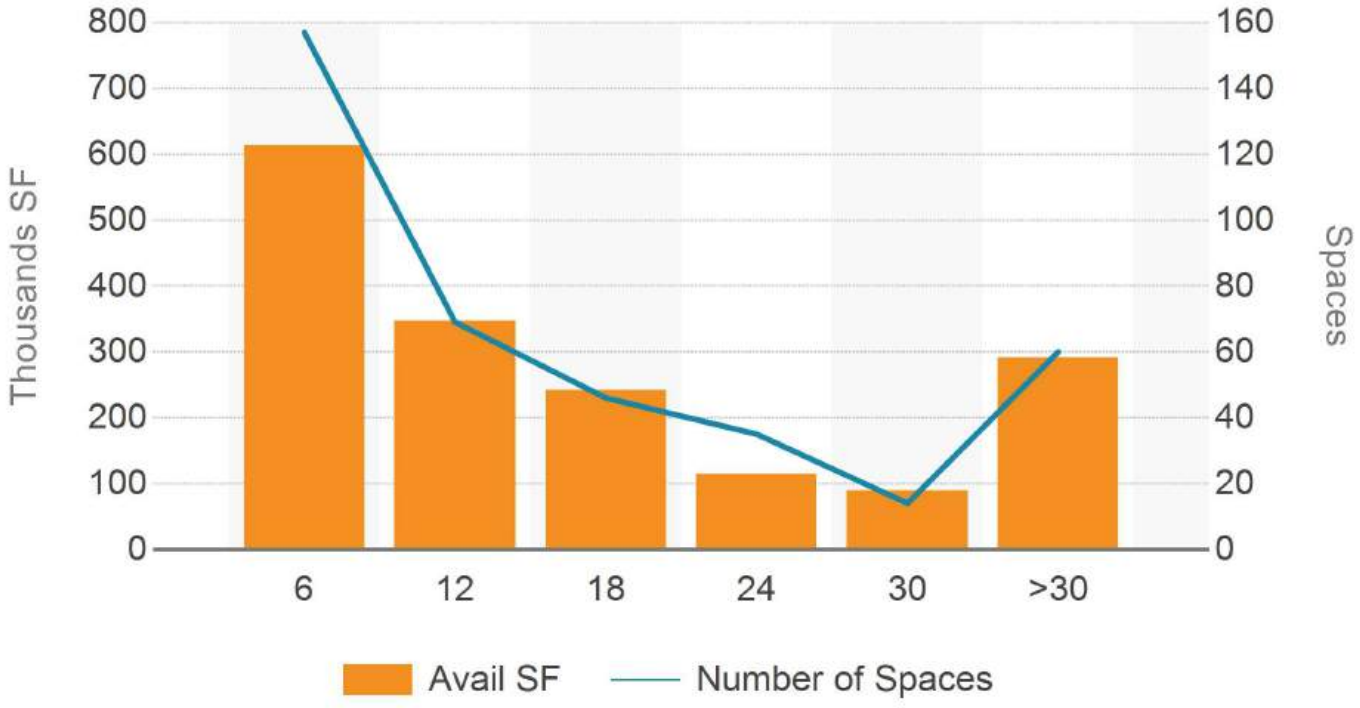
© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Vacancy & Availability

AVAILABLE SF



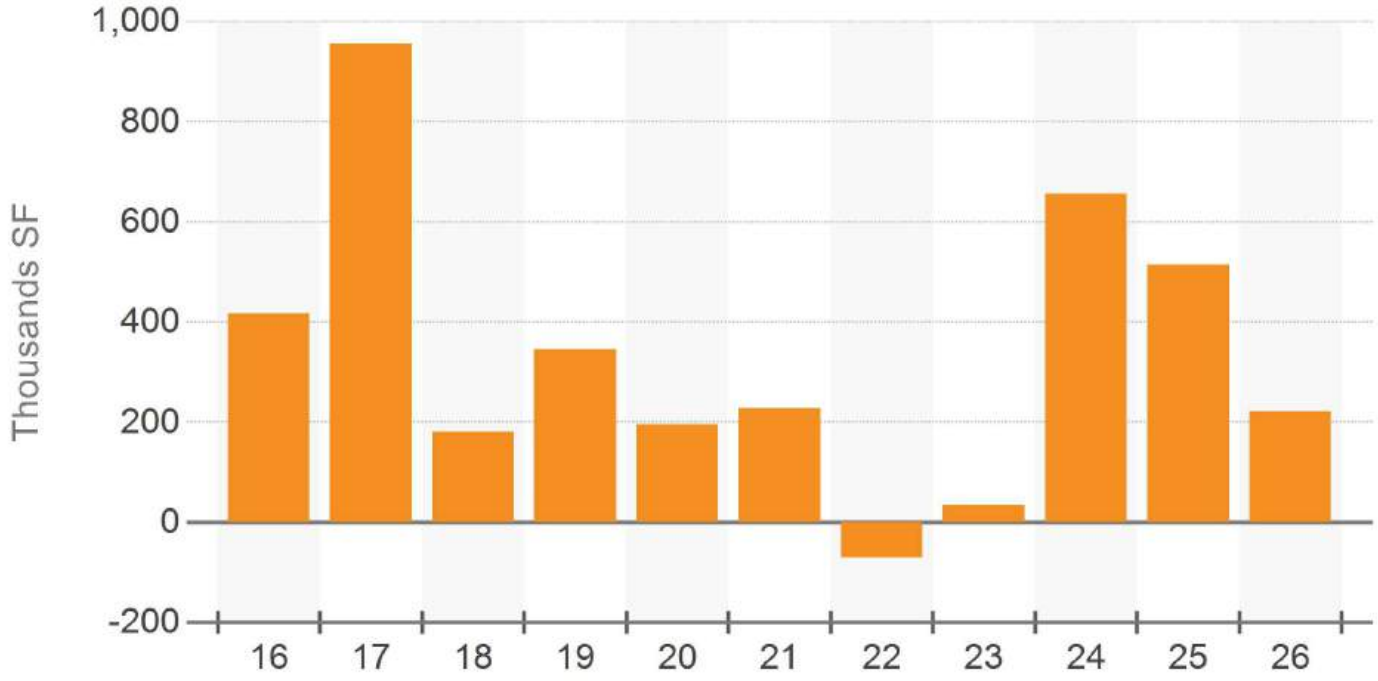
MONTHS ON MARKET DISTRIBUTION



© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Leasing Demand

NET ABSORPTION



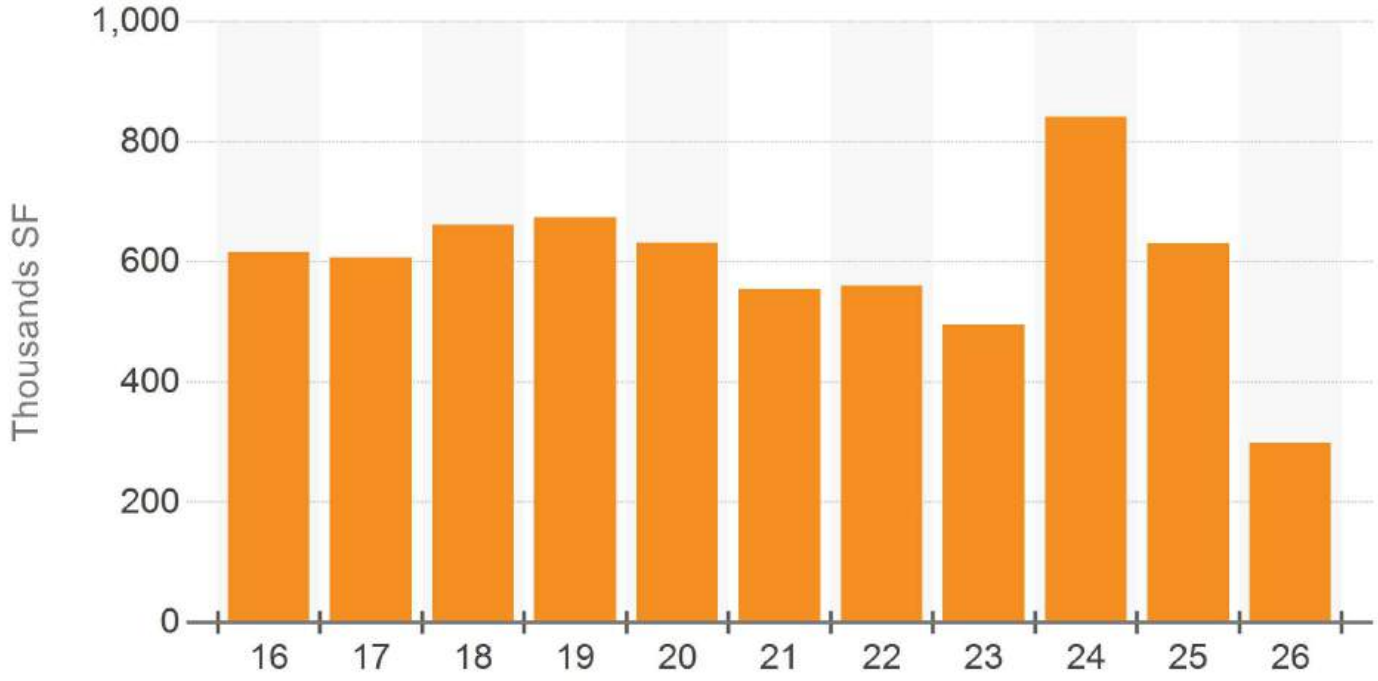
NET ABSORPTION AS % OF INVENTORY



© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Leasing Demand

LEASING ACTIVITY



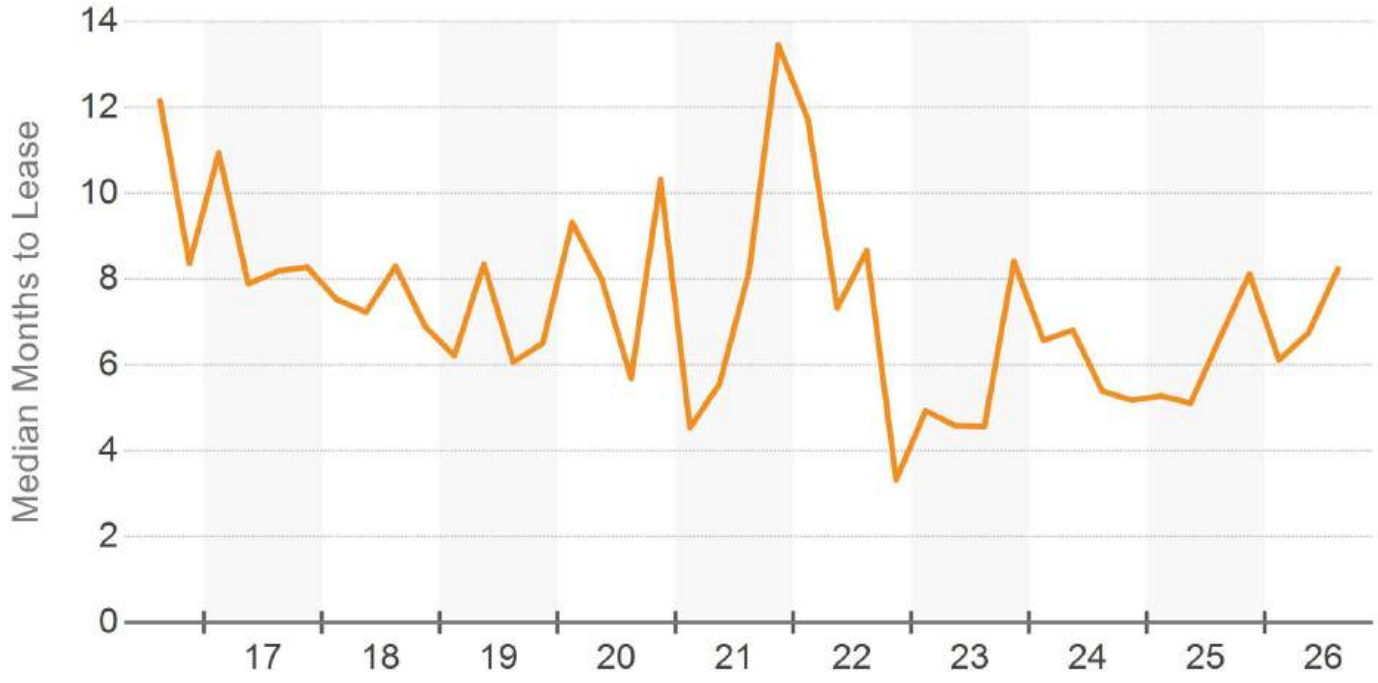
MONTHS ON MARKET



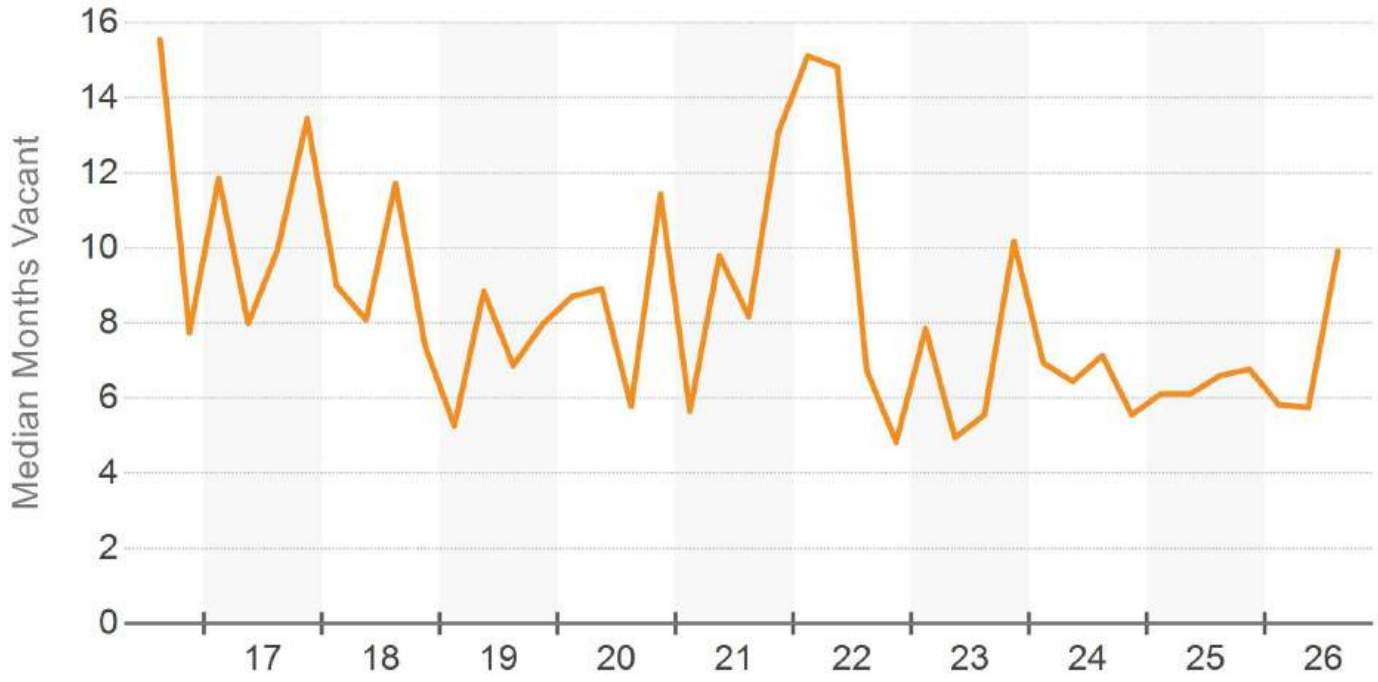
© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Leasing Demand

MONTHS TO LEASE

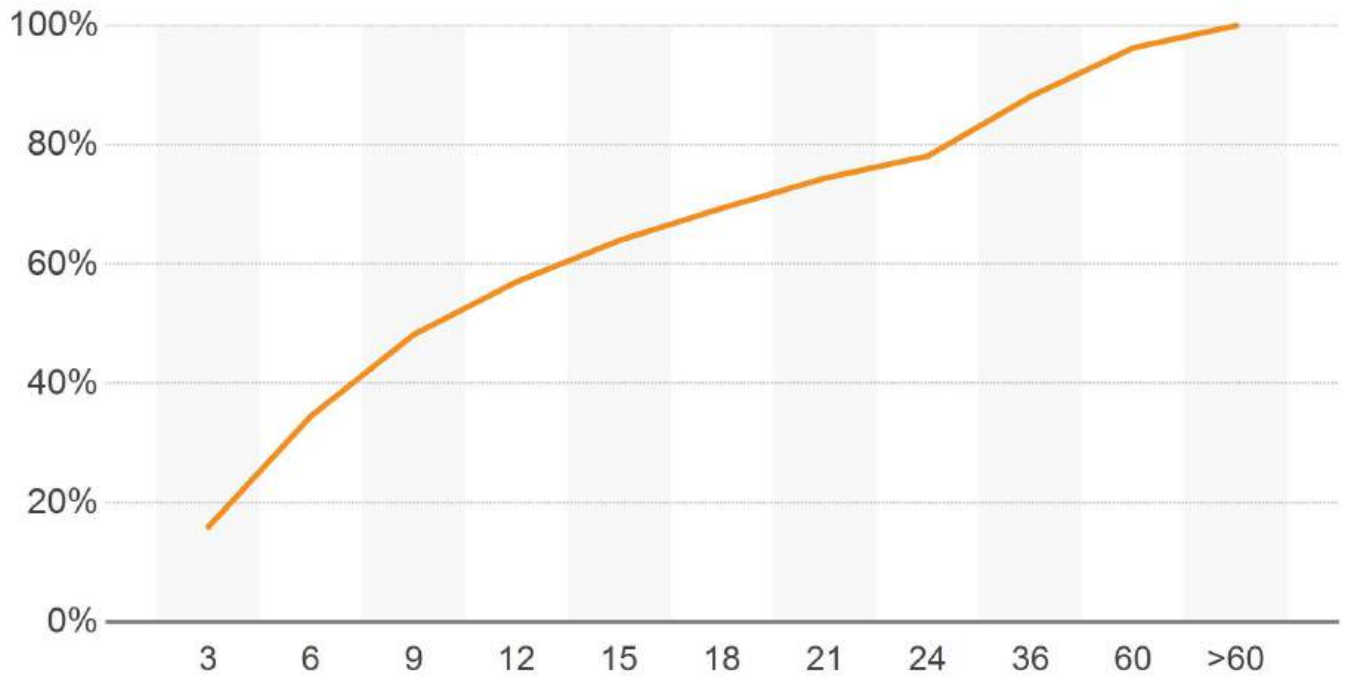


MONTHS VACANT



© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

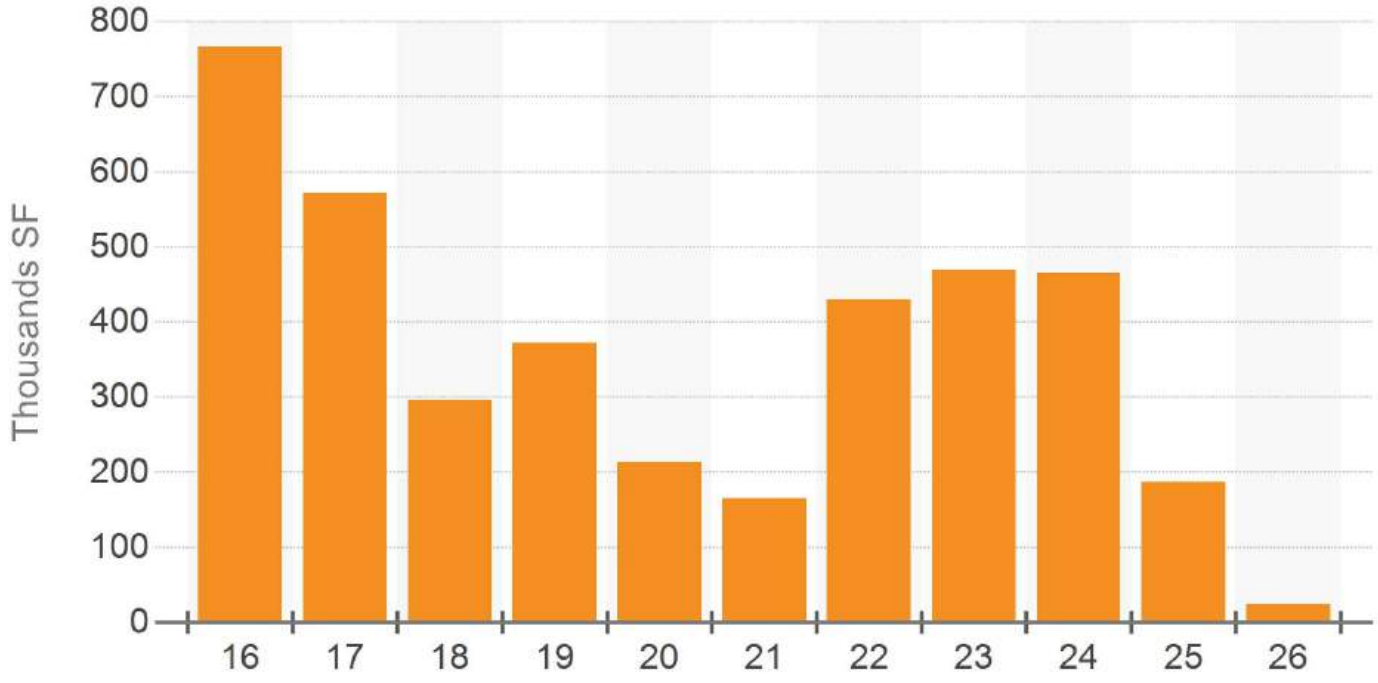
PROBABILITY OF LEASING IN MONTHS



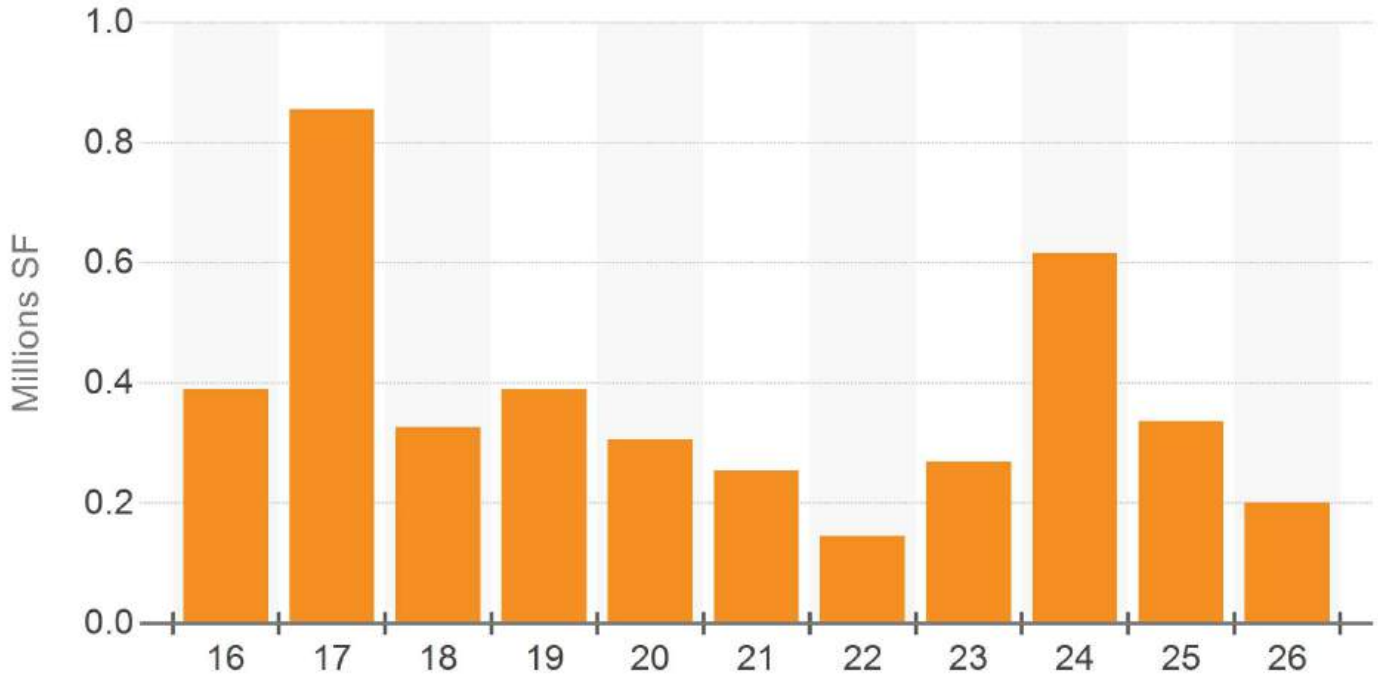
© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Construction Activity

CONSTRUCTION STARTS



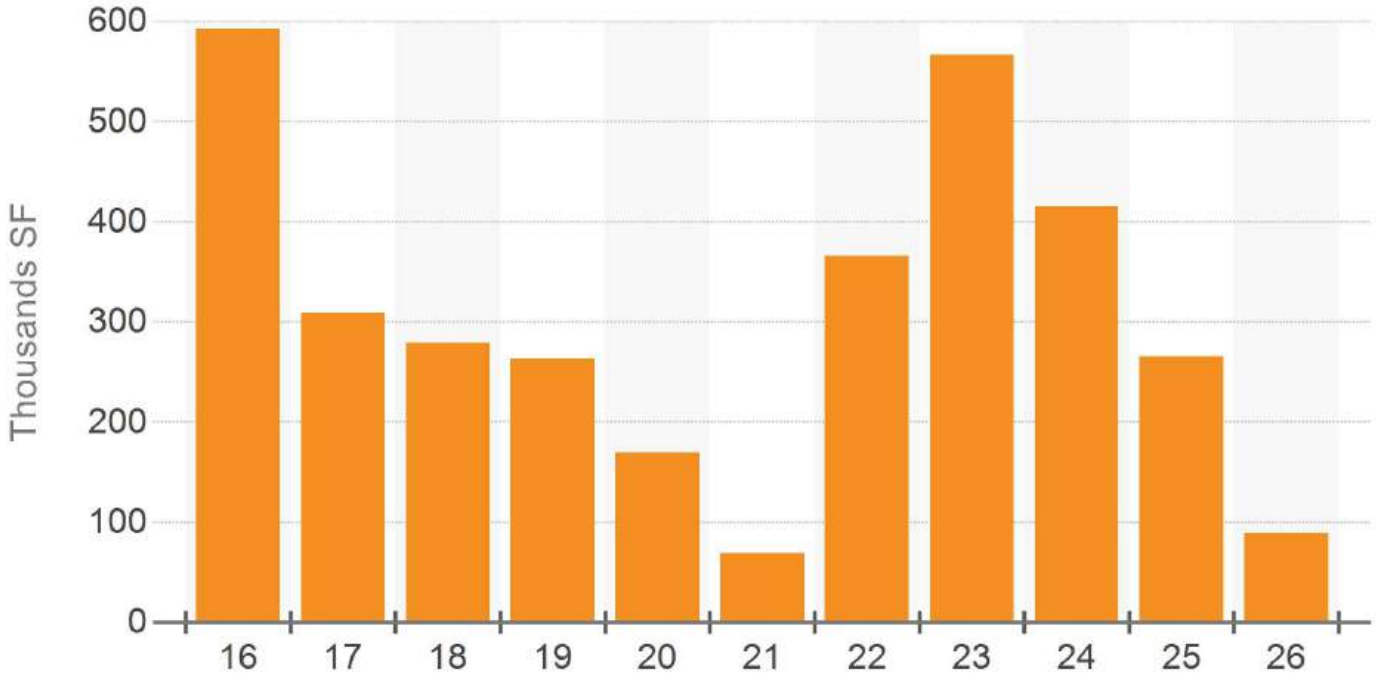
CONSTRUCTION DELIVERIES



© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Construction Activity

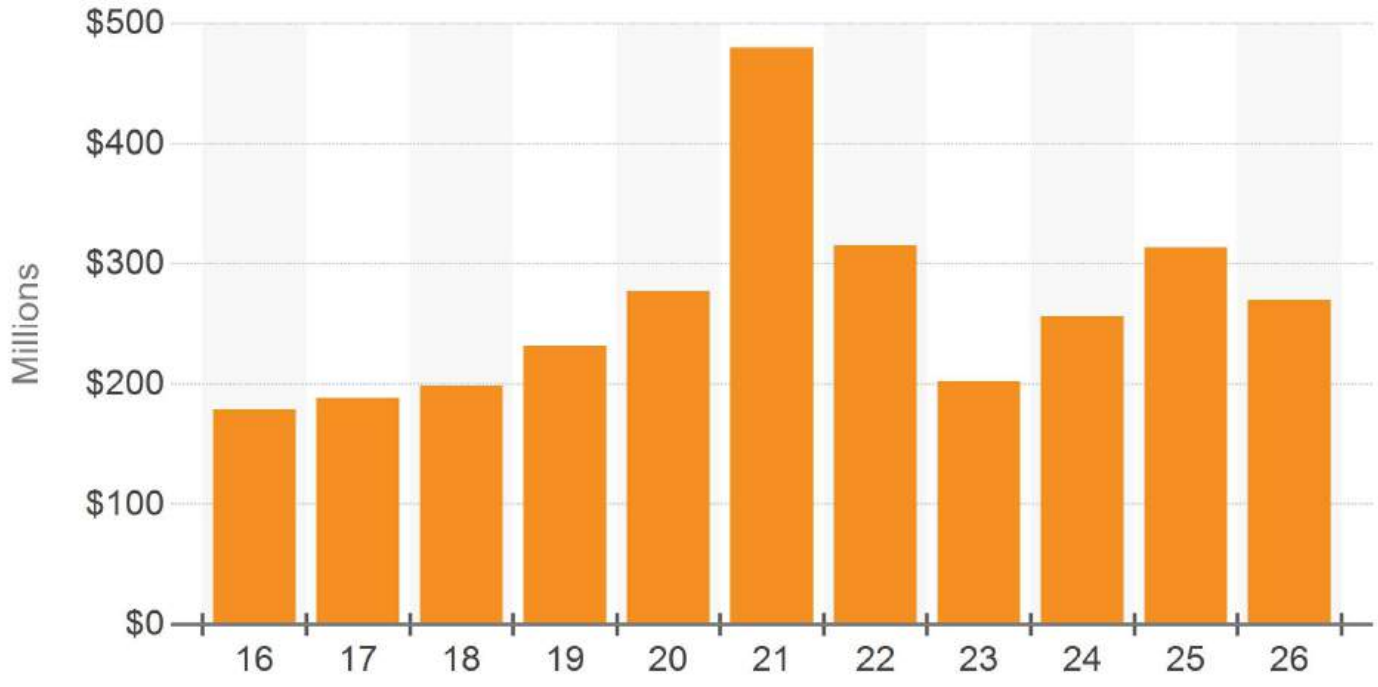
UNDER CONSTRUCTION



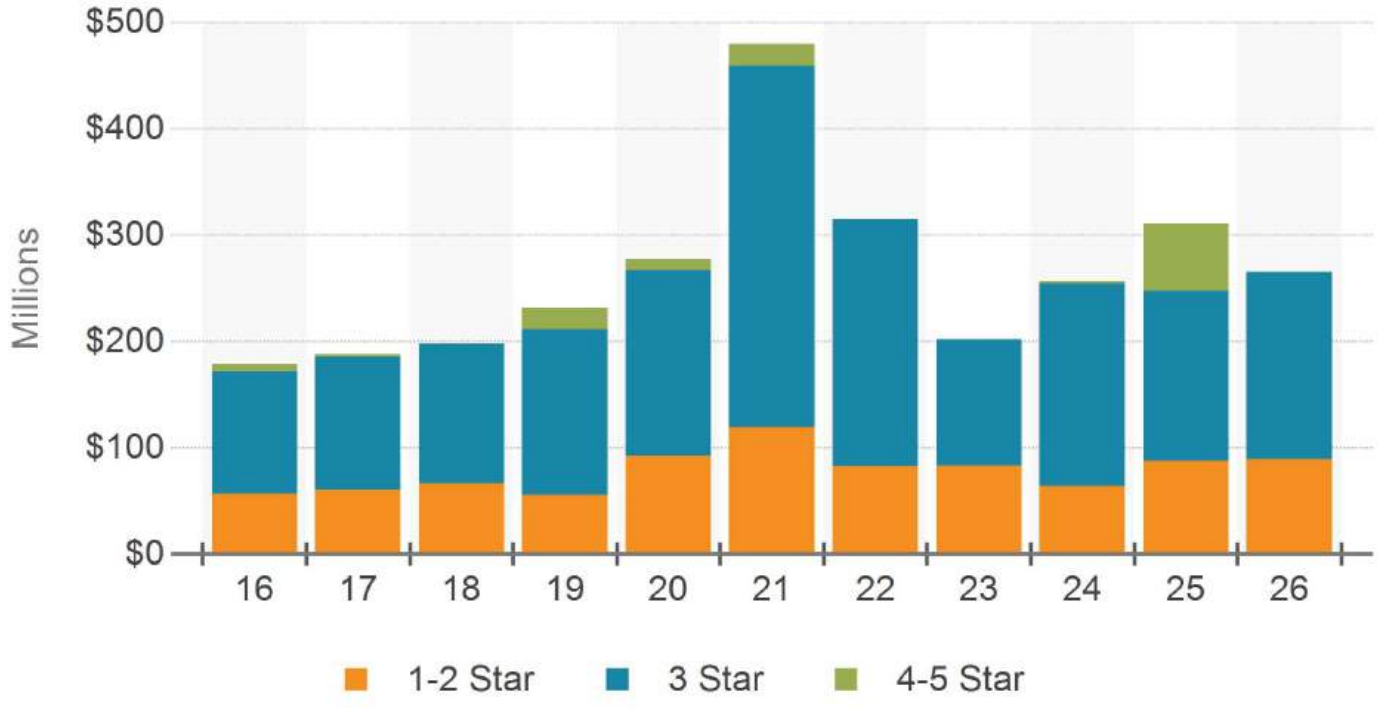
© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Sales Volume

SALES VOLUME



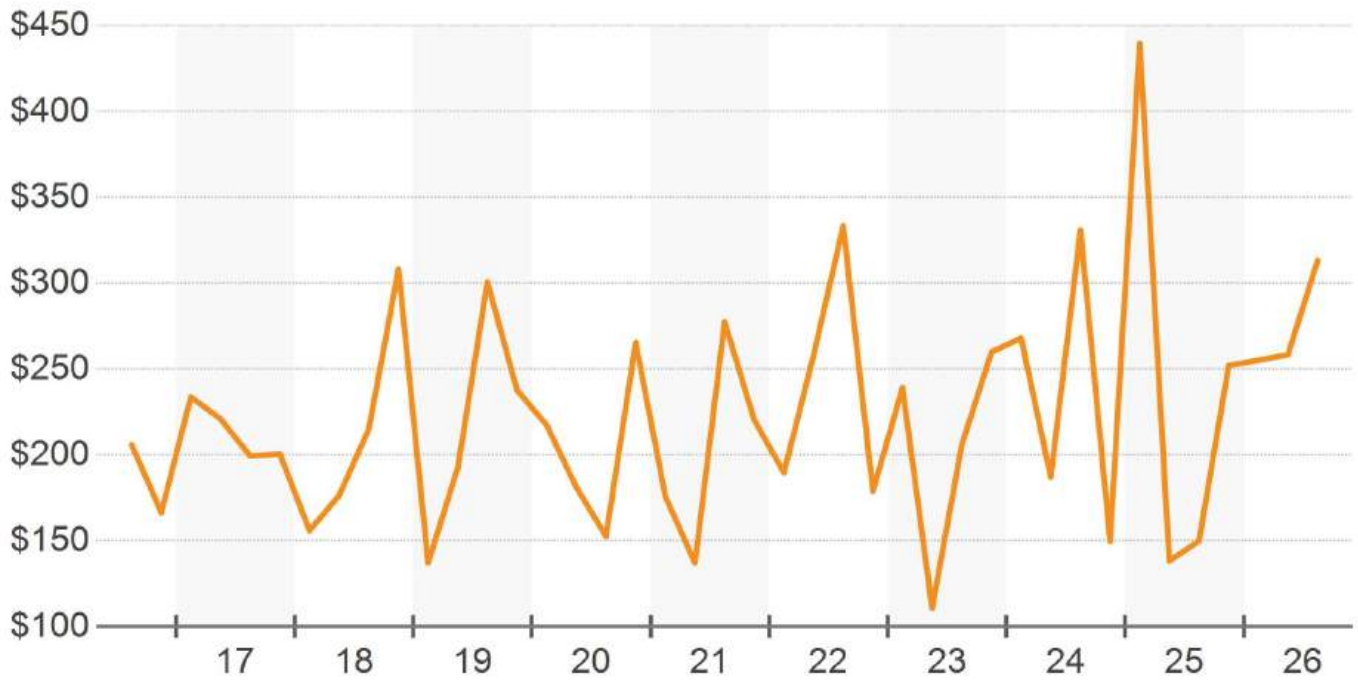
SALES VOLUME BY STAR RATING



© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Sales Pricing

AVERAGE SALE PRICE PER SF



SALE TO ASKING PRICE DIFFERENTIAL



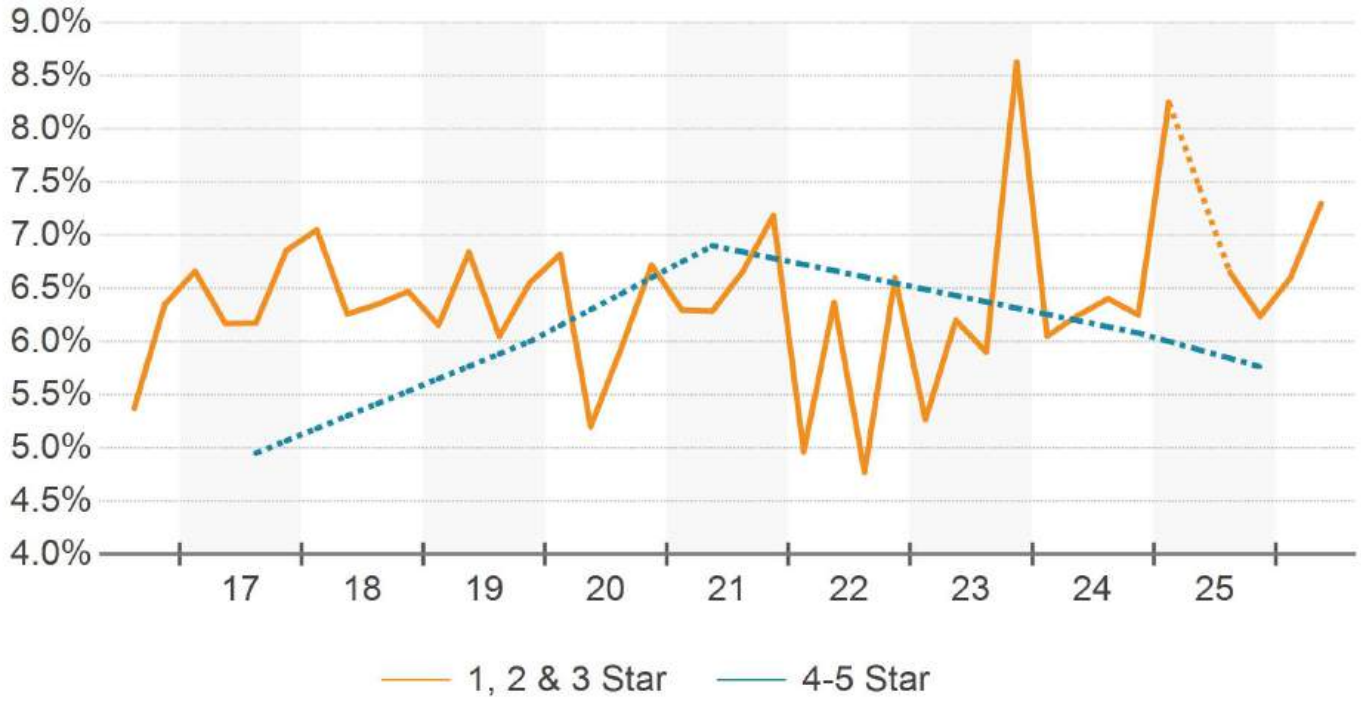
© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Sales Pricing

CAP RATE



CAP RATE BY STAR RATING

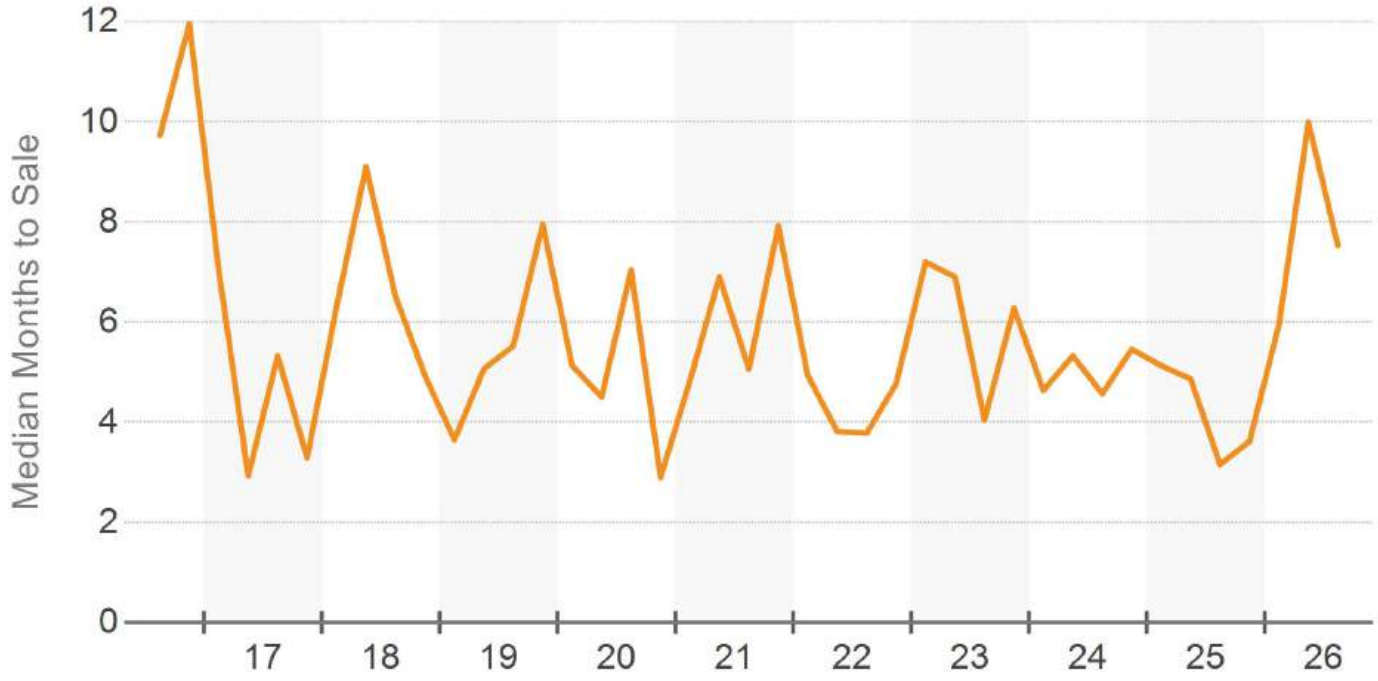


© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

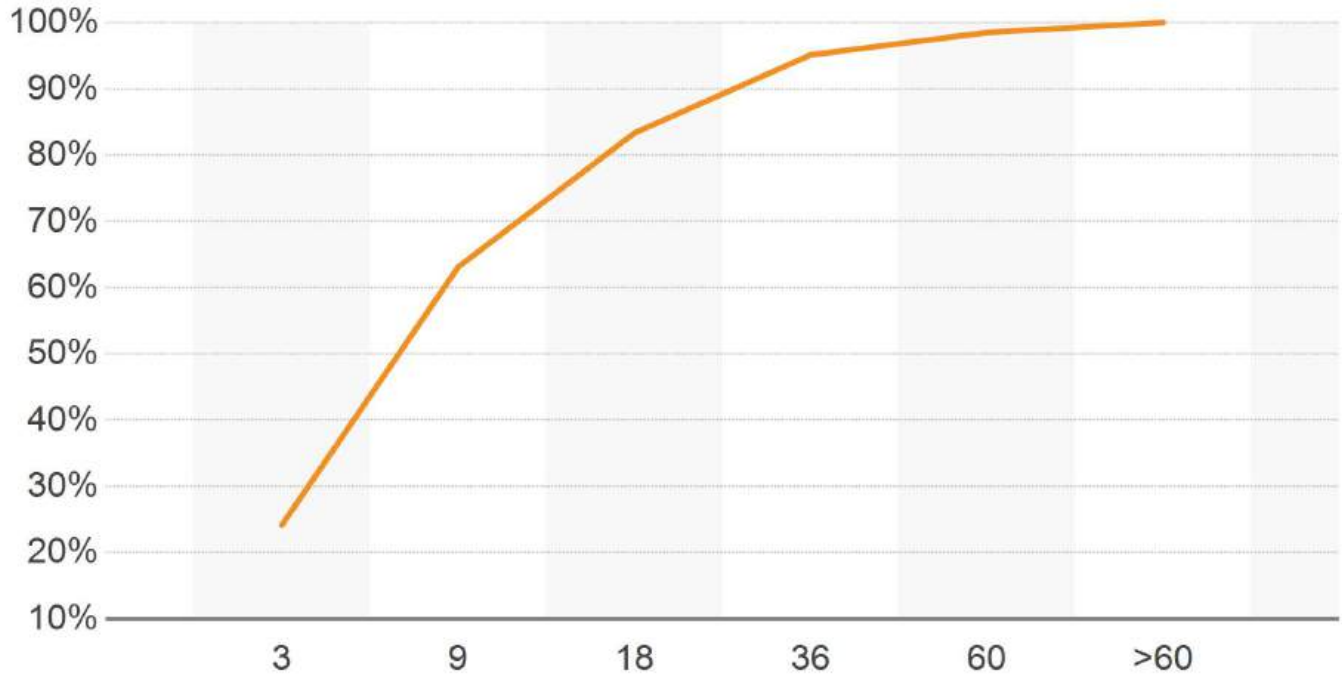
Sales Pricing

Retail - Larimer/Weld County Q3 2026

MONTHS TO SALE



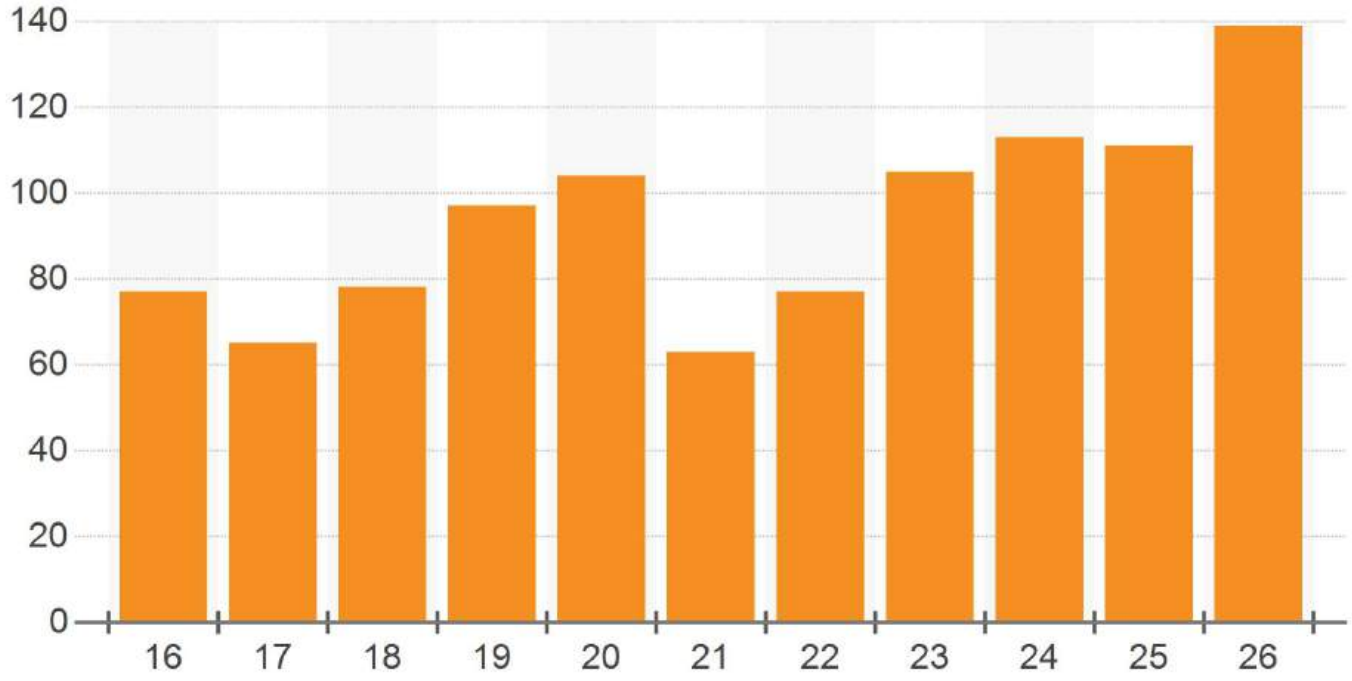
PROBABILITY OF SELLING IN MONTHS



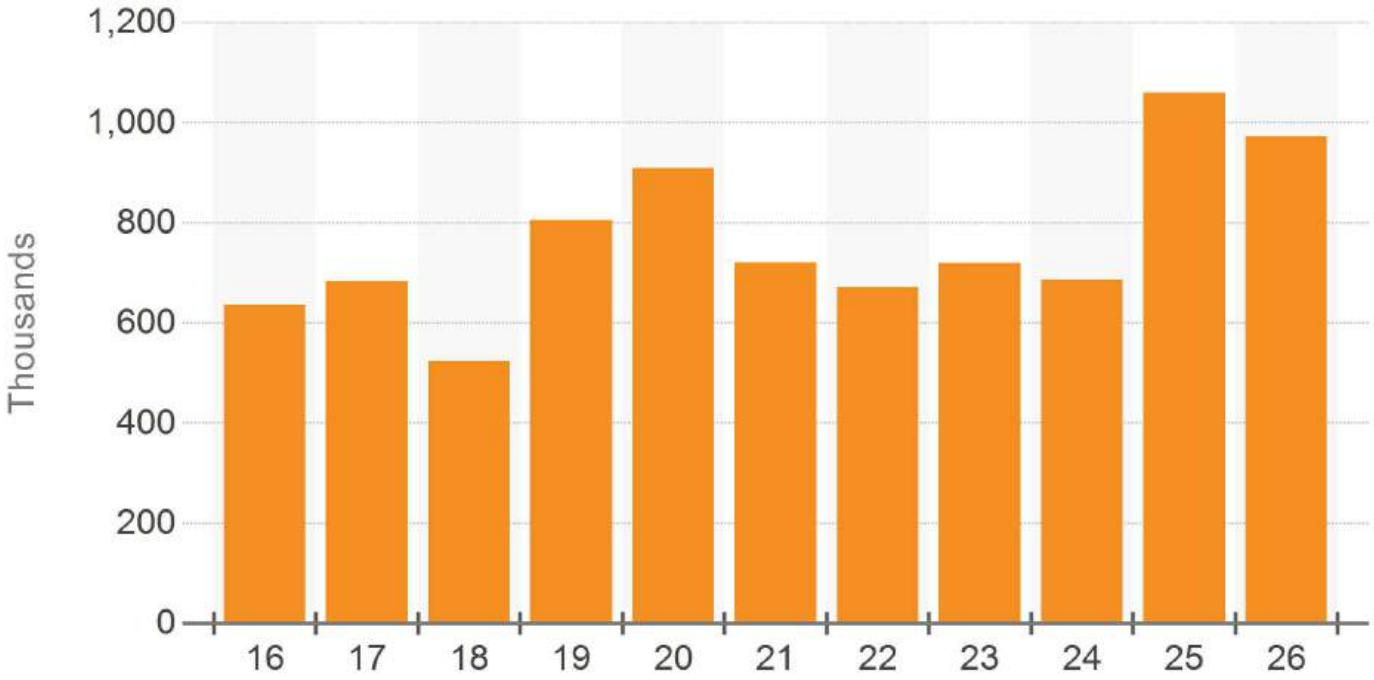
© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

For Sale

FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

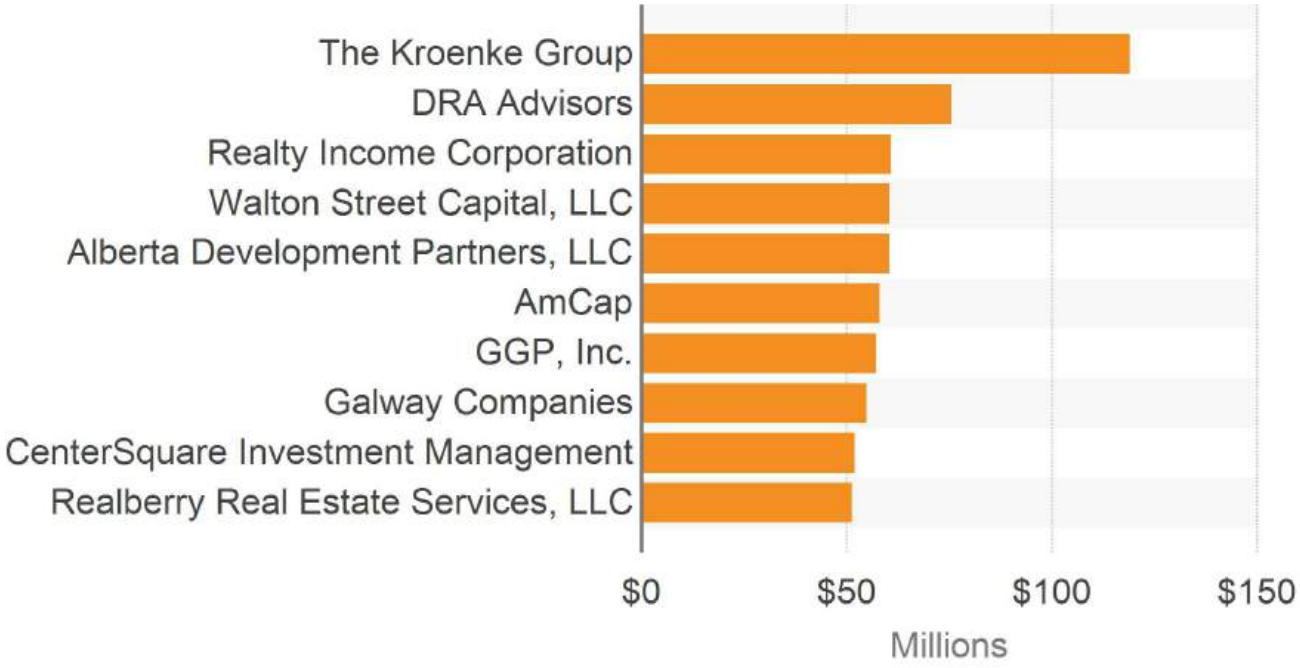
ASKING PRICE PER SF



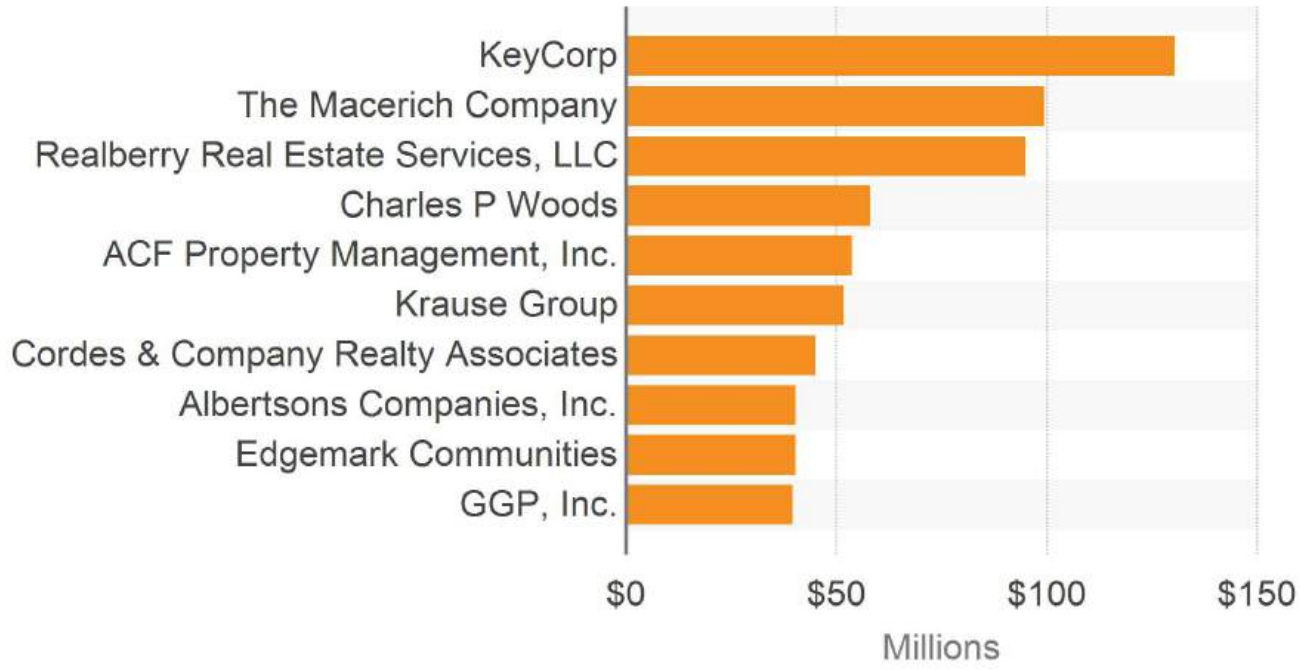
© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

Buyers & Sellers

TOP BUYERS

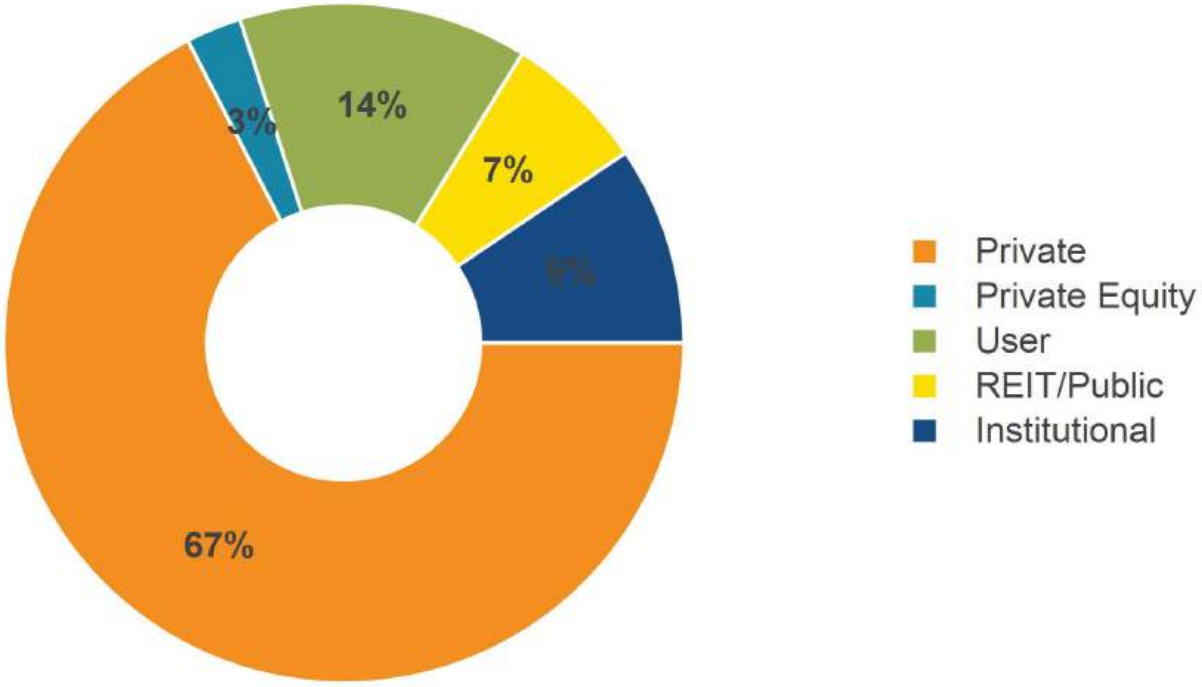


TOP SELLERS

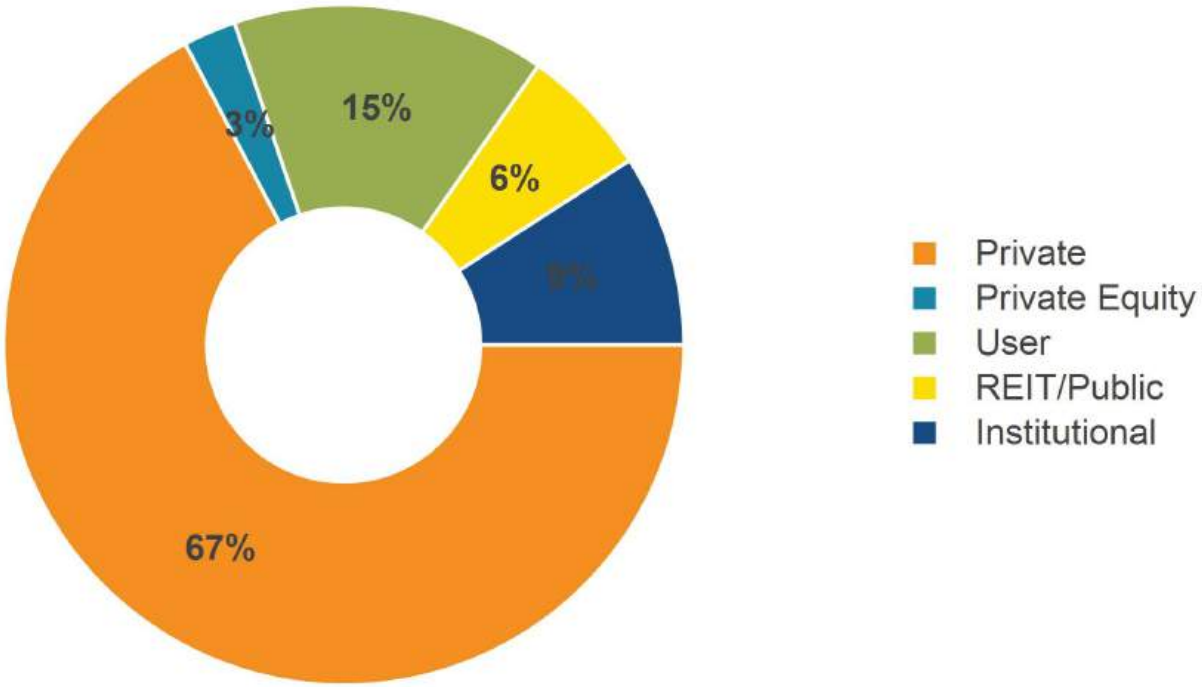


© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE

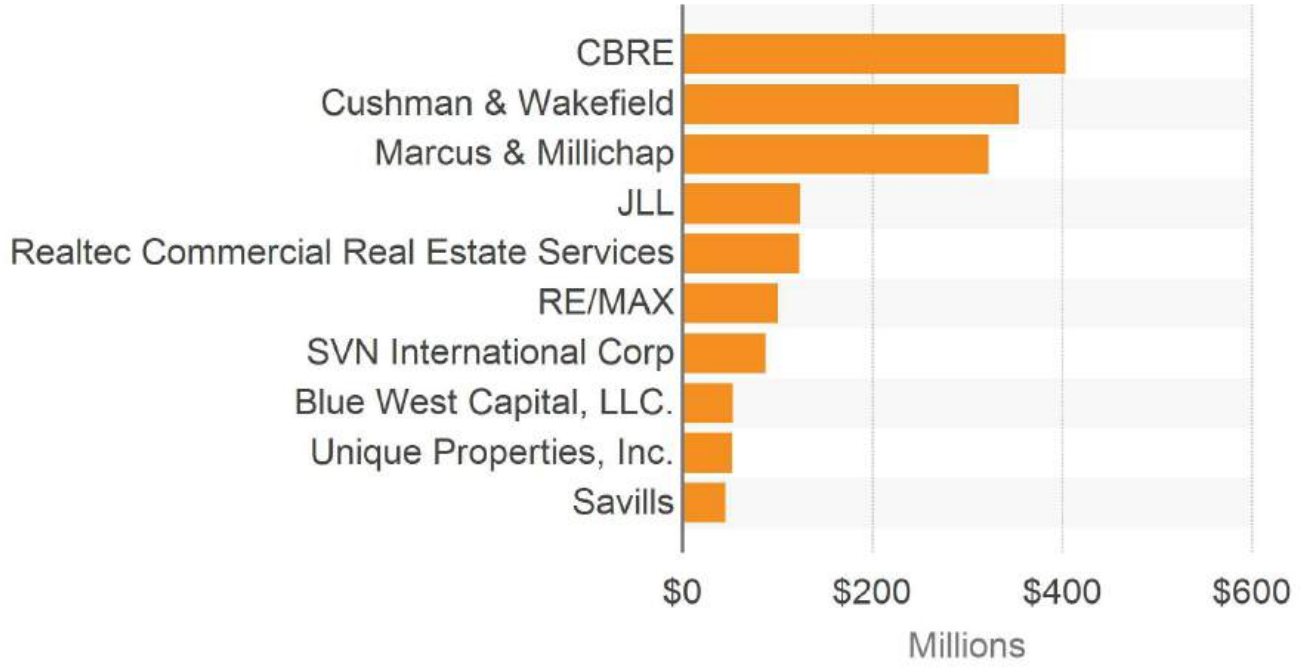


© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

TOP BUYER BROKERS



TOP SELLER BROKERS



© 2026 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316