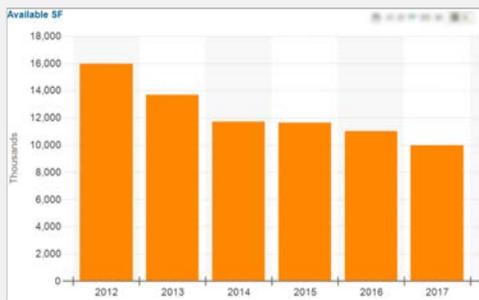
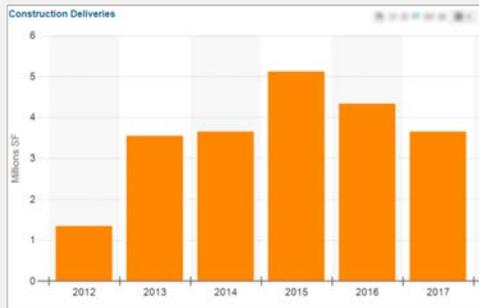
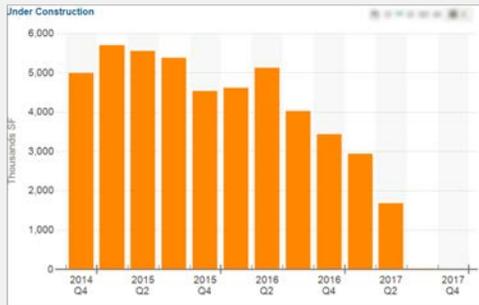


October 2017 Talking Points

Despite Construction Activity, Area Available Space is Shrinking



While construction activity is tapering off from its annual pace of recent (approx. 4 million SF of deliveries/yr), space available to the market is still falling. Much of the new construction is owner occupied for expansions or new entrants to the market, and relatively less space for speculation by the developers. The market does not indicate any over-building at this point.

[\(view larger images click\)](#)

Contact one of our advisors to see how they can help you with your property

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Tri-county NoCO CRE Activity led by Apartment Sales

Though Boulder, Larimer and Weld county commercial real estate transaction levels slowed down a bit from the last couple months, investors stay active in the region. Sales activity was led by two larger apartment complex sales.

The month ended with the largest deal, as the Uptown Broadway Apartments in [Boulder](#) sold for **\$35 million**. The **116-unit** apartment complex sold for just over **\$300,000 per unit**. The Buyer, Cardinal Group, is a [Denver](#) area group of investors. Three years ago, the same property sold for **\$27 million**. Earlier in the month, [Village Gardens Apartments](#) in [Fort Collins](#) sold for **\$26.6 million**. That **151-unit** complex sold for **\$176,000 per unit**. When it sold previously in 2008, the price per room was almost **\$100,000 less than this recent sale**. The Buyer in this recent sale was Inland Private Capital out of Oak Brook, IL.

Bill Reynolds continued his divestment in area real estate, as the [Boulder](#) property owner sold a three building Gunbarrell flex portfolio for **\$23.5 million** to a Greenwich CT investor. The **135,000 SF** portfolio had multiple tenants, and sold for about \$170 PSF.

On the retail front, [Centennial Commons](#) in [Greeley](#) sold for approx. **\$5.5 million**, or **\$145 PSF** to a Colorado buyer. The **37,000 SF complex** reportedly yielded a **6.5% Cap rate**.

The [AmericInn](#) in [Windsor](#) sold for **\$2.8 million** to an Oklahoma City OK hotel operator. Champion Properties paid only **\$46,000 per key for the 61-unit hotel**.

On the leasing front the top deal was the placement of [Spyder Active Sports](#) into the [Walnut Business Center](#) office building in [Boulder](#). Spyder took **26,000 SF** in that property. Other office leases in [Boulder](#) last month included a **24,000 SF** tenant placement in the Colorado Building, and **11,000 SF** in the [Pearl East](#) complex.

Industrial leasing was led by a property on Teleen St. in [Erie](#), where [Transportation and Crating Services, Inc.](#) leased **12,000 SF**.

Retail leasing was moderate, but included a **8,000 SF** lease at [The Square](#) in [Fort Collins](#) and **5,100 SF** at [Hillside Shopping Center](#) in [Greeley](#).

Construction activity appears to be commensurate with market activity – see our charts to the left.