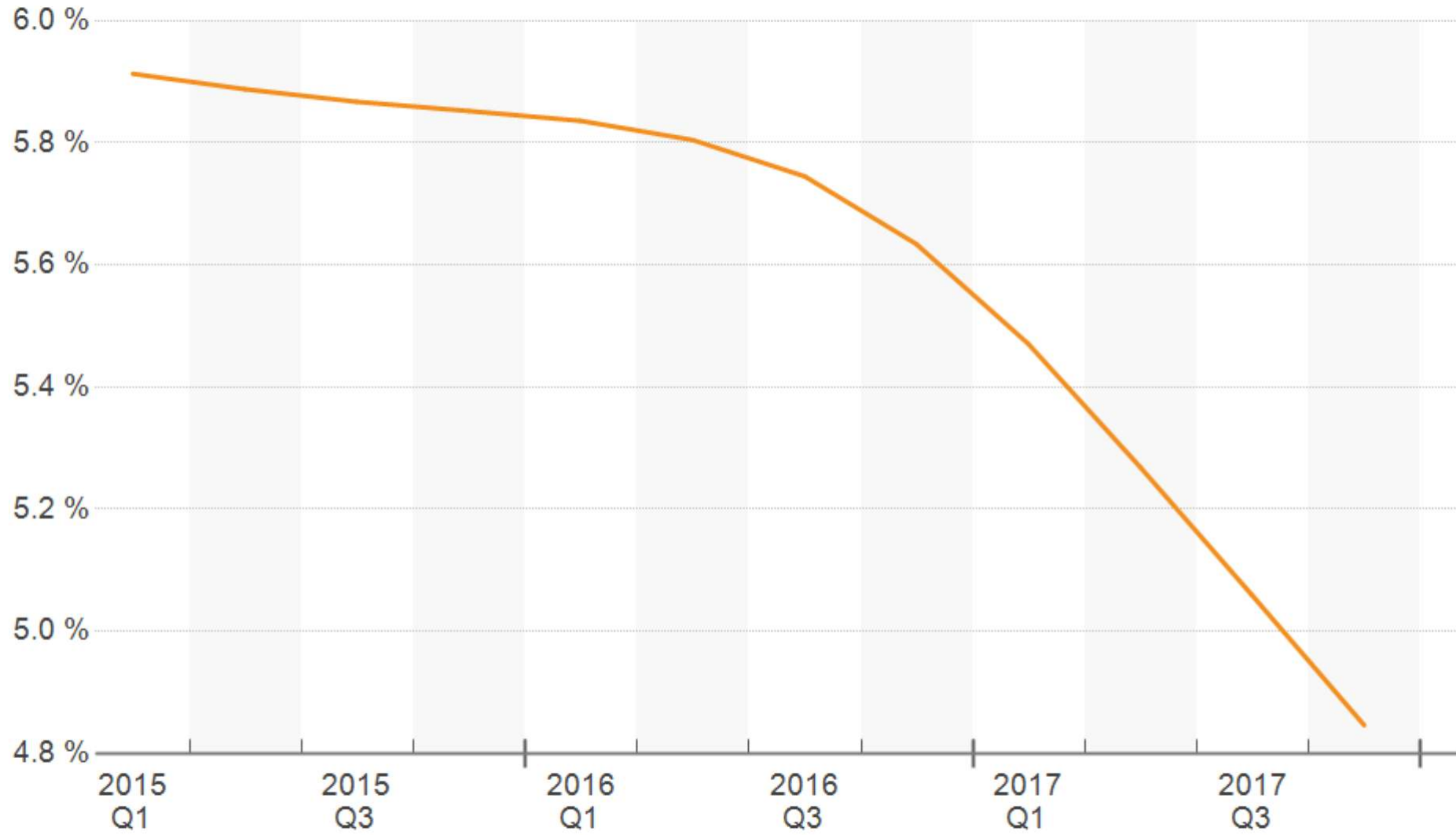


Greeley & Surrounding Area - Retail

Vacancy Rate



Greeley & Surrounding Area - Retail

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$12.85	\$9.88
Vacancy Rate	4.6%	6.2%
Vacant SF	372,957	499,964
Availability Rate	6.2%	8.9%
Available SF	508,695	724,167
Sublet SF	11,962	11,644
Months on Market	15.6	21.8

Inventory	Survey	5-Year Avg
Existing Buildings	718	710
Existing SF	8,149,509	8,100,797
12 Mo. Const. Starts	20,672	33,978
Under Construction	12,500	25,175
12 Mo. Deliveries	94,355	35,730

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	138,098	95,030
12 Mo. Leasing SF	218,523	243,964

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$199	\$134
Asking Price Per SF	\$168	\$130
Sales Volume (Mil.)	\$53	\$49
Cap Rate	6.3%	6.7%