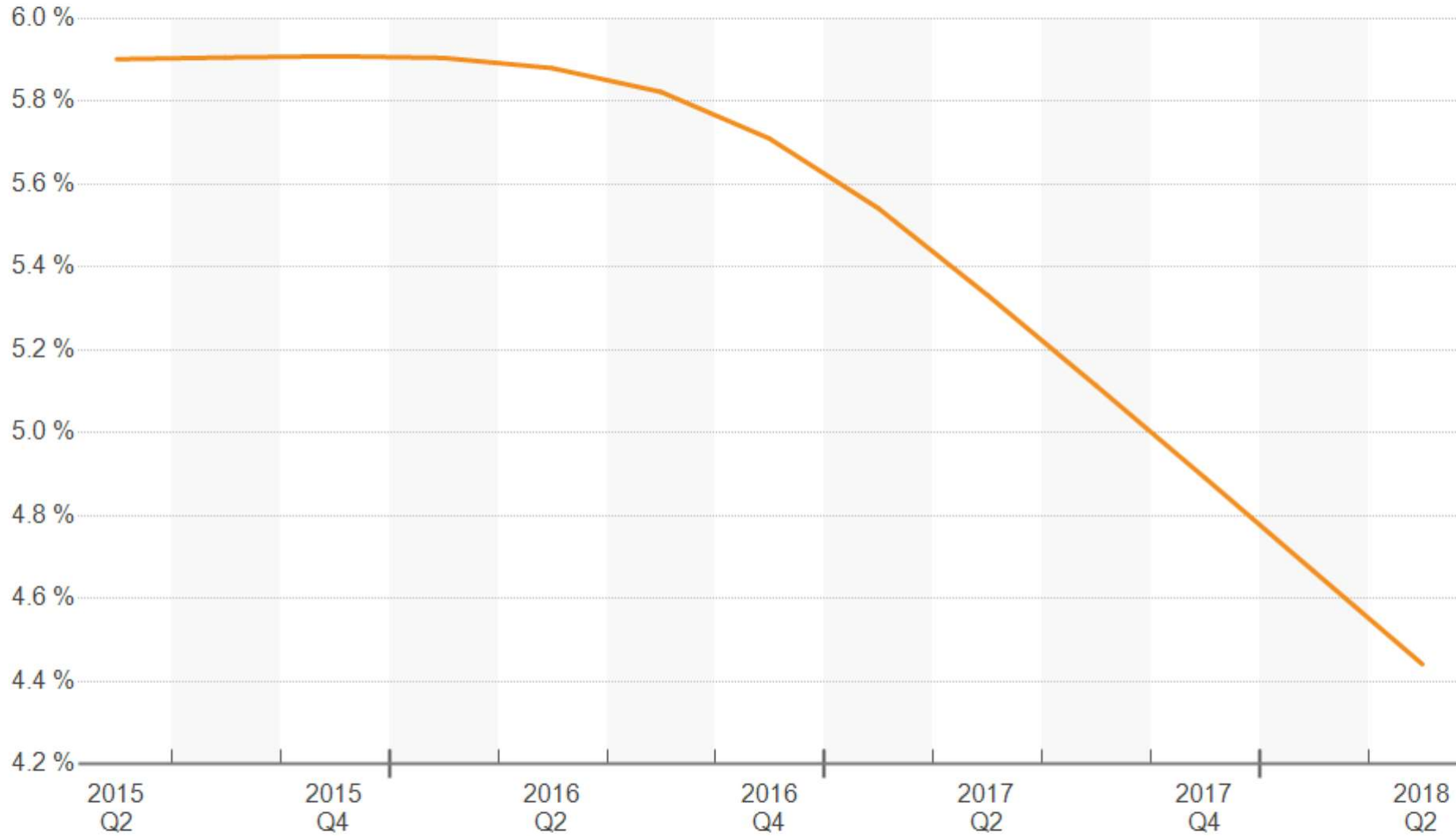


# Greeley & Surrounding Areas- Retail

## Vacancy Rate



## Greeley & Surrounding Areas- Retail

<b>Availability</b>	<b>Survey</b>	<b>5-Year Avg</b>
NNN Rent Per SF	\$12.18	\$9.99
Vacancy Rate	4.5%	6.0%
Vacant SF	359,693	482,828
Availability Rate	5.9%	8.7%
Available SF	479,459	700,561
Sublet SF	23,488	12,127
Months on Market	13.1	21.8

<b>Inventory</b>	<b>Survey</b>	<b>5-Year Avg</b>
Existing Buildings	720	711
Existing SF	8,063,481	8,004,318
12 Mo. Const. Starts	52,788	37,697
Under Construction	36,090	27,843
12 Mo. Deliveries	103,785	33,943

<b>Demand</b>	<b>Survey</b>	<b>5-Year Avg</b>
12 Mo. Absorption SF	152,101	87,219
12 Mo. Leasing SF	163,341	226,921

<b>Sales</b>	<b>Past Year</b>	<b>5-Year Avg</b>
Sale Price Per SF	\$135	\$136
Asking Price Per SF	\$234	\$165
Sales Volume (Mil.)	\$48	\$49
Cap Rate	7.0%	6.8%