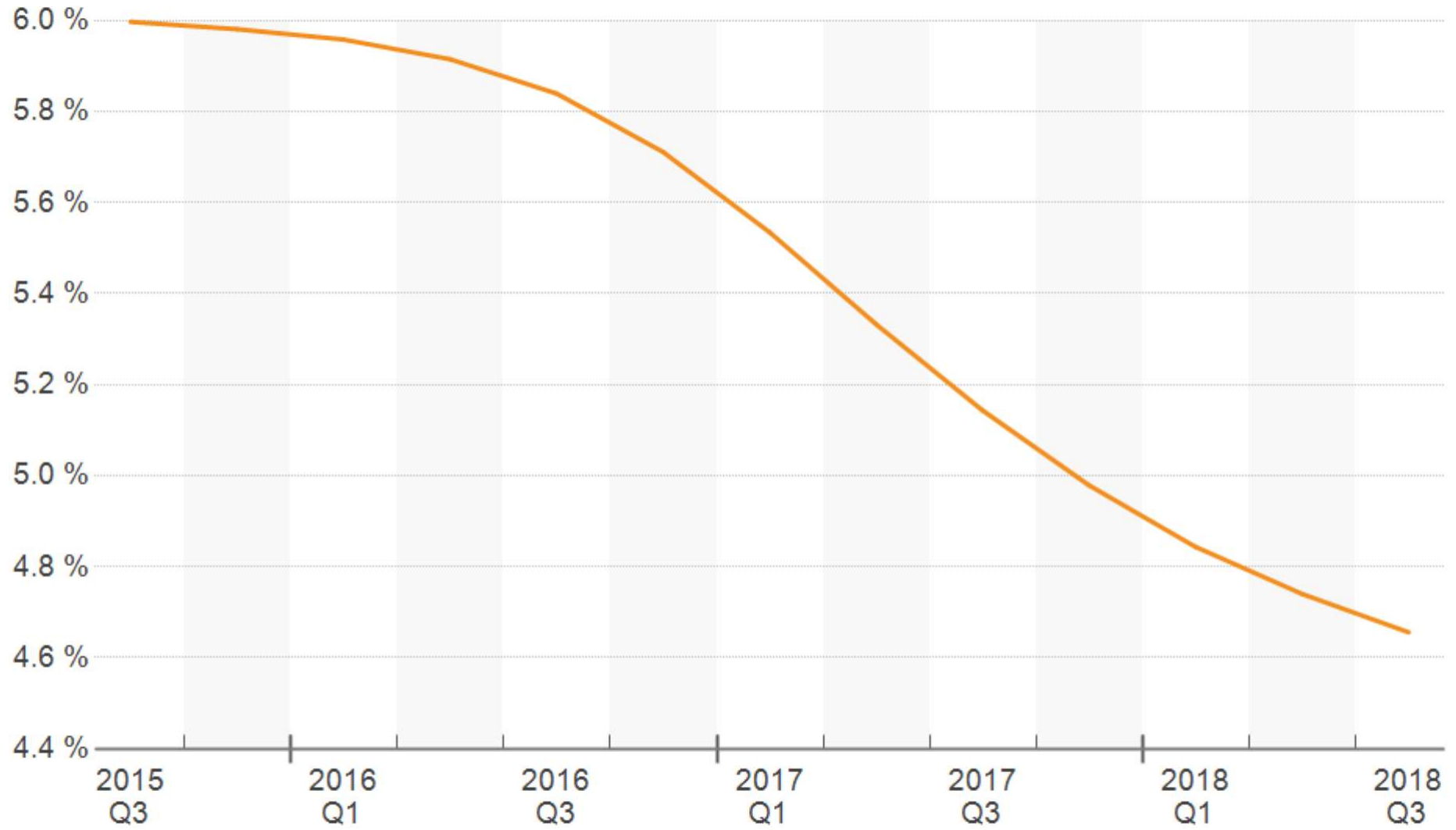


# Greeley & Surrounding Areas- Retail

## Vacancy Rate



## Greeley & Surrounding Areas- Retail

<b>Availability</b>	<b>Survey</b>	<b>5-Year Avg</b>
NNN Rent Per SF	\$12.01	\$10.09
Vacancy Rate	5.0%	5.9%
Vacant SF	407,457	472,585
Availability Rate	5.8%	8.5%
Available SF	471,254	684,773
Sublet SF	11,526	11,744
Months on Market	10.4	21.8

<b>Inventory</b>	<b>Survey</b>	<b>5-Year Avg</b>
Existing Buildings	721	713
Existing SF	8,093,335	8,033,141
12 Mo. Const. Starts	50,049	39,497
Under Construction	36,090	30,795
12 Mo. Deliveries	33,431	36,917

<b>Demand</b>	<b>Survey</b>	<b>5-Year Avg</b>
12 Mo. Absorption SF	13,898	70,808
12 Mo. Leasing SF	199,151	218,357

<b>Sales</b>	<b>Past Year</b>	<b>5-Year Avg</b>
Sale Price Per SF	\$144	\$135
Asking Price Per SF	\$310	\$174
Sales Volume (Mil.)	\$45	\$49
Cap Rate	7.1%	6.8%