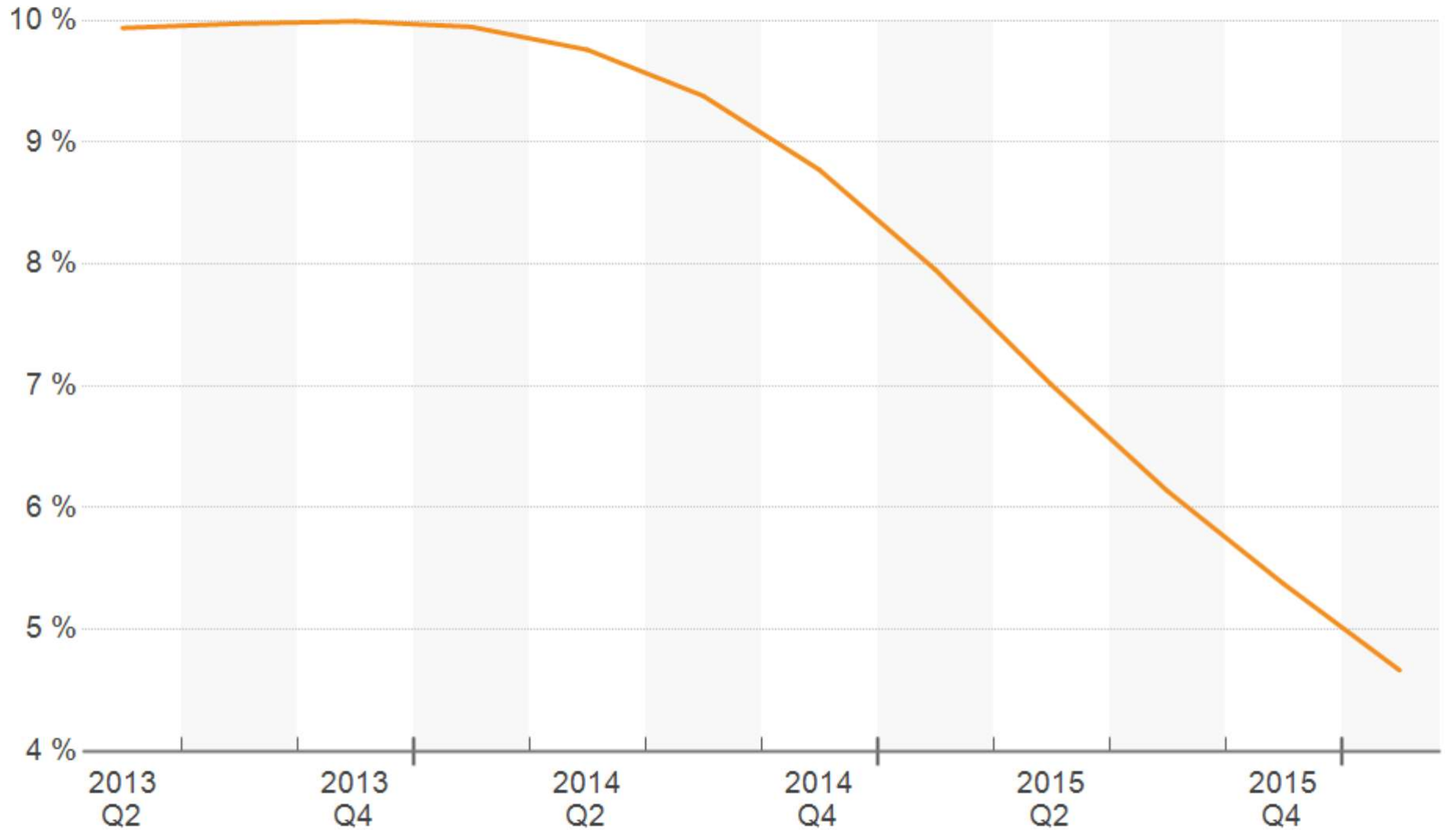
Longmont & Surrounding Areas - Retail

Vacancy Rate



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Longmont & Surrounding Areas - Retail

Availability	Survey	5-Year Avg
NNN Rent Per SF	$14.54	$15.71
Vacancy Rate	5.7%	8.6%
Vacant SF	423,870	645,605
Availability Rate	8.8%	11.0%
Available SF	665,055	843,415
Sublet SF	11,375	8,737
Months on Market	34.9	20.8

Inventory	Survey	5-Year Avg
Existing Buildings	559	547
Existing SF	7,385,840	7,479,955
12 Mo. Const. Starts	38,000	121,949
Under Construction	136,444	183,663
12 Mo. Deliveries	320,746	88,666

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	184,687	2,397
12 Mo. Leasing SF	128,795	158,859

Sales	Past Year	5-Year Avg
Sale Price Per SF	$191	$158
Asking Price Per SF	$169	$148
Sales Volume (Mil.)	$41	$26
Cap Rate	6.6%	7.1%

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