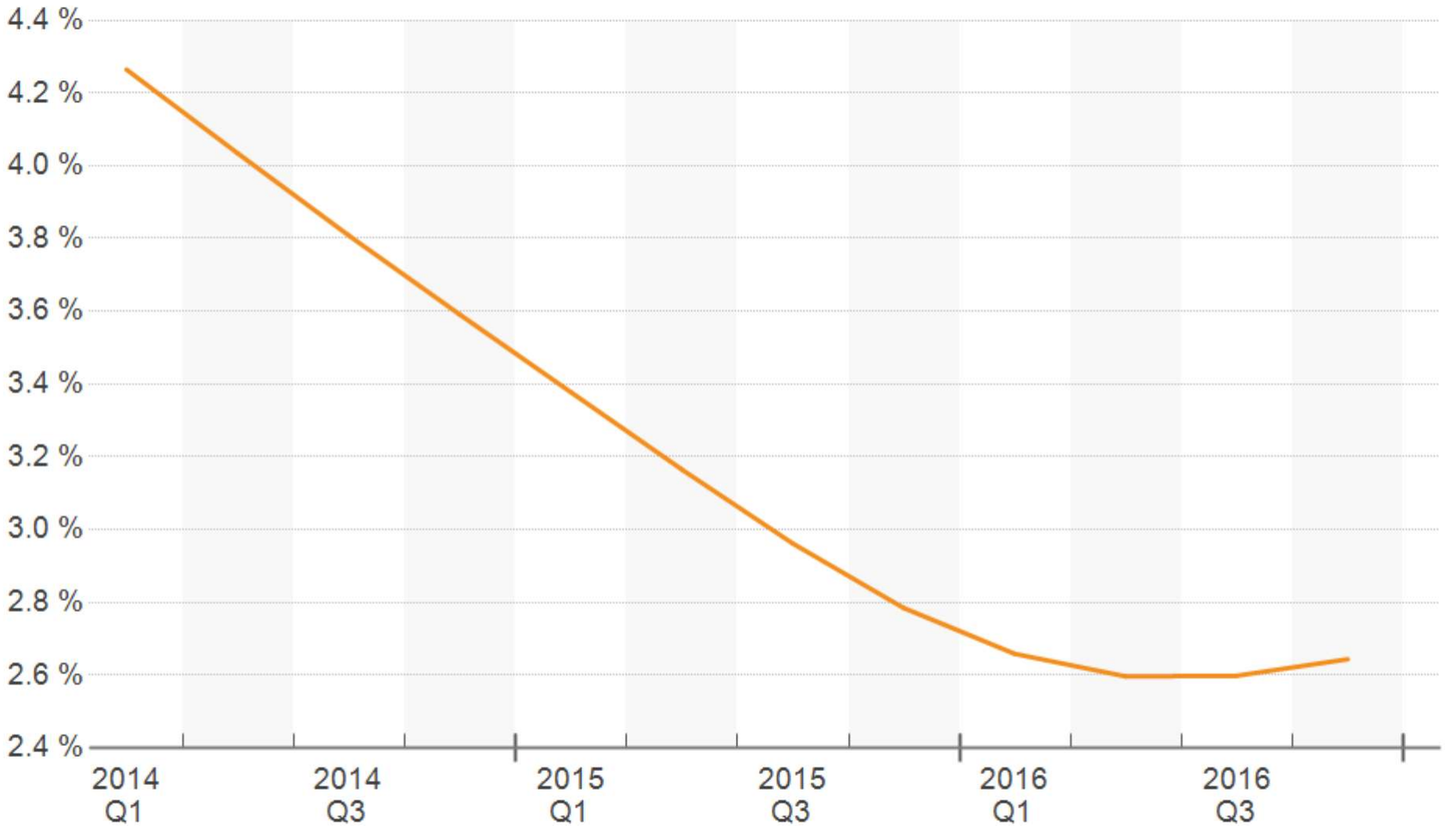
Boulder & Surrounding Area - Retail

Vacancy Rate



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Boulder & Surrounding Area - Retail

Availability	Survey	5-Year Avg
NNN Rent Per SF	$22.26	$19.26
Vacancy Rate	3.1%	4.4%
Vacant SF	320,860	463,577
Availability Rate	5.2%	6.4%
Available SF	549,385	673,137
Sublet SF	75,114	21,758
Months on Market	6.3	14.6

Inventory	Survey	5-Year Avg
Existing Buildings	733	727
Existing SF	10,500,825	10,434,263
12 Mo. Const. Starts	124,766	49,090
Under Construction	87,588	44,160
12 Mo. Deliveries	54,628	37,784

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-13,269	95,572
12 Mo. Leasing SF	227,665	310,774

Sales	Past Year	5-Year Avg
Sale Price Per SF	$269	$178
Asking Price Per SF	$328	$227
Sales Volume (Mil.)	$61	$79
Cap Rate	6.6%	7.1%

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