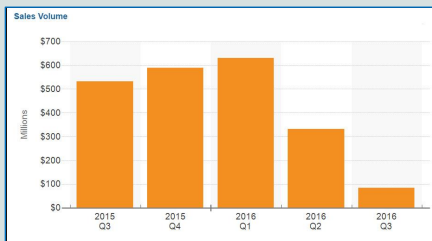


July 2016 Talking Points

New construction deliveries are satisfying market demand and holding vacancy rates level.



2016 Sales volume down since torrid 1st quarter start.



[\[view larger images click\]](#)

Vacation Season Slows Down NoCOCRE Trading during July

The summer season caught up with the tri-county region, **and transaction volume slowed during this last month.** *After a very torrid start to the year, the last few months have been much calmer.* We track over 11,000 commercial properties in Boulder, Weld and Larimer County, comprising 235 million square feet of space. July still had some transactions of note, despite the slower pace.

*The Tractor Supply at Highway 14 and I-25 in **Fort Collins** was sold for \$4.6 million to a St. Paul MN investor. The property traded at \$207 per square foot.* Other investors on the sales following, all came from the local market [for a change]. *A multi-tenant industrial building in the hot Gunbarrel district of **Boulder**, sold for \$3.5 million, or \$122 PSF. **Louisville** featured a \$5.8 million sale on a multi-tenant medical office building off McCaslin Blvd.* That property had sold for just over \$3 million back in 2006.

*The 33 unit DMA apartments in **Loveland**, constructed originally in 1968, sold for \$3.2 million. This apartment building was reported at a 7.23% capitalization rate in terms of yield, and \$97,000 per unit on the sale price.* A local buyer bought it. Another **Loveland** apartment complex, **the Maple Terrace affordable/subsidized rent 130-unit property sold for \$9.25 million, or \$71,000 per unit.** This time the buyer was from Sherman Oaks CA. The building is 42 years old.

The *Leasing front had its largest deal for July* with the **General Electric 50,000 SF lease at the Campus in **Longmont**.** *The same area also had a 16,000 SF lease last*

July Talking Points Continued

*month. **CTC in Louisville** has been active continuously, and July was no different.*

Kiosk Information leased 15,000 SF in the office park. Meanwhile, some of the smaller towns got involved, with **Superior Point Office Park in Superior featuring an 11,000 SF office lease,** and **CDM Resource Management took 9,200 SF in Nunn, CO.**

From an absorption standpoint, **last year the tri-county market absorbed 3 million square feet and the vacancy rate declined accordingly.** *This year, new construction has kept pace with absorption and vacancy rates are holding steady or even slightly rising.*

Charts from Side Panel

