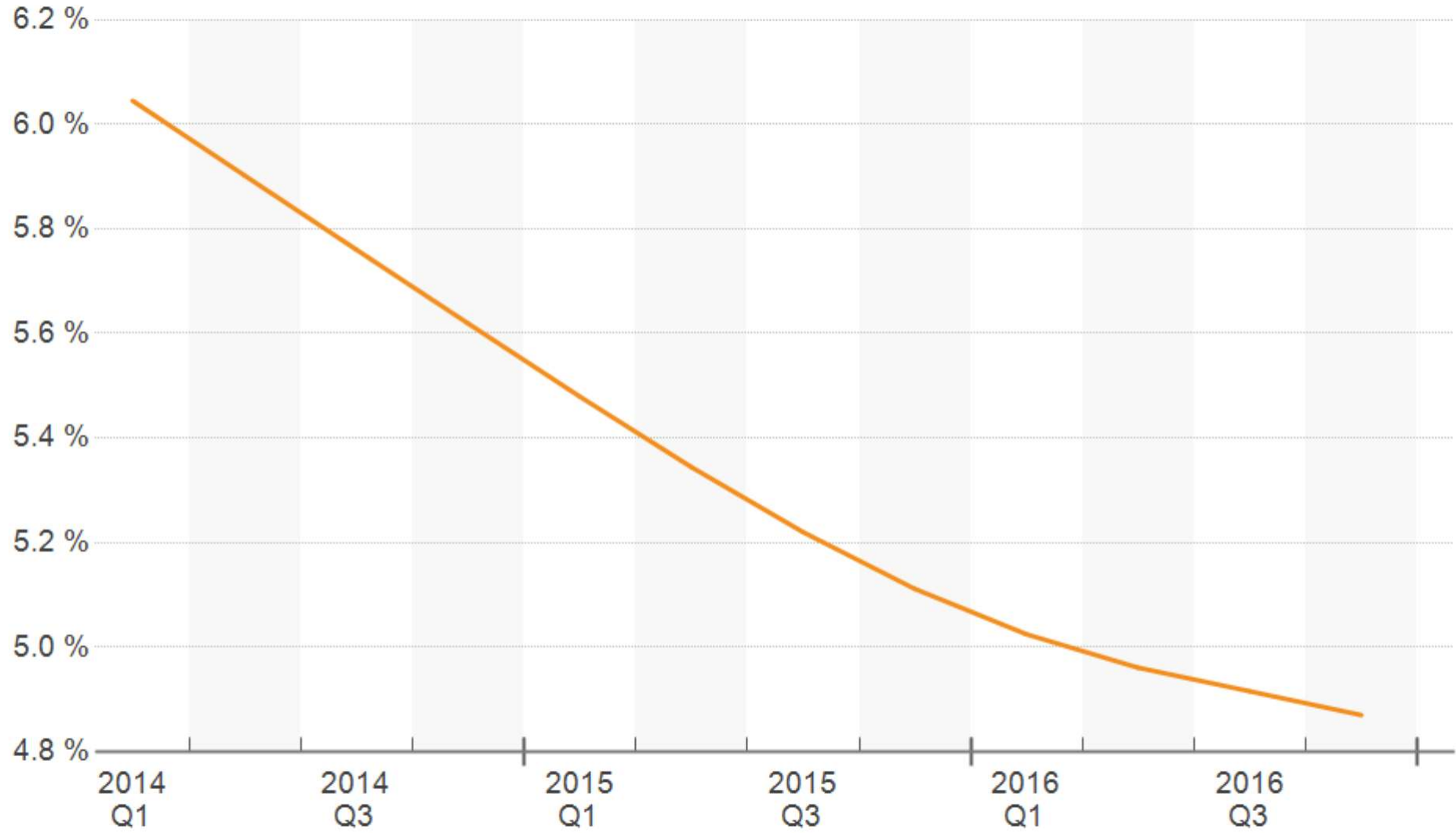


# Greeley & Surrounding Area - Retail

## Vacancy Rate



## Greeley & Surrounding Area - Retail

<b>Availability</b>	<b>Survey</b>	<b>5-Year Avg</b>
NNN Rent Per SF	\$10.42	\$9.78
Vacancy Rate	4.8%	6.6%
Vacant SF	385,348	526,206
Availability Rate	7.4%	10.1%
Available SF	601,466	811,910
Sublet SF	8,697	15,330
Months on Market	25.3	22.3

<b>Inventory</b>	<b>Survey</b>	<b>5-Year Avg</b>
Existing Buildings	708	704
Existing SF	8,062,019	8,039,651
12 Mo. Const. Starts	83,029	31,151
Under Construction	69,029	20,175
12 Mo. Deliveries	14,000	18,331

<b>Demand</b>	<b>Survey</b>	<b>5-Year Avg</b>
12 Mo. Absorption SF	22,746	86,019
12 Mo. Leasing SF	193,824	238,696

<b>Sales</b>	<b>Past Year</b>	<b>5-Year Avg</b>
Sale Price Per SF	\$109	\$99
Asking Price Per SF	\$137	\$133
Sales Volume (Mil.)	\$35	\$45
Cap Rate	7.7%	7.0%