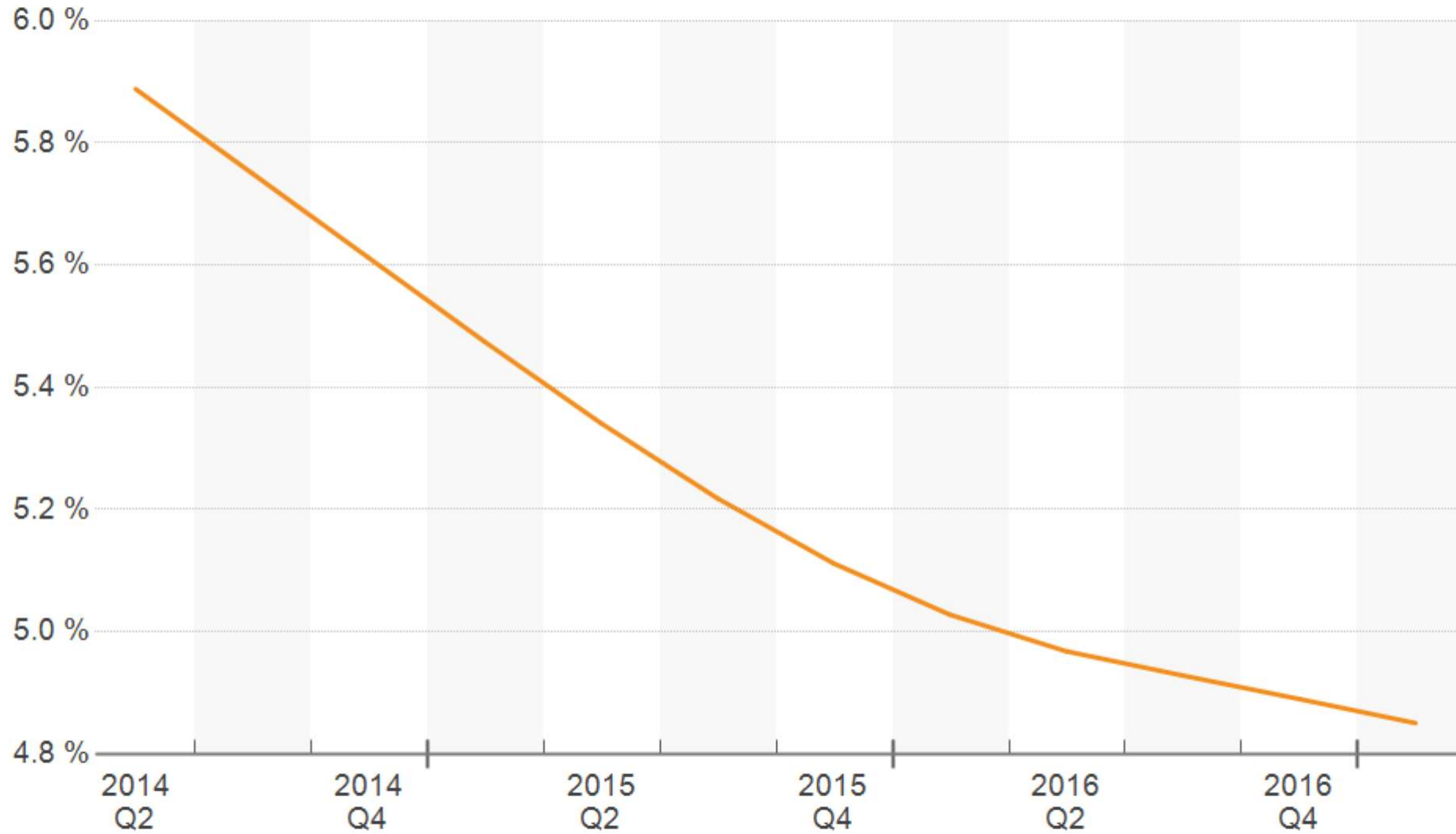


# Greeley & Surrounding Area - Retail

## Vacancy Rate



## Greeley & Surrounding Area - Retail

<b>Availability</b>	<b>Survey</b>	<b>5-Year Avg</b>
NNN Rent Per SF	\$10.90	\$9.80
Vacancy Rate	5.1%	6.3%
Vacant SF	410,020	509,610
Availability Rate	7.9%	9.9%
Available SF	645,984	796,644
Sublet SF	11,962	14,408
Months on Market	17.7	21.9

<b>Inventory</b>	<b>Survey</b>	<b>5-Year Avg</b>
Existing Buildings	710	706
Existing SF	8,068,631	8,057,473
12 Mo. Const. Starts	56,529	30,198
Under Construction	72,400	23,466
12 Mo. Deliveries	16,329	16,423

<b>Demand</b>	<b>Survey</b>	<b>5-Year Avg</b>
12 Mo. Absorption SF	3,225	79,171
12 Mo. Leasing SF	186,250	238,203

<b>Sales</b>	<b>Past Year</b>	<b>5-Year Avg</b>
Sale Price Per SF	\$145	\$126
Asking Price Per SF	\$184	\$157
Sales Volume (Mil.)	\$49	\$46
Cap Rate	6.5%	6.8%