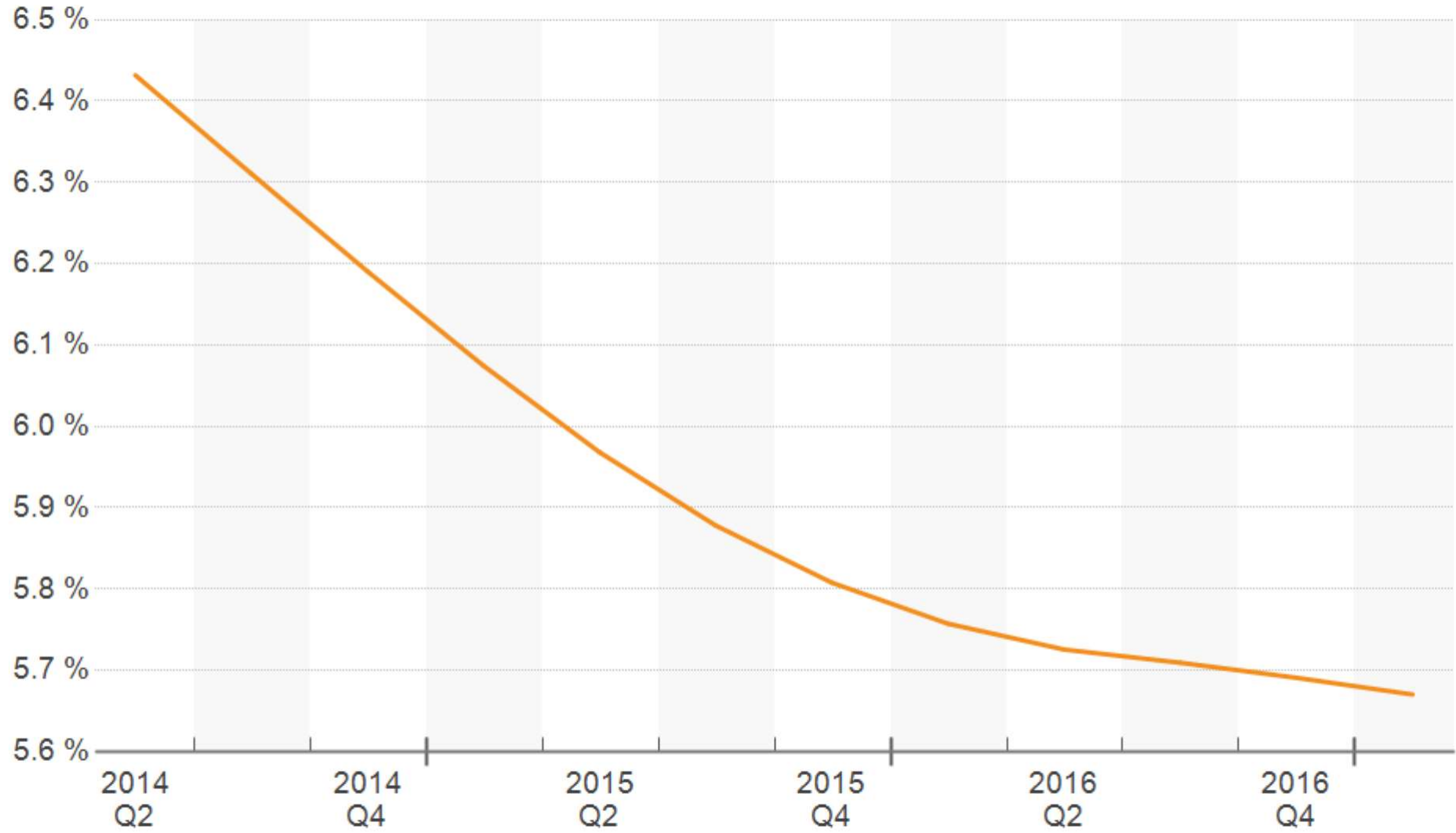


Greeley & Surrounding Area - Retail

Vacancy Rate



Greeley & Surrounding Area - Retail

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$10.96	\$9.80
Vacancy Rate	5.1%	6.3%
Vacant SF	408,201	508,335
Availability Rate	7.6%	9.9%
Available SF	617,317	795,059
Sublet SF	11,962	14,408
Months on Market	17.4	21.9

Inventory	Survey	5-Year Avg
Existing Buildings	710	705
Existing SF	8,057,803	8,043,382
12 Mo. Const. Starts	56,529	30,198
Under Construction	70,200	23,466
12 Mo. Deliveries	18,529	16,423

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	6,144	78,871
12 Mo. Leasing SF	229,917	238,203

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$164	\$127
Asking Price Per SF	\$212	\$154
Sales Volume (Mil.)	\$37	\$46
Cap Rate	6.4%	6.8%