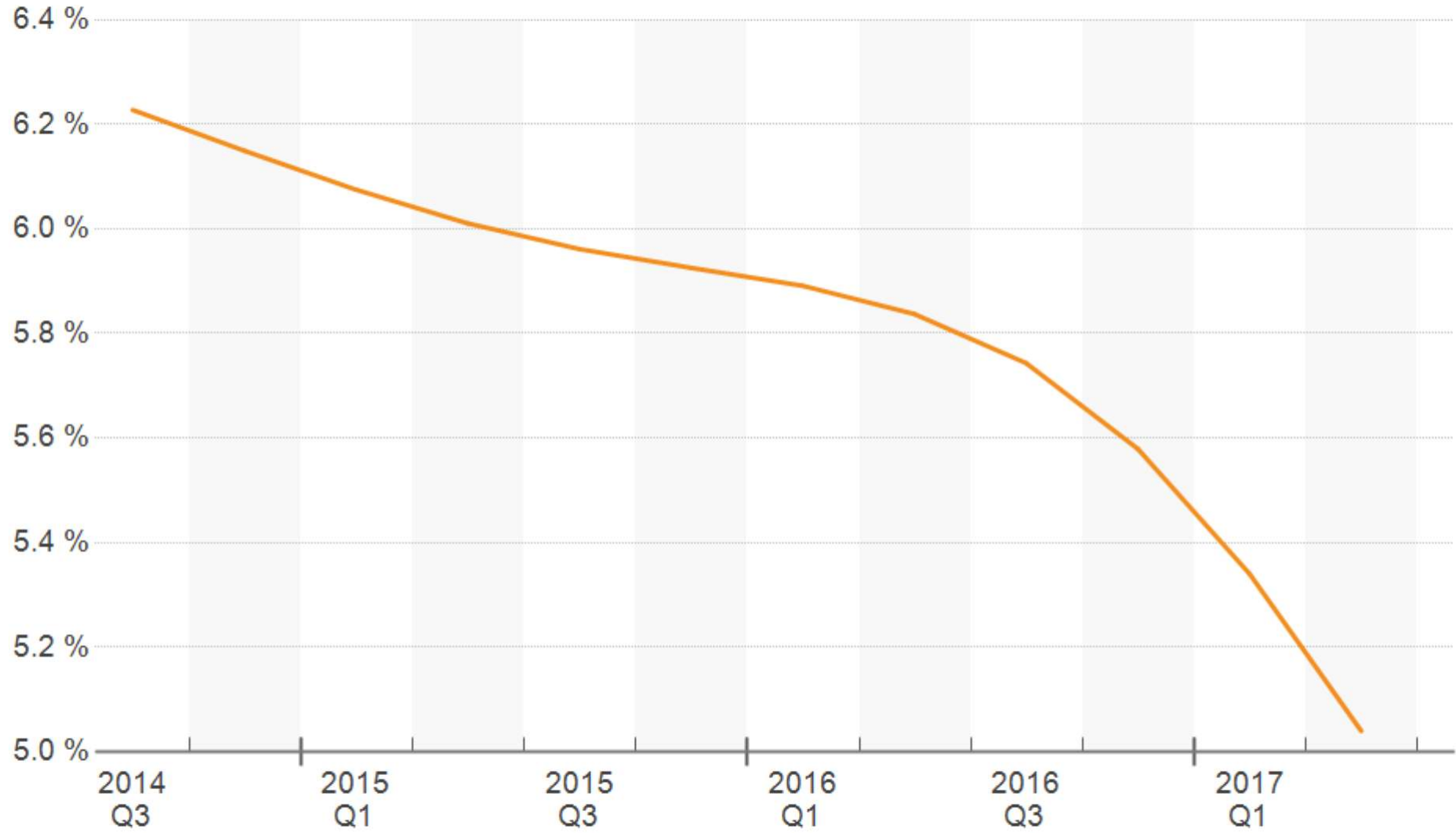


Greeley & Surrounding Area - Retail

Vacancy Rate



Greeley & Surrounding Area - Retail

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$10.76	\$9.83
Vacancy Rate	4.2%	6.7%
Vacant SF	342,911	542,559
Availability Rate	6.4%	9.6%
Available SF	518,421	780,951
Sublet SF	11,962	13,487
Months on Market	18.3	21.9

Inventory	Survey	5-Year Avg
Existing Buildings	714	709
Existing SF	8,132,421	8,099,938
12 Mo. Const. Starts	15,762	29,752
Under Construction	15,733	24,271
12 Mo. Deliveries	84,229	24,374

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	135,032	88,932
12 Mo. Leasing SF	202,697	251,555

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$158	\$128
Asking Price Per SF	\$234	\$169
Sales Volume (Mil.)	\$39	\$46
Cap Rate	6.7%	6.8%