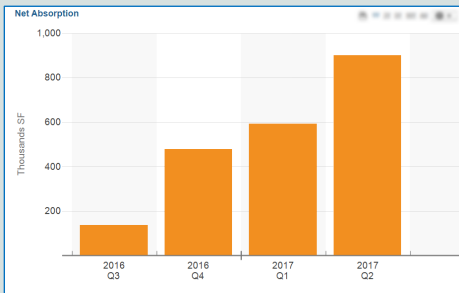
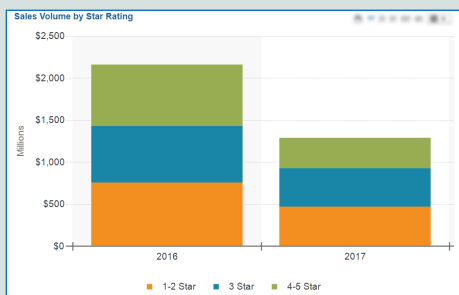


July 2017 Talking Points

Tri-county area approaching 1 million SF of positive absorption this year.



Buyers evenly divided between property classes. **All spectrum of properties are selling in equal proportion.**



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

Opportunistic Purchases Highlight July in NoCO CRE

Two major sales in the tri-county region featured opportunism on the purchaser's behalf. *Denver based DPC Development teamed up with Long Wharf out of Boston to purchase two flex buildings on Centennial Parkway in Louisville that were only 50% leased up.* The new owners *intend to re-position the property* to achieve full lease up. **The 403,000 SF property sold for \$25 million**, or about \$62 PSF, substantially below replacement cost.

A 165,000 SF vacated industrial building in Johnstown formerly occupied by FiberSpar, was purchased by the local owners of rapidly expanding Canyon Bakehouse. *The bakery will occupy the building for \$89 PSF, and a purchase price of \$14.7 million.*

Nary a month goes by without a major apartment building sale and **July featured the \$21 million Buttes Apartments sale in Loveland.** *The 111 units were purchased for \$187,000 per unit, at a 5.19% reported cap rate.* This property previously sold for \$12 million in 2011.

Boulder always has some interesting sales to review. **The 5718 Central flex property sold for \$166 PSF in a vacant status.** *Crescent Real Estate out of Texas expanded its Boulder holdings with the purchase.* **The Sellers had paid \$4.4 million 20 years ago** when they acquired the building. **A \$3.9 million downtown Boulder office sale at 14th and Pearl valued the multi-tenant building at \$582 PSF**, showing continued investor interest in the sub-market.

Further north, **a \$5 million sale on Clydesdale Rd. in Loveland** was a local investor play. **The multi-tenant office building sold for \$237 PSF and a reported 6.5% cap rate.** **A \$3.9 million sale of an industrial building on 24th in Greeley sold for \$117 PSF** as industrial activity is still strong in Weld county.

July Talking Points Continued

*Leasing activity was led by a 48,000 SF Boulder County Business Center industrial flex deal in Longmont, and a 23,000 SF Summit View Industrial Park lease [to Colorado State University Services], in Fort Collins. Rounding out the lease activity were two approximate 7,000 SF deals. One being an industrial property lease to **Salus Bath & Body** in Fort Collins, and the other being a downtown Boulder office lease on **Walnut Street**.*

Charts from Side Panel

