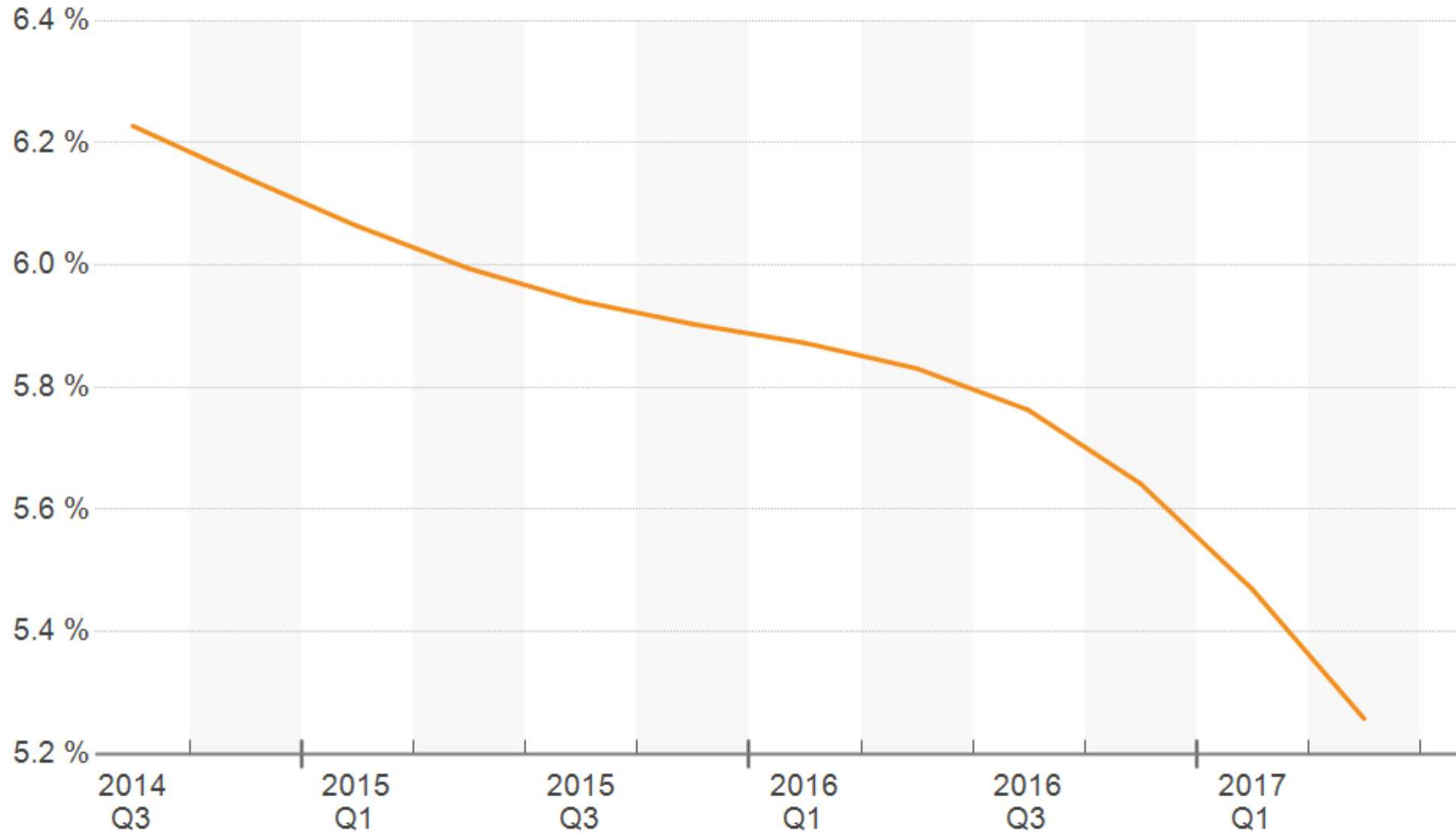


Greeley & Surrounding Area - Retail

Vacancy Rate



Greeley & Surrounding Area - Retail

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$11.20	\$9.83
Vacancy Rate	4.9%	6.7%
Vacant SF	397,177	542,559
Availability Rate	6.3%	9.6%
Available SF	510,558	780,951
Sublet SF	11,962	13,487
Months on Market	17.4	21.9

Inventory	Survey	5-Year Avg
Existing Buildings	715	709
Existing SF	8,141,834	8,099,938
12 Mo. Const. Starts	27,866	29,752
Under Construction	18,683	24,271
12 Mo. Deliveries	93,383	24,374

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	90,331	88,932
12 Mo. Leasing SF	222,579	251,555

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$165	\$128
Asking Price Per SF	\$234	\$166
Sales Volume (Mil.)	\$45	\$46
Cap Rate	6.5%	6.8%