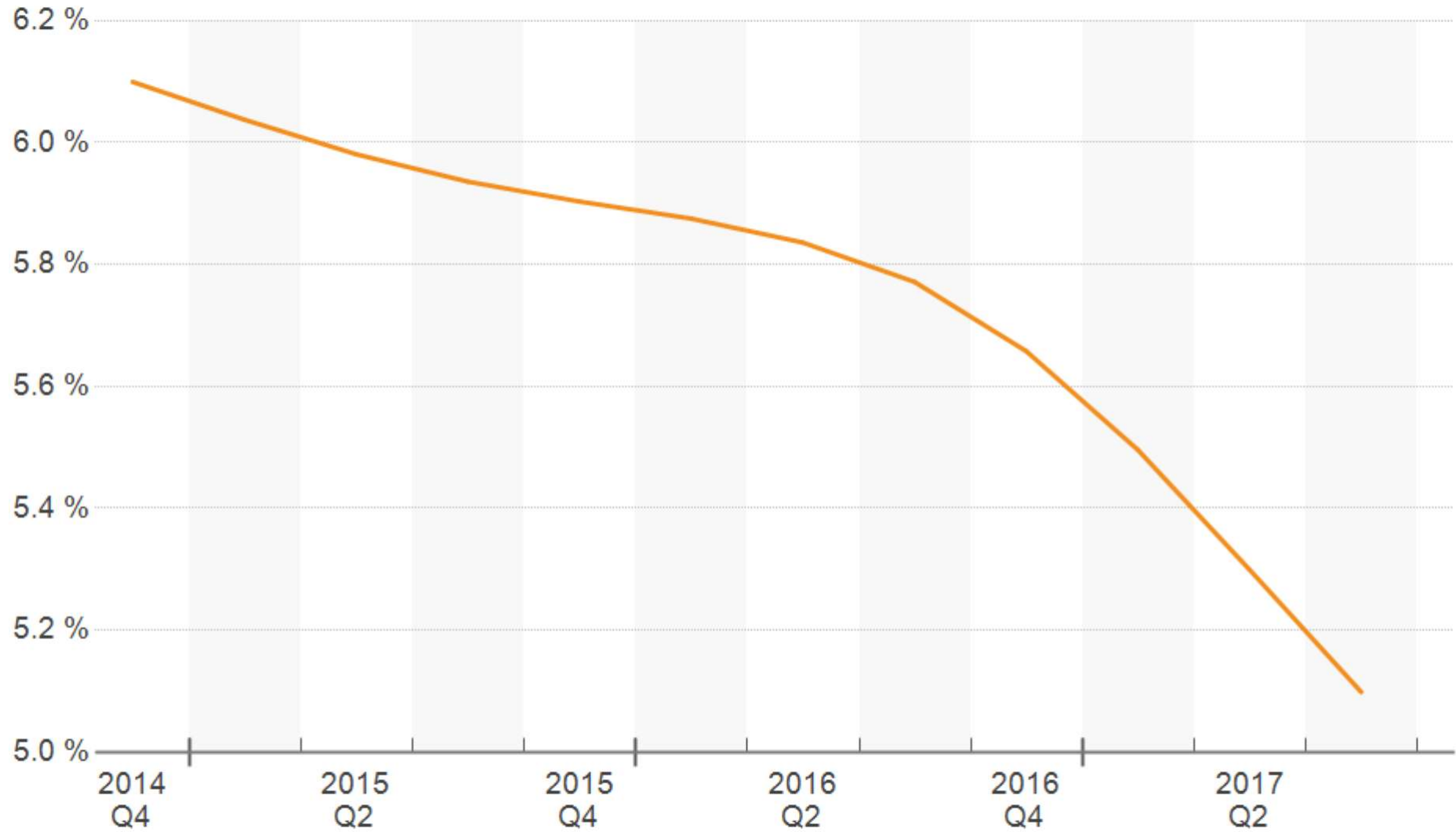


Greeley & Surrounding Area - Retail

Vacancy Rate



Greeley & Surrounding Area - Retail

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$10.68	\$9.85
Vacancy Rate	4.9%	6.5%
Vacant SF	399,623	524,512
Availability Rate	6.4%	9.3%
Available SF	521,504	757,424
Sublet SF	11,962	12,565
Months on Market	15.8	21.7

Inventory	Survey	5-Year Avg
Existing Buildings	716	711
Existing SF	8,146,123	8,114,291
12 Mo. Const. Starts	17,383	30,685
Under Construction	18,683	23,562
12 Mo. Deliveries	93,383	31,721

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	138,442	86,352
12 Mo. Leasing SF	209,399	246,515

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$161	\$127
Asking Price Per SF	\$223	\$164
Sales Volume (Mil.)	\$46	\$46
Cap Rate	6.6%	6.8%