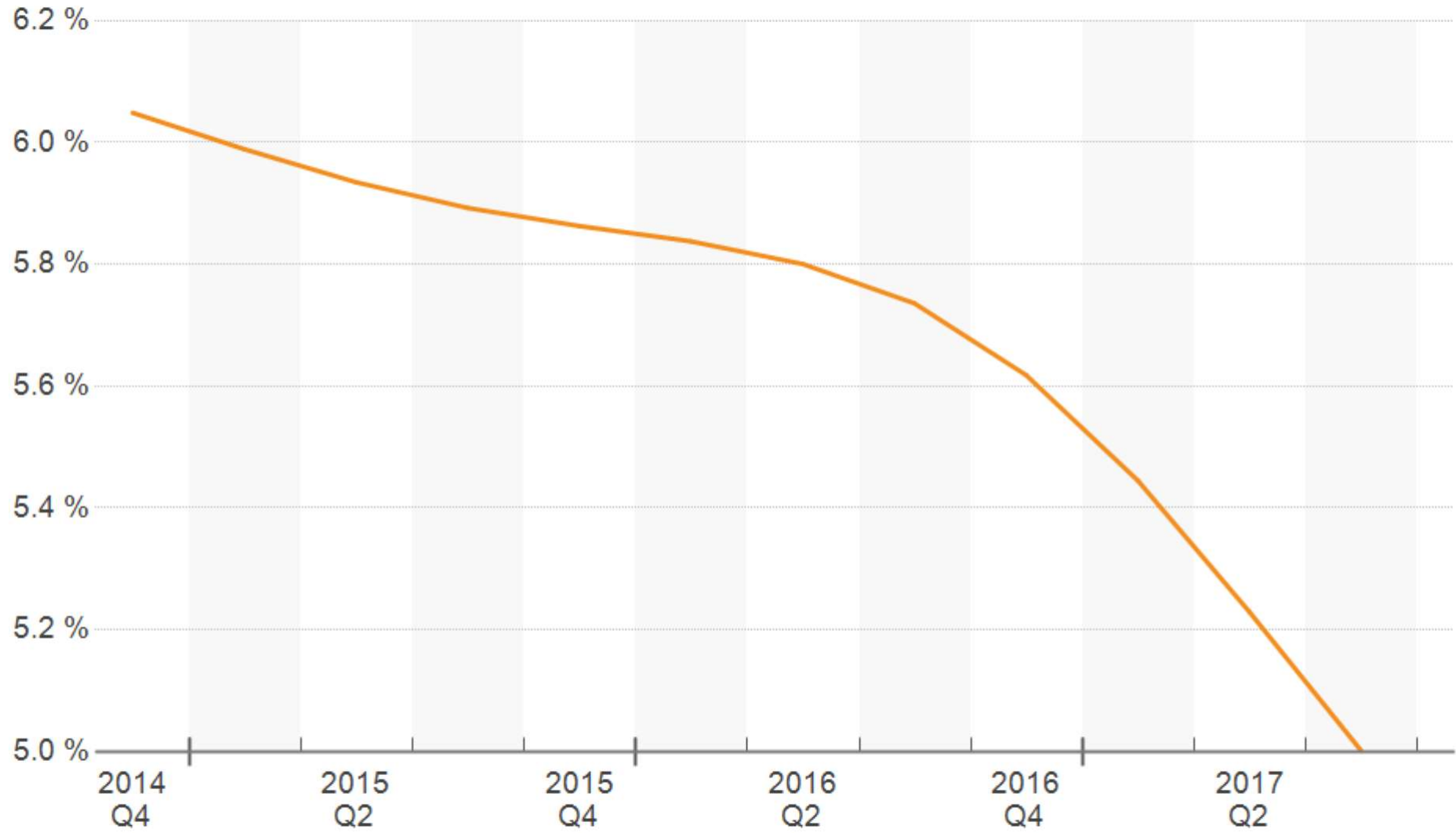


Greeley & Surrounding Area - Retail

Vacancy Rate



Greeley & Surrounding Area - Retail

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$10.61	\$9.81
Vacancy Rate	4.7%	6.4%
Vacant SF	380,013	519,044
Availability Rate	5.9%	9.3%
Available SF	483,671	751,495
Sublet SF	11,962	12,565
Months on Market	21.2	21.7

Inventory	Survey	5-Year Avg
Existing Buildings	715	710
Existing SF	8,125,856	8,094,024
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	152,886	85,168
12 Mo. Leasing SF	236,451	243,615

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$170	\$129
Asking Price Per SF	\$193	\$150
Sales Volume (Mil.)	\$46	\$45
Cap Rate	6.5%	6.7%