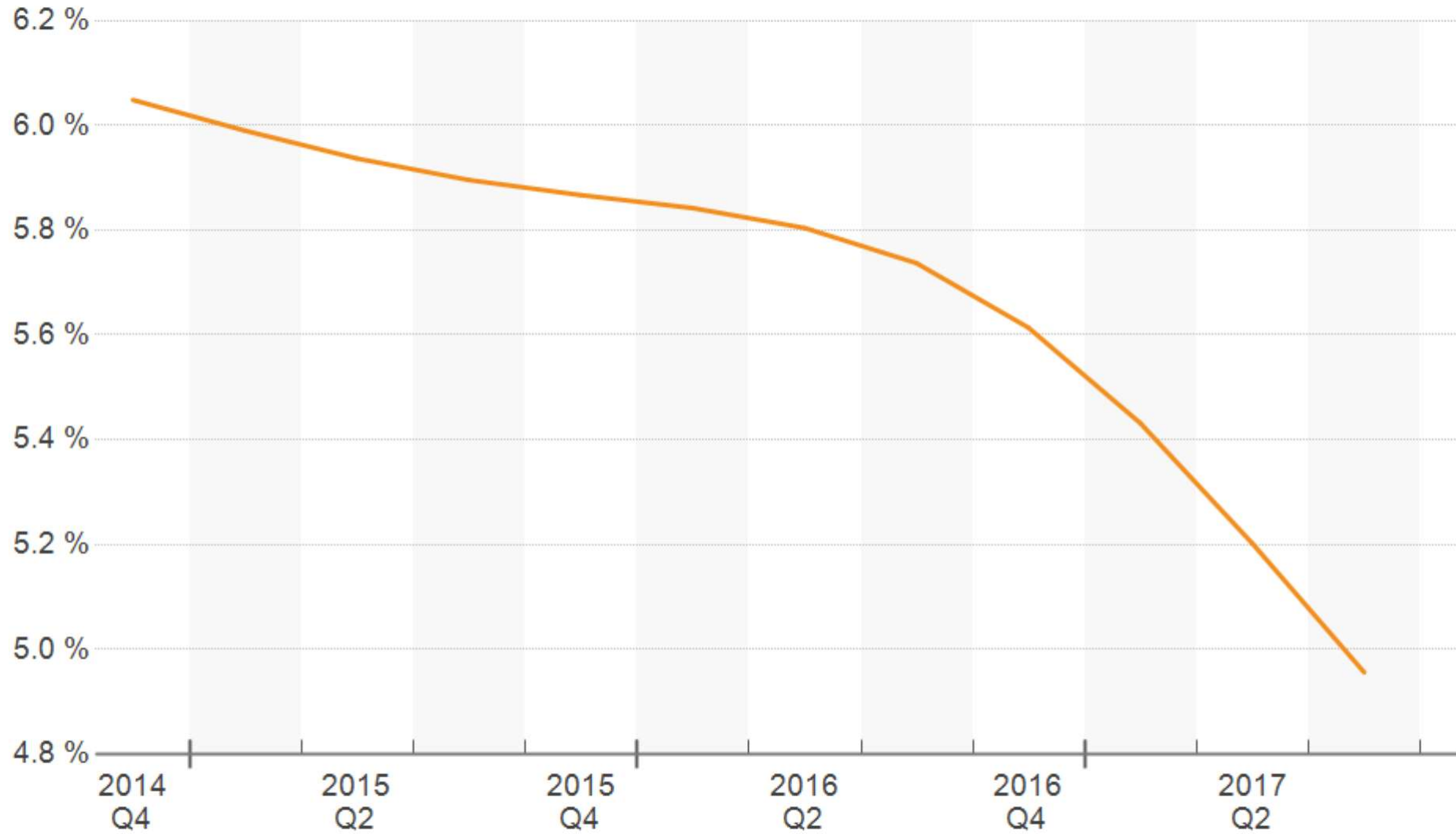


# Greeley & Surrounding Area - Retail

## Vacancy Rate



## Greeley & Surrounding Area - Retail

<b>Availability</b>	<b>Survey</b>	<b>5-Year Avg</b>
NNN Rent Per SF	\$10.74	\$9.81
Vacancy Rate	4.5%	6.4%
Vacant SF	368,902	519,044
Availability Rate	5.7%	9.3%
Available SF	463,707	751,495
Sublet SF	11,962	12,565
Months on Market	20.3	21.7

<b>Inventory</b>	<b>Survey</b>	<b>5-Year Avg</b>
Existing Buildings	716	710
Existing SF	8,126,999	8,094,024
12 Mo. Const. Starts	17,383	30,685
Under Construction	18,683	23,562
12 Mo. Deliveries	93,383	31,721

<b>Demand</b>	<b>Survey</b>	<b>5-Year Avg</b>
12 Mo. Absorption SF	163,997	85,168
12 Mo. Leasing SF	258,118	243,615

<b>Sales</b>	<b>Past Year</b>	<b>5-Year Avg</b>
Sale Price Per SF	\$168	\$130
Asking Price Per SF	\$196	\$152
Sales Volume (Mil.)	\$59	\$47
Cap Rate	6.6%	6.7%