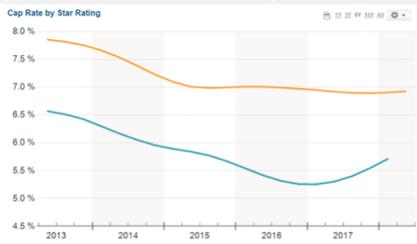


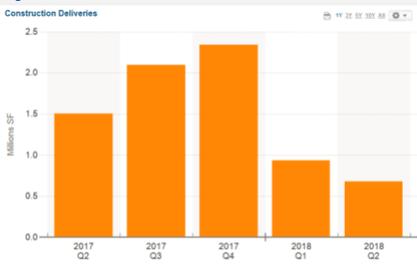
## April 2018 Talking Points

## Safeway stores figure into tri-county CRE activity this month

### Investors pay more for nicer 4 or 5 star buildings by approximately 100 basis points based on cap rates



### Construction Deliveries to NoCo appear to be off the pace of the last few years, but still over 500,000 SF per quarter



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Contact one of our advisors to see how they can help you with your property

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Though not a part of any sale, **Safeway Stores** figured prominently in the **Boulder, Larimer & Weld County** commercial real estate activity last month.

Two sales were made on retail centers that are shadow-anchored by **Safeway**. In **Loveland**, the **Columbine Shopping Center** sold for **\$4.86 million** to a local private buyer. The center sold at a reported **7.09%** cap rate to the investor, based on the multiple tenants' rents. In **Fort Collins**, the three building **Drake Crossing** retail center sold for **\$9.4 million**. This is adjacent to a **Safeway Store**. The **20,000 SF** properties sold for a reported **7.46%** cap rate. Long time tenant **Pringles Liquor Store** is one of the tenants in **Drake Crossing**. The properties were bought by a private investor for **Ketchum, Idaho**. Sellers were out of **Los Angeles**.

The third **Safeway** related deal was actually a lease that backfilled the space **Safeway** vacated in mid-town **Fort Collins**. **24 Hour Fitness** took the **52,350 SF** facility that was now empty on **S. College Ave**. The location is between the downtown **Fort Collins** district and the **Colorado State University** district.

Other larger sale activity included an apartment sale, of course. **La Deauville** apartments in **Longmont** sold for an even **\$15 million**. At **\$150,000 per unit**, the apartments were sold by **Longmont United Hospital Foundation** to a private investor from **Denver**. The Hospital organization bought the property 11 years ago for **\$5.9 million**.

A multi-tenant Flex property in **Lafayette** on **Minders Dr.** sold as an investment for **\$5.7 million** and a cap rate approximately **6.3%**. **Boulder County** has maintained offices for the Clerk and Recorder, Assessor and treasurer in this 7-tenant facility. The property totals approximately **30,000 SF** and sold for **\$185 PSF**.

On the leasing front, the active **Colorado Technology Center** in **Louisville** landed **Rab Company** for **14,400 SF** of tenancy and another **6,000 SF** tenant. **Flatiron Park** in **Boulder** has new **8,600 SF** and separate **5,700 SF** tenants. Retail tenant activity was lead by "**4 Dogs and a Turtle**" who leased **5,900 SF** in mid-town **Fort Collins** at the **Shops at Creekside Park**. Other office activity included the **Five Rivers Cattle Feeding** lease of **5,800 SF** at **Johnstown Plaza**. The agriculture industry has significant presence in that general area along I-25 and near **Loveland**.

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