

# COLORADO SPRINGS RETAIL MARKET WATCH

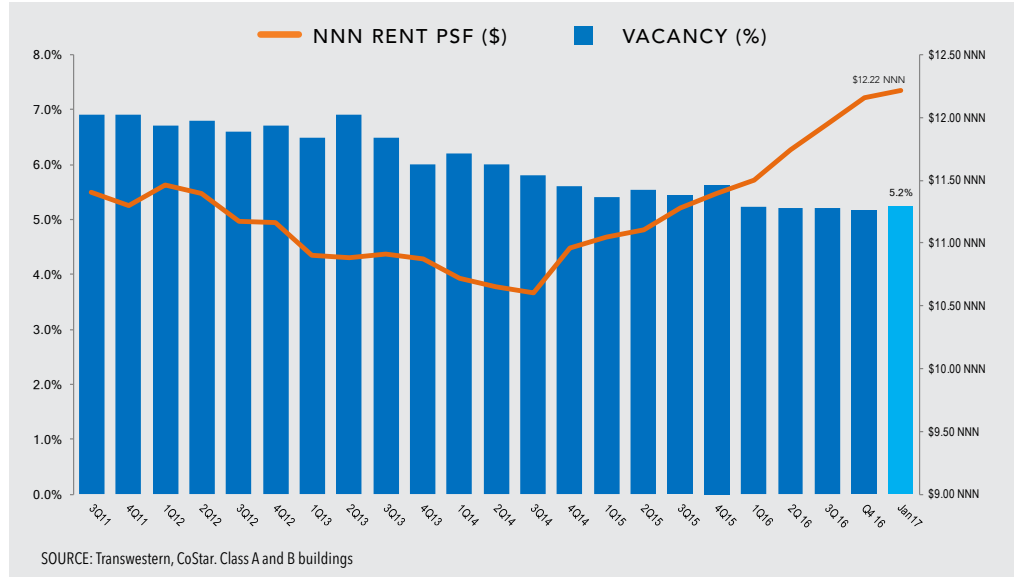
JANUARY 2017

RATES  
**\$12.22/NNN**

DIRECT VACANCY  
**5.23%**

Y.T.D DIRECT ABSORPTION  
**(4,540 SF)**

## RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



## Retail Market Statistics By Submarket - January 2017

CO. SPRINGS RETAIL	INVENTORY	# OF BUILDINGS	DIRECT VACANCY RATE	OVERALL VACANCY RATE	DIRECT VACANT SQUARE FEET	YTD NET ABSORPTION	ASKING DIRECT RATE PER COSTAR	TREND FROM PREVIOUS MONTH
Downtown	2,420,317	373	2.52%	2.52%	60,968	10,279	\$13.91/nnn	▲
East	10,606,743	831	10.05%	10.20%	1,066,106	7,304	\$8.34/nnn	▲
North	4,000,548	313	6.69%	8.13%	267,698	508	\$15.93/nnn	▲
Northeast	12,243,702	693	3.05%	3.11%	372,979	34,845	\$16.93/nnn	▲
Northwest	3,422,472	492	2.83%	2.83%	96,828	(15,550)	\$13.53/nnn	▼
Southeast	1,630,226	167	3.29%	3.29%	53,640	(3,179)	\$10.74/nnn	▲
Southwest	4,947,313	478	2.76%	2.79%	136,432	(12,293)	\$14.88/nnn	▲
Teller County	1,245,131	214	5.33%	5.33%	66,375	(26,454)	\$13.76/nnn	▲
<b>Colorado Springs All Retail</b>	<b>40,516,452</b>	<b>3,561</b>	<b>5.23%</b>	<b>5.44%</b>	<b>2,121,026</b>	<b>(4,540)</b>	<b>\$12.22/nnn</b>	<b>▲</b>

\*Source: Transwestern, CoStar. The information in this report is the result of a compilation of information on the office properties located in the Denver metropolitan area. This report includes single tenant, multi-tenant, and owner-user office properties over 25,000 SF and larger excluding properties owned and occupied by a government agency.

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## About Transwestern

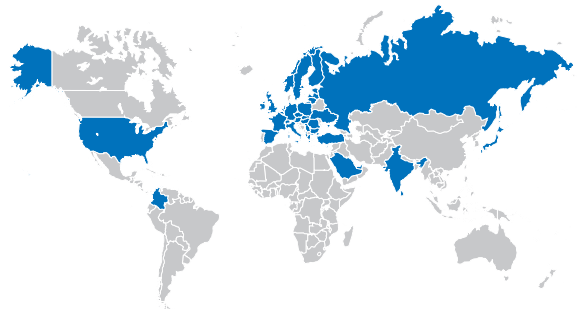
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### \*Source

Transwestern, CoStar. The information in this report is the result of a compilation of information on the retail properties located in the Denver metropolitan area. This report includes single tenant, multi-tenant, and owner-user retail properties no minimum size and excluding properties owned and occupied by a government agency.

Net absorption occurs when a lease is signed, not when physically occupied, pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded, sublease space is excluded.



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