

COLORADO SPRINGS RETAIL MARKET WATCH

OCTOBER 2016



RATES
\$11.99/NNN



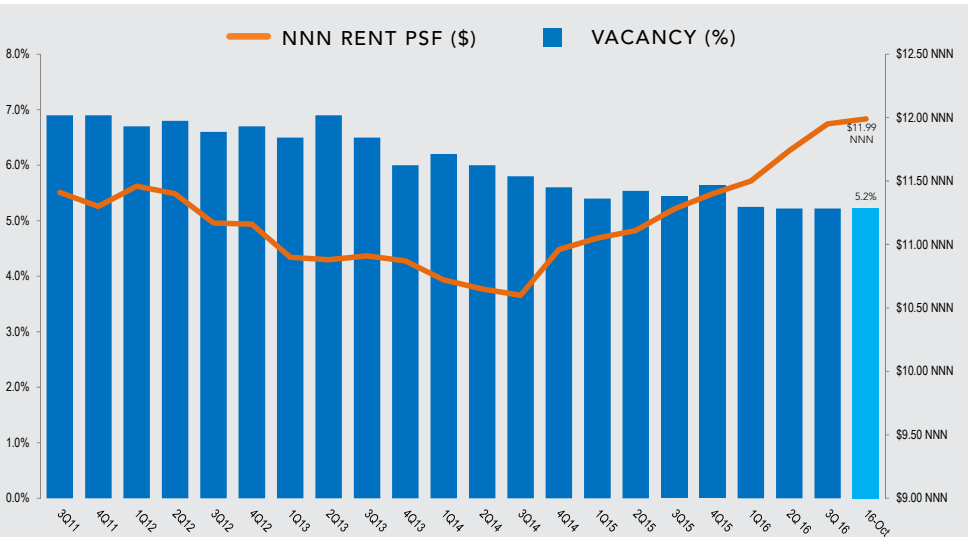
DIRECT VACANCY
5.23%



Y.T.D DIRECT ABSORPTION
406,134 SF

* Arrow indicators represent change from previous quarter

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar. Class A and B buildings

Retail Market Statistics By Submarket - October 2016

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 QUARTER
Downtown	2,423,635	374	2.90%	2.95%	70,377	22,770	\$13.98/nnn	▲
East	10,609,204	832	9.94%	10.07%	1,054,873	59,423	\$8.30/nnn	▼
North	3,975,845	312	6.85%	7.44%	272,522	(44,390)	\$13.86/nnn	▲
Northeast	12,417,546	688	3.37%	3.43%	418,409	267,838	\$15.97/nnn	▲
Northwest	3,414,338	489	2.44%	2.44%	83,285	24,140	\$14.69/nnn	▼
Southeast	1,619,872	166	3.12%	3.12%	50,493	37,432	\$11.88/nnn	▲
Southwest	4,948,888	480	2.58%	2.62%	127,591	34,609	\$14.32/nnn	▲
Teller County	1,247,391	209	3.27%	3.27%	40,748	4,312	\$11.48/nnn	▲
Colorado Springs All Retail	40,656,719	3,550	5.23%	5.35%	2,118,298	406,134	\$11.99/nnn	▲

*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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*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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