

COLORADO SPRINGS RETAIL MARKET WATCH

OCTOBER 2017



RATES
\$12.62/NNN



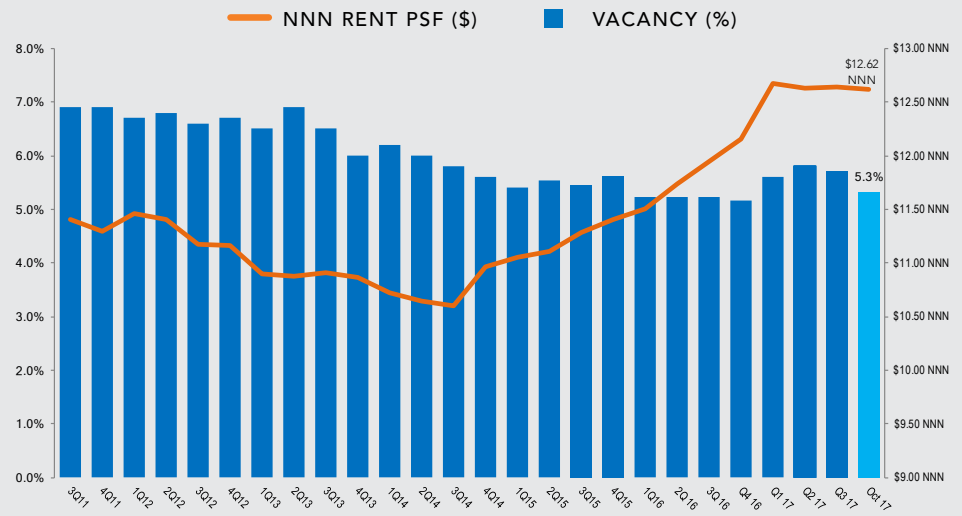
DIRECT VACANCY
5.31%



Y.T.D DIRECT ABSORPTION
349,903 SF

* Arrow indicators represent change from previous month

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar. All Retail.

Retail Market Statistics By Submarket - October 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	2.99%	2.99%	72,458	(1,211)	\$14.91/nnn	▲
East	10,736,680	836	8.71%	8.84%	935,676	369,367	\$8.60/nnn	▲
North	4,000,548	313	9.11%	10.48%	364,295	(96,089)	\$13.59/nnn	▼
Northeast	12,447,512	704	3.58%	3.64%	445,061	166,573	\$17.66/nnn	▲
Northwest	3,430,416	494	3.68%	3.68%	126,400	(39,842)	\$14.19/nnn	▼
Southeast	1,634,226	168	4.19%	4.19%	68,479	(14,018)	\$11.05/nnn	▼
Southwest	4,888,229	476	1.69%	2.00%	82,672	(1,934)	\$15.59/nnn	▲
Teller County	1,245,131	214	5.85%	5.85%	72,865	(32,944)	\$13.86/nnn	▼
Colorado Springs All Retail	40,803,059	3,578	5.31%	5.53%	2,167,905	349,903	\$12.62/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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About Transwestern

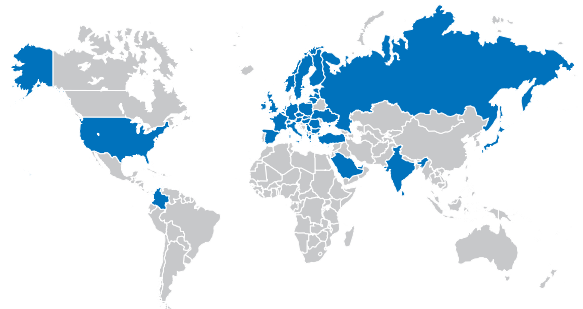
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*Source

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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