

COLORADO SPRINGS RETAIL MARKET WATCH

NOVEMBER 2016



RATES
\$12.16/NNN



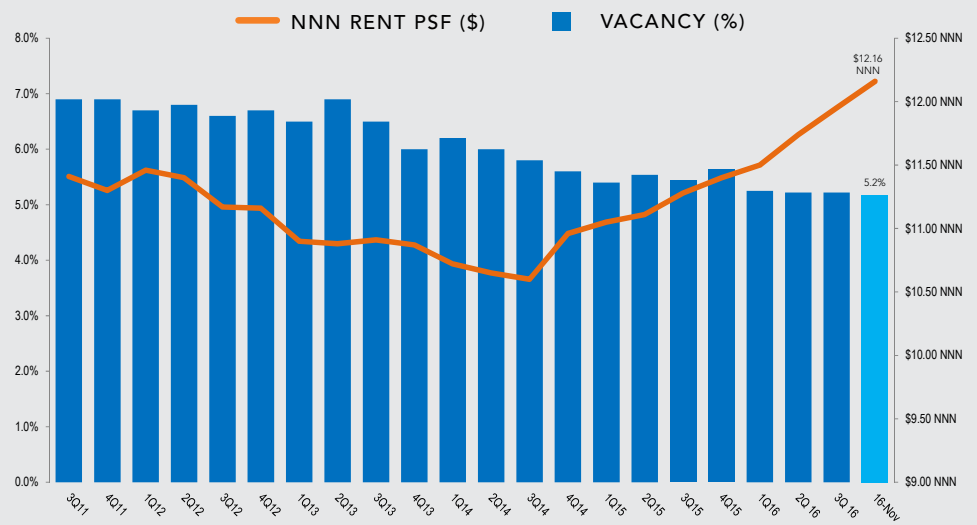
DIRECT VACANCY
5.18%



Y.T.D DIRECT ABSORPTION
437,470 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 - November 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	2.85%	2.85%	68,994	24,153	\$13.77/nnn	▼
East	10,609,204	832	9.78%	9.91%	1,038,079	76,217	\$8.32/nnn	▲
North	3,975,845	312	6.70%	7.29%	266,550	(38,418)	\$15.20/nnn	▲
Northeast	12,431,406	693	3.39%	3.45%	420,816	279,291	\$16.16/nnn	▲
Northwest	3,414,338	489	2.46%	2.46%	83,898	23,527	\$14.68/nnn	▼
Southeast	1,619,872	166	3.10%	3.10%	50,141	37,784	\$10.68/nnn	▼
Southwest	4,948,888	480	2.66%	2.69%	131,541	30,659	\$14.26/nnn	▼
Teller County	1,247,391	209	3.27%	3.27%	40,802	4,258	\$11.92/nnn	▲
Colorado Springs All Retail	40,670,579	3,555	5.18%	5.30%	2,100,822	437,470	\$12.16/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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