

COLORADO SPRINGS RETAIL MARKET WATCH

NOVEMBER 2017



RATES

\$12.65/NNN



DIRECT VACANCY

5.24%

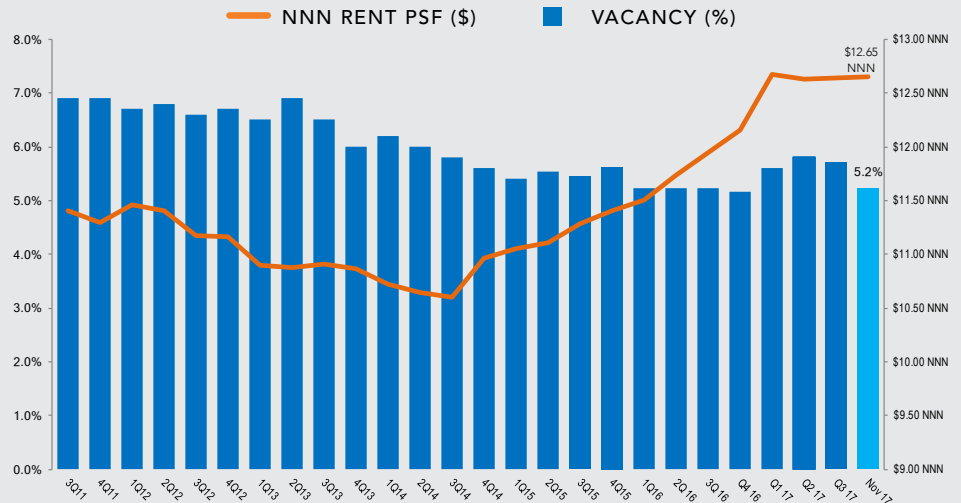


Y.T.D DIRECT ABSORPTION

391,939 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 - November 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	2.85%	2.85%	69,065	2,182	\$14.91/nnn	↔
East	10,736,680	836	8.25%	8.25%	885,836	419,207	\$8.43/nnn	▼
North	4,000,548	313	8.96%	10.33%	358,354	(90,148)	\$13.62/nnn	▲
Northeast	12,447,512	704	3.69%	3.76%	459,282	152,352	\$17.92/nnn	▲
Northwest	3,430,416	494	3.92%	3.92%	134,540	(47,982)	\$13.92/nnn	▼
Southeast	1,634,226	168	4.19%	4.19%	68,479	(14,018)	\$11.05/nnn	↔
Southwest	4,903,229	477	1.73%	2.03%	84,764	10,974	\$15.53/nnn	▼
Teller County	1,245,131	214	6.47%	6.47%	80,549	(40,628)	\$13.91/nnn	▲
Colorado Springs All Retail	40,818,059	3,579	5.24%	5.43%	2,140,869	391,939	\$12.65/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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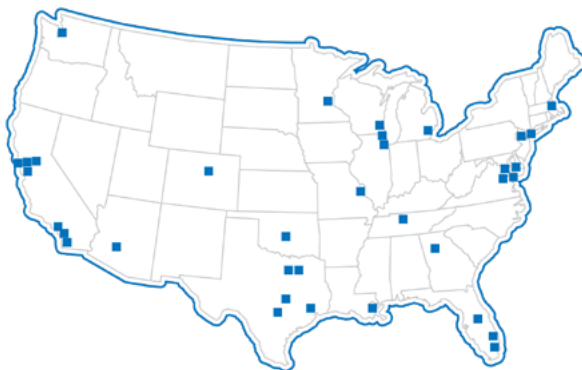
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About Transwestern

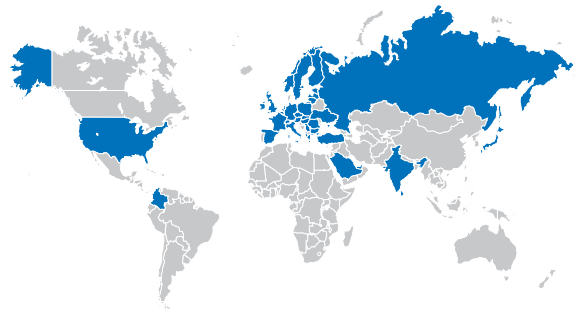
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*Source

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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