

# COLORADO SPRINGS RETAIL MARKET WATCH

FEBRUARY 2017



RATES  
**\$12.48/NNN**



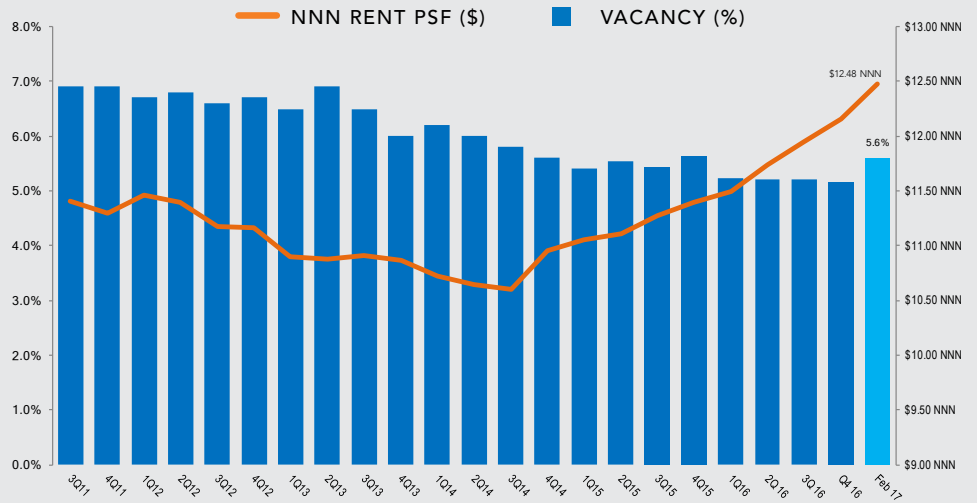
DIRECT VACANCY  
**5.62%**



Y.T.D DIRECT ABSORPTION  
**(84,139 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 - February 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	2.36%	2.36%	57,227	14,020	\$13.91/nnn	↔
East	10,606,743	831	10.63%	10.77%	1,126,989	(53,579)	\$8.33/nnn	▼
North	4,000,548	313	6.47%	7.91%	258,986	9,220	\$16.06/nnn	▲
Northeast	12,322,904	695	4.00%	4.07%	493,342	(6,316)	\$17.37/nnn	▲
Northwest	3,425,136	493	2.98%	2.98%	101,967	(20,689)	\$13.47/nnn	▼
Southeast	1,630,226	167	3.19%	3.19%	52,044	(1,583)	\$10.71/nnn	▼
Southwest	4,947,313	478	2.75%	2.79%	136,006	(11,867)	\$14.83/nnn	▼
Teller County	1,245,131	214	4.28%	4.28%	53,266	(13,345)	\$13.70/nnn	▼
<b>Colorado Springs All Retail</b>	<b>40,598,318</b>	<b>3,564</b>	<b>5.62%</b>	<b>5.82%</b>	<b>2,279,827</b>	<b>(84,139)</b>	<b>\$12.48/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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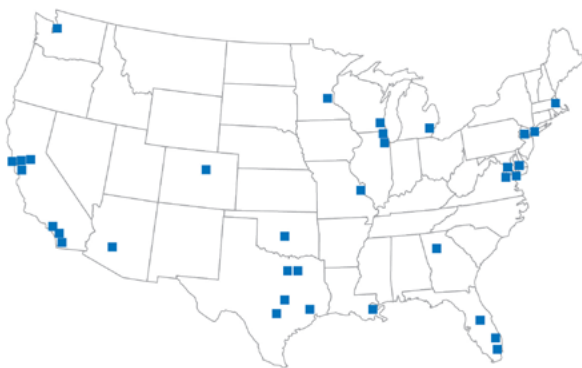
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## About Transwestern

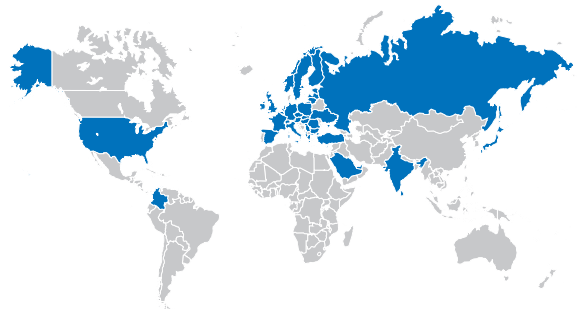
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### \*Source

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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