

COLORADO SPRINGS RETAIL MARKET WATCH

MARCH 2017



RATES

\$12.67/NNN



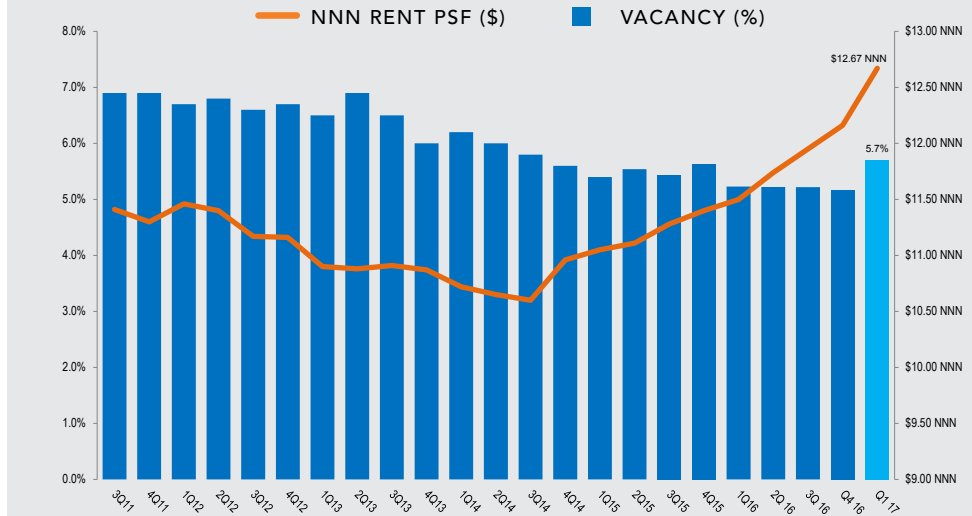
DIRECT VACANCY

5.70%

YTD DIRECT ABSORPTION
(70,671SF)

* Arrow indicators represent change from previous quarter

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar. All Retail.

Retail Market Statistics By Submarket - March 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 QUARTER
Downtown	2,420,317	373	2.54%	2.54%	61,543	9,704	\$13.98/nnn	▲
East	10,586,776	832	10.95%	11.07%	1,159,205	7,838	\$8.33/nnn	↔
North	4,000,548	313	6.85%	8.22%	274,069	-5,863	\$15.79/nnn	▼
Northeast	12,272,702	695	3.68%	3.75%	451,806	-14,982	\$17.70/nnn	▲
Northwest	3,425,136	493	3.20%	3.20%	109,461	-28,183	\$14.31/nnn	▲
Southeast	1,630,226	167	3.19%	3.19%	52,041	-1,580	\$10.40/nnn	▼
Southwest	4,947,313	478	2.72%	2.72%	134,405	-10,266	\$14.90/nnn	▲
Teller County	1,245,131	214	5.40%	5.40%	67,261	-27,340	\$13.64/nnn	▼
Colorado Springs All Retail	40,528,149	3,565	5.70%	5.89%	2,309,790	-70,671	\$12.67/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

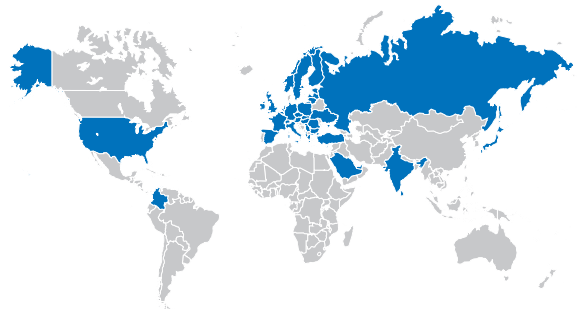
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*Source

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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