

COLORADO SPRINGS RETAIL MARKET WATCH

APRIL 2017



RATES

\$12.62/NNN



DIRECT VACANCY

5.71%

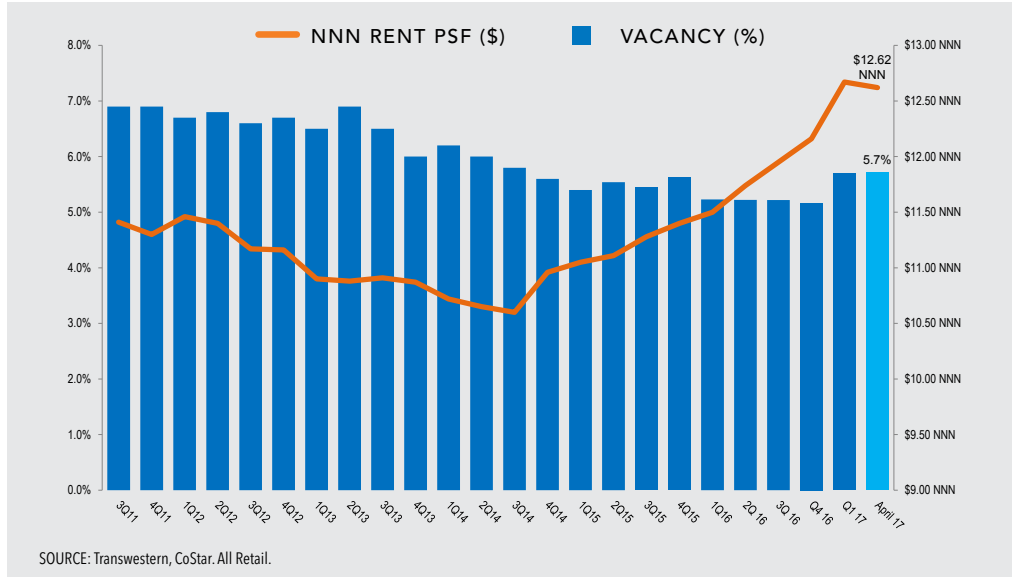


Y.T.D DIRECT ABSORPTION

(75,575 SF)

* Arrow indicators represent change from previous month

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



Retail Market Statistics By Submarket - April 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	2.94%	2.94%	71,230	17	\$13.94/nnn	▼
East	10,598,680	834	11.11%	11.23%	1,177,260	(10,217)	\$8.36/nnn	▲
North	4,000,548	313	6.99%	8.37%	279,828	(11,622)	\$16.29/nnn	▲
Northeast	12,272,702	695	3.62%	3.68%	444,256	(7,432)	\$17.71/nnn	▲
Northwest	3,425,136	493	2.86%	2.86%	97,947	(16,669)	\$14.16/nnn	▼
Southeast	1,630,226	167	3.17%	3.17%	51,637	(1,176)	\$10.09/nnn	▼
Southwest	4,947,313	478	2.55%	2.55%	126,327	(2,188)	\$14.51/nnn	▼
Teller County	1,245,131	214	5.32%	5.32%	66,210	(26,289)	\$13.33/nnn	▼
Colorado Springs All Retail	40,540,053	3,567	5.71%	5.90%	2,314,694	(75,575)	\$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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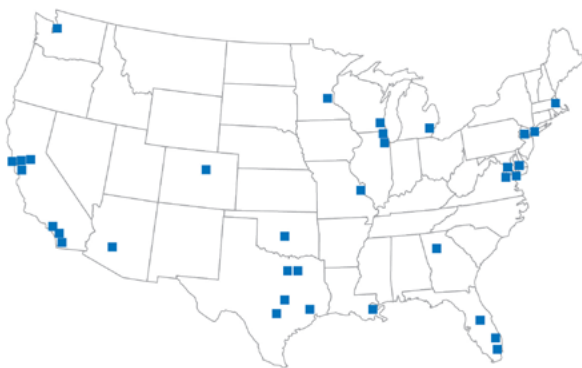
APRIL 2017

About Transwestern

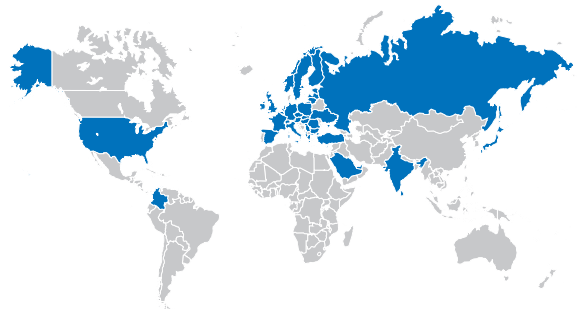
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CONTACT: Kevin Roberts :: President, Southwest
713.270.3347 :: kevin.roberts@transwestern.com

Bill Lawrence :: Senior Vice President
303.407.1460 :: bill.lawrence@transwestern.com

Jeffrey Buckingham :: Research Analyst
303.952.5606 :: jeffrey.buckingham@transwestern.com

*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.



5755 Mark Dablin Blvd, Suite 230
Colorado Springs, CO 80919

T 719.599.5000
www.transwestern.com/denver