

COLORADO SPRINGS RETAIL MARKET WATCH

MAY 2017



RATES

\$12.57/NNN



DIRECT VACANCY

5.99%

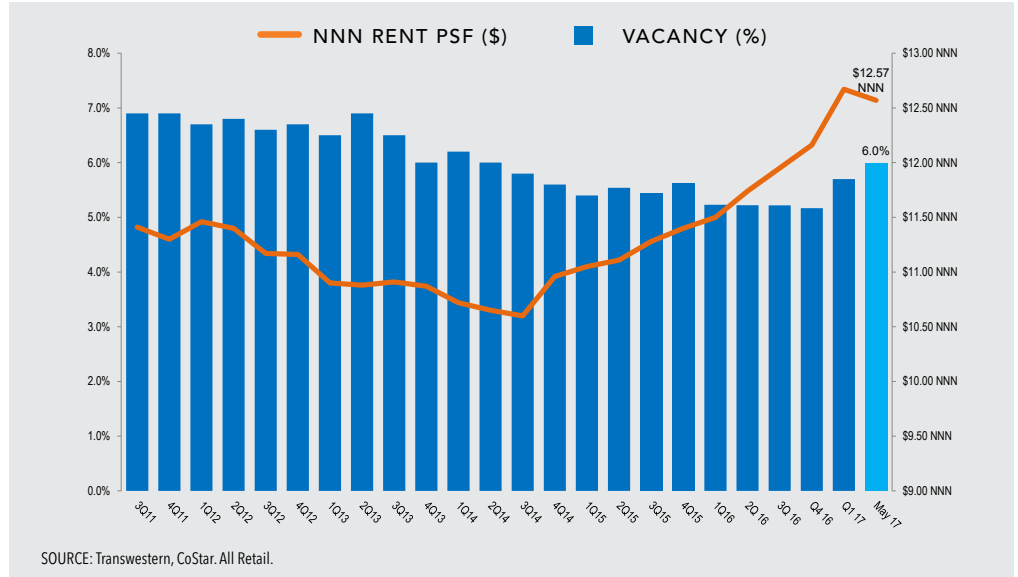


Y.T.D DIRECT ABSORPTION

(45,096 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 - May 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%	68,934	2,313	\$13.99/nnn	▲
East	10,598,680	834	11.12%	11.25%	1,178,989	(11,946)	\$8.37/nnn	▲
North	4,000,548	313	7.99%	9.37%	319,707	(51,501)	\$15.10/nnn	▼
Northeast	12,419,641	700	4.04%	4.11%	502,086	81,677	\$17.71/nnn	↔
Northwest	3,430,416	494	3.14%	3.14%	107,883	(21,325)	\$14.36/nnn	▲
Southeast	1,630,226	167	3.88%	3.88%	63,313	(12,852)	\$10.24/nnn	▲
Southwest	4,947,313	478	2.61%	2.61%	129,346	(5,207)	\$14.58/nnn	▲
Teller County	1,245,131	214	5.31%	5.31%	66,176	(26,255)	\$13.33/nnn	↔
Colorado Springs All Retail	40,692,272	3,573	5.99%	6.17%	2,436,434	(45,096)	\$12.57/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.

COLORADO SPRINGS RETAIL MARKET WATCH

MAY 2017

About Transwestern

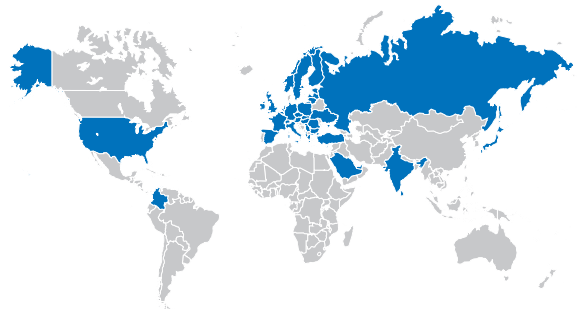
Transwestern is a privately held real estate firm of collaborative entrepreneurs who deliver a higher level of personalized service — **The Transwestern Experience**. Specializing in Agency Leasing, Management, Tenant Advisory, Capital Markets, Research and Sustainability services, our fully integrated global enterprise adds value for investors, owners and occupiers of all commercial property types. We leverage market insights and operational expertise from members of the Transwestern family of companies specializing in development, real estate investment management and research. Transwestern has 34 U.S. offices and assists clients through more than 180 offices in 37 countries as part of a strategic alliance with BNP Paribas Real Estate.

Experience Extraordinary at Transwestern.com/denver and [@TranswesternCO](https://twitter.com/TranswesternCO).

Transwestern Locations



An alliance member of
 **BNP PARIBAS
REAL ESTATE**



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