

COLORADO SPRINGS RETAIL MARKET WATCH

JUNE 2017



RATES
\$12.63/NNN



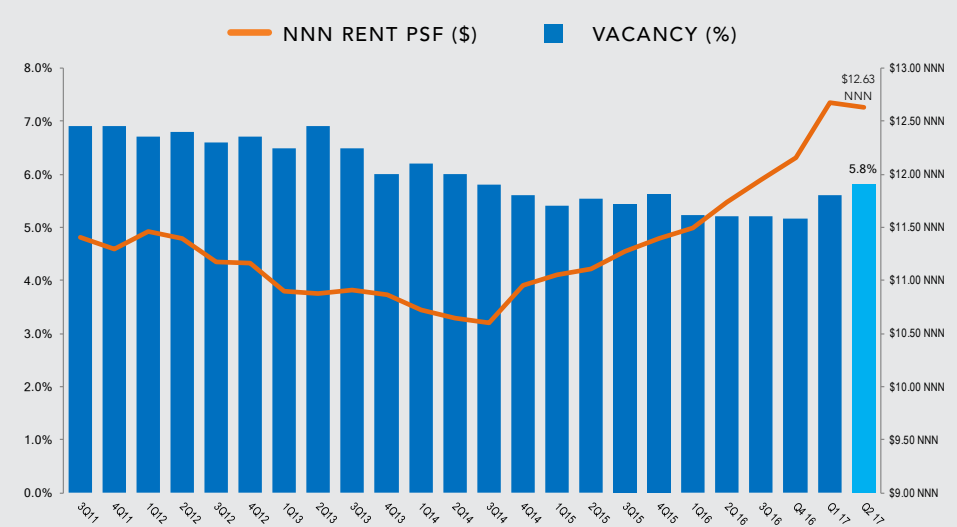
DIRECT VACANCY
5.80%



Y.T.D DIRECT ABSORPTION
(5,386 SF)

* Arrow indicators represent change from previous quarter

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar. All Retail.

Retail Market Statistics By Submarket - June 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	3.37%	3.37%	81,667	(10,420)	\$13.77/nnn	▼
East	10,598,680	834	11.10%	11.22%	1,176,462	(9,419)	\$8.42/nnn	▲
North	4,000,548	313	6.94%	8.31%	277,581	(9,375)	\$15.73/nnn	▼
Northeast	12,424,641	701	3.98%	4.04%	494,690	94,073	\$17.67/nnn	▼
Northwest	3,430,416	494	3.15%	3.15%	107,926	(21,368)	\$14.36/nnn	▲
Southeast	1,630,226	167	4.00%	4.00%	65,276	(14,815)	\$11.09/nnn	▲
Southwest	4,888,229	476	1.78%	1.78%	86,898	(6,160)	\$14.21/nnn	▼
Teller County	1,245,131	214	5.45%	5.45%	67,823	(27,902)	\$14.39/nnn	▲
Colorado Springs All Retail	40,638,188	3,572	5.80%	5.99%	2,358,323	(5,386)	\$12.63/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

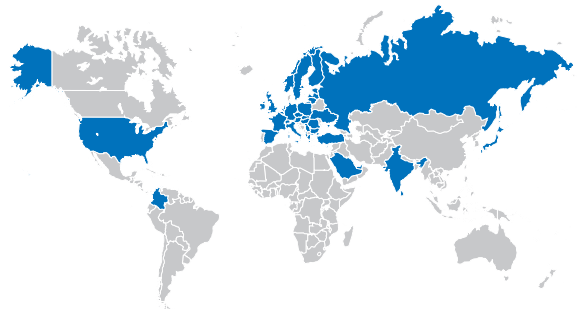
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*Source

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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