

# COLORADO SPRINGS RETAIL MARKET WATCH

JULY 2017



RATES

**\$12.72/NNN**



DIRECT VACANCY

**5.79%**

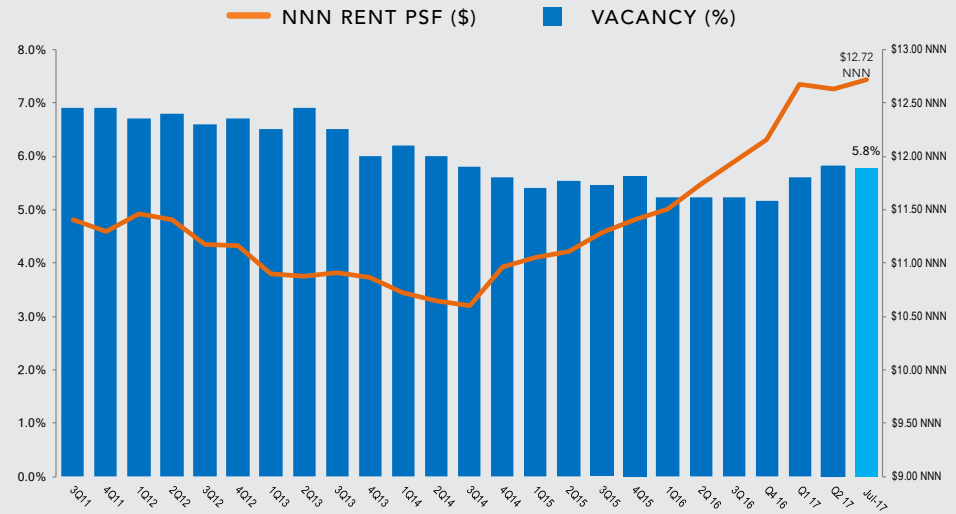


Y.T.D DIRECT ABSORPTION

**15,548 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 - July 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	3.58%	3.58%	86,670	(15,423)	\$13.95/nnn	▲
East	10,598,680	834	11.18%	11.31%	1,185,276	(18,233)	\$8.33/nnn	▼
North	4,000,548	313	7.01%	8.38%	280,392	(12,186)	\$15.01/nnn	▼
Northeast	12,437,432	703	3.87%	3.93%	481,064	120,490	\$17.87/nnn	▲
Northwest	3,430,416	494	3.15%	3.15%	108,152	(21,594)	\$14.38/nnn	▲
Southeast	1,634,226	168	4.27%	4.27%	69,804	(15,343)	\$11.43/nnn	▲
Southwest	4,888,229	476	1.39%	1.69%	67,832	12,906	\$15.52/nnn	▲
Teller County	1,245,131	214	6.02%	6.02%	74,990	(35,069)	\$14.26/nnn	▼
<b>Colorado Springs All Retail</b>	<b>40,654,979</b>	<b>3,575</b>	<b>5.79%</b>	<b>6.01%</b>	<b>2,354,180</b>	<b>15,548</b>	<b>\$12.72/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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## About Transwestern

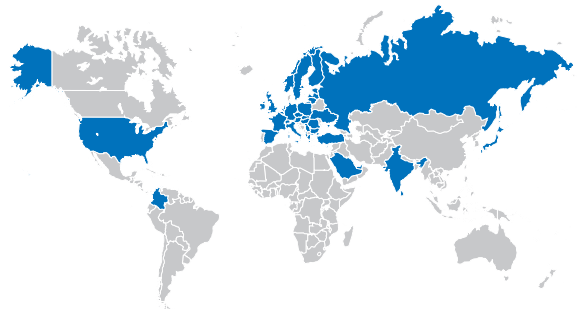
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### \*Source

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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