

COLORADO SPRINGS RETAIL MARKET WATCH

AUGUST 2017



RATES

\$12.70/NNN



DIRECT VACANCY

5.70%

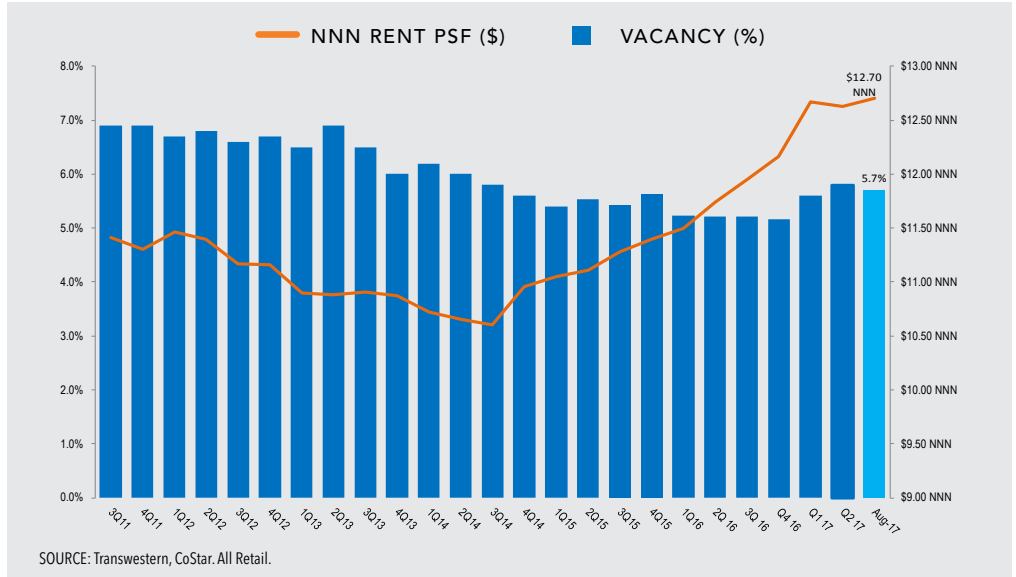


Y.T.D DIRECT ABSORPTION

196,458 SF

* Arrow indicators represent change from previous month

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



Retail Market Statistics By Submarket - August 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	2.88%	2.88%	69,611	1,636	\$14.15/nnn	▲
East	10,736,680	836	10.81%	10.93%	1,160,765	144,278	\$8.33/nnn	↔
North	4,000,548	313	6.85%	8.22%	274,028	(5,822)	\$15.03/nnn	▲
Northeast	12,447,512	704	3.92%	3.99%	487,412	124,222	\$17.86/nnn	▼
Northwest	3,430,416	494	3.46%	3.46%	118,815	(32,257)	\$14.46/nnn	▲
Southeast	1,638,226	169	3.97%	3.97%	64,998	(6,537)	\$11.43/nnn	↔
Southwest	4,888,229	476	1.61%	1.92%	78,803	1,935	\$15.12/nnn	▼
Teller County	1,245,131	214	5.70%	5.70%	70,918	(30,997)	\$14.07/nnn	▼
Colorado Springs All Retail	40,807,059	3,579	5.70%	5.92%	2,325,350	196,458	\$12.70/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

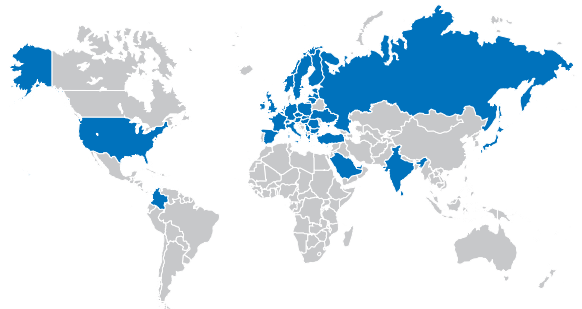
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*Source

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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