

COLORADO SPRINGS RETAIL MARKET WATCH

SEPTEMBER 2016



RATES
\$11.95/NNN



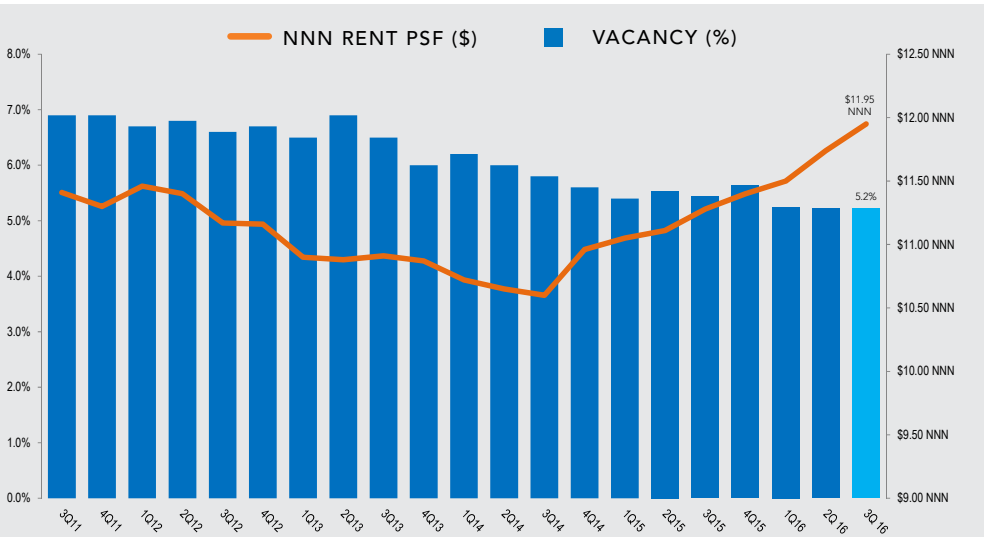
DIRECT VACANCY
5.22%



Y.T.D DIRECT ABSORPTION
378,739 SF

* Arrow indicators represent change from previous quarter

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar. Class A and B buildings

Retail Market Statistics By Submarket - September 2016

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	409,708	26	12.47%	12.47%	51,097	125	\$6.19/nnn	▲
East	1,354,405	83	12.42%	12.42%	168,171	23,681	\$6.37/nnn	▲
North	5,152,860	236	8.29%	8.29%	427,234	(314,227)	\$6.61/nnn	▲
Northeast	2,567,404	75	10.87%	13.14%	279,110	(53,684)	\$8.98/nnn	▲
Northwest	6,358,769	167	15.66%	15.66%	995,733	188,684	\$5.63/nnn	▲
Southeast	13,033,283	604	7.56%	7.67%	985,250	102,073	\$6.33/nnn	▲
Southwest	2,512,259	113	0.44%	0.44%	10,934	(4,934)	\$9.65/nnn	▼
Teller County	330,990	16	0.00%	0.00%	0	0	NA	▲
Colorado Springs All Retail	31,719,678	1,320	9.20%	9.43%	2,917,529	(58,282)	\$6.36/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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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 Dabling Blvd, Suite 230
Colorado Springs, CO 80919

T 719.599.5000
www.transwestern.com/denver