

COLORADO SPRINGS RETAIL MARKET WATCH

FOURTH QUARTER 2017



RATES
\$12.67/NNN



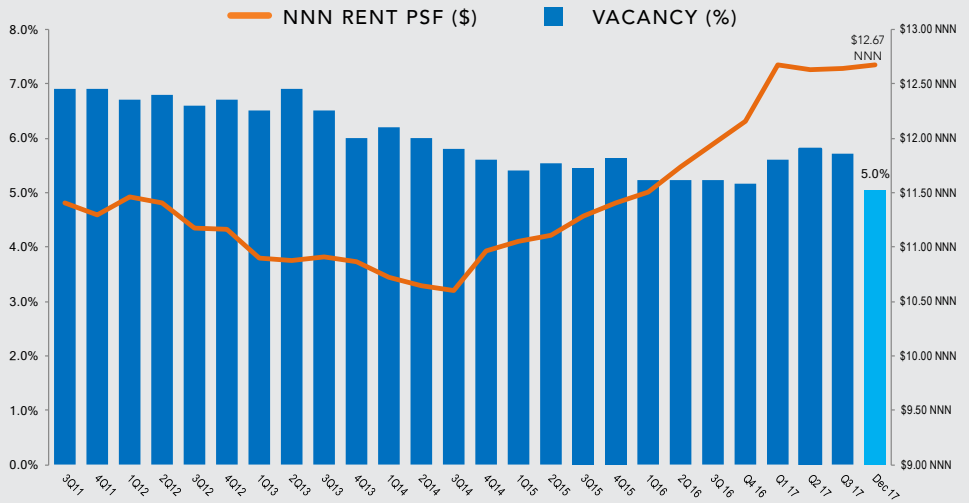
DIRECT VACANCY
5.05%



Y.T.D DIRECT ABSORPTION
478,686 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 - Fourth Quarter 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	2.76%	2.76%	66,765	4,482	\$14.84/nnn	▲
East	10,736,680	836	8.01%	8.01%	859,696	445,347	\$8.44/nnn	▲
North	4,000,548	313	7.90%	8.42%	315,906	(47,700)	\$13.62/nnn	▼
Northeast	12,457,312	706	3.66%	3.73%	455,891	165,543	\$17.90/nnn	▲
Northwest	3,430,416	494	3.92%	3.92%	134,540	(47,982)	\$13.92/nnn	▼
Southeast	1,634,226	168	4.02%	4.02%	65,770	(11,309)	\$11.05/nnn	▼
Southwest	4,903,229	477	1.73%	2.03%	84,804	10,934	\$15.53/nnn	▲
Teller County	1,245,131	214	6.47%	6.47%	80,549	(40,628)	\$13.91/nnn	▼
Colorado Springs All Retail	40,827,859	3,581	5.05%	5.16%	2,063,922	478,686	\$12.67/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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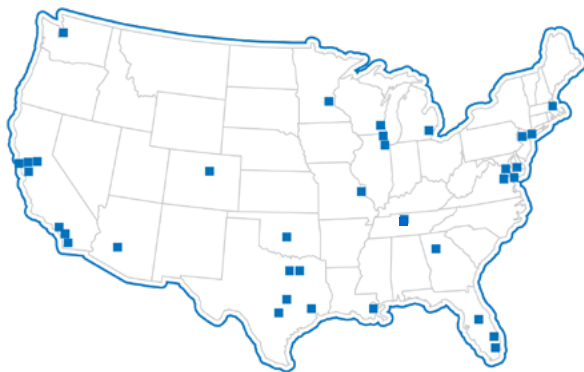
FOURTH QUARTER 2017

About Transwestern

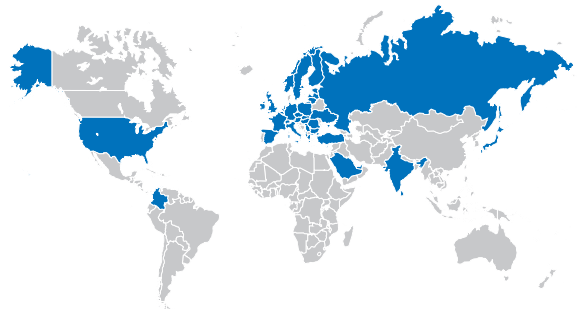
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*Source

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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