



XCELIGENT™
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RETAIL MARKET REPORT

Colorado Springs

3rd Quarter 2016

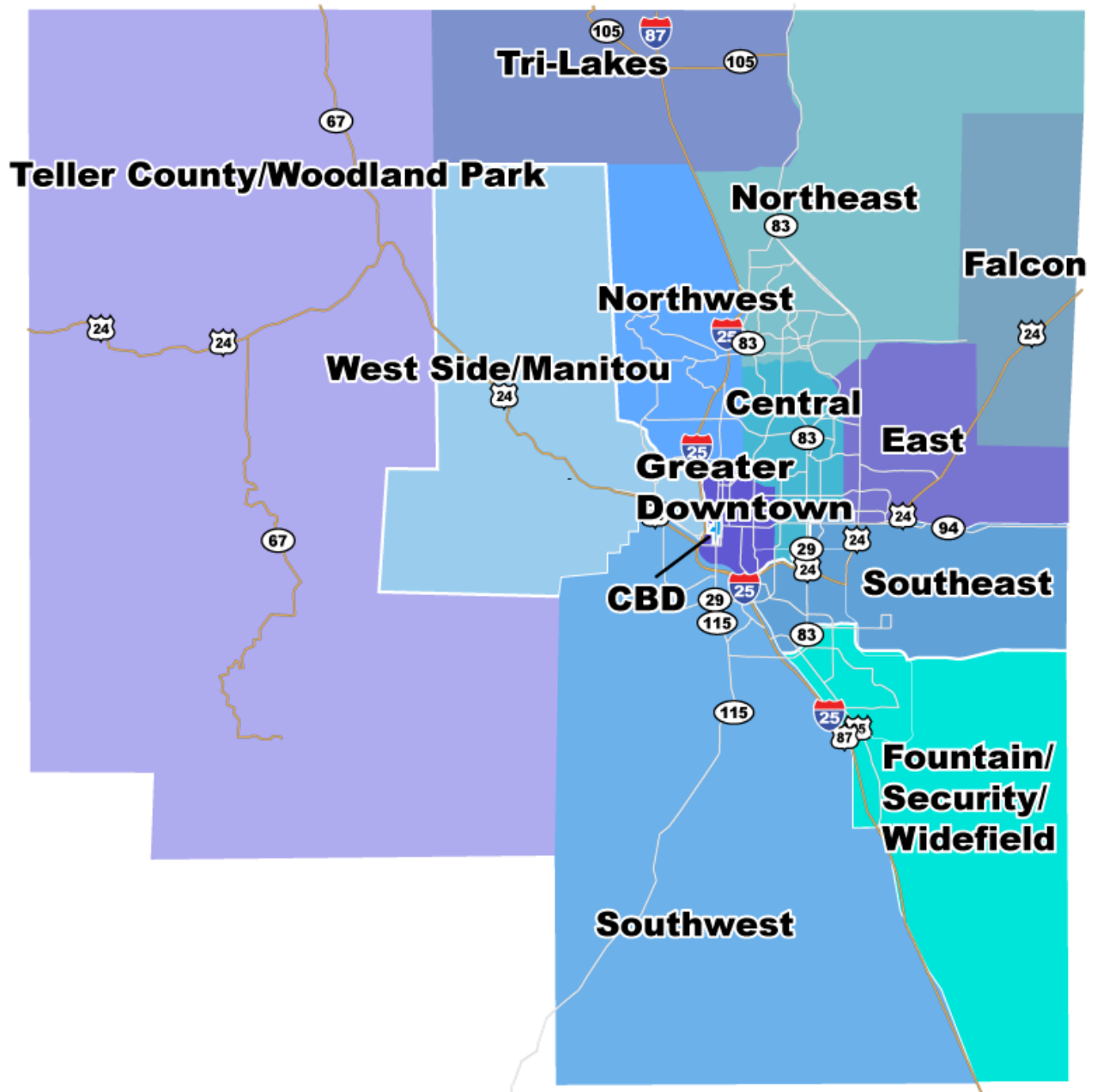


Xceligent is a leading provider of verified commercial real estate information which assists real estate professionals, appraisers, owners, investors and developers that make strategic decisions to lease, sell, buy and develop commercial properties.

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The Colorado Springs tracked set consists of an inventory of buildings considered to be competitive by the brokerage community. All buildings within the competitive tracked set have been reviewed and verified by members of the Advisory Boards for the market area.

Tracked Inventory (Retail)	The total square feet (sf) of all existing single and multi tenant retail properties greater than 10,000 sf.
Total Available (sf)	All of the available leasable space within a building, whether it is occupied or vacant, for direct lease or sublease space. Space can be available but not vacant, for example, if the landlord, or his agent, is marketing space that will be coming available at a future date because a tenant is planning to move.
Total Vacant (sf)	The total of the direct vacant square footage in a building that is being marketed.
Total Net Absorption (sf)	The net change in occupied square feet from quarter to quarter, expressed in square feet.



Overview

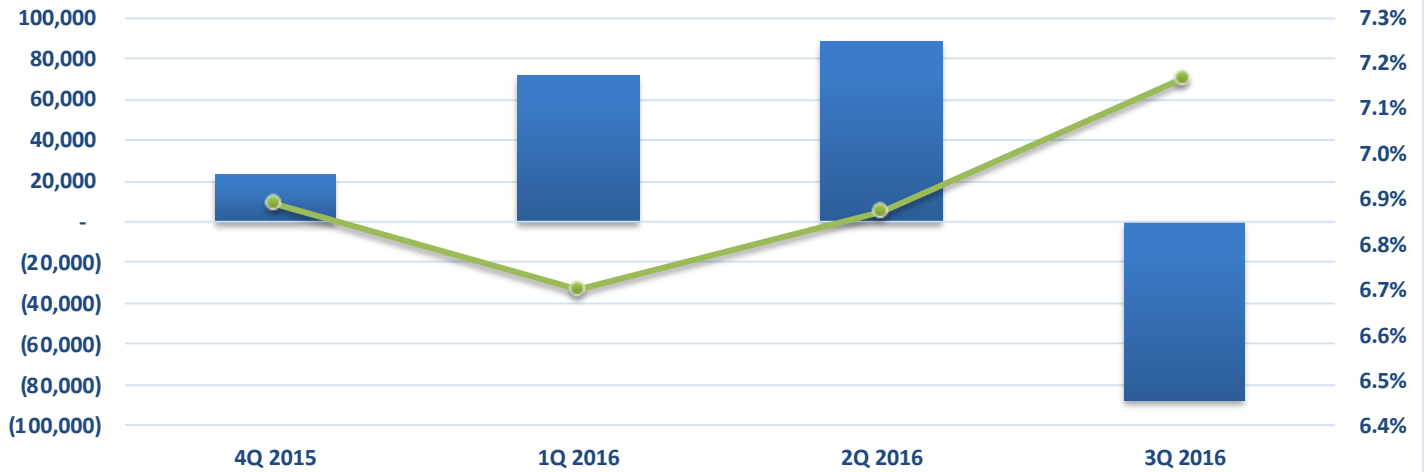
- The Colorado Springs retail market closed the third quarter with negative 87,996 square feet (sf) of absorption. Sports Authority vacated over 71,000 sf which was the main contributor to the negative absorption for the quarter.
- Despite the negative absorption for 3Q 2016, leasing and sales activity was very active with many new "concepts" looking to enter the market. 'Quick Serve' type restaurants are extremely active, while full service restaurants are very sluggish.
- All of the newer "hot" areas are leasing at a very quick pace putting upward pressure on rental rates, which are already at all-time highs.
- There is currently over 751,000 sf of new construction in the East, Falcon, Northeast and Tri-Lakes areas of the greater Colorado Springs region.

	# of Bldgs	Inventory (sf)	Total Available (sf)	Total Vacant (sf)	Total Vacancy Rate (%)	Total Quarterly Net Absorption (sf)	YTD Total Net Absorption (sf)
Conv/Strip Ctr	188	3,066,382	458,910	341,799	11.1%	-7,012	32,742
Neighborhood Ctr	193	10,401,638	903,942	945,524	9.1%	-45,754	64,320
General	799	8,878,017	451,990	343,175	3.9%	20,745	57,207
Community Ctr	25	3,137,607	403,626	391,061	12.5%	-68,397	122,810
Freestanding	196	6,063,963	314,209	260,008	4.3%	-	5,607
Lifestyle Ctr	2	418,203	-	-	0.0%	-	-
Power Ctr	16	1,747,589	210,896	180,010	10.3%	3,525	5,733
Regional Ctr	3	1,456,950	12,216	12,216	0.8%	8,897	8,897
Outlet Ctr	1	50,000	50,000	50,000	100.0%	-	-
Overall	1,423	35,220,349	2,805,789	2,523,793	7.2%	-87,996	297,316

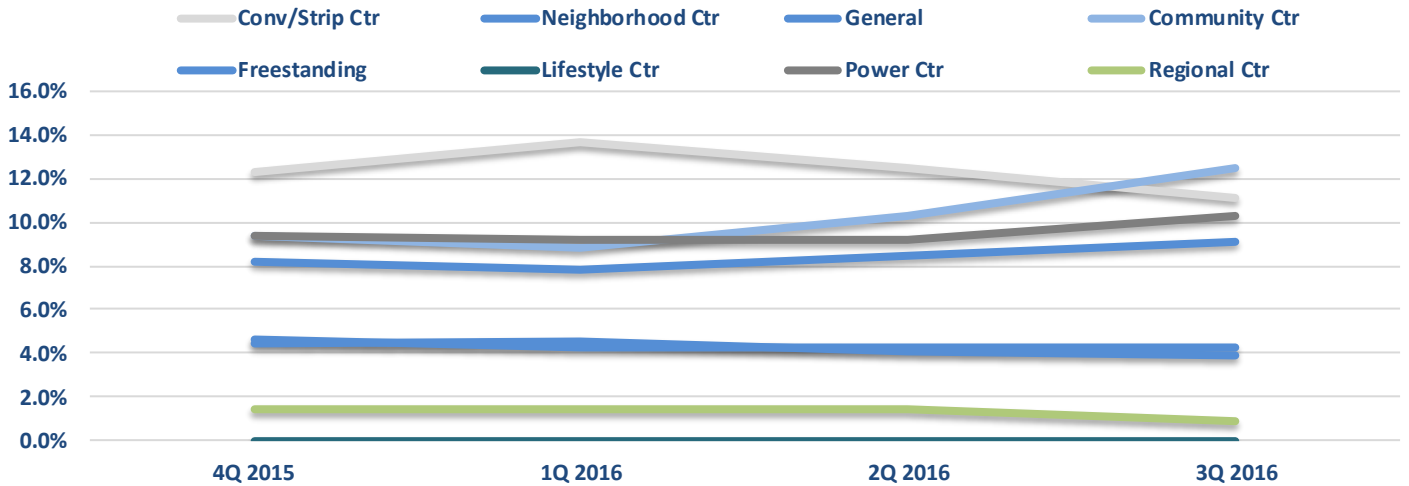
	# of Bldgs	Inventory (sf)	Direct Available (sf)	Direct Vacant (sf)	Direct Vacancy Rate (%)	Direct Quarterly Net Absorption (sf)	YTD Direct Net Absorption (sf)
Conv/Strip Ctr	188	3,066,382	456,410	341,799	11.1%	-7,012	39,792
Neighborhood Ctr	193	10,401,638	903,942	945,524	9.1%	-45,754	73,773
General	799	8,878,017	425,510	316,695	3.6%	20,745	62,207
Community Ctr	25	3,137,607	403,626	391,061	12.5%	-68,397	122,810
Freestanding	196	6,063,963	314,209	260,008	4.3%	-	5,607
Lifestyle Ctr	2	418,203	-	-	0.0%	-	-
Power Ctr	16	1,747,589	210,896	180,010	10.3%	3,525	5,733
Regional Ctr	3	1,456,950	12,216	12,216	0.8%	8,897	8,897
Outlet Ctr	1	50,000	50,000	50,000	100.0%	-	-
Overall	1,423	35,220,349	2,776,809	2,497,313	7.1%	-87,996	318,819

	# of Bldgs	Inventory (sf)	Available Sublease (sf)	Sublease Vacant (sf)	Sublease Vacancy Rate (%)	Sublease Quarterly Absorption (sf)	YTD Sublease Net Absorption (sf)
Conv/Strip Ctr	188	3,066,382	2,500	-	0.0%	-	-7,050
Neighborhood Ctr	193	10,401,638	-	-	0.0%	-	-9,453
General	799	8,878,017	26,480	26,480	0.3%	-	-5,000
Community Ctr	25	3,137,607	-	-	0.0%	-	-
Freestanding	196	6,063,963	-	-	0.0%	-	-
Lifestyle Ctr	2	418,203	-	-	0.0%	-	-
Power Ctr	16	1,747,589	-	-	0.0%	-	-
Regional Ctr	3	1,456,950	-	-	0.0%	-	-
Outlet Ctr	1	50,000	-	-	0.0%	-	-
Overall	1,423	35,220,349	28,980	26,480	0.1%	-	-21,503

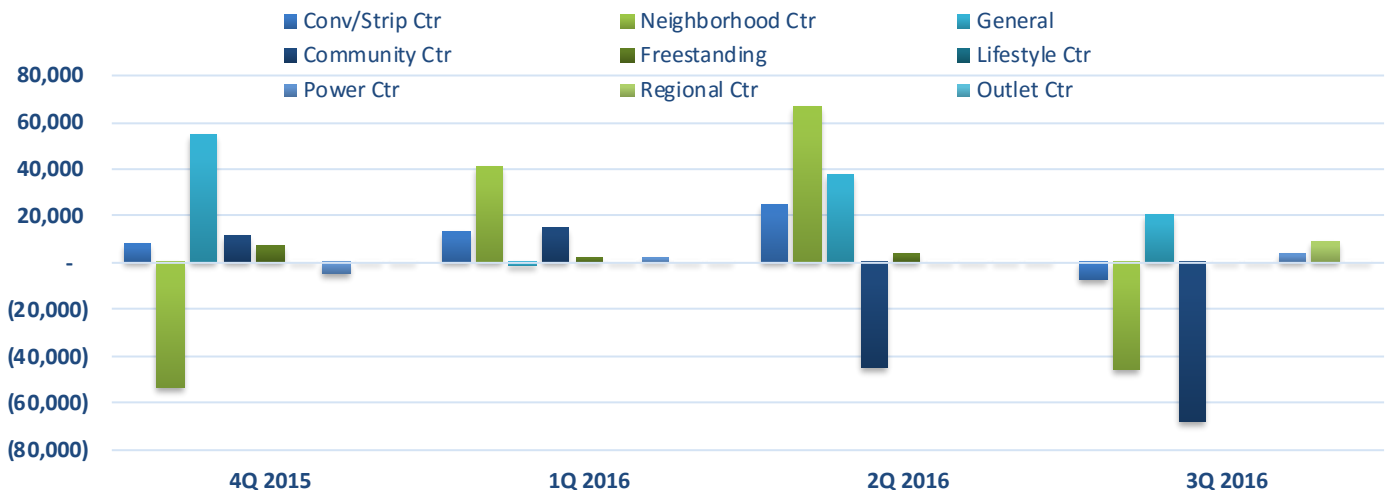
Historical Vacancy Rate & Net Absorption



Historical Vacancy Rates by Use



Historical Net Absorption by Use



	# of Bldgs	Inventory (sf)	Total Vacant (sf)	Sublease Vacant (sf)	Vacancy Rate (%)	Total Quarterly Absorption (sf)	YTD Total Net Absorption (sf)
CBD	67	677,122	20,002	-	3.0%	21,375	41,358
Conv/Strip Ctr	1	4,278	-	-	0.0%	-	-
Neighborhood Ctr	2	36,446	-	-	0.0%	-	-
General	62	615,858	20,002	-	3.2%	21,375	34,318
Freestanding	2	20,540	-	-	0.0%	-	7,040
Central	357	9,914,156	1,042,726	13,242	10.5%	-84,096	147,210
Conv/Strip Ctr	50	695,043	81,531	-	11.7%	-1,746	1,222
Neighborhood Ctr	57	3,350,316	369,903	-	11.0%	-55,460	-2,391
General	180	2,395,127	135,932	13,242	5.7%	-21,142	-31,678
Community Ctr	10	1,192,010	291,084	-	24.4%	-5,748	171,786
Freestanding	55	1,322,928	32,654	-	2.5%	-	4,985
Power Ctr	5	958,732	131,622	-	13.7%	-	3,286
East	89	4,104,166	237,789	-	5.8%	21,903	35,422
Conv/Strip Ctr	15	225,177	15,762	-	7.0%	1,486	13,852
Neighborhood Ctr	15	1,043,832	183,023	-	17.5%	-1,400	-85
General	45	835,689	9,071	-	1.1%	12,920	12,920
Community Ctr	2	472,401	6,603	-	1.4%	-	-162
Freestanding	8	269,637	-	-	0.0%	-	-
Lifestyle Ctr	1	210,753	-	-	0.0%	-	-
Power Ctr	2	95,006	11,114	-	11.7%	-	-
Regional Ctr	1	951,671	12,216	-	1.3%	8,897	8,897
Falcon	14	441,517	3,178	-	0.7%	9,395	9,395
Conv/Strip Ctr	5	77,635	380	-	0.5%	4,400	4,400
Neighborhood Ctr	1	100,000	-	-	0.0%	4,400	4,400
General	3	25,352	-	-	0.0%	-	-
Community Ctr	1	206,796	2,798	-	1.4%	595	595
Freestanding	4	31,734	-	-	0.0%	-	-
Fountain/Security/Widefield	74	2,222,036	101,589	-	4.6%	3,250	17,459
Conv/Strip Ctr	12	154,554	73,075	-	47.3%	-	-
Neighborhood Ctr	12	567,422	16,471	-	2.9%	900	-
General	31	306,420	10,243	-	3.3%	2,350	4,150
Community Ctr	2	161,817	1,800	-	1.1%	-	13,309
Freestanding	15	820,030	-	-	0.0%	-	-
Lifestyle Ctr	1	207,450	-	-	0.0%	-	-
Power Ctr	1	4,343	-	-	0.0%	-	-
Greater Downtown	118	1,389,057	58,343	-	4.2%	-2,800	42,327
Conv/Strip Ctr	11	122,097	1,600	-	1.3%	-	-
Neighborhood Ctr	9	315,714	11,000	-	3.5%	-	30,800
General	79	808,979	18,514	-	2.3%	-2,800	9,185
Freestanding	19	142,267	27,229	-	19.1%	-	2,342
Northeast	135	6,329,165	211,385	-	3.3%	-58,206	-34,923
Conv/Strip Ctr	16	605,487	8,588	-	1.4%	-	16,637
Neighborhood Ctr	29	1,694,929	51,935	-	3.1%	1,938	550
General	57	644,888	3,480	-	0.5%	1,075	10,187
Community Ctr	7	973,155	83,639	-	8.6%	-63,244	-63,244
Freestanding	19	1,381,670	8,333	-	0.6%	-	-
Power Ctr	4	473,757	5,410	-	1.1%	2,025	947
Regional Ctr	2	505,279	-	-	0.0%	-	-
Outlet Ctr	1	50,000	50,000	-	100.0%	-	-

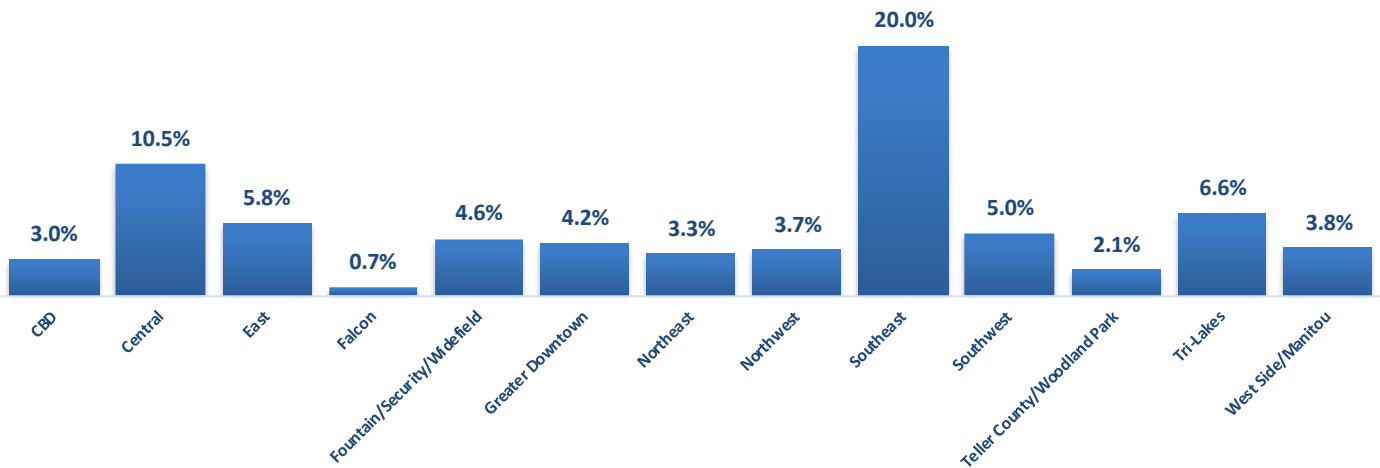
	# of Bldgs	Inventory (sf)	Total Vacant (sf)	Sublease Vacant (sf)	Vacancy Rate (%)	Total Quarterly Absorption (sf)	YTD Total Net Absorption (sf)
Northwest	149	2,169,353	79,366	-	3.7%	15,274	33,990
Conv/Strip Ctr	23	297,374	20,668	-	7.0%	12,501	27,748
Neighborhood Ctr	15	497,641	12,655	-	2.5%	-	6,522
General	91	866,721	27,078	-	3.1%	2,773	8,480
Community Ctr	1	18,760	1,300	-	6.9%	-	-
Freestanding	18	408,280	17,665	-	4.3%	-	-8,760
Power Ctr	1	80,577	-	-	0.0%	-	-
Southeast	91	2,451,373	490,303	-	20.0%	-1,427	16,187
Conv/Strip Ctr	17	296,195	34,570	-	11.7%	-3,300	-6,891
Neighborhood Ctr	19	1,283,807	274,069	-	21.3%	1,873	20,167
General	44	534,776	6,100	-	1.1%	-	2,385
Community Ctr	1	22,064	3,837	-	17.4%	-	526
Freestanding	10	314,531	171,727	-	54.6%	-	-
Southwest	130	3,006,619	150,862	-	5.0%	-17,444	-16,339
Conv/Strip Ctr	19	426,612	90,926	-	21.3%	-20,455	-21,928
Neighborhood Ctr	17	719,274	19,679	-	2.7%	1,995	2,457
General	69	560,108	26,733	-	4.8%	-484	1,632
Freestanding	23	1,183,791	-	-	0.0%	-	-
Power Ctr	2	116,834	13,524	-	11.6%	1,500	1,500
Teller County/Woodland Park	23	225,173	4,652	-	2.1%	-	-
Conv/Strip Ctr	7	70,473	4,652	-	6.6%	-	-
Neighborhood Ctr	1	79,000	-	-	0.0%	-	-
General	9	25,715	-	-	0.0%	-	-
Freestanding	6	49,985	-	-	0.0%	-	-
Tri-Lakes	47	693,506	45,632	13,238	6.6%	1,302	3,202
Conv/Strip Ctr	5	35,840	5,247	-	14.6%	1,302	1,302
Neighborhood Ctr	9	143,005	5,757	-	4.0%	-	1,900
General	28	375,057	34,628	13,238	9.2%	-	-
Community Ctr	1	90,604	-	-	0.0%	-	-
Freestanding	4	49,000	-	-	0.0%	-	-
West Side/Manitou	126	1,568,766	59,626	-	3.8%	3,478	2,028
Conv/Strip Ctr	7	55,617	4,800	-	8.6%	-1,200	-3,600
Neighborhood Ctr	7	570,252	1,032	-	0.2%	-	-
General	99	873,327	51,394	-	5.9%	4,678	5,628
Freestanding	13	69,570	2,400	-	3.4%	-	-
Overall	1,420	35,192,009	2,505,453	26,480	7.1%	-87,996	297,316

	Vacancy Rate %				Weighted Average Asking Rent (NNN)			
	4Q 2015	1Q 2016	2Q 2016	3Q 2016	4Q 2015	1Q 2016	2Q 2016	3Q 2016
CBD	9.1%	7.7%	6.1%	3.0%	\$15.31	\$14.32	\$14.56	\$15.78
Conv/Strip Ctr	-	-	-	-	-	-	-	-
Neighborhood Ctr	-	-	-	-	-	-	-	-
General	8.8%	7.3%	6.7%	3.2%	\$15.31	\$14.32	\$16.02	\$16.96
Community Ctr	-	-	-	-	-	-	-	-
Freestanding	34.3%	34.3%	-	-	-	-	\$12.50	\$12.50
Lifestyle Ctr	-	-	-	-	-	-	-	-
Power Ctr	-	-	-	-	-	-	-	-
Regional Ctr	-	-	-	-	-	-	-	-
Outlet Ctr	-	-	-	-	-	-	-	-
Central	10.0%	9.5%	9.7%	10.5%	\$10.51	\$9.91	\$9.78	\$10.12
Conv/Strip Ctr	12.2%	12.1%	11.5%	11.7%	\$8.15	\$8.38	\$9.49	\$9.62
Neighborhood Ctr	11.0%	9.9%	9.4%	11.0%	\$13.03	\$11.75	\$11.33	\$12.19
General	4.4%	4.8%	4.8%	5.7%	\$10.08	\$10.82	\$10.42	\$10.71
Community Ctr	20.3%	20.3%	23.9%	24.4%	\$7.00	\$7.56	\$7.58	\$7.42
Freestanding	4.3%	2.6%	2.5%	2.5%	\$16.73	\$8.47	\$7.80	\$7.80
Lifestyle Ctr	-	-	-	-	-	-	-	-
Power Ctr	14.1%	13.7%	13.7%	13.7%	\$12.00	-	\$13.00	\$13.00
Regional Ctr	-	-	-	-	-	-	-	-
Outlet Ctr	-	-	-	-	-	-	-	-
East	2.7%	2.6%	6.1%	5.8%	\$17.04	\$17.04	\$17.16	\$18.49
Conv/Strip Ctr	10.1%	9.0%	7.7%	7.0%	\$16.93	\$15.76	\$16.66	\$15.82
Neighborhood Ctr	3.7%	3.7%	17.4%	17.5%	\$16.05	\$16.05	\$16.94	\$17.54
General	2.6%	2.5%	2.6%	1.1%	\$17.03	\$17.59	\$16.86	\$21.50
Community Ctr	1.4%	1.4%	1.4%	1.4%	\$23.50	\$23.50	\$23.50	\$23.50
Freestanding	-	-	-	-	-	-	-	-
Lifestyle Ctr	-	-	-	-	-	-	-	-
Power Ctr	-	-	-	11.7%	-	-	-	\$21.00
Regional Ctr	2.2%	2.2%	2.2%	1.3%	-	-	-	-
Outlet Ctr	-	-	-	-	-	-	-	-
Falcon	2.8%	2.8%	2.8%	0.7%	\$19.18	\$18.74	\$19.07	\$20.99
Conv/Strip Ctr	6.2%	6.2%	6.2%	0.5%	\$18.56	\$18.56	\$19.11	\$22.51
Neighborhood Ctr	4.4%	4.4%	4.4%	-	\$20.00	-	-	-
General	-	-	-	-	-	-	-	-
Community Ctr	1.6%	1.6%	1.6%	1.4%	\$19.00	\$19.00	\$19.00	\$20.00
Freestanding	-	-	-	-	-	-	-	-
Lifestyle Ctr	-	-	-	-	-	-	-	-
Power Ctr	-	-	-	-	-	-	-	-
Regional Ctr	-	-	-	-	-	-	-	-
Outlet Ctr	-	-	-	-	-	-	-	-
Fountain/Security/Widefield	5.4%	4.8%	4.7%	4.6%	\$10.74	\$10.37	\$8.79	\$8.74
Conv/Strip Ctr	47.3%	47.3%	47.3%	47.3%	\$11.00	\$11.00	\$11.00	\$11.00
Neighborhood Ctr	2.9%	2.9%	3.1%	2.9%	\$7.65	\$7.65	\$7.08	\$6.97
General	4.7%	4.7%	4.1%	3.3%	\$16.62	\$16.62	\$14.79	\$14.79
Community Ctr	9.3%	1.1%	1.1%	1.1%	\$12.00	\$12.00	\$12.00	\$12.00
Freestanding	-	-	-	-	-	-	-	-
Lifestyle Ctr	-	-	-	-	-	-	-	-
Power Ctr	-	-	-	-	-	-	-	-
Regional Ctr	-	-	-	-	-	-	-	-
Outlet Ctr	-	-	-	-	-	-	-	-
Greater Downtown	7.2%	7.4%	4.0%	4.2%	\$9.79	\$11.50	\$11.24	\$11.45
Conv/Strip Ctr	1.3%	1.3%	1.3%	1.3%	-	-	-	-
Neighborhood Ctr	13.2%	13.2%	3.5%	3.5%	\$10.00	\$12.00	\$11.00	\$11.00
General	3.4%	3.7%	1.9%	2.3%	\$9.08	\$9.22	\$11.46	\$11.79
Community Ctr	-	-	-	-	-	-	-	-
Freestanding	20.8%	20.8%	19.1%	19.1%	-	-	-	-
Lifestyle Ctr	-	-	-	-	-	-	-	-
Power Ctr	-	-	-	-	-	-	-	-
Regional Ctr	-	-	-	-	-	-	-	-
Outlet Ctr	-	-	-	-	-	-	-	-

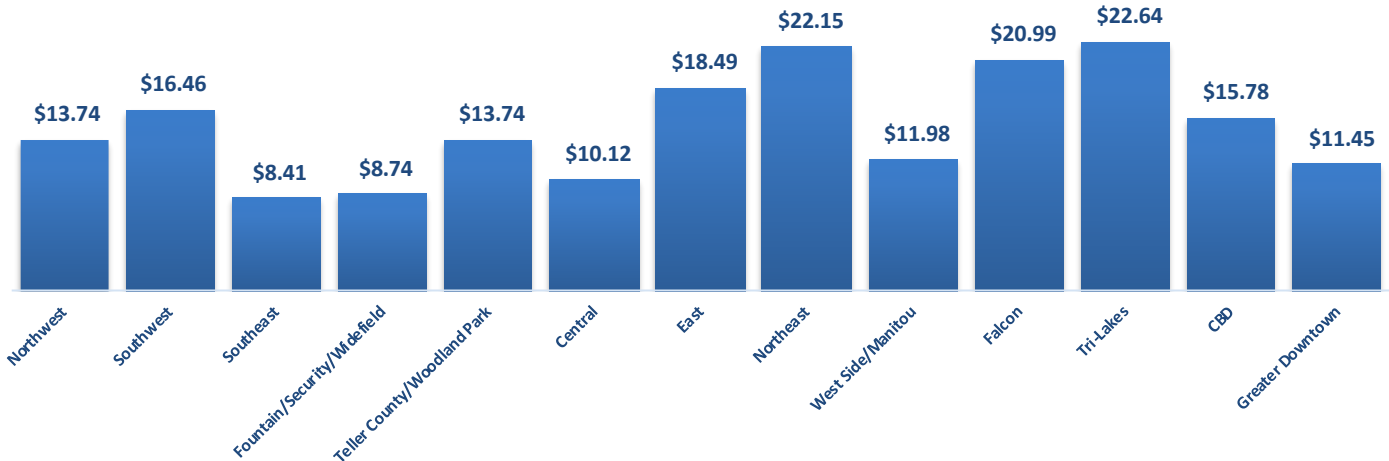
	Vacancy Rate %				Weighted Average Asking Rent (NNN)			
	4Q 2015	1Q 2016	2Q 2016	3Q 2016	4Q 2015	1Q 2016	2Q 2016	3Q 2016
Northeast	2.3%	2.4%	2.2%	3.3%	\$20.49	\$20.78	\$21.64	\$22.15
Conv/Strip Ctr	3.8%	7.0%	2.7%	1.4%	\$22.29	\$23.45	\$25.56	\$26.32
Neighborhood Ctr	1.9%	2.3%	2.2%	3.1%	\$21.40	\$20.05	\$20.87	\$21.71
General	2.0%	2.0%	0.7%	0.5%	\$9.97	\$11.64	\$17.62	\$22.10
Community Ctr	2.1%	2.1%	2.1%	8.6%	\$24.15	\$24.15	\$23.81	\$23.62
Freestanding	-	0.1%	0.6%	0.6%	-	-	-	-
Lifestyle Ctr	-	-	-	-	-	-	-	-
Power Ctr	1.3%	1.6%	1.6%	1.1%	\$29.00	\$29.00	\$29.00	\$29.00
Regional Ctr	-	-	-	-	-	-	-	-
Outlet Ctr	100.0%	100.0%	100.0%	100.0%	\$20.00	\$20.00	\$20.00	\$20.00
Northwest	5.0%	4.7%	4.4%	3.7%	\$14.78	\$14.96	\$14.77	\$13.74
Conv/Strip Ctr	16.3%	12.9%	11.2%	7.0%	\$14.95	\$15.55	\$15.40	\$16.28
Neighborhood Ctr	3.9%	3.6%	2.5%	2.5%	\$13.69	\$14.13	\$13.43	\$13.47
General	3.6%	4.1%	3.4%	3.1%	\$14.27	\$12.80	\$13.27	\$13.27
Community Ctr	6.9%	6.9%	6.9%	6.9%	\$21.00	\$21.00	\$21.00	\$21.00
Freestanding	2.2%	2.2%	4.3%	4.3%	\$16.07	\$16.07	\$15.08	\$9.24
Lifestyle Ctr	-	-	-	-	-	-	-	-
Power Ctr	-	-	-	-	-	-	-	-
Regional Ctr	-	-	-	-	-	-	-	-
Outlet Ctr	-	-	-	-	-	-	-	-
Southeast	20.7%	20.1%	19.9%	20.0%	\$9.48	\$9.29	\$8.26	\$8.41
Conv/Strip Ctr	9.3%	9.9%	10.6%	11.7%	\$8.93	\$8.93	\$8.57	\$9.45
Neighborhood Ctr	22.9%	22.1%	21.5%	21.3%	\$8.93	\$9.50	\$9.34	\$9.76
General	1.6%	1.1%	1.1%	1.1%	-	-	-	\$9.00
Community Ctr	19.8%	10.2%	17.4%	17.4%	\$9.50	\$9.50	\$9.00	\$9.00
Freestanding	54.6%	54.6%	54.6%	54.6%	\$12.00	\$8.46	\$7.15	\$7.15
Lifestyle Ctr	-	-	-	-	-	-	-	-
Power Ctr	-	-	-	-	-	-	-	-
Regional Ctr	-	-	-	-	-	-	-	-
Outlet Ctr	-	-	-	-	-	-	-	-
Southwest	4.6%	4.8%	4.4%	5.0%	\$13.50	\$14.01	\$14.46	\$16.46
Conv/Strip Ctr	20.3%	21.8%	16.5%	21.3%	\$10.23	\$9.99	\$9.62	\$16.70
Neighborhood Ctr	3.1%	3.4%	3.0%	2.7%	\$16.47	\$17.47	\$18.93	\$19.00
General	5.1%	4.9%	4.7%	4.8%	\$14.38	\$14.22	\$14.34	\$13.52
Community Ctr	-	-	-	-	-	-	-	-
Freestanding	-	-	-	-	-	-	-	-
Lifestyle Ctr	-	-	-	-	-	-	-	-
Power Ctr	12.9%	12.9%	12.9%	11.6%	\$13.00	\$13.00	\$13.00	\$13.00
Regional Ctr	-	-	-	-	-	-	-	-
Outlet Ctr	-	-	-	-	-	-	-	-
Teller County/Woodland Park	2.1%	2.1%	2.1%	2.1%	\$13.74	\$13.74	\$13.74	\$13.74
Conv/Strip Ctr	6.6%	6.6%	6.6%	6.6%	\$13.74	\$13.74	\$13.74	\$13.74
Neighborhood Ctr	-	-	-	-	-	-	-	-
General	-	-	-	-	-	-	-	-
Community Ctr	-	-	-	-	-	-	-	-
Freestanding	-	-	-	-	-	-	-	-
Lifestyle Ctr	-	-	-	-	-	-	-	-
Power Ctr	-	-	-	-	-	-	-	-
Regional Ctr	-	-	-	-	-	-	-	-
Outlet Ctr	-	-	-	-	-	-	-	-
Tri-Lakes	7.6%	7.0%	6.8%	6.6%	\$21.91	\$22.71	\$22.40	\$22.64
Conv/Strip Ctr	18.3%	18.3%	18.3%	14.6%	\$22.36	\$22.36	\$22.36	\$22.70
Neighborhood Ctr	5.4%	5.4%	4.0%	4.0%	\$18.40	\$19.63	\$19.51	\$20.36
General	9.4%	9.2%	9.2%	9.2%	\$26.50	\$26.50	\$26.50	\$26.50
Community Ctr	-	-	-	-	-	-	\$18.00	\$18.00
Freestanding	-	-	-	-	-	-	-	-
Lifestyle Ctr	-	-	-	-	-	-	-	-
Power Ctr	-	-	-	-	-	-	-	-
Regional Ctr	-	-	-	-	-	-	-	-
Outlet Ctr	-	-	-	-	-	-	-	-

	Vacancy Rate %				Weighted Average Asking Rent (NNN)			
	4Q 2015	1Q 2016	2Q 2016	3Q 2016	4Q 2015	1Q 2016	2Q 2016	3Q 2016
West Side/Manitou	3.9%	4.0%	4.0%	3.8%	\$11.78	\$10.66	\$14.39	\$11.98
Conv/Strip Ctr	2.2%	2.2%	6.5%	8.6%	-	\$15.00	\$15.00	\$12.00
Neighborhood Ctr	0.2%	0.2%	0.2%	0.2%	\$14.00	\$14.00	\$14.00	\$14.00
General	6.5%	6.7%	6.4%	5.9%	\$11.16	\$6.71	\$14.16	\$10.59
Community Ctr	-	-	-	-	-	-	-	-
Freestanding	3.4%	3.4%	3.4%	3.4%	-	-	\$14.29	\$14.29
Lifestyle Ctr	-	-	-	-	-	-	-	-
Power Ctr	-	-	-	-	-	-	-	-
Regional Ctr	-	-	-	-	-	-	-	-
Outlet Ctr	-	-	-	-	-	-	-	-
Overall	6.9%	6.7%	6.9%	7.1%	\$12.29	\$11.96	\$11.43	\$12.03

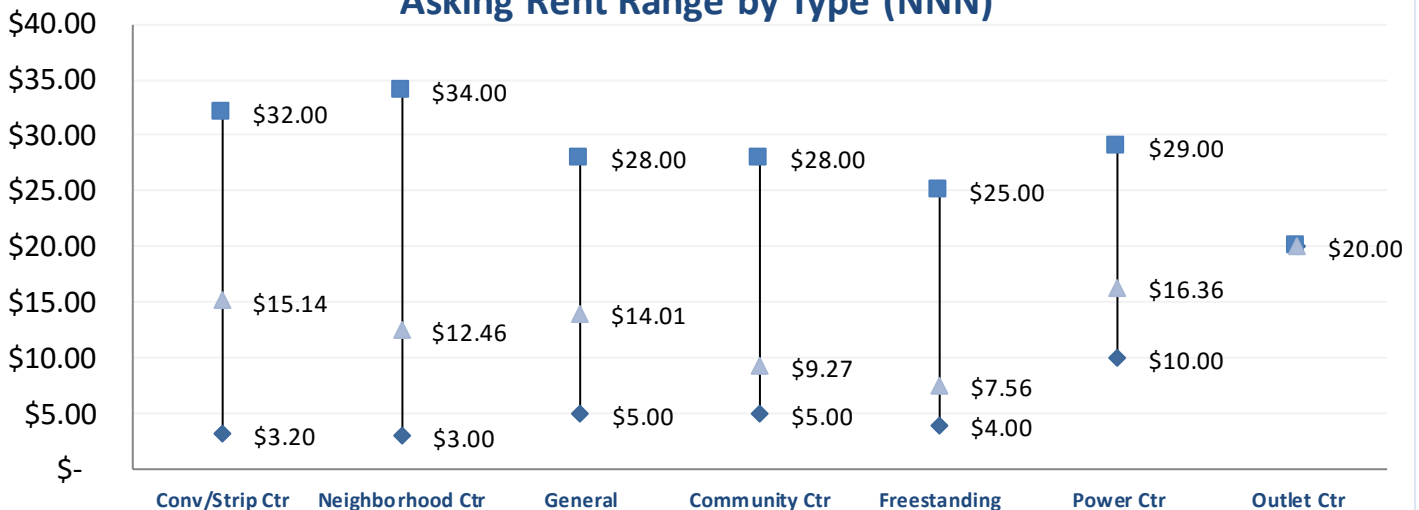
Vacancy Rate by Submarket

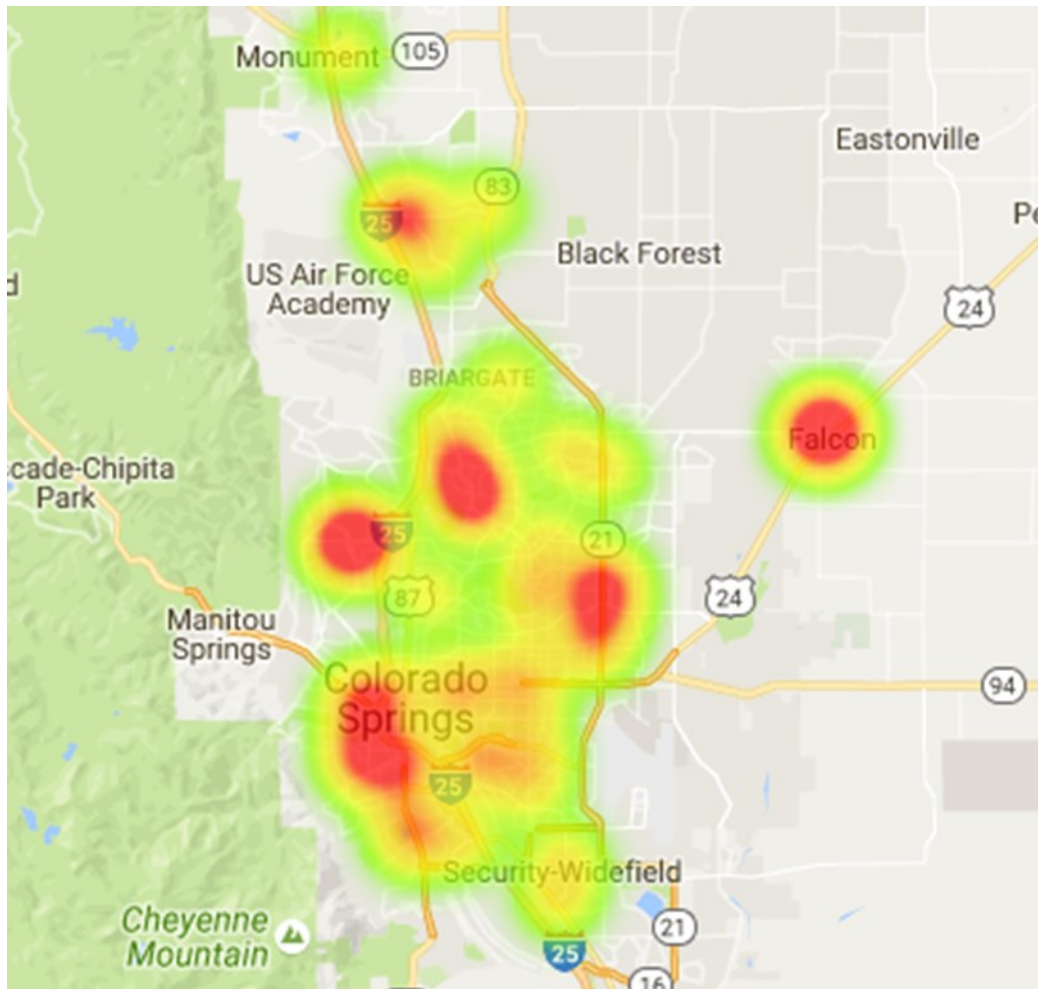


Weighted Average Asking Rent by Submarket (NNN)



Asking Rent Range by Type (NNN)



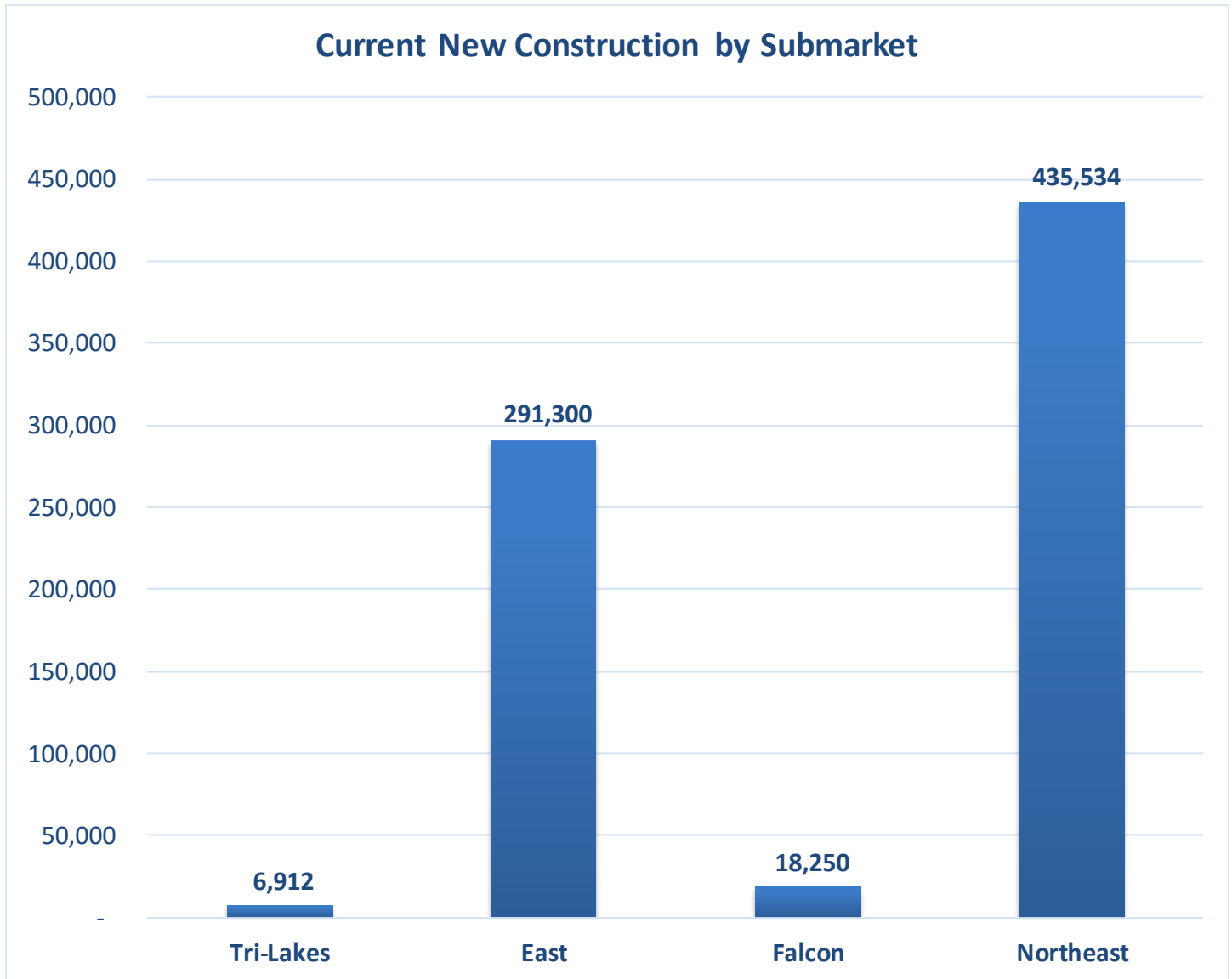


Largest Absorption Changes

Property Name	Occupied or Vacated (sf)	Tenant Name	Submarket	Specific Use
5706 Carefree Cir	10,261	Hi-Tech Paintless Dent Removal	East	General Retail
First and Main Town Center Central	7,086	Spoiled Nails and Matress Firm	East	Regional Center
Bally Plaza	6,120	Colorado Moving & Storage	Southeast	Neighborhood Center
Centennial Commons	5,055	DNA Connexions	Northwest	Convenience/Strip Center
806-868 Arcturus Dr	4,864	Sammy's Organics	Southwest	Convenience/Strip Center
3301-3381 N Academy Blvd	4,200	Redeemer Church	Central	Neighborhood Center
12245 Voyager Pkwy	4,000	Sushi Ato	Northeast	Neighborhood Center
Erindale Square	-4,095	Zamuel Ballet and Gospel of Grace Church	Central	Neighborhood Center
833-845 S Circle Dr	-11,058	Church of the Most High and Shadowstar Protective Services	Central	General Retail
Broadmoor Towne Center	-27,404	Sports Authority	Southwest	Convenience/Strip Center
Chapel Hills West	-62,044	Natural Grocers and Sports Authority	Northeast	Community Center

Top Transactions

Property Name	Sale Price	Sold (sf)	Buyer	Seller	Submarket	Specific Use
Sportsman's Warehouse	\$8,683,700	67,739	Spirit Master Funding X LLC	Citadel Mall Realty LLC et al	Central	Freestanding - Big Box
Tractor Supply Company	\$5,803,400	23,243	Auerbach Laguna Village LLC	HSC Monument LLC	Tri-Lakes	Other
North Circle Plaza	\$2,675,000	57,336	Tamarac Business Park LLC et al	MELRJ No 2 LLLP	Central	Neighborhood Center
3-15 E Bijou St	\$2,100,000	19,744	Poinco Airport Inc	SH Lee LLC	CBD	General- Street Retail
Austin Bluffs Plaza	\$1,875,000	7,138	Sunrise Management LLC	Academy Austin Bluffs Ltd	Central	Convenience/ Strip Center



Colorado Springs	
Bearing Commercial Appraisal	Greg Baker
Cameron Butcher	Caleb David
CBRE	Brad Bird Nicola Myers - Murty Dan Rodriguez Whitney Johnson
Cushman & Wakefield	Aaron Horn
NAI Highland	Bob Garner
Newmark Grubb Knight Frank	Simon Penner
Land Title Guarantee	Ben Lowe
Quantum Commercial	Susan Beitle
Re/Max	Rob Rolley
Weichert Commercial	Chuck Armstrong Weldon Shaver

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy. **For more information, please contact :**

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