

MARKETBEAT REGIONAL SNAPSHOT



WEBER COUNTY

A Cushman & Wakefield Alliance Research Publication

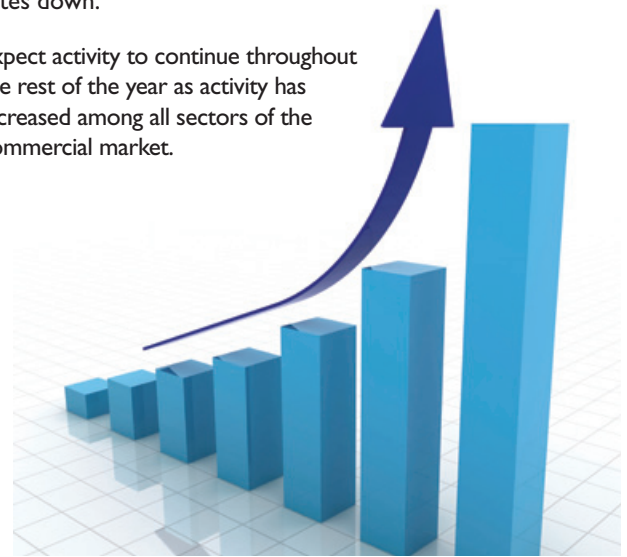
Q2 2013

OVERVIEW

- Weber County is starting to see an increase in activity across all sectors. The overall office vacancy rate has declined significantly from the same period last year, with the largest absorption occurring in class A buildings. Office lease rates have remained steady and are starting to inch back up as the office market continues to recover.
- Retail vacancy rates have been on a steady decline over the past two years. Landlords have been aggressive in offering incentives such as free rent and tenant improvements to attract new tenants. Lease rates have been relatively flat with very

little change. Burlington Coat Factory will be opening their first location in Weber County this Fall. They have leased the old Mervyns space at the Newgate Mall.

- Industrial vacancy rates have decreased from 9.2% to 8.4% over the past year. Lease rates and sales prices have had a slight decrease helping to bring vacancy rates down.
- Expect activity to continue throughout the rest of the year as activity has increased among all sectors of the commercial market.



WEBER COUNTY MARKET OVERVIEW

Office Vacancy	20.4%
Average Office Lease Rates	\$12.40 PSF, FS - \$16.67 PSF, FS
Industrial Vacancy	8.4%
Average Industrial Lease Rates	\$0.39 PSF, MG
Average Industrial Sales Price	\$61.56 PSF
Retail Vacancy	15.1%
Average Retail Lease Rates	\$10.05 - \$15.96 PSF, NNN

OFFICE MARKET OVERVIEW

CLASS	TOTAL MARKET SF SURVEYED	AVAILABLE SF	VACANCY	OVERALL AVERAGE FULL SERVICE LOW RATE	OVERALL AVERAGE FULL SERVICE HIGH RATE
Class A	916,547	95,002	10.4%	\$15.75	\$20.29
Class B	931,924	269,217	28.9%	\$11.79	\$17.01
Class C	352,322	83,592	23.7%	\$10.93	\$13.88
Total	2,200,793	447,811	20.3%	\$12.40	\$16.67

RETAIL MARKET OVERVIEW

TYPE	TOTAL MARKET SF SURVEYED	AVAILABLE SF	VACANCY	OVERALL AVG. LOW RATE	OVERALL AVG. HIGH RATE	OVERALL AVG. CAMS
Regional Mall	726,729	13,662	1.9%	N/A	N/A	N/A
Regional Center	1,690,403	197,004	11.7%	\$14.00	\$25.50	\$3.38
Community	1,904,695	417,449	21.9%	\$8.96	\$16.44	\$3.10
Neighborhood	846,004	85,888	10.2%	\$9.67	\$16.19	\$3.15
Anchorless Strip	792,935	186,612	23.5%	\$10.17	\$15.12	\$3.22
Total	5,960,766	900,615	15.1%	\$10.05	\$15.96	\$3.15

INDUSTRIAL MARKET OVERVIEW

SIZE	TOTAL MARKET SF SURVEYED	AVAILABLE SF	VACANCY	OVERALL AVERAGE ASKING LEASE RATE	OVERALL AVERAGE ASKING SALES PRICE PSF
0-5,000	687,522	37,588	5.5%	\$0.46	\$83.11
5,001-20,000	5,071,704	272,581	5.4%	\$0.41	\$57.51
20,001-50,000	5,348,276	412,068	7.7%	\$0.40	\$50.47
50,001+	21,626,220	2,038,725	9.4%	\$0.25	\$37.50
Total	32,733,722	2,760,962	8.4%	\$0.39	\$61.56

BDO

Available SF	1,480,381
Total SF	9,034,963
Vacancy	16.39%

Disclaimer: The enclosed information, while not guaranteed, has been secured from sources we believe to be reliable.

Commerce Real Estate Solutions

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NOTABLE SECOND QUARTER TRANSACTIONS

PROPERTY	LOCATION	SIZE
Hooper Land	Hooper	79 Acres
Newgate Mall	Ogden	69,000 SF
Versailles Apartments	Ogden	48,000 SF
BDO	Ogden	34,000 SF
Fine Print Building	Ogden	16,000 SF

