

MARKETBEAT RETAIL SNAPSHOT



SALT LAKE CITY, UT

A Cushman & Wakefield Alliance Research Publication

Q1 2012



STATS ON THE GO

	CURRENT	CHANGE SINCE:	
		Q4 2011	Q3 2011
Retail Vacancy	9.39%	▼	▼
Average Market Lease Rate	\$17.17	▼	▼

RETAIL MARKET OVERVIEW BY SUB-MARKET

WITH MALLS	MARKET SF	VACANT SF	VACANCY
Northeast	5,887,230	413,477	7.02%
Central East	6,213,412	909,240	14.63%
Southeast	9,528,489	775,563	8.14%
Northwest	876,650	92,410	10.54%
Central West	7,217,908	1,025,912	14.21%
Southwest	8,700,282	390,403	4.49%
Total	38,423,971	3,607,005	9.39%

RETAIL MARKET OVERVIEW BY SUB-MARKET

WITHOUT MALLS	MARKET SF	VACANT SF	VACANCY
Northeast	4,790,616	237,137	4.95%
Central East	5,010,262	891,826	17.80%
Southeast	8,259,803	752,063	9.11%
Northwest	876,650	92,410	10.54%
Central West	6,535,042	906,031	13.86%
Southwest	8,700,282	390,403	4.49%
Total	34,172,655	3,269,870	9.57%

RETAIL MARKET OVERVIEW BY TYPE

WITH MALLS	MARKET SF	VACANT SF	VACANCY
Mall	4,251,316	337,135	7.93%
Regional	6,739,067	629,928	9.35%
Community	15,347,572	1,210,145	7.88%
Neighborhood	7,613,587	707,981	9.30%
Strip	4,472,429	721,816	16.14%
Total	38,423,971	3,607,005	9.39%

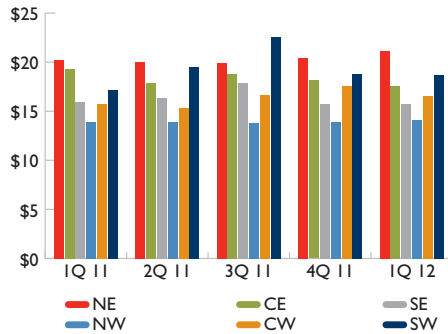
RETAIL MARKET OVERVIEW BY TYPE

WITHOUT MALLS	MARKET SF	VACANT SF	VACANCY
Mall	-	-	-
Regional	6,739,067	629,928	9.35%
Community	15,347,572	1,210,145	7.88%
Neighborhood	7,613,587	707,981	9.30%
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Total	34,172,655	3,269,870	9.57%

NEW CONSTRUCTION

City Creek Retail Shops	NE/M	481,000
City Creek - Macy's	NE/M	155,000
City Creek - Nordstrom	NE/M	124,000
City Creek Harmon's	NE/N	57,500

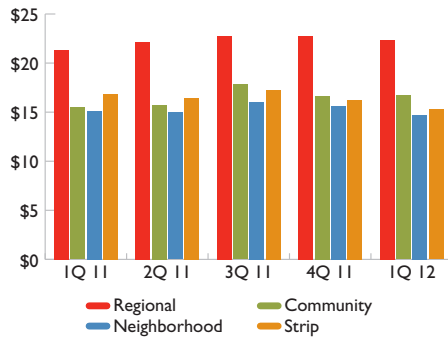
LEASE RATES BY SUB-MARKET



WEIGHTED AVERAGE ASKING RATES BY SUB-MARKET

	Q1 11	Q2 11	Q3 11	Q4 11	Q1 12
Northeast	\$20.25	\$20.00	\$19.89	\$20.39	\$21.16
Central East	\$19.26	\$17.90	\$18.82	\$18.13	\$17.59
Southeast	\$15.97	\$16.32	\$17.85	\$15.69	\$15.71
Northwest	\$13.91	\$13.91	\$13.78	\$13.90	\$14.08
Central West	\$15.69	\$15.36	\$16.69	\$17.58	\$16.51
Southwest	\$17.20	\$19.54	\$22.56	\$18.77	\$18.67
Total	\$16.94	\$17.08	\$18.40	\$17.63	\$17.17

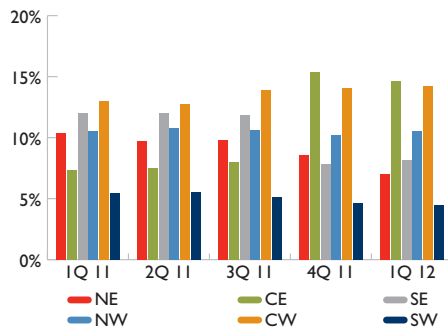
LEASE RATES BY TYPE



WEIGHTED AVERAGE ASKING LEASE RATES BY TYPE

	Q1 11	Q2 11	Q3 11	Q4 11	Q1 12
Regional	\$21.34	\$22.14	\$22.75	\$22.72	\$22.34
Community	\$15.47	\$15.76	\$17.81	\$16.67	\$16.69
Neighborhood	\$15.09	\$14.97	\$16.01	\$15.64	\$14.69
Strip	\$16.88	\$16.47	\$17.24	\$16.22	\$15.28
Total	\$16.94	\$17.08	\$18.40	\$17.63	\$17.17

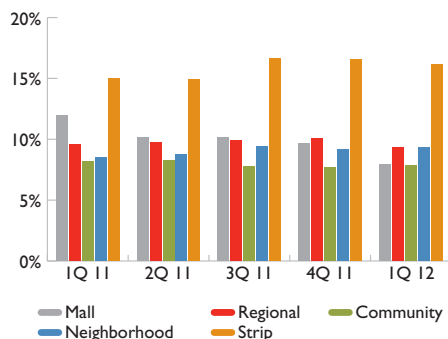
VACANCY BY SUBMARKET



VACANCY BY SUBMARKET

	Q1 11	Q2 11	Q3 11	Q4 11	Q1 12
Northeast	10.38%	9.73%	9.83%	8.56%	7.02%
Central East	7.36%	7.52%	8.03%	15.36%	14.63%
Southeast	11.98%	12.02%	11.84%	7.79%	8.14%
Northwest	10.55%	10.74%	10.61%	10.22%	10.54%
Central West	12.98%	12.73%	13.86%	14.03%	14.21%
Southwest	5.45%	5.57%	5.11%	4.61%	4.49%
Total	9.66%	9.59%	9.75%	9.66%	9.39%

VACANCY BY TYPE



VACANCY BY TYPE

	Q1 11	Q2 11	Q3 11	Q4 11	Q1 12
Mall	11.98%	10.11%	10.11%	9.66%	7.93%
Regional	9.56%	9.70%	9.91%	10.06%	9.35%
Community	8.18%	8.27%	7.74%	7.71%	7.88%
Neighborhood	8.53%	8.77%	9.43%	9.19%	9.30%
Strip	14.98%	14.89%	16.62%	16.57%	16.14%
Total	9.66%	9.59%	9.75%	9.66%	9.39%

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