

MARKETBEAT REGIONAL SNAPSHOT



DAVIS COUNTY

A Cushman & Wakefield Alliance Research Publication

Q2 2012

OVERVIEW

- As expected, office vacancy rates are on the rise in Davis County, especially in North Davis County where the Falcon Hill development is taking shape. Construction has been completed on Falcon Hill's new multi-story office building where Northrop Grumman has taken occupancy, leaving behind a 125,000 square foot building. As a result, Class A vacancy rates have seen a significant increase.
- The industrial segment remains strong with an overall vacancy rate of 6.28%. There has been very little change in lease rates over the past year and a half. Over the same time period asking sales prices per square foot have gone from an average of \$77.25 per square foot to an average of \$69.25 per square foot keeping vacancy rates relatively low.

- Over the past year the retail vacancy rate has gone from 11.75% to 10.52%. Station Park in Farmington has seen a flurry of activity with new businesses moving in each month.
- The Layton Hills mall has two new restaurants under construction. Texas Roadhouse and Buffalo Wild Wings will be opening their first Davis County locations in the fall.



DAVIS COUNTY MARKET OVERVIEW

Office Vacancy	19.06%
Overall Average Office Lease Rates	\$14.14 - \$15.82 PSF, FS
Industrial Vacancy	6.28%
Overall Average Industrial Lease Rate	\$0.53 PSF
Overall Average Industrial Sales Price	\$69.26 PSF
Retail Vacancy	10.52%
Overall Average Retail Lease Rates	\$11.43 - \$15.17 PSF, NNN

NOTABLE SECOND QUARTER TRANSACTIONS

PROPERTY	LOCATION	SIZE
Ferguson Building	Layton	16,400 SF
Duncan Lighting	Bountiful	27,248 SF
North Salt Lake Warehouse	North Salt Lake	37,500 SF
King Street Land	Layton	12.48 Acres
Maple Meadows Apartments	Layton	31 Units

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	906,691	200,749	22.14%	\$16.83	\$20.68
Class B	1,070,604	196,018	18.31%	\$13.50	\$15.94
Class C	571,958	89,120	15.58%	\$12.53	\$14.71
Total	2,549,253	485,887	19.06%	\$14.14	\$15.82

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	389,339	20,678	5.31%	\$0.58	\$88.85
5,001-20,000	4,434,767	280,592	6.33%	\$0.53	\$67.20
20,001-50,000	5,034,739	309,655	6.15%	\$0.40	\$62.62
50,001+	16,724,164	1,057,711	6.32%	\$0.28	\$37.20
Total	26,583,009	1,668,636	6.28%	\$0.53	\$69.26

RETAIL MARKET OVERVIEW

TYPE	TOTAL MARKET SF SURVEYED	AVAILABLE SF	VACANCY	OVERALL AVG. LOW RATE	OVERALL AVG. HIGH RATE	OVERALL AVG. CAMS
Regional Mall	750,000	62,842	8.38%	N/A	N/A	N/A
Regional Center	1,396,367	29,298	2.10%	\$19.50	\$26.33	\$4.35
Community	3,701,609	396,395	10.71%	\$10.71	\$16.79	\$3.18
Neighborhood	1,079,264	100,329	9.30%	\$11.44	\$14.45	\$3.38
Anchorless St	1,063,647	251,837	23.68%	\$11.03	\$14.07	\$2.89
Total	7,990,887	840,701	10.52%	\$11.43	\$15.17	\$3.19

FREEMONT CENTER

Available SF	206,000
Total SF	6,804,236
Vacancy	3.03%

FREEMONT WEST

Available SF	221,600
Total SF	1,091,250
Vacancy	20.31%

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

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