UPPER VALLEY

The Vail Village and Lionshead market showed a slight up-tick during the second quarter of 2016, as the vacancy rate down ticked with a rate of 1.53%. Net absorption was approximately 2500 SF, decreasing the vacancy rate by 24 basis points from the Q1 2016 level of 1.71%.

TRENDS FOR Q2 2016

- **Vacancy Rate**
- **Net Absorption**
- **Asking Rates**

UPPER VALLEY COMMERCIAL OCCUPANCY

Data Source: NAI Mountain Commercial

VAIL VILLAGE COMMERCIAL LEASE RATES

- **Prime Retail**
- **Secondary Retail**

LIONSHEAD COMMERCIAL LEASE RATES

- **Prime Retail**
- **Secondary Retail**

245 Chapel Place, Suite C200
Avon, CO 81620
+1 970 239 4199
naimountain.com
MID-VALLEY

The Mid Valley market slowdown has continued in Q2 2016 with another uptick in vacancy with a rate of approximately 3.81%. Net absorption was negative with an additional 20,753 SF coming back onto the market, increasing the vacancy rate by 63 basis points from the Q1 2016 level of 3.18%.

AVON EAGLE-VAIL
COMMERCIAL LEASE RATES

BEAVER CREEK
COMMERCIAL LEASE RATES

EDWARDS
COMMERCIAL LEASE RATES
LOWER VALLEY

The Lower Valley market posted a Q2 vacancy rate of approximately 5.07%. Net absorption was negative with an additional 7,941 SF coming back onto the market, increasing the vacancy rate by 30 basis points from the Q1 level of 4.77%.

**LOWER VALLEY COMMERCIAL OCCUPANCY**

![Vacancy Rate Chart]

Data Source: NAI Mountain Commercial

**EAGLE GYPSUM COMMERCIAL LEASE RATES**

![Lease Rate Chart]

**Significant Sales Transactions:**

<table>
<thead>
<tr>
<th>Property</th>
<th>Address</th>
<th>Price</th>
<th>Submarket</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edwards River Center</td>
<td>27 Main St</td>
<td>$392,000</td>
<td>Mid-Valley</td>
</tr>
<tr>
<td>Edwards Commercial Park</td>
<td>210 Edwards Village Blvd</td>
<td>$290,000</td>
<td>Mid-Valley</td>
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<tr>
<td>Edwards Village Center</td>
<td>105 Edwards Village Blvd</td>
<td>$720,000</td>
<td>Mid-Valley</td>
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<td>CubeSmart Self-Storage</td>
<td>850 Nottingham Rd</td>
<td>$7,544,800</td>
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<tr>
<td>Edwards River Center</td>
<td>27 Main St</td>
<td>$350,000</td>
<td>Mid-Valley</td>
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</table>

**Significant Lease Transactions:**

<table>
<thead>
<tr>
<th>Property</th>
<th>Address</th>
<th>Size</th>
<th>Submarket</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traer Creek Plaza</td>
<td>101 Fawcett Rd</td>
<td>2,411 SF</td>
<td>Mid-Valley</td>
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<tr>
<td>Nottingham Station</td>
<td>15 Hurd Ln</td>
<td>3,500 SF</td>
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<td>Eagle-Vail Market Place</td>
<td>41184 HWY 6</td>
<td>800 SF</td>
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<td>Avon Mountain Center</td>
<td>910 Nottingham Rd</td>
<td>4,205 SF</td>
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<td>Villa Montane</td>
<td>63 Avondale Ln</td>
<td>1,310 SF</td>
<td>Mid-Valley</td>
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