



Overall Market Information 3Q 2017

Average Lease Rates
\$18.67



Net Absorption
136K SF



Average Vacancy Rates
4.26%



Under Construction
969K SF



Arrows indicate changes based on year-over-year 3Q

Market Overview

Activity in the Utah County retail market has been strong throughout the first three quarters of 2017. The average asking lease rate increased to \$18.67 from \$16.65 at this same time last year. Vacancy rates increased from 3.99 percent to 4.26 percent currently as smaller tenants continue to occupy ideal vacant space in growing locations. Freestanding retail space has also seen increased activity over the last two years.

Just over 744,813 square feet of space is currently under construction in Utah County, a slight increase from this same time last year. The majority of retail construction in Utah County occurred in the North quadrant in an attempt to meet the demands of continuous office and population growth.

The Utah County retail market posted 136,765 square feet of positive net absorption year-to-date, mostly from quick-service restaurant, wellness, grocer and salon tenants looking for ideal retail locations with a complimentary tenant mix. As the population continues to boom, more tenants are looking to expand in or come to Utah County, including Marshall's and Taqueria 27 in the North quadrant and Petco, Costa Vida and ULTA in the South. Market fundamentals point to continued positive growth of the retail market in Utah County.

Noteable Under Construction

NAME	CITY	SIZE (SF)	MARKET
The Ridge Shopping Center	Lehi	400,000	North
The Plaza @ Mill Town	Vineyard	250,000	Central
Canyon Creek Shopping Center	Spanish Fork	200,000	South
Highland Market-place	Highland	55,000	North
Midtown redevelopment	Orem	60,000	Center

Under Construction

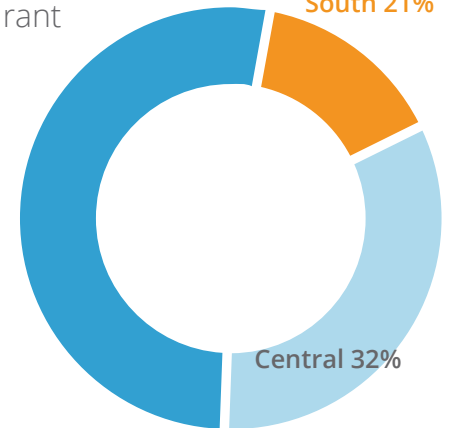
Percent by Quadrant

Total: SF 969,000

North 47%

South 21%

Central 32%



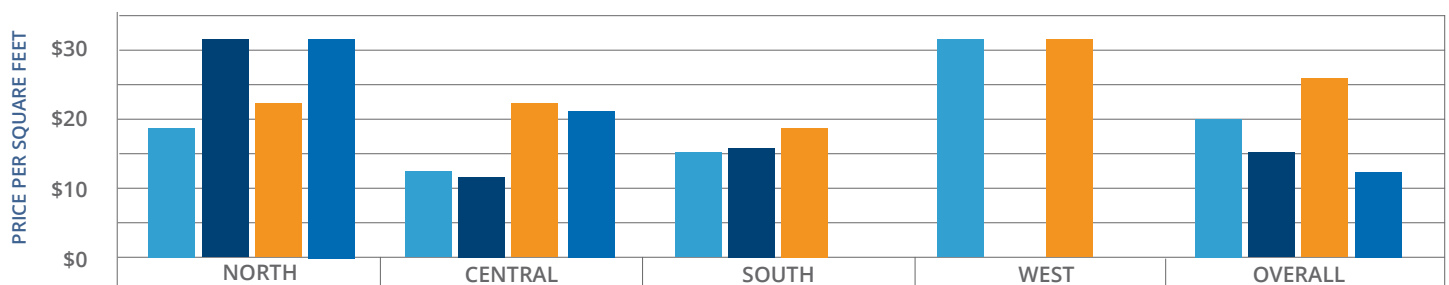
- Anchorless (0-50K SF)
- Neighborhood (50-100K SF)
- Community (100-350K SF)
- Regional (350K SF or greater)

Consumer Confidence
116.4
Sept. 2017

Based on change previous quarter

Lease Rates by Property Type

- ANCHORLESS
- NEIGHBORHOOD
- COMMUNITY
- REGIONAL



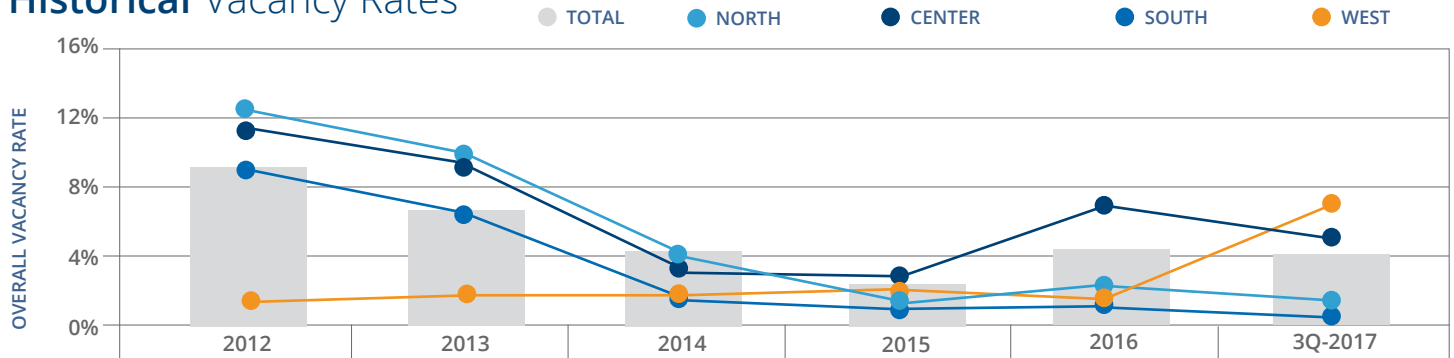
Note: Nothing available in other building sizes.

Future Growth

Utah's per capita personal income grew 3.5% to reach \$40,744 in 2016. Per capita personal income for the nation in 2016 was \$49,571, a year over year increase of 2.9%. With increases in both population growth and spending power, Utah County is primed for continued growth as retailers look to capitalize on available properties and the continued strength that economic foundation has provided for the state.

ECONOMIC	STATE RANK	VALUE	PERIOD
Employment Change	2nd	4.6%	April 2017
Unemployment Rate	10th	3.1%	April 2017
Total Personal Income % Change	2nd	5.8%	4Q2016
Population Growth	1st	1.9%	4Q2016

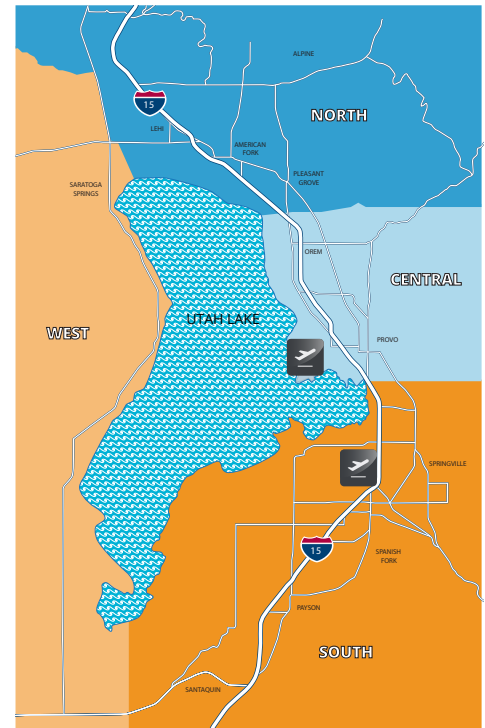
Historical Vacancy Rates



Market Statistics

NORTH UTAH	INVENTORY SF	AVAILABLE (SF)	VACANCY	ASKING LEASE RATE
Anchorless	990,170	36,930	2.52%	\$18.36
Neighborhood	1,317,049	4,159	0.32%	\$31.06
Community	1,781,065	37,700	2.12%	\$25.00
Regional	773,428	6,367	0.00%	\$31.06
TOTAL	4,861,712	85,156	1.50%	\$26.37
CENTRAL UTAH	INVENTORY	AVAILABLE SF	VACANCY	ASKING LEASE RATE
Anchorless	2,118,578	139,725	6.48%	\$13.84
Neighborhood	1,748,278	152,735	8.03%	\$12.81
Community	3,073,871	84,177	2.74%	\$23.65
Regional	407,512	44,267	10.86%	\$23.00
TOTAL	7,348,239	420,904	5.53%	\$18.33
SOUTH UTAH	INVENTORY	AVAILABLE SF	VACANCY	ASKING LEASE RATE
Anchorless	739,894	3,300	0.45%	\$15.00
Neighborhood	387,051	5,592	1.44%	\$16.52
Community	1,105,492	7,350	0.66%	\$18.58
Regional	0	0	0.00%	\$-
TOTAL	2,232,437	16,242	0.73%	\$16.70
WEST UTAH	INVENTORY	AVAILABLE SF	VACANCY	ASKING LEASE RATE
Anchorless	50,806	985	1.94%	\$34.91
Neighborhood	94,435	0	0.00%	\$0.00
Community	418,640	149,158	25.78%	\$34.91
Regional	0	0	0.00%	\$-
TOTAL	563,881	150,143	6.93%	\$34.91
OVERALL	INVENTORY	AVAILABLE SF	VACANCY	ASKING LEASE RATE
Anchorless	3,899,448	180,940	4.27%	\$20.53
Neighborhood	3,546,813	162,486	4.23%	\$15.10
Community	6,539,068	278,385	4.26%	\$25.54
Regional	1,180,940	50,634	4.29%	\$13.52
TOTAL	15,166,269	672,445	4.26%	\$18.67

Utah County Map



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