

DENVER RETAIL MARKET WATCH

JANUARY 2017

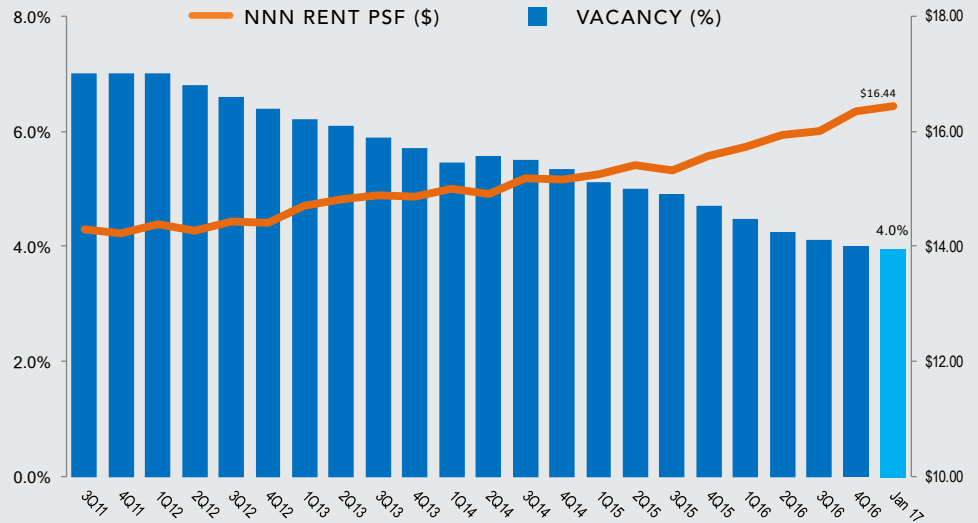
RATES

\$16.44/NNN

DIRECT VACANCY
3.96%

Y.T.D DIRECT ABSORPTION
237,764 SF

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar.

Retail Market Statistics By Submarket - January 2017

SUBMARKET	GROSS RENTABLE AREA	NUMBER OF CENTERS	# OF BUILDINGS	DIRECT VACANCY RATE (AVAILABLE)	OVERALL VACANCY RATE	DIRECT VACANT AVAILABLE SQUARE FEET	YTD NET ABSORPTION	ASKING DIRECT RATE PER COSTAR	\$/PSF TREND FROM PREVIOUS MONTH
Aurora	12,093,730	105	700	5.38%	5.71%	650,639	(55,900)	\$13.56/nnn	▲
Boulder	7,558,198	65	519	2.34%	2.74%	177,102	(28,244)	\$23.47/nnn	▲
Central	20,529,813	173	2,294	2.38%	2.99%	488,663	(3,472)	\$18.73/nnn	▼
CO Blvd-Cherry Crk	5,472,725	48	319	1.40%	1.43%	76,688	78,762	\$26.24/nnn	▼
Downtown	3,126,538	14	228	4.82%	4.82%	150,619	(5,430)	\$24.04/nnn	▼
Longmont	6,329,016	66	519	7.86%	8.15%	497,158	36,104	\$14.21/nnn	▼
Northeast	15,976,060	127	1,203	4.58%	4.59%	731,642	(53,588)	\$14.95/nnn	▼
Northern Colorado	26,672,999	174	2,155	3.82%	4.27%	1,019,000	(16,410)	\$14.38/nnn	▲
Northwest	26,451,367	215	1,639	5.87%	6.36%	1,554,013	156,694	\$14.22/nnn	▲
South	17,998,442	104	897	3.10%	3.44%	557,209	(8,272)	\$18.13/nnn	▲
Southeast Outlying	3,169,359	22	296	3.73%	3.73%	118,061	17,160	\$22.16/nnn	▲
Southwest Outlying	1,156,985	9	179	6.68%	6.68%	77,303	9,871	\$12.59/nnn	▲
Southeast	14,798,286	102	794	3.38%	3.42%	500,401	20,275	\$19.18/nnn	▲
Southwest	10,390,615	65	465	3.85%	4.74%	399,790	0	\$16.81/nnn	▲
West	23,628,487	247	2,285	3.15%	3.15%	743,284	34,314	\$15.33/nnn	▼
Denver Metro All	195,352,620	1,536	14,492	3.96%	4.28%	7,090,933	237,764	\$16.44/nnn	▲

*Source: Transwestern, CoStar. The information in this report is the result of a compilation of information on the retail properties located in the Denver metropolitan area. This report includes single tenant, multi-tenant, and owner-user retail properties with no minimum size and excluding properties owned and occupied by a government agency.

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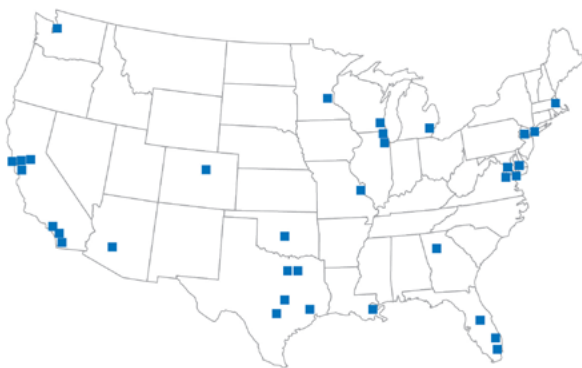
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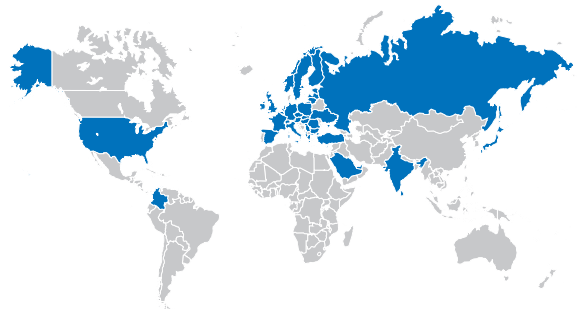
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*Source

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Net absorption occurs when a lease is signed, not when physically occupied, pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded, sublease space is excluded.



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