

DENVER RETAIL MARKET WATCH

OCTOBER 2016



RATES
\$16.36/NNN



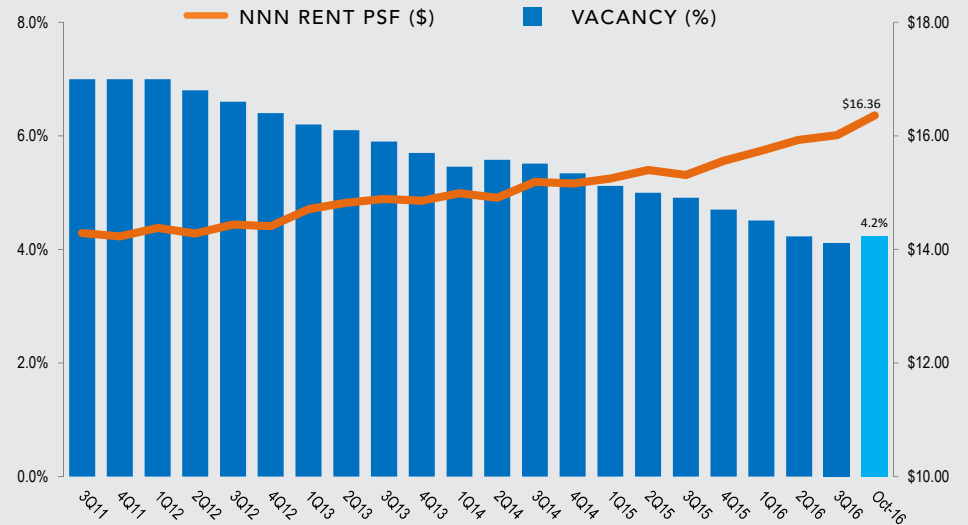
DIRECT VACANCY
4.23%



Y.T.D DIRECT ABSORPTION
1,564,829 SF

* Arrow indicators represent change from previous month

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar.

Retail Market Statistics By Submarket - October 2016

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	12,237,420	104	711	5.52%	5.85%	675,110	(65,291)	\$14.52/nnn	▲
Boulder	7,599,390	62	514	2.19%	2.28%	166,678	23,385	\$22.81/nnn	▼
Central	20,423,012	167	2,295	2.86%	3.49%	585,101	213,042	\$18.89/nnn	▲
CO Blvd-Cherry Crk	5,302,464	45	322	2.93%	2.99%	155,351	(32,843)	\$34.37/nnn	▼
Downtown	3,116,865	14	233	3.93%	3.93%	122,599	(486)	\$24.55/nnn	▲
Longmont	6,318,121	57	513	8.59%	8.77%	542,595	155,545	\$14.96/nnn	▲
Northeast	15,863,673	118	1,184	4.20%	4.21%	666,163	164,832	\$15.34/nnn	▲
Northern Colorado	26,708,903	163	2,154	3.82%	4.27%	1,020,251	180,867	\$13.62/nnn	▲
Northwest	26,099,647	212	1,619	6.59%	6.64%	1,718,779	307,838	\$14.04/nnn	▼
South	18,060,391	100	896	3.16%	3.51%	571,289	199,754	\$17.62/nnn	▲
Southeast Outlying	3,100,639	18	292	2.40%	2.40%	74,422	121,845	\$19.01/nnn	▲
Southwest Outlying	1,145,166	7	174	7.34%	7.34%	84,000	48,855	\$12.03/nnn	▲
Southeast	14,395,537	98	776	4.26%	4.33%	613,496	23,936	\$18.24/nnn	▼
Southwest	10,315,629	64	460	4.47%	5.37%	461,617	223,552	\$16.03/nnn	▲
West	23,814,011	234	2,268	3.18%	3.22%	757,679	411,101	\$15.46/nnn	▲
Denver Metro All	194,500,868	1,463	14,411	4.23%	4.48%	7,457,453	1,564,829	\$16.36/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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About Transwestern

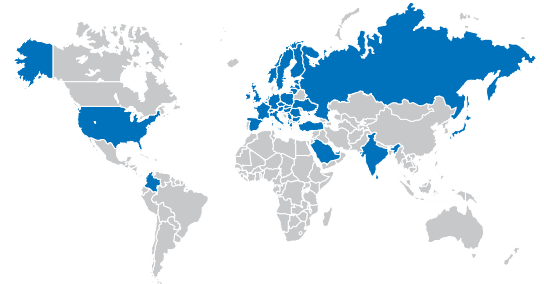
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Net absorption occurs when a lease is signed, not when physically occupied, pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded, sublease space is excluded.



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