

DENVER RETAIL MARKET WATCH

OCTOBER 2017



RATES

\$17.48/NNN



DIRECT VACANCY

3.83%

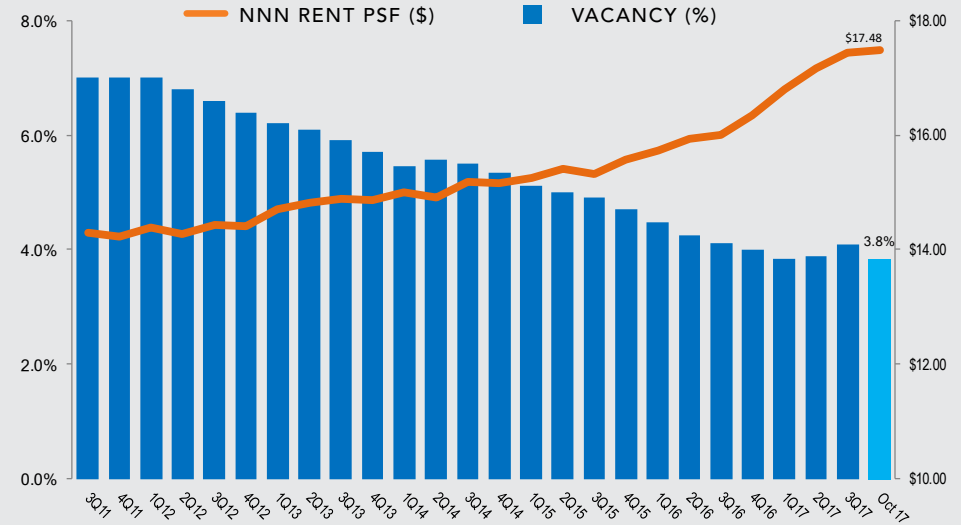


Y.T.D DIRECT ABSORPTION

1,799,923 SF

* Arrow indicators represent change from previous month

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar.

Retail Market Statistics By Submarket - October 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	12,107,220	104	702	4.49%	5.18%	543,505	110,953	\$14.68/nnn	▲
Boulder	10,846,067	62	779	2.32%	3.50%	252,101	(16,222)	\$20.60/nnn	▼
Central	20,813,825	167	2,313	2.85%	3.42%	593,545	49,939	\$20.85/nnn	▼
CO Blvd-Cherry Crk	5,472,725	45	319	1.84%	1.99%	100,691	54,759	\$29.24/nnn	▲
Downtown	3,246,185	14	233	3.08%	3.42%	100,072	152,875	\$24.89/nnn	▼
Longmont	6,038,610	57	502	5.86%	6.14%	353,700	168,959	\$14.72/nnn	▼
Northeast	14,274,339	118	1,033	5.19%	5.27%	741,355	21,962	\$15.86/nnn	▲
Fort Collins/Greeley	30,365,012	163	2,463	3.03%	3.44%	920,277	575,582	\$15.72/nnn	▲
Northwest	23,022,678	212	1,374	6.30%	6.39%	1,450,877	260,225	\$15.06/nnn	▲
South	17,880,487	100	898	3.14%	3.63%	561,056	13,384	\$18.69/nnn	▼
Southeast Outlying	3,539,189	18	305	2.74%	2.74%	97,094	407,957	\$19.87/nnn	▲
Southwest Outlying	1,285,191	7	202	4.70%	4.70%	60,439	28,935	\$12.69/nnn	▼
Southeast	14,933,095	98	805	4.11%	4.53%	613,683	(29,235)	\$20.93/nnn	▲
Southwest	10,398,415	64	466	3.92%	4.32%	407,739	(149)	\$15.46/nnn	▼
West	23,719,455	234	2,293	3.28%	3.42%	778,099	90,467	\$16.92/nnn	▲
Denver Metro All	197,942,493	1,463	14,687	3.83%	4.21%	6,796,135	1,799,923	\$17.48/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.

DENVER RETAIL MARKET WATCH

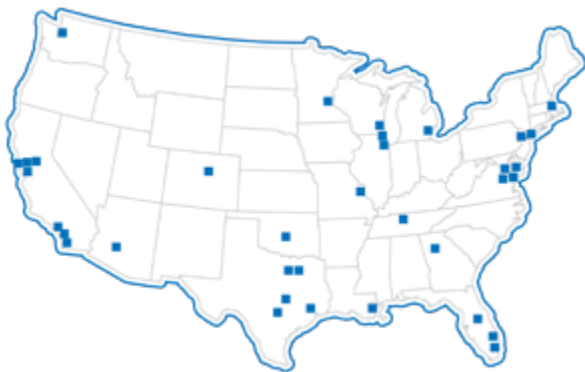
OCTOBER 2017

About Transwestern

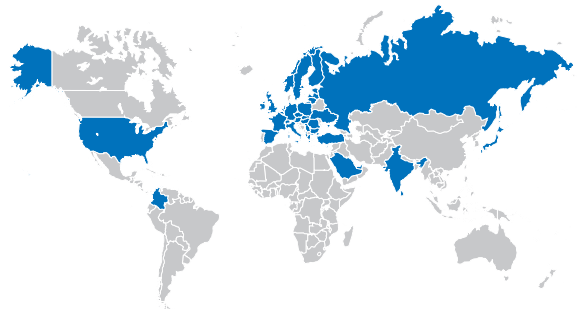
Transwestern is a privately held real estate firm of collaborative entrepreneurs who deliver a higher level of personalized service — **The Transwestern Experience**. Specializing in Agency Leasing, Management, Tenant Advisory, Capital Markets, Research and Sustainability services, our fully integrated global enterprise adds value for investors, owners and occupiers of all commercial property types. We leverage market insights and operational expertise from members of the Transwestern family of companies specializing in development, real estate investment management and research. Transwestern has 35 U.S. offices and assists clients through more than 180 offices in 37 countries as part of a strategic alliance with BNP Paribas Real Estate.

Experience Extraordinary at Transwestern.com/denver and [@TranswesternCO](https://twitter.com/TranswesternCO).

Transwestern Locations



An alliance member of
 **BNP PARIBAS
REAL ESTATE**



CONTACT: Kevin Roberts :: President, Southwest
713.270.3347 :: kevin.roberts@transwestern.com

Bill Lawrence :: Senior Vice President
303.407.1460 :: bill.lawrence@transwestern.com

Lee Wallis :: Managing Senior Vice President
303.407.1473 :: lee.wallis@transwestern.com

Jeffrey Buckingham :: Research Analyst
303.952.5606 :: jeffrey.buckingham@transwestern.com

*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.

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.



4643 S. Ulster Street, Suite 300
Denver, CO 80237

T 303.639.3000
www.transwestern.com/denver