

DENVER RETAIL MARKET WATCH

NOVEMBER 2016



RATES
\$16.31/NNN



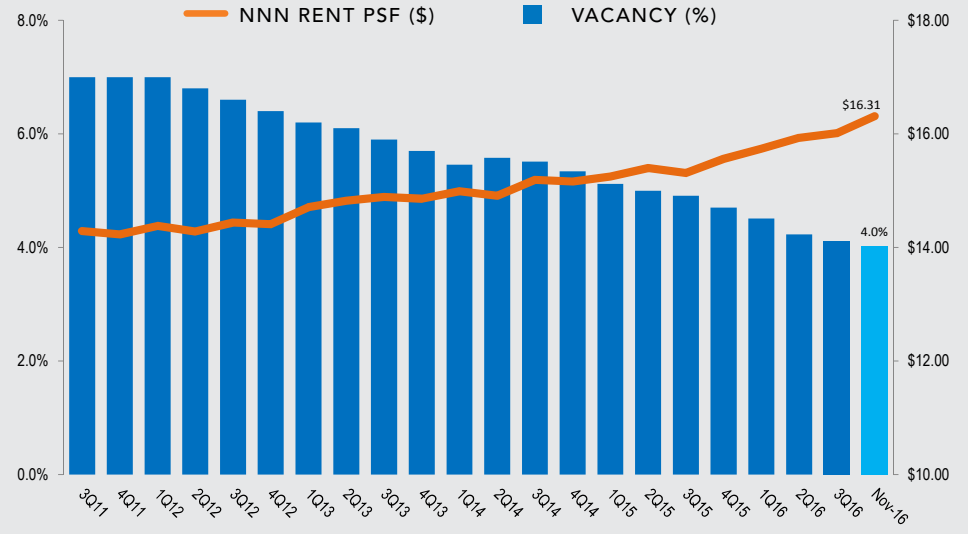
DIRECT VACANCY
4.03%



Y.T.D DIRECT ABSORPTION
2,226,508 SF

* Arrow indicators represent change from previous month

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar.

Retail Market Statistics By Submarket - November 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	S/PSF TREND FROM PREVIOUS MONTH
Aurora	12,244,420	101	712	4.98%	5.31%	609,978	6,841	\$13.21/nnn	▼
Boulder	7,599,390	62	514	2.00%	2.40%	152,231	37,832	\$22.23/nnn	▼
Central	20,423,012	167	2,295	2.63%	3.27%	537,844	260,299	\$18.74/nnn	▼
CO Blvd-Cherry Crk	5,302,464	45	322	1.87%	1.93%	99,200	23,308	\$34.43/nnn	▲
Downtown	3,116,865	14	233	4.21%	4.21%	131,183	(9,070)	\$23.98/nnn	▼
Longmont	6,318,121	57	513	8.53%	8.73%	538,764	159,376	\$14.72/nnn	▼
Northeast	15,899,173	118	1,186	4.14%	4.15%	657,528	208,967	\$15.34/nnn	↔
Northern Colorado	26,738,675	163	2,157	3.82%	4.27%	1,022,407	208,483	\$13.87/nnn	▲
Northwest	26,200,555	212	1,621	6.43%	6.46%	1,684,140	443,385	\$14.06/nnn	▲
South	18,052,223	100	896	3.10%	3.44%	559,069	256,122	\$17.83/nnn	▲
Southeast Outlying	3,104,976	18	293	2.48%	2.48%	76,868	123,736	\$18.91/nnn	▼
Southwest Outlying	1,145,166	7	174	7.31%	7.31%	83,703	49,152	\$12.01/nnn	▼
Southeast	14,438,889	98	782	3.50%	3.57%	504,751	176,033	\$18.37/nnn	▲
Southwest	10,321,174	64	461	3.96%	4.85%	408,669	282,045	\$15.97/nnn	▼
West	23,814,011	234	2,268	3.18%	3.22%	782,733	411,101	\$15.46/nnn	↔
Denver Metro All	194,719,114	1,460	14,427	4.03%	4.30%	7,066,336	2,226,508	\$16.31/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

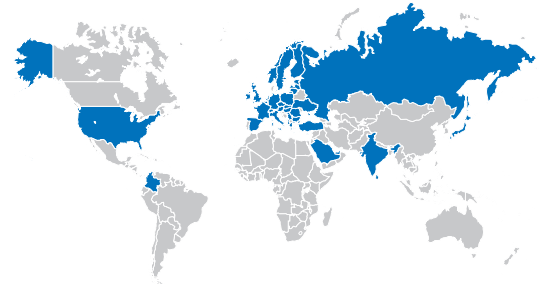
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*Source

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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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