

# DENVER RETAIL MARKET WATCH

NOVEMBER 2017



RATES

**\$17.58/NNN**



DIRECT VACANCY

**3.84%**

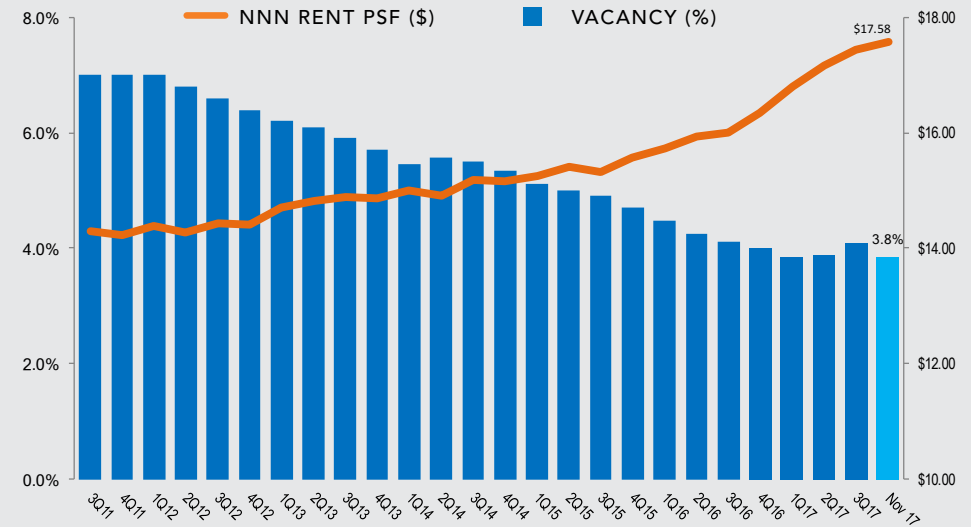


Y.T.D DIRECT ABSORPTION

**1,881,429 SF**

\* Arrow indicators represent change from previous month

## RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar.

## Retail Market Statistics By Submarket - November 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	101	702	4.83%	5.13%	584,219	70,239	\$14.97/nnn	▲
Boulder	10,846,067	62	779	2.25%	3.10%	244,306	(8,427)	\$21.61/nnn	▲
Central	20,813,825	167	2,313	3.10%	3.12%	645,286	(1,802)	\$20.33/nnn	▼
CO Blvd-Cherry Crk	5,472,725	45	319	1.85%	2.00%	101,290	54,160	\$29.24/nnn	↔
Downtown	3,246,185	14	233	3.08%	3.42%	100,111	152,836	\$24.89/nnn	↔
Longmont	6,038,610	57	502	5.91%	6.10%	356,774	165,885	\$14.80/nnn	▲
Northeast	14,317,489	118	1,035	5.21%	5.28%	745,935	60,532	\$15.77/nnn	▼
Fort Collins/Greeley	30,365,012	163	2,463	2.88%	3.29%	874,986	620,873	\$15.76/nnn	▲
Northwest	23,036,678	212	1,375	6.18%	6.27%	1,423,939	301,163	\$15.00/nnn	▼
South	17,904,112	100	901	3.04%	3.53%	543,816	54,249	\$18.69/nnn	↔
Southeast Outlying	3,541,469	18	306	2.24%	2.24%	79,167	428,164	\$19.36/nnn	▼
Southwest Outlying	1,285,191	7	202	4.55%	4.55%	58,481	30,893	\$12.65/nnn	▼
Southeast	14,933,095	98	805	4.20%	4.61%	626,853	(42,405)	\$20.77/nnn	▼
Southwest	10,408,415	64	467	4.06%	4.46%	422,522	(4,932)	\$15.55/nnn	▲
West	23,724,095	234	2,294	3.28%	3.42%	793,033	90,467	\$16.92/nnn	↔
<b>Denver Metro All</b>	<b>198,040,188</b>	<b>1,460</b>	<b>14,696</b>	<b>3.84%</b>	<b>4.11%</b>	<b>6,807,684</b>	<b>1,881,429</b>	<b>\$17.58/nnn</b>	<b>▲</b>

\*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

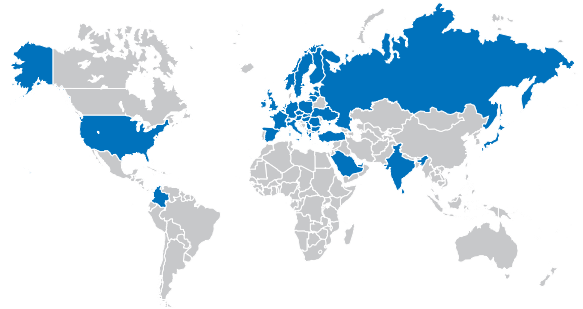
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**CONTACT:** Kevin Roberts :: President, Southwest  
713.270.3347 :: [kevin.roberts@transwestern.com](mailto:kevin.roberts@transwestern.com)

Bill Lawrence :: Senior Vice President  
303.407.1460 :: [bill.lawrence@transwestern.com](mailto:bill.lawrence@transwestern.com)

Lee Wallis :: Managing Senior Vice President  
303.407.1473 :: [lee.wallis@transwestern.com](mailto:lee.wallis@transwestern.com)

Jeffrey Buckingham :: Research Analyst  
303.952.5606 :: [jeffrey.buckingham@transwestern.com](mailto:jeffrey.buckingham@transwestern.com)

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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.



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

T 303.639.3000  
[www.transwestern.com/denver](http://www.transwestern.com/denver)