

DENVER RETAIL MARKET WATCH

FEBRUARY 2017



RATES

\$16.52/NNN



DIRECT VACANCY

3.79%

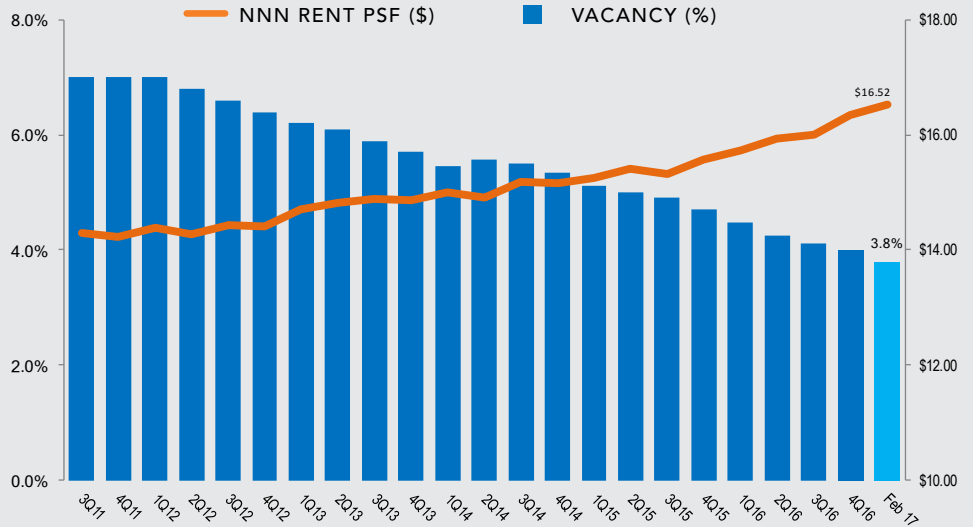


Y.T.D DIRECT ABSORPTION

707,059 SF

* Arrow indicators represent change from previous month

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar.

Retail Market Statistics By Submarket - February 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	5.57%	5.90%	673,368	(78,629)	\$13.69/nnn	▲
Boulder	7,558,198	65	519	2.33%	2.77%	176,448	(27,590)	\$23.50/nnn	▲
Central	20,532,813	173	2,295	2.31%	2.92%	474,933	13,258	\$18.88/nnn	▲
CO Blvd-Cherry Crk	5,472,725	48	319	1.44%	1.46%	78,661	76,789	\$26.54/nnn	▲
Downtown	3,126,538	14	228	4.13%	4.18%	129,246	15,943	\$23.90/nnn	▼
Longmont	6,329,016	66	519	7.33%	7.63%	463,965	69,297	\$13.78/nnn	▼
Northeast	15,978,060	127	1,204	4.45%	4.46%	710,583	(30,529)	\$15.16/nnn	▲
Northern Colorado	26,697,299	174	2,156	3.66%	4.11%	977,879	49,011	\$14.67/nnn	▲
Northwest	26,420,781	215	1,643	5.49%	5.98%	1,451,239	216,792	\$14.27/nnn	▲
South	17,998,442	104	897	2.72%	3.06%	489,851	59,086	\$18.22/nnn	▲
Southeast Outlying	3,439,911	22	299	3.42%	3.42%	117,663	288,110	\$20.93/nnn	▼
Southwest Outlying	1,156,985	9	179	6.95%	6.95%	80,355	6,819	\$12.59/nnn	↔
Southeast	14,798,286	102	794	2.99%	3.03%	443,110	77,566	\$19.17/nnn	▼
Southwest	10,390,615	65	465	4.13%	5.02%	428,654	(28,864)	\$16.71/nnn	▼
West	23,668,907	247	2,287	3.05%	3.06%	721,007	97,011	\$15.50/nnn	▲
Denver Metro All	195,662,306	1,536	14,504	3.79%	4.11%	6,695,955	707,059	\$16.52/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

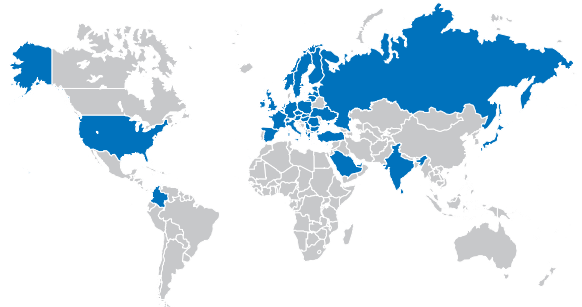
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*Source

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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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