

DENVER RETAIL MARKET WATCH

APRIL 2017



RATES

\$16.96/NNN



DIRECT VACANCY

3.83%

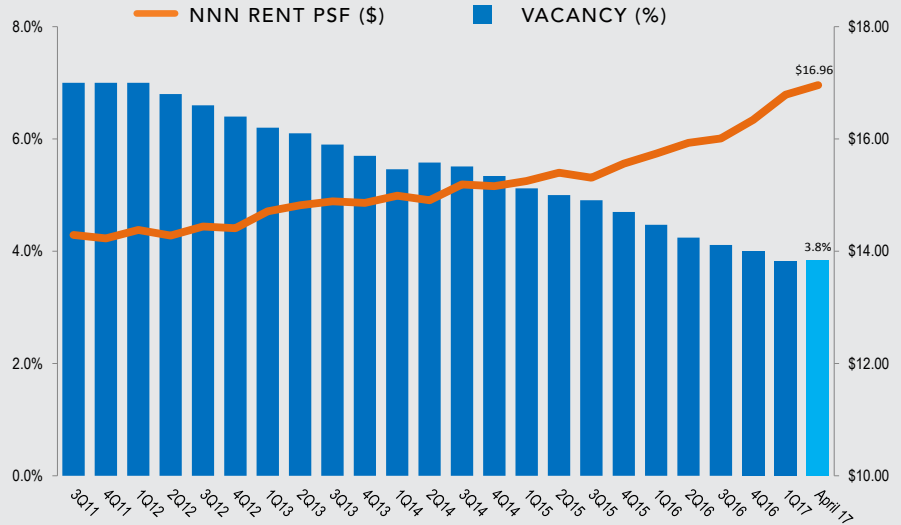


Y.T.D DIRECT ABSORPTION

731,929 SF

* Arrow indicators represent change from previous month

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar.

Retail Market Statistics By Submarket - April 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	5.42%	5.72%	655,394	(14,426)	\$13.94/nnn	▲
Boulder	10,842,917	65	778	2.51%	3.05%	272,077	(39,348)	\$21.68/nnn	▼
Central	20,555,238	173	2,297	2.50%	3.11%	514,549	(3,933)	\$20.05/nnn	▲
CO Blvd-Cherry Crk	5,472,725	48	319	1.67%	1.70%	91,563	63,887	\$26.70/nnn	▼
Downtown	3,742,466	14	229	3.38%	3.54%	126,513	18,676	\$24.74/nnn	▲
Longmont	6,038,610	66	502	7.51%	7.79%	453,231	69,428	\$13.45/nnn	▼
Northeast	14,212,198	127	1,026	4.63%	4.64%	657,825	43,351	\$15.67/nnn	▲
Fort Collins/Greeley	29,952,812	174	2,449	3.05%	3.45%	913,559	170,100	\$16.10/nnn	▲
Northwest	22,839,835	215	1,367	5.91%	6.48%	1,350,636	177,623	\$14.82/nnn	▲
South	17,998,442	104	897	3.27%	3.60%	588,629	(39,692)	\$17.89/nnn	▲
Southeast Outlying	3,471,509	22	300	4.04%	4.04%	140,370	297,001	\$20.63/nnn	▼
Southwest Outlying	1,285,191	9	202	6.45%	6.45%	82,864	6,510	\$13.37/nnn	▲
Southeast	14,798,286	102	794	3.62%	3.66%	536,334	(15,658)	\$19.34/nnn	▲
Southwest	10,390,615	65	465	3.86%	4.81%	401,379	(1,589)	\$16.21/nnn	▼
West	23,687,255	247	2,290	3.26%	3.26%	772,124	64,242	\$15.35/nnn	▼
Denver Metro All	197,381,829	1,536	14,615	3.83%	4.16%	6,784,923	731,929	\$16.96/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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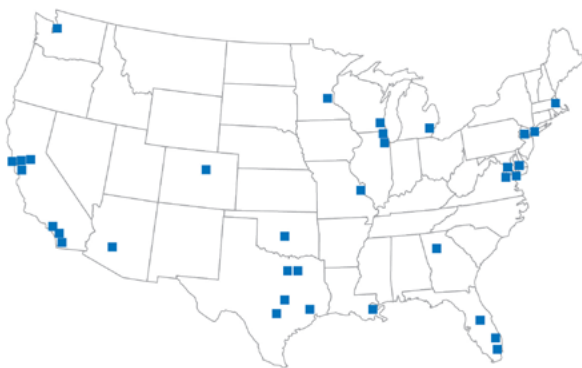
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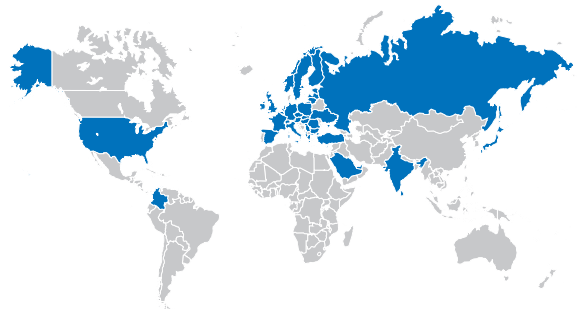
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*Source

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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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