

DENVER RETAIL MARKET WATCH

MAY 2017



RATES

\$16.94/NNN



DIRECT VACANCY

3.83%

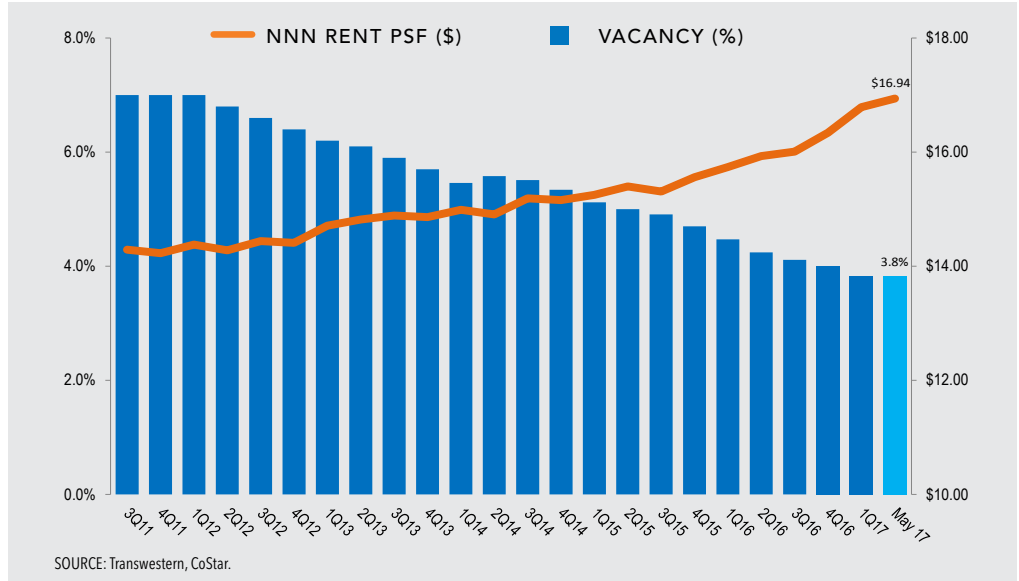


Y.T.D DIRECT ABSORPTION

826,882 SF

* Arrow indicators represent change from previous month

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



Retail Market Statistics By Submarket - May 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	5.50%	5.80%	665,267	(24,299)	\$13.93/nnn	▼
Boulder	10,842,917	65	778	2.48%	3.05%	268,615	(35,886)	\$21.61/nnn	▼
Central	20,681,167	173	2,301	2.74%	3.29%	567,207	(56,381)	\$20.03/nnn	▼
CO Blvd-Cherry Crk	5,472,725	48	319	1.61%	1.63%	87,971	67,479	\$26.68/nnn	▼
Downtown	3,156,232	14	229	4.29%	4.29%	135,541	27,453	\$24.63/nnn	▼
Longmont	6,038,610	66	502	7.52%	7.80%	454,063	68,596	\$13.64/nnn	▲
Northeast	14,222,586	127	1,027	4.68%	4.69%	665,600	45,964	\$15.53/nnn	▼
Fort Collins/Greeley	30,019,012	174	2,455	2.99%	3.38%	896,550	253,309	\$16.10/nnn	↔
Northwest	22,839,835	215	1,367	5.93%	6.49%	1,355,472	172,787	\$14.74/nnn	▼
South	17,998,442	104	897	3.05%	3.62%	548,665	272	\$17.89/nnn	↔
Southeast Outlying	3,471,509	22	300	3.97%	3.97%	137,865	299,506	\$16.12/nnn	▼
Southwest Outlying	1,285,191	9	202	6.17%	6.17%	79,330	10,044	\$13.11/nnn	▼
Southeast	14,798,286	102	794	3.49%	3.53%	516,879	3,797	\$19.31/nnn	▼
Southwest	10,390,615	65	465	3.90%	4.86%	405,548	(5,758)	\$16.11/nnn	▼
West	23,687,255	247	2,290	3.22%	3.22%	761,596	74,770	\$15.56/nnn	▲
Denver Metro All	196,998,112	1,536	14,626	3.83%	4.18%	6,784,574	826,882	\$16.94/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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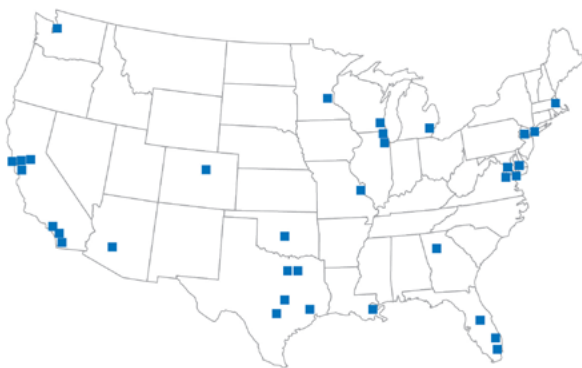
MAY 2017

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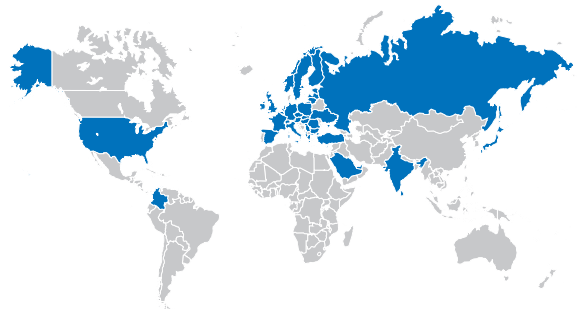
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Net absorption occurs when a lease is signed, not when physically occupied, pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded, sublease space is excluded.



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