

DENVER RETAIL MARKET WATCH

JULY 2017



RATES

\$17.35/NNN



DIRECT VACANCY

4.04%

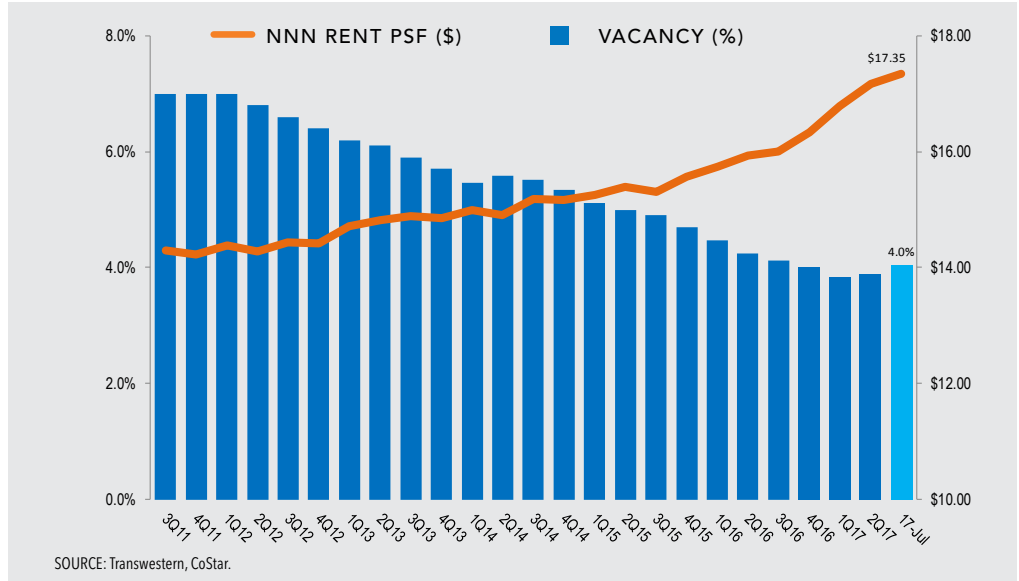


Y.T.D DIRECT ABSORPTION

889,784 SF

* Arrow indicators represent change from previous month

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar.

Retail Market Statistics By Submarket - July 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	5.11%	5.41%	618,802	35,656	\$14.35/nnn	▲
Boulder	10,846,067	62	779	2.53%	3.67%	274,526	(38,647)	\$22.02/nnn	▲
Central	20,783,919	167	2,308	2.94%	3.52%	611,656	1,922	\$20.45/nnn	▲
CO Blvd-Cherry Crk	5,472,725	45	319	1.99%	2.01%	108,681	46,769	\$26.50/nnn	▼
Downtown	3,156,232	14	229	3.07%	3.07%	96,835	66,159	\$25.45/nnn	▼
Longmont	6,038,610	57	502	6.86%	7.15%	414,543	108,116	\$14.79/nnn	▲
Northeast	14,242,408	118	1,031	4.86%	4.88%	692,667	38,719	\$15.64/nnn	▲
Fort Collins/Greeley	30,052,512	163	2,459	3.18%	3.60%	955,259	228,100	\$16.28/nnn	▲
Northwest	22,990,635	212	1,369	6.98%	7.54%	1,604,508	74,551	\$14.80/nnn	▲
South	17,872,042	100	897	2.78%	3.29%	497,543	68,452	\$18.71/nnn	▲
Southeast Outlying	3,527,386	18	303	3.94%	3.94%	139,154	354,094	\$16.30/nnn	▼
Southwest Outlying	1,285,191	7	202	5.44%	5.44%	69,851	19,523	\$12.93/nnn	▼
Southeast	14,811,268	98	796	3.90%	4.35%	576,962	(43,304)	\$20.08/nnn	▲
Southwest	10,390,615	64	465	4.52%	4.93%	470,116	(70,326)	\$15.99/nnn	▼
West	23,719,455	234	2,293	3.52%	3.63%	833,964	34,602	\$16.32/nnn	▲
Denver Metro All	197,296,285	1,460	14,654	4.04%	4.43%	7,131,103	889,784	\$17.35/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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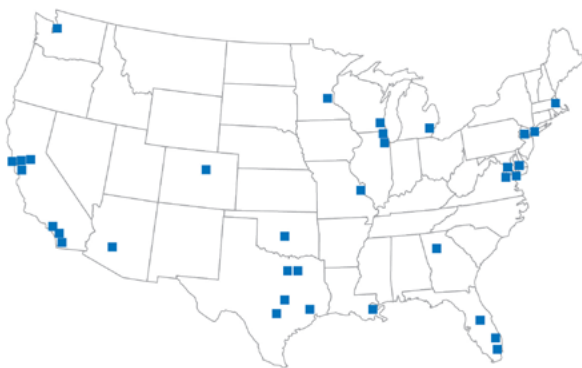
JULY 2017

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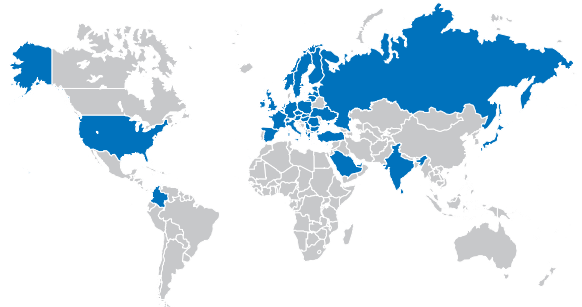
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*Source

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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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