

# DENVER RETAIL MARKET WATCH

AUGUST 2016



**RATES**  
\$15.92/NNN



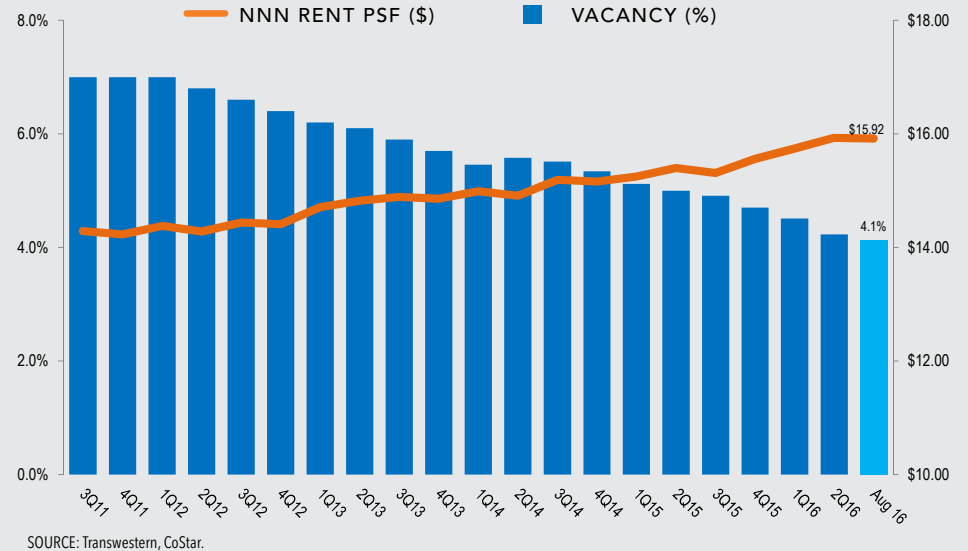
**DIRECT VACANCY**  
4.13%



**Y.T.D DIRECT ABSORPTION**  
1,660,711 SF

\* Arrow indicators represent change from previous month

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



SOURCE: Transwestern, CoStar.

## Retail Market Statistics By Submarket - August 2016

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	12,237,420	101	711	5.41%	5.71%	662,007	(52,188)	\$12.75/nnn	▼
Boulder	7,599,390	62	514	2.33%	2.35%	177,107	12,956	\$23.65/nnn	▲
Central	20,237,341	167	2,292	2.85%	3.49%	576,694	208,769	\$17.20/nnn	▲
CO Blvd-Cherry Crk	5,302,464	45	322	1.72%	1.78%	91,325	31,183	\$33.87/nnn	▼
Downtown	3,116,865	14	233	4.14%	4.14%	129,130	(7,017)	\$24.22/nnn	▼
Longmont	6,315,921	57	512	8.32%	8.50%	525,305	170,635	\$14.65/nnn	▼
Northeast	15,860,673	118	1,183	4.51%	4.52%	715,250	112,745	\$15.29/nnn	▼
Northern Colorado	26,685,492	163	2,152	3.43%	3.87%	916,544	261,163	\$13.16/nnn	▲
Northwest	26,086,993	212	1,618	6.79%	6.84%	1,770,854	350,183	\$14.20/nnn	▲
South	18,005,391	100	895	3.14%	3.50%	564,509	151,534	\$17.35/nnn	▼
Southeast Outlying	2,985,851	18	291	2.60%	2.60%	77,566	3,913	\$17.78/nnn	▲
Southwest Outlying	1,145,166	7	174	8.65%	8.65%	99,019	33,836	\$12.02/nnn	↔
Southeast	14,352,261	98	773	3.69%	3.74%	529,842	64,314	\$18.27/nnn	▼
Southwest	10,315,629	64	460	3.55%	4.08%	366,486	318,683	\$15.85/nnn	▼
West	23,814,011	234	2,268	3.41%	3.45%	812,128	356,652	\$15.35/nnn	▲
<b>Denver Metro All</b>	<b>194,060,868</b>	<b>1,460</b>	<b>14,398</b>	<b>4.13%</b>	<b>4.36%</b>	<b>7,201,637</b>	<b>1,660,711</b>	<b>\$15.92/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

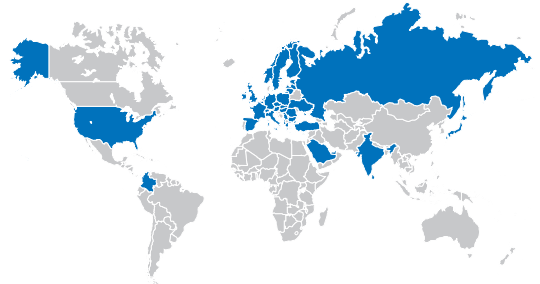
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Net absorption occurs when a lease is signed, not when physically occupied, pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded, sublease space is excluded.



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