

DENVER RETAIL MARKET WATCH

AUGUST 2017



RATES

\$17.41/NNN



DIRECT VACANCY

4.10%

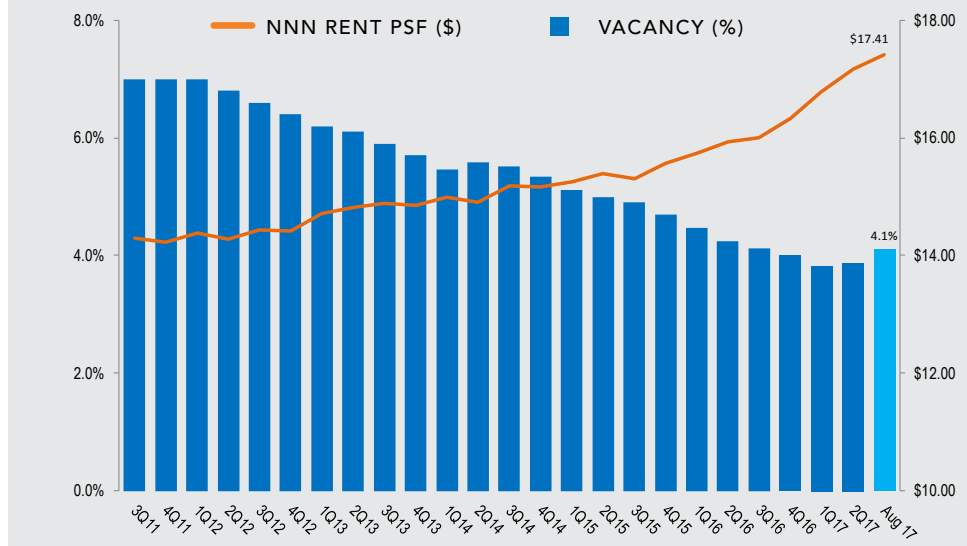


Y.T.D DIRECT ABSORPTION

805,823 SF

* Arrow indicators represent change from previous month

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar.

Retail Market Statistics By Submarket - August 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	4.95%	5.63%	599,013	55,445	\$14.27/nnn	▼
Boulder	10,846,067	62	779	2.60%	3.73%	282,223	(46,344)	\$21.95/nnn	▼
Central	20,796,686	167	2,310	2.86%	3.43%	595,769	30,576	\$20.48/nnn	▲
CO Blvd-Cherry Crk	5,472,725	45	319	1.98%	2.00%	108,335	47,115	\$26.15/nnn	▼
Downtown	3,157,732	14	230	3.63%	3.63%	114,521	49,973	\$25.30/nnn	▼
Longmont	6,038,610	57	502	8.38%	8.66%	505,813	16,846	\$14.86/nnn	▲
Northeast	14,249,206	118	1,033	5.35%	5.42%	762,385	(24,201)	\$15.61/nnn	▼
Fort Collins/Greeley	30,095,012	163	2,461	3.16%	3.58%	950,106	275,753	\$16.09/nnn	▼
Northwest	23,002,875	212	1,371	6.82%	7.38%	1,568,401	74,551	\$14.90/nnn	▲
South	17,872,042	100	897	2.77%	3.59%	494,806	71,189	\$19.06/nnn	▲
Southeast Outlying	3,539,189	18	305	4.44%	4.44%	157,046	348,005	\$16.34/nnn	▲
Southwest Outlying	1,285,191	7	202	5.78%	5.78%	74,238	15,136	\$12.93/nnn	↔
Southeast	14,926,132	98	803	4.03%	4.48%	600,882	(23,397)	\$19.99/nnn	▼
Southwest	10,398,415	64	466	4.74%	5.14%	492,412	(84,822)	\$15.84/nnn	▼
West	23,719,455	234	2,293	3.35%	3.46%	793,573	74,993	\$16.34/nnn	▲
Denver Metro All	197,506,557	1,460	14,673	4.10%	4.55%	7,305,951	805,823	\$17.41/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

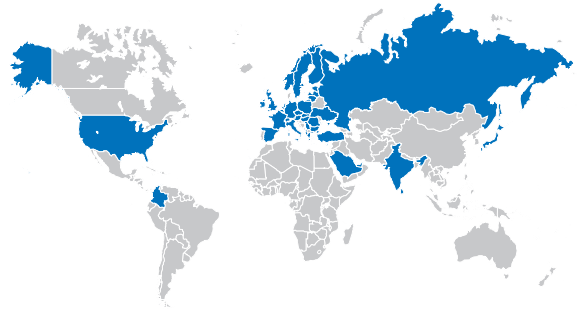
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CONTACT: Kevin Roberts :: President, Southwest
713.270.3347 :: kevin.roberts@transwestern.com

Bill Lawrence :: Senior Vice President
303.407.1460 :: bill.lawrence@transwestern.com

Jeffrey Buckingham :: Research Analyst
303.952.5606 :: jeffrey.buckingham@transwestern.com

*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.



4643 S. Ulster Street, Suite 300
Denver, CO 80237

T 303.639.3000
www.transwestern.com/denver