

DENVER RETAIL MARKET WATCH

SECOND QUARTER 2017



RATES

\$17.16/NNN



DIRECT VACANCY

3.88%

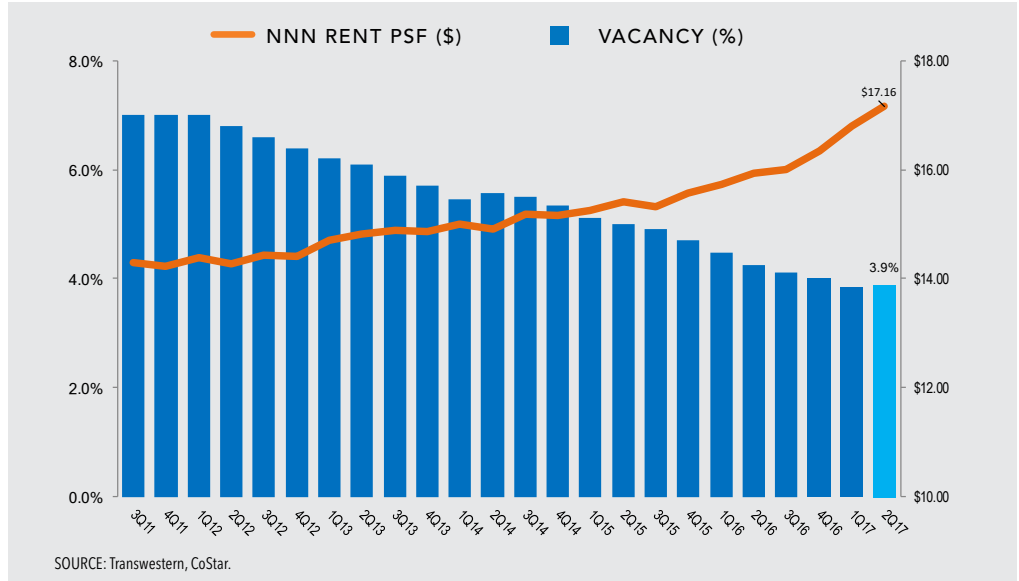


Y.T.D DIRECT ABSORPTION

1,011,339 SF

* Arrow indicators represent change from previous quarter

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



Retail Market Statistics By Submarket - Second Quarter 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 QUARTER
Aurora	12,107,220	101	702	5.36%	5.66%	648,573	5,885	\$14.05/nnn	▲
Boulder	10,842,917	62	778	2.46%	3.05%	266,745	(34,016)	\$21.65/nnn	▼
Central	20,779,547	167	2,307	2.73%	3.31%	567,820	41,386	\$20.32/nnn	▲
CO Blvd-Cherry Creek	5,472,725	45	319	1.40%	1.42%	76,476	78,974	\$26.93/nnn	▼
Downtown	3,156,232	14	229	2.95%	2.95%	92,974	70,020	\$25.67/nnn	▲
Longmont	6,038,610	57	502	7.52%	7.80%	454,272	68,387	\$13.59/nnn	▲
Northeast	14,233,768	118	1,029	4.81%	4.82%	683,983	38,763	\$15.27/nnn	▼
Northern Colorado	30,052,512	163	2,457	2.87%	3.28%	861,351	322,008	\$16.02/nnn	▲
Northwest	22,855,635	212	1,368	6.50%	7.06%	1,485,942	58,117	\$14.76/nnn	▲
South	17,872,042	100	897	3.06%	3.57%	546,809	19,186	\$18.54/nnn	▲
Southeast Outlying	3,527,386	18	303	3.98%	3.98%	140,430	352,818	\$16.38/nnn	▼
Southwest Outlying	1,285,191	7	202	4.07%	4.07%	52,306	37,068	\$13.06/nnn	▲
Southeast	14,808,286	98	795	3.58%	4.04%	529,812	864	\$19.48/nnn	▲
Southwest	10,390,615	64	465	4.31%	4.73%	447,911	(48,121)	\$16.13/nnn	▼
West	23,709,455	234	2,292	3.37%	3.48%	798,262	60,304	\$16.22/nnn	▲
Denver Metro All	197,132,141	1,460	14,645	3.88%	4.25%	6,855,404	1,011,339	\$17.16/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

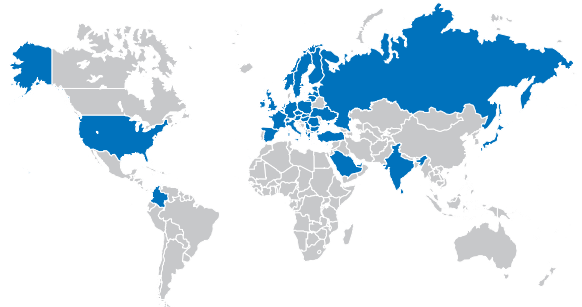
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*Source

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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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