

DENVER RETAIL MARKET WATCH

THIRD QUARTER 2017



RATES

\$17.43/NNN



DIRECT VACANCY

4.10%

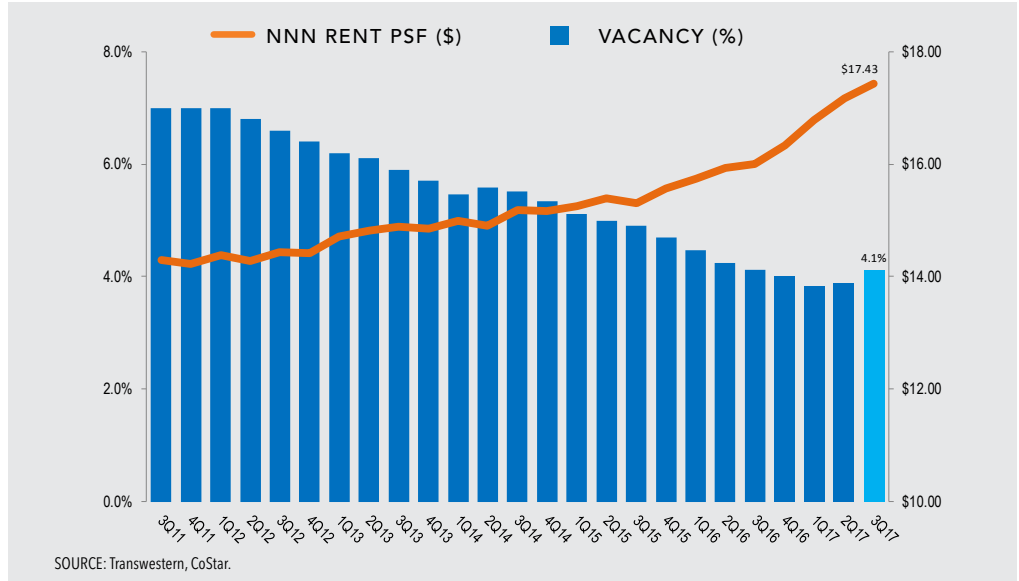


Y.T.D DIRECT ABSORPTION

1,213,030 SF

* Arrow indicators represent change from previous quarter

RETAIL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



Retail Market Statistics By Submarket - Third 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	104	702	4.96%	5.65%	600,992	53,466	\$14.05/nnn	↔
Boulder	10,849,217	65	780	2.53%	3.75%	274,976	(35,947)	\$21.95/nnn	▲
Central	20,813,825	173	2,313	2.92%	3.49%	607,881	35,603	\$20.87/nnn	▲
CO Blvd-Cherry Creek	5,472,725	48	319	1.90%	1.93%	104,130	51,320	\$26.45/nnn	▼
Downtown	3,178,185	14	232	4.26%	4.60%	135,346	49,601	\$25.31/nnn	▼
Longmont	6,038,610	69	502	8.24%	8.52%	497,304	25,355	\$14.86/nnn	▲
Northeast	14,264,339	128	1,032	5.17%	5.24%	736,995	16,322	\$15.62/nnn	▲
Northern Colorado	30,355,012	176	2,462	3.29%	3.71%	999,860	485,999	\$15.65/nnn	▼
Northwest	23,017,278	217	1,373	6.37%	6.92%	1,465,630	240,072	\$14.99/nnn	▲
South	17,872,042	103	897	2.82%	3.31%	503,571	62,424	\$19.32/nnn	▲
Southeast Outlying	3,539,189	21	305	4.26%	4.26%	150,881	354,170	\$16.30/nnn	▼
Southwest Outlying	1,285,191	8	202	5.56%	5.56%	71,502	17,872	\$12.93/nnn	▼
Southeast	14,929,834	101	804	4.34%	4.80%	647,997	(66,810)	\$20.06/nnn	▲
Southwest	10,398,415	65	466	4.65%	5.06%	484,008	(76,418)	\$15.84/nnn	▼
West	23,719,455	246	2,293	3.47%	3.60%	823,769	44,797	\$16.38/nnn	▲
Denver Metro All	197,840,537	1,538	14,682	4.10%	4.53%	7,281,072	1,213,030	\$17.43/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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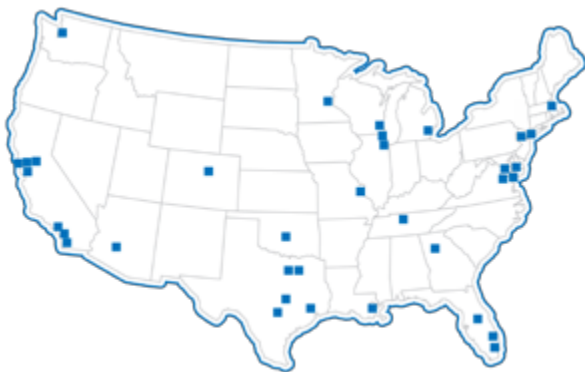
THIRD QUARTER 2017

About Transwestern

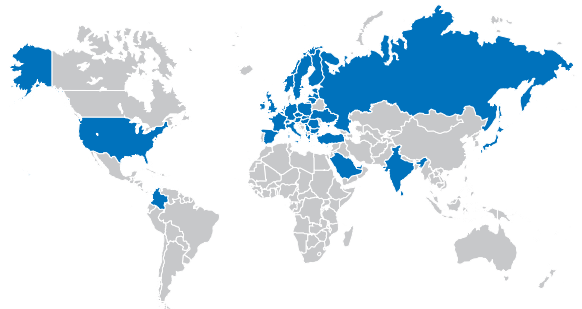
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Net absorption occurs when a lease is signed, not when physically occupied; pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded; sublease space is excluded.



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