

# DENVER RETAIL MARKET WATCH

FOURTH QUARTER 2017



RATES

**\$17.65/NNN**



DIRECT VACANCY

**3.90%**

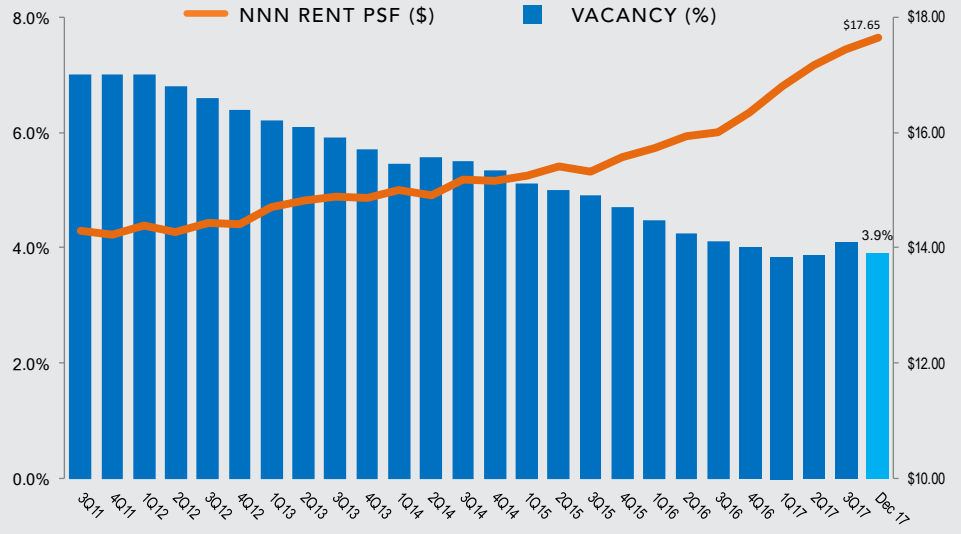


Y.T.D DIRECT ABSORPTION

**1,897,192 SF**

\* Arrow indicators represent change from previous quarter

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



SOURCE: Transwestern, CoStar.

## 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	101	702	4.75%	5.05%	575,208	79,250	\$14.83/nnn	▲
Boulder	10,846,067	62	779	3.96%	4.29%	429,134	(193,255)	\$21.60/nnn	▼
Central	20,822,275	167	2,314	3.05%	3.09%	635,226	16,708	\$20.50/nnn	▼
CO Blvd-Cherry Creek	5,472,725	45	319	1.77%	1.93%	97,023	58,427	\$31.13/nnn	▲
Downtown	3,246,185	14	233	2.54%	2.88%	82,326	170,621	\$24.89/nnn	▼
Longmont	6,038,610	57	502	6.09%	6.30%	367,980	154,679	\$14.66/nnn	▼
Northeast	14,330,639	118	1,037	5.11%	5.19%	732,915	86,702	\$15.86/nnn	▲
Northern Colorado	30,389,984	163	2,467	2.80%	3.19%	849,564	671,267	\$15.86/nnn	▲
Northwest	23,136,678	212	1,376	5.88%	5.96%	1,360,608	464,494	\$15.23/nnn	▲
South	17,904,112	100	901	3.39%	3.88%	606,346	(8,281)	\$18.90/nnn	▼
Southeast Outlying	3,541,469	18	306	2.32%	2.32%	82,106	425,225	\$19.26/nnn	▲
Southwest Outlying	1,285,191	7	202	4.41%	4.41%	56,708	32,666	\$12.46/nnn	▼
Southeast	14,933,095	98	805	4.13%	4.58%	616,979	(32,531)	\$20.76/nnn	▲
Southwest	10,408,415	64	467	4.29%	4.69%	446,371	(28,781)	\$14.22/nnn	▼
West	23,892,869	234	2,314	3.33%	3.46%	796,086	189,322	\$17.79/nnn	▲
<b>Denver Metro All</b>	<b>198,355,534</b>	<b>1,460</b>	<b>14,724</b>	<b>3.90%</b>	<b>4.15%</b>	<b>6,938,493</b>	<b>1,897,192</b>	<b>\$17.65/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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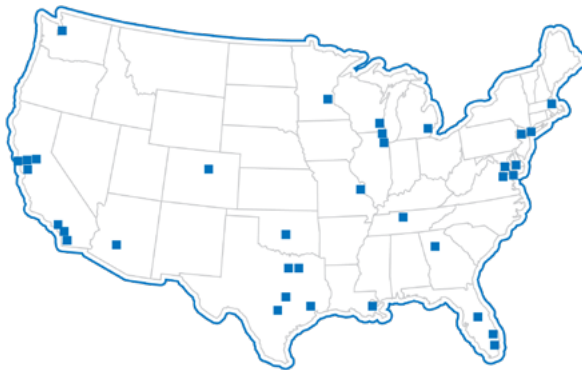
FOURTH QUARTER 2017

## About Transwestern

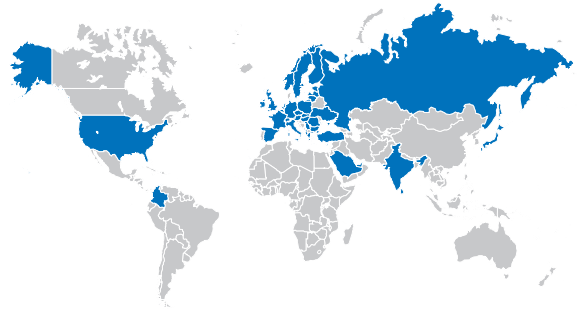
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Net absorption occurs when a lease is signed, not when physically occupied; pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded; sublease space is excluded.



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