

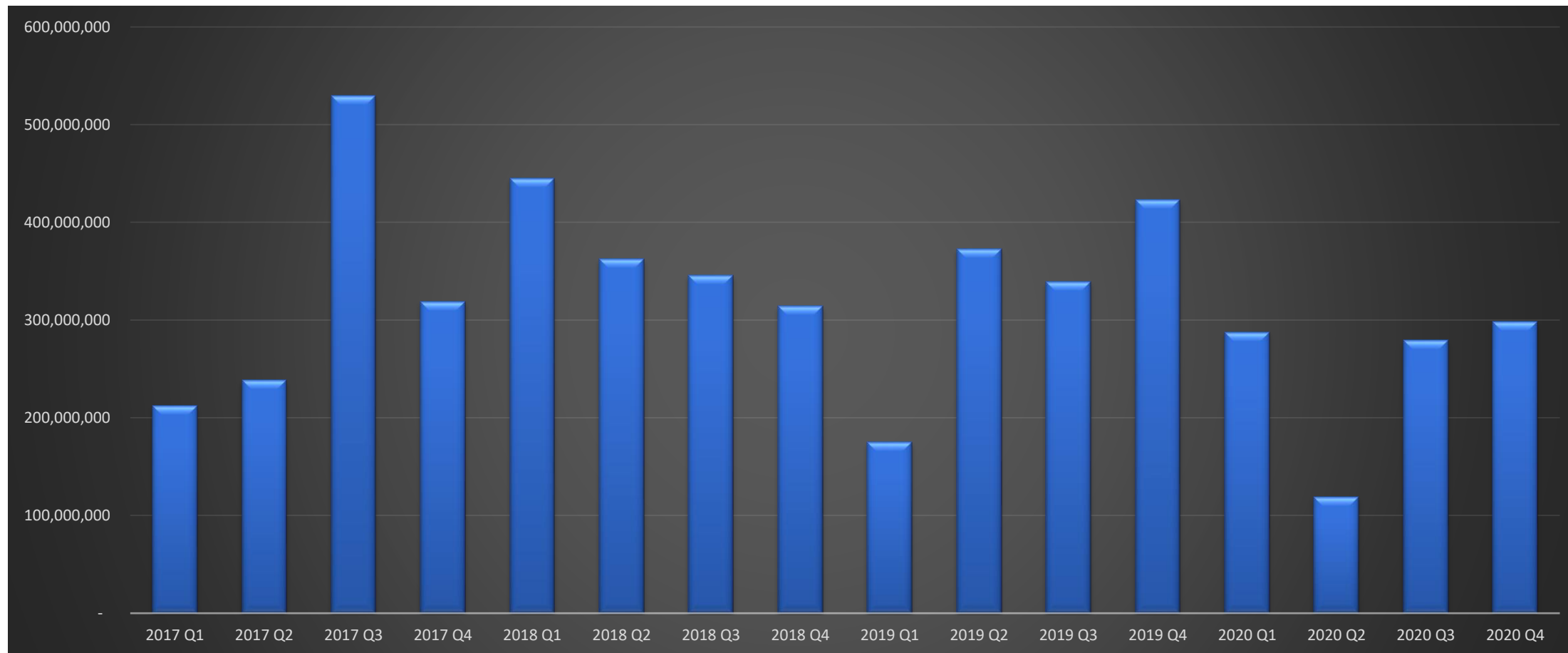


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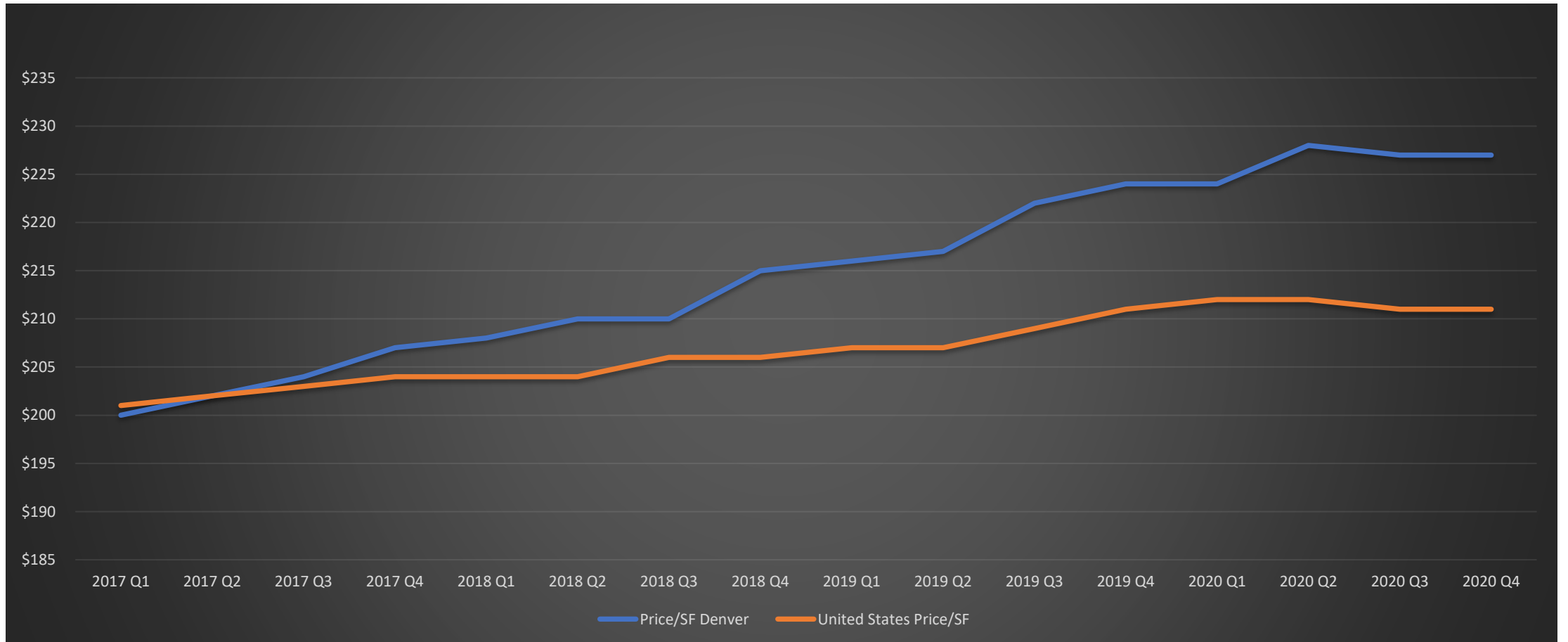
Denver Metro Market Update

Retail Q4 2020

Sales Volume



Price/ SF



Retail Inventory Analysis

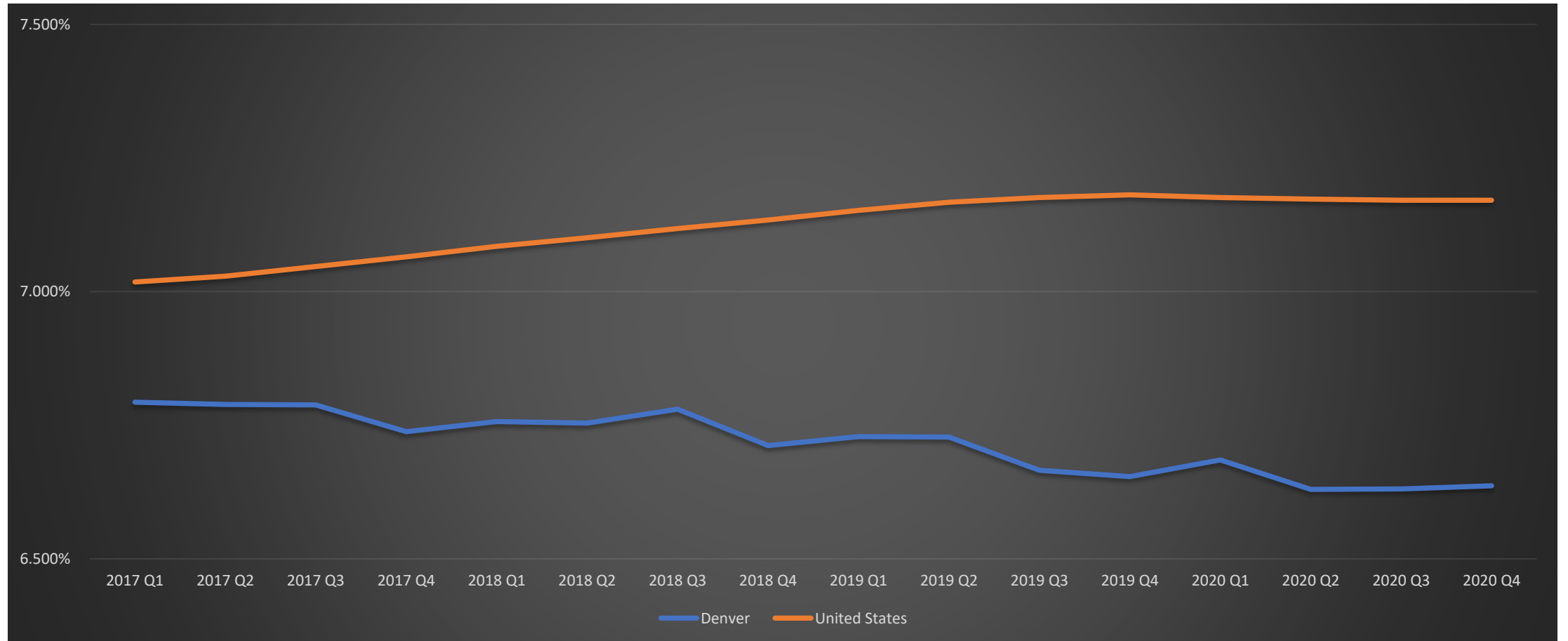
Total # of Comparable Sales (Settled) – 183

Absorption Rate (Total Sales/Months) – 61

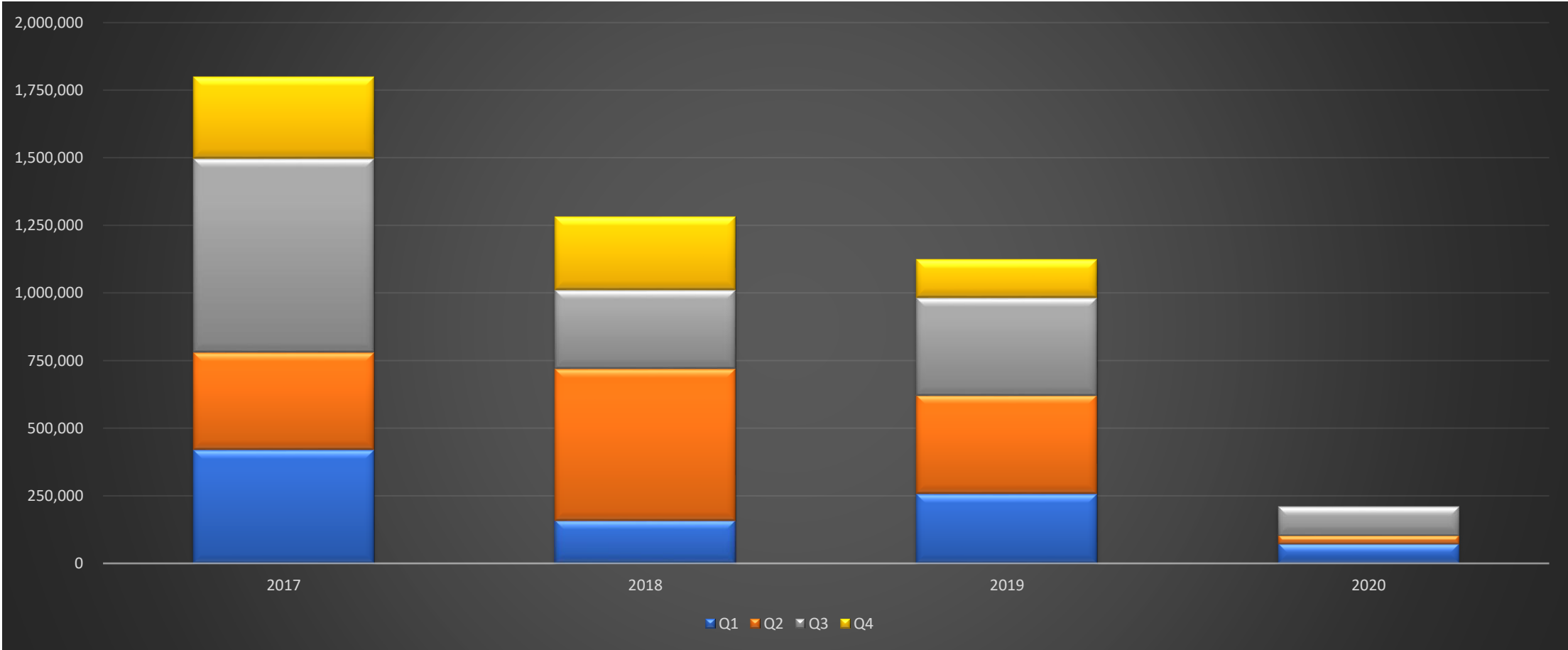
Total # of Comparable Active Listings – 370

Months of Retail Supply (Lst/Ab. Rate) – 6.0 months

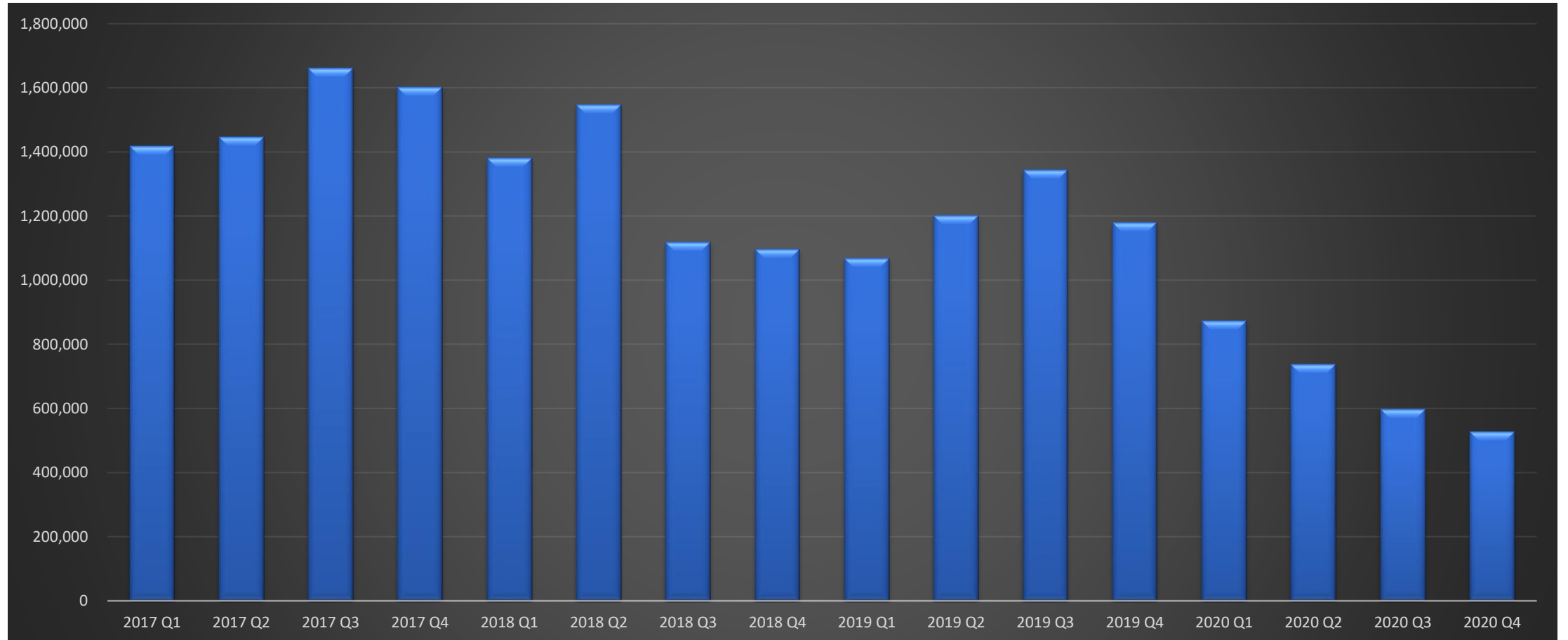
Capitalization Rate



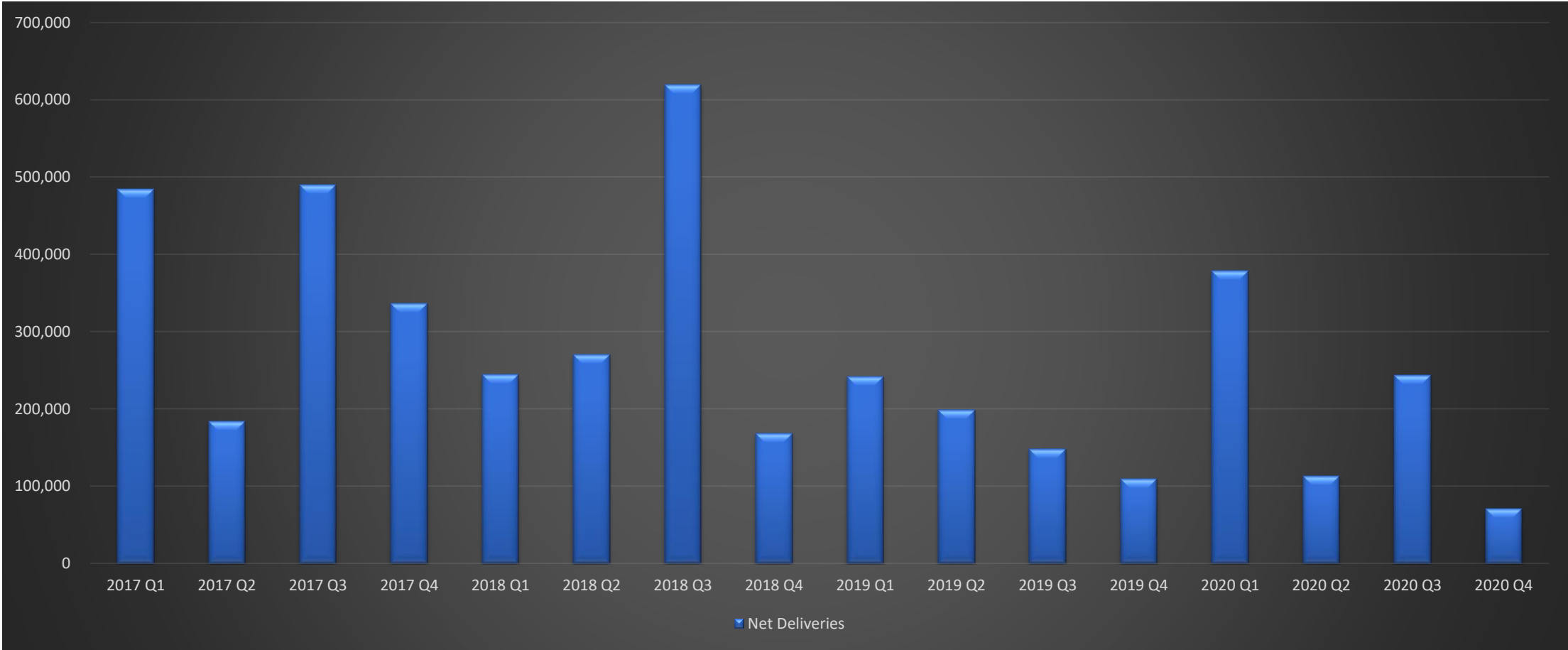
Construction Starts



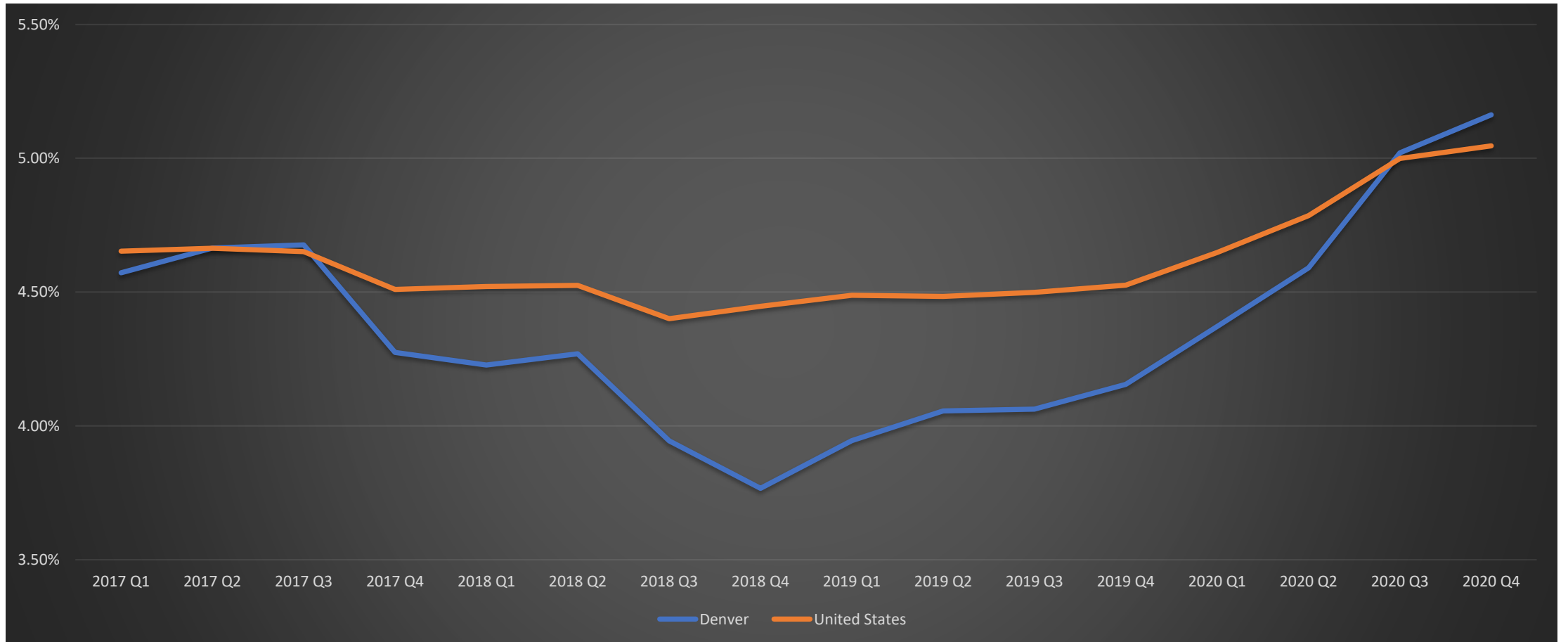
Under Construction



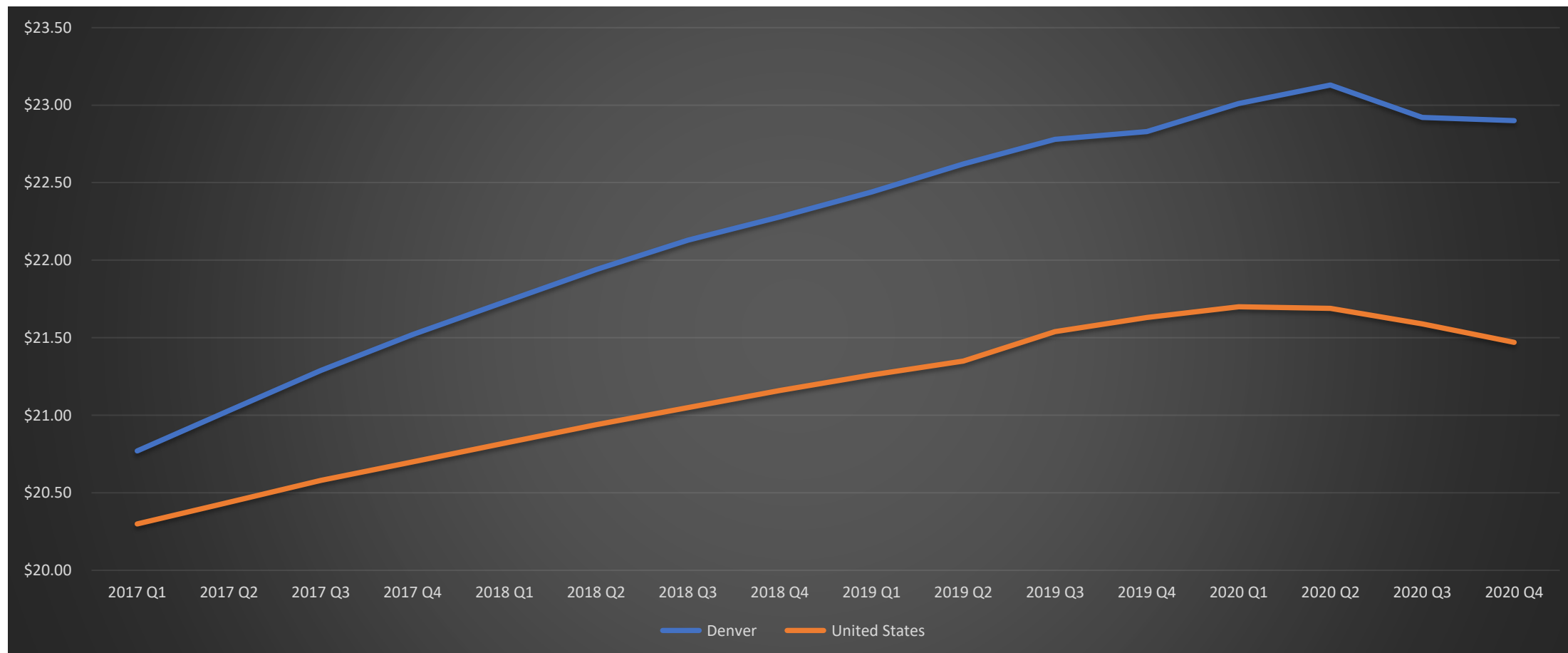
Net Deliveries



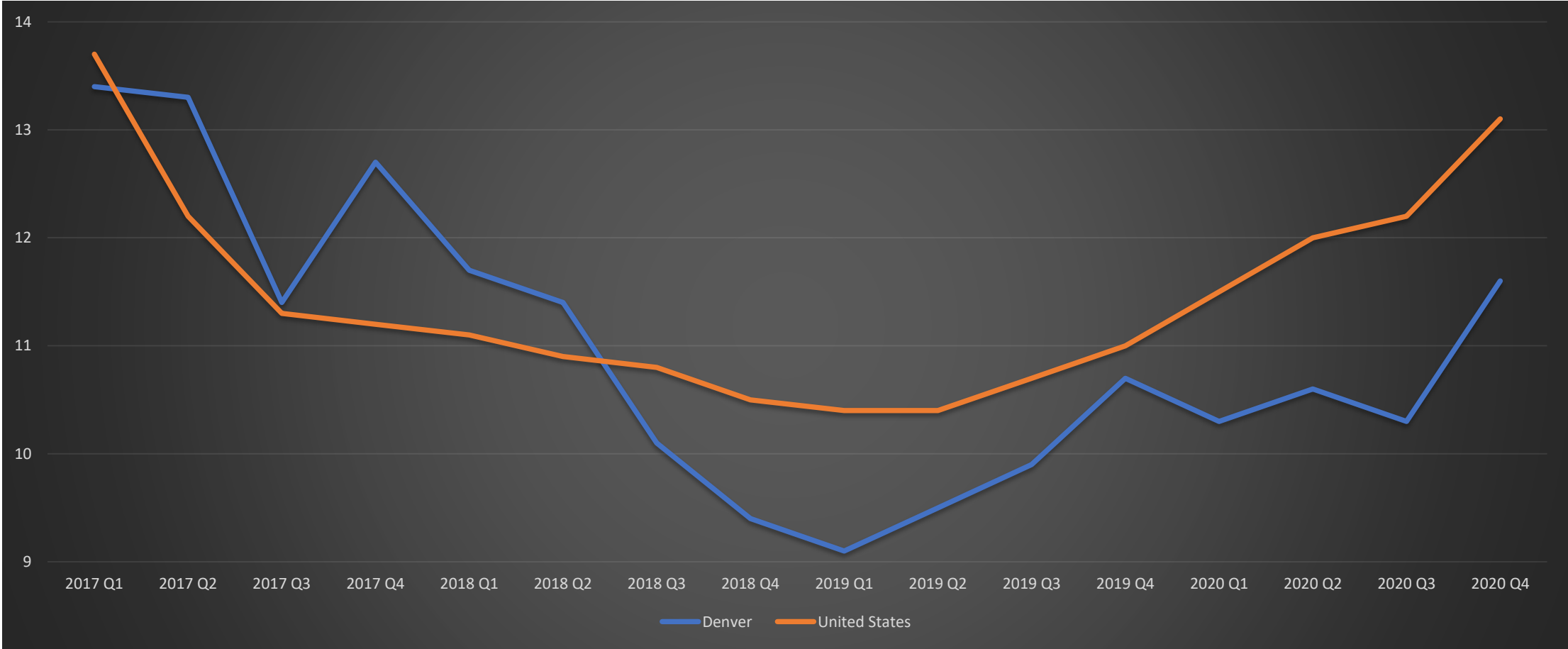
Vacancy Rate



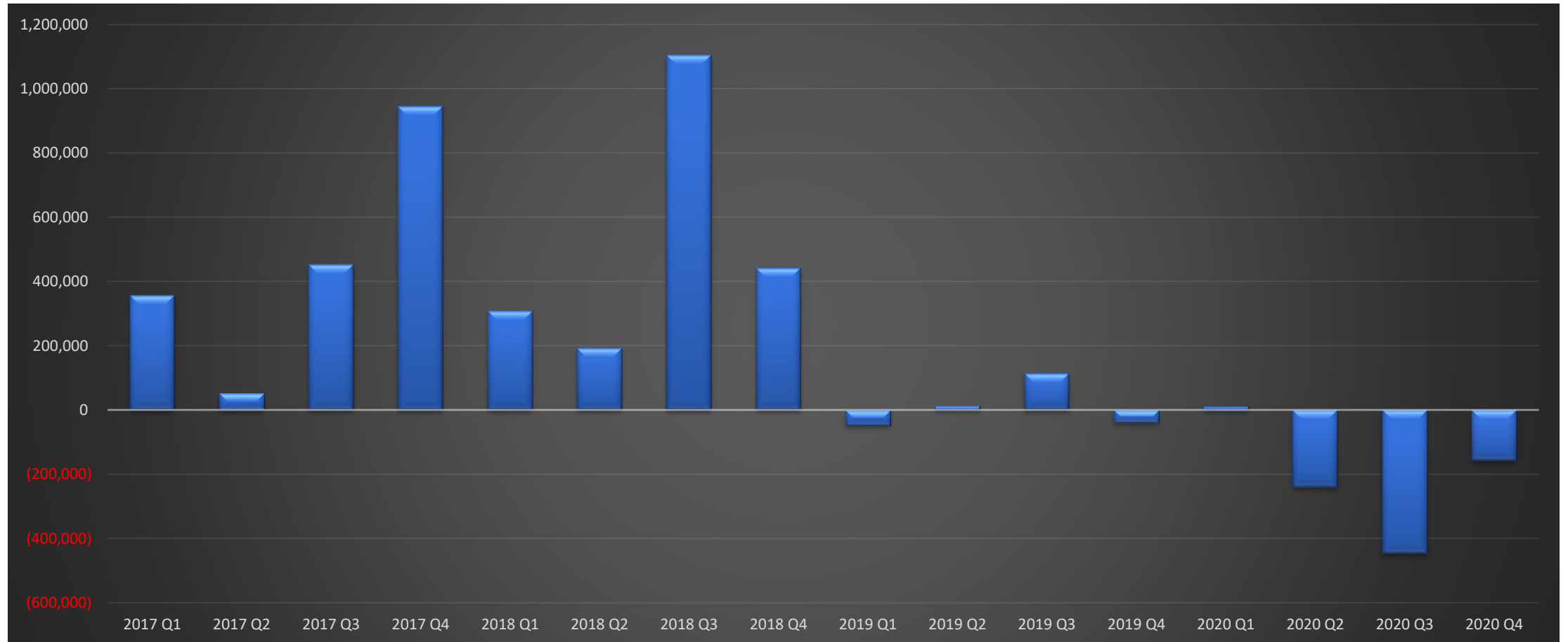
Market Rent Per SF (Gross)



Months On Market (For Lease)



Net Absorption (For Lease)



Conclusions

Net absorption for lease lost (836K SF) of occupancy in 2020.

Construction starts are down (81.3%) compared to 2019.

Vacancy is still fairly low compared to office.

It will be interesting to see what happens in 2021. It seems like there will be downward pressure on rents and increased vacancy.

Data Analyzed By



www.beaconrealestateservices.com

Data Source

www.CoStar.com