

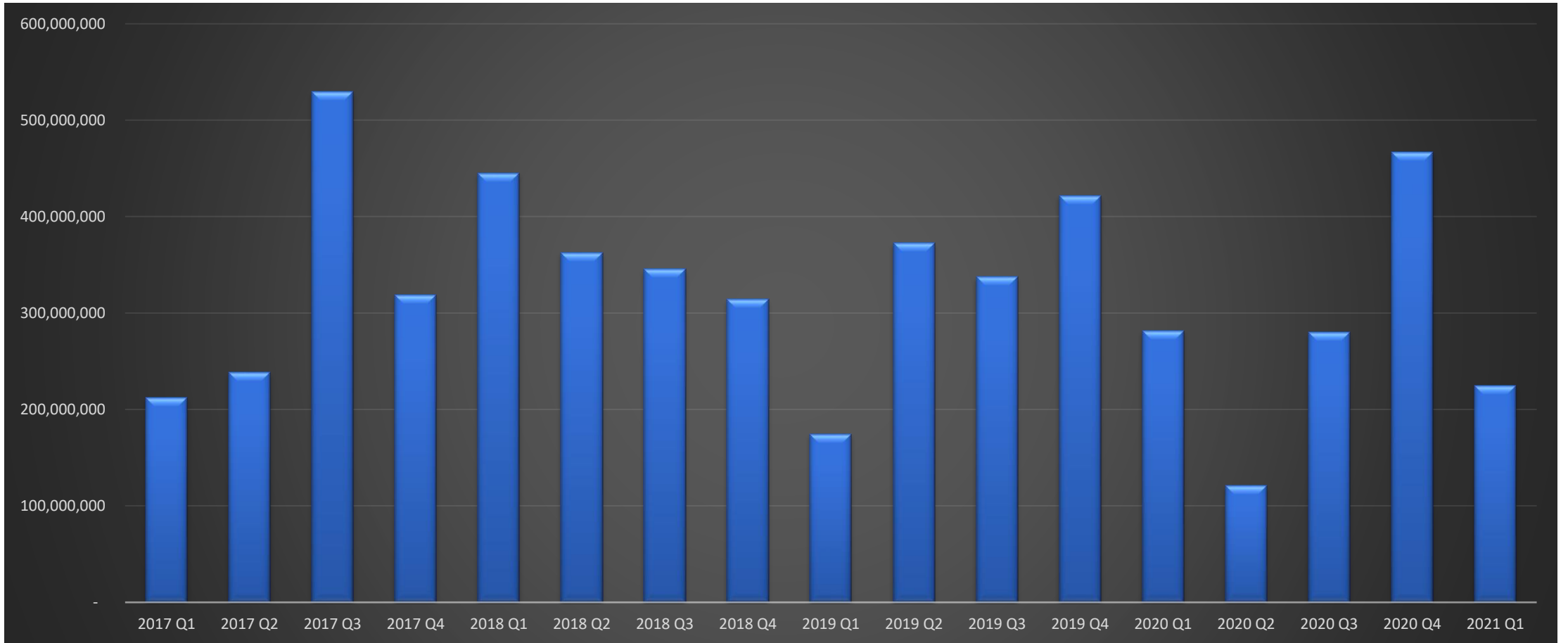


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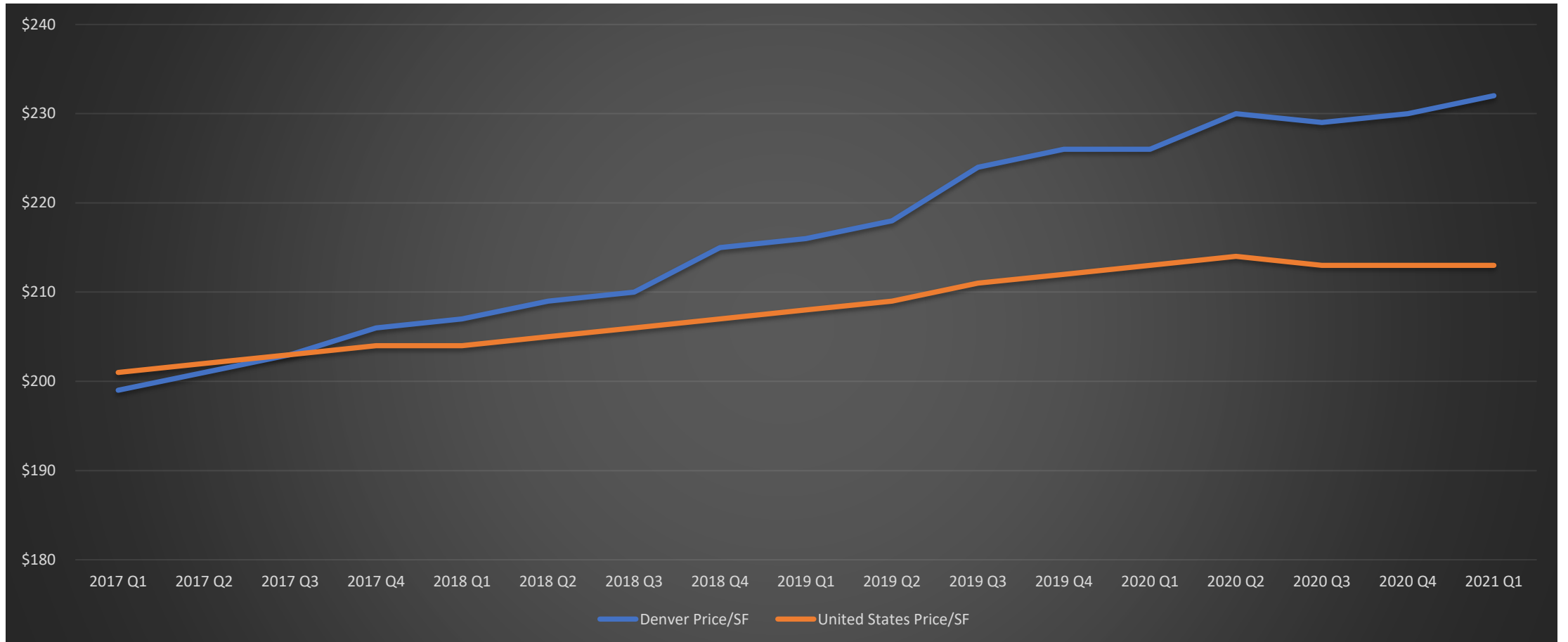
Denver Metro Market Update

Retail Q1 2021

Sales Volume



Price/ SF



Retail Inventory Analysis

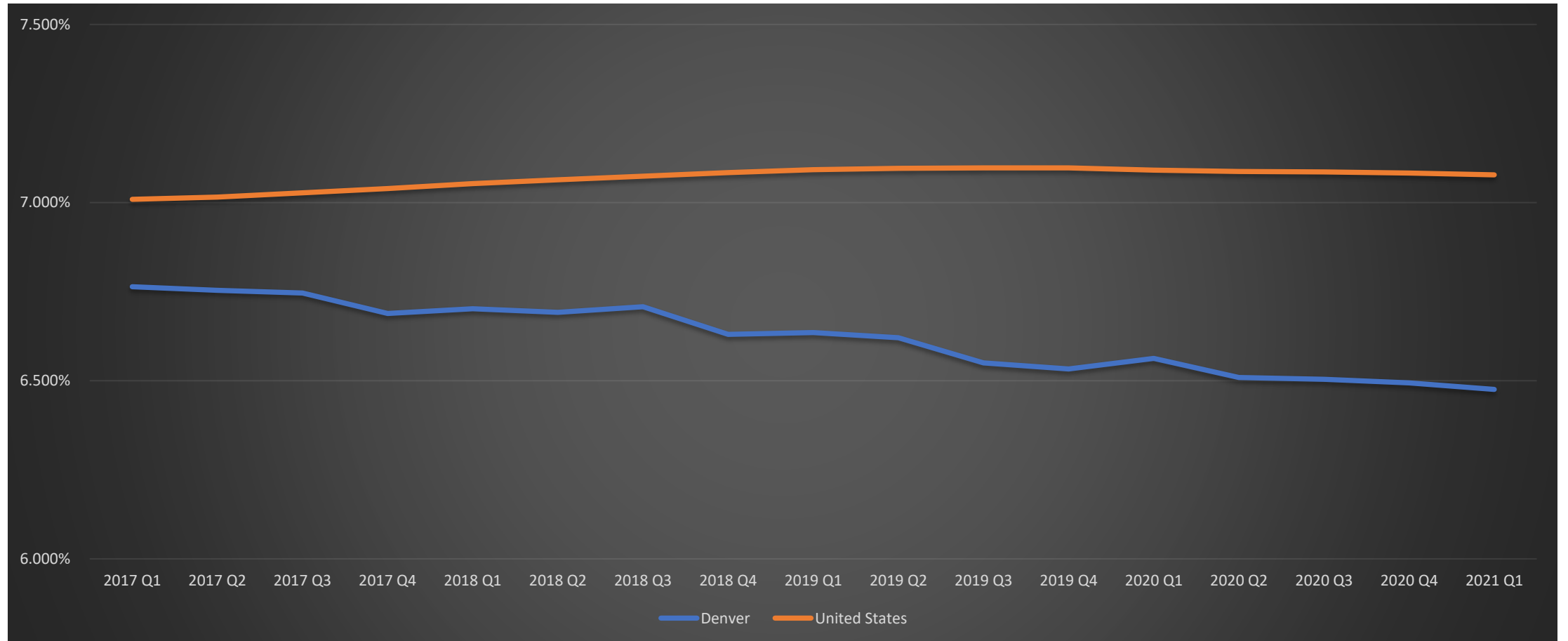
Total # of Comparable Sales (Settled) – 158

Absorption Rate (Total Sales/Months) – 52.6

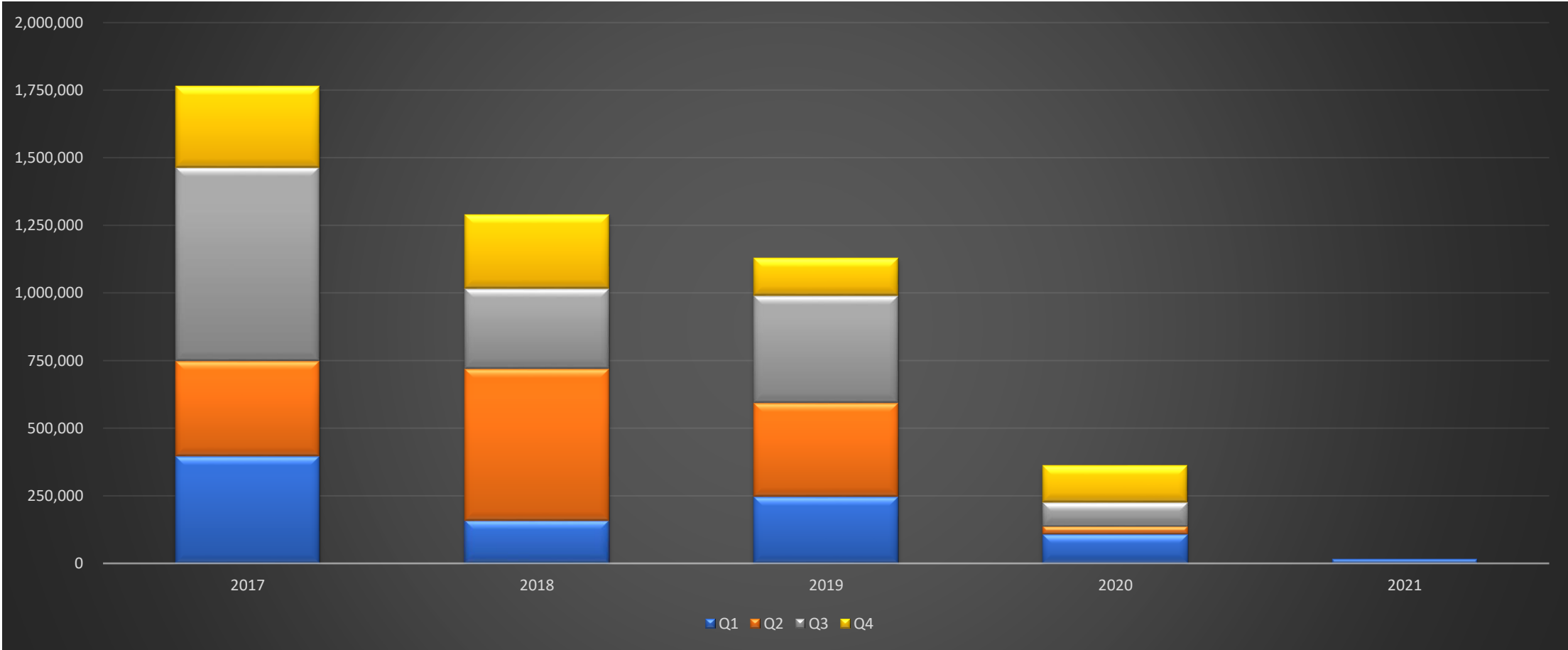
Total # of Comparable Active Listings – 323

Months of Retail Supply (Lst/Ab. Rate) – 6.1 months

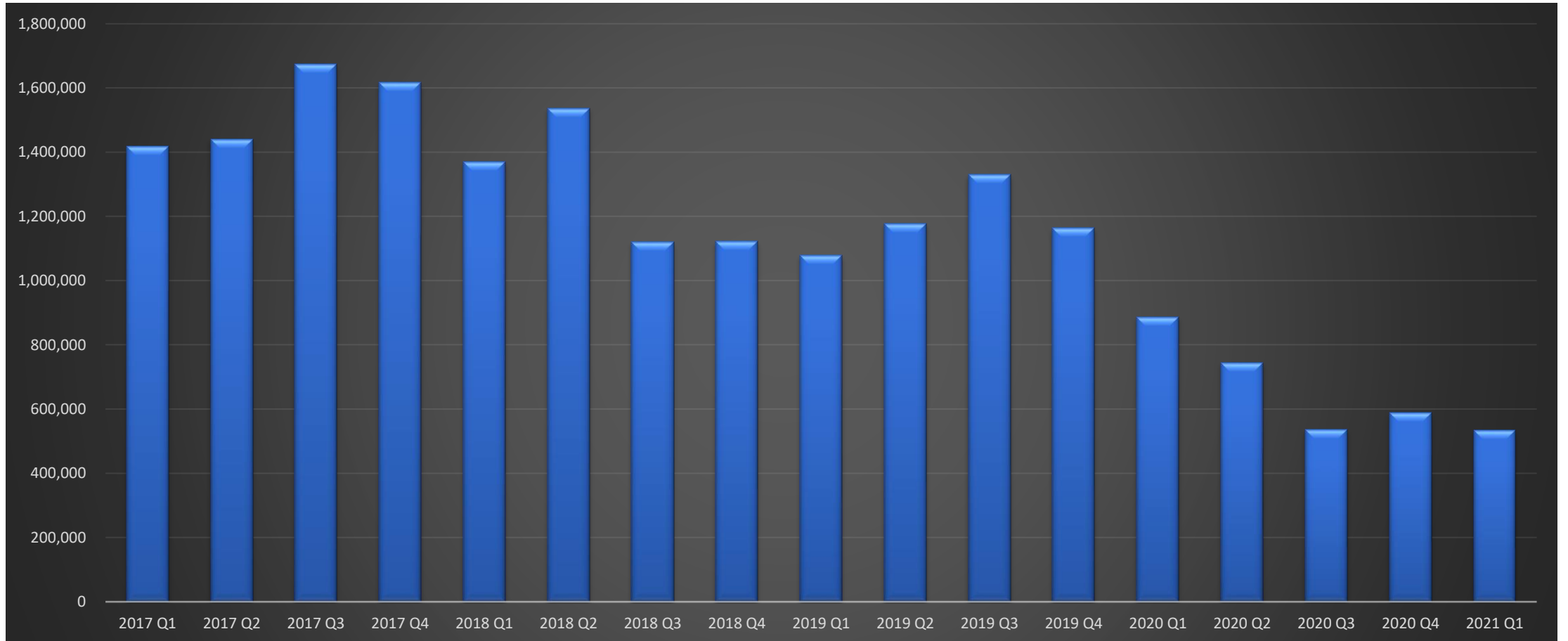
Capitalization Rate



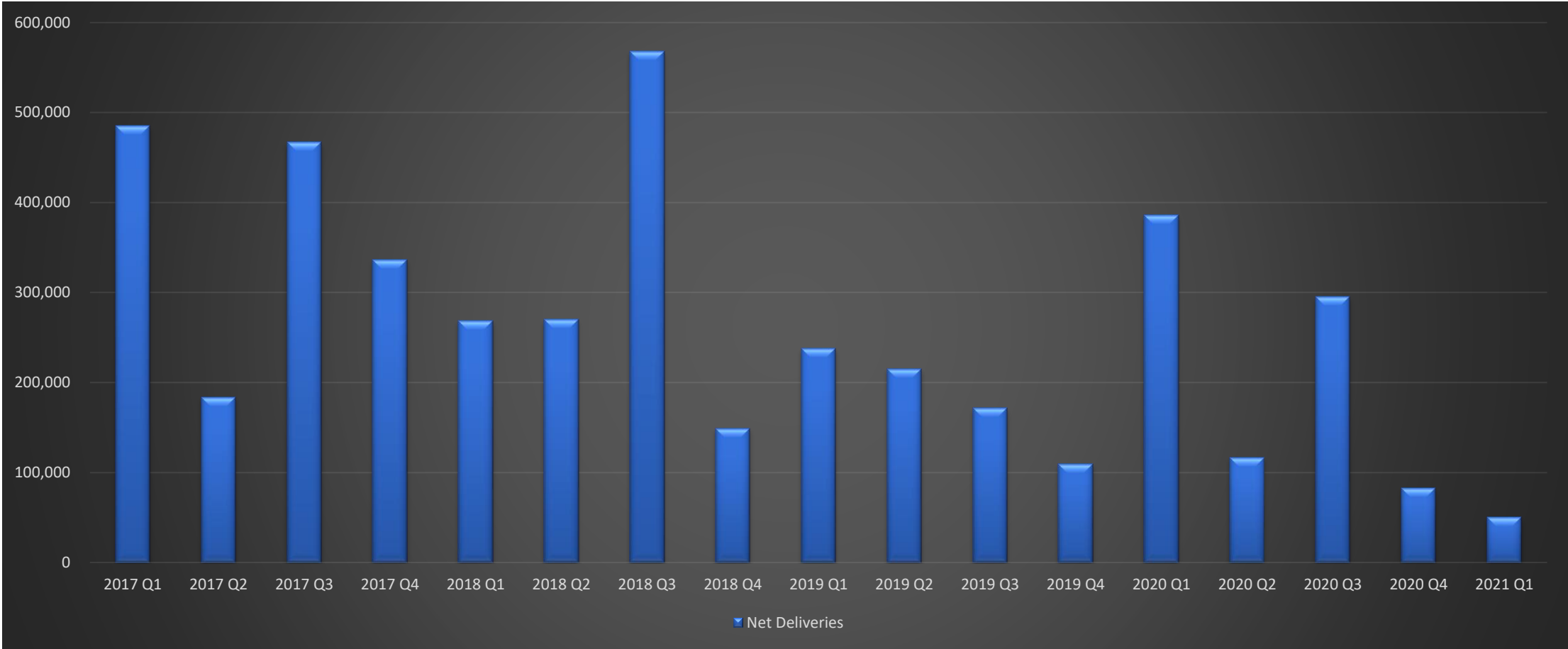
Construction Starts



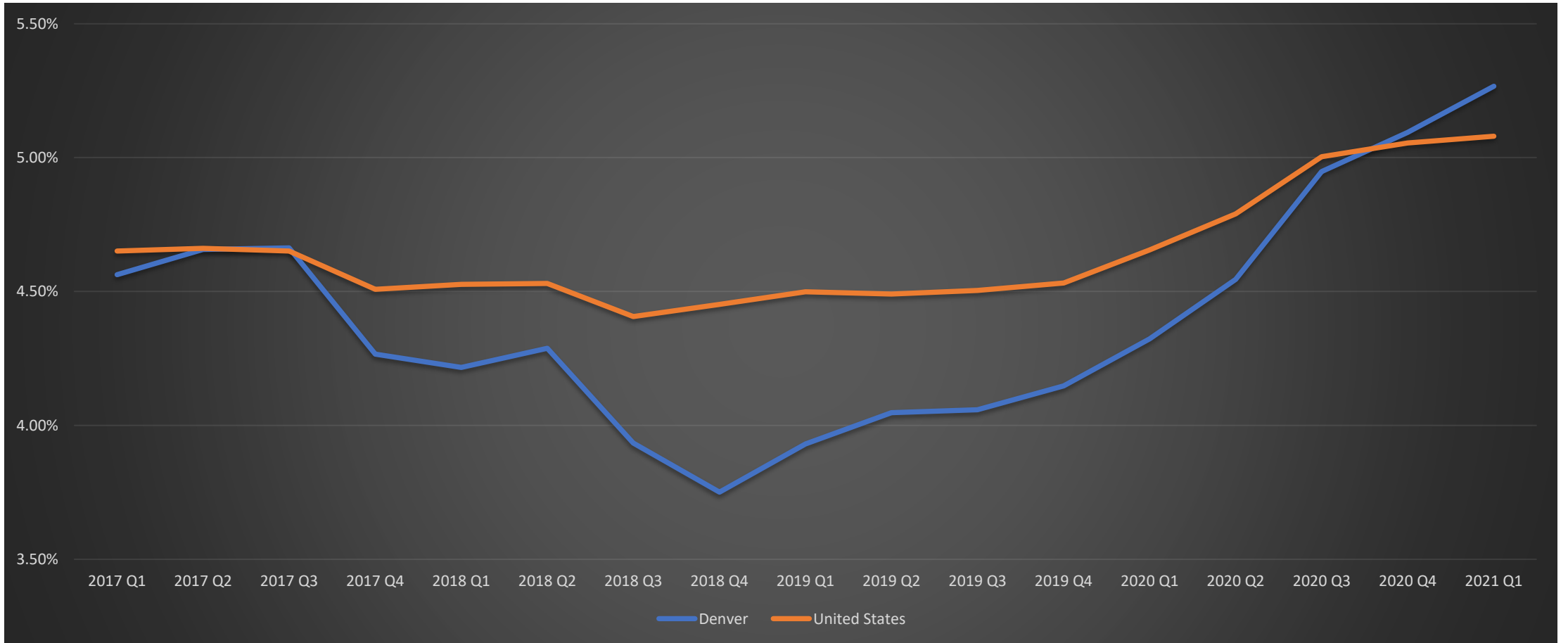
Under Construction



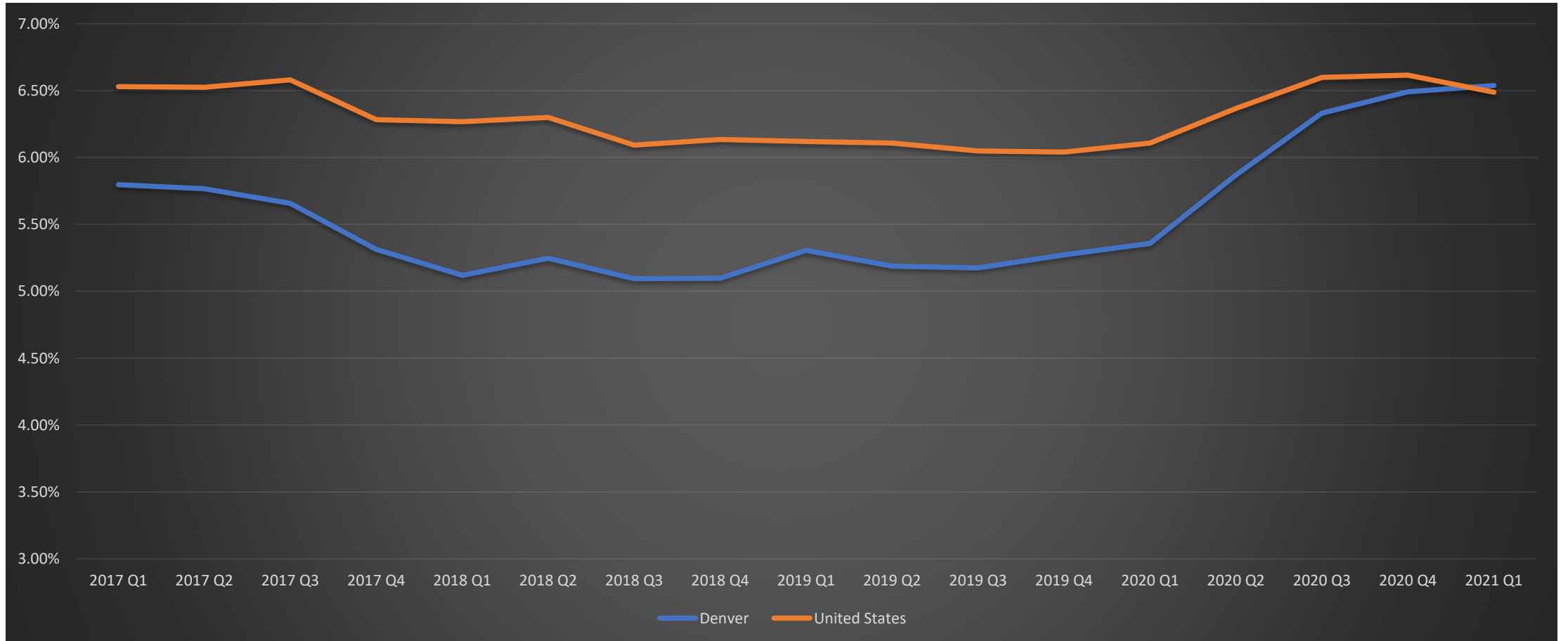
Net Deliveries



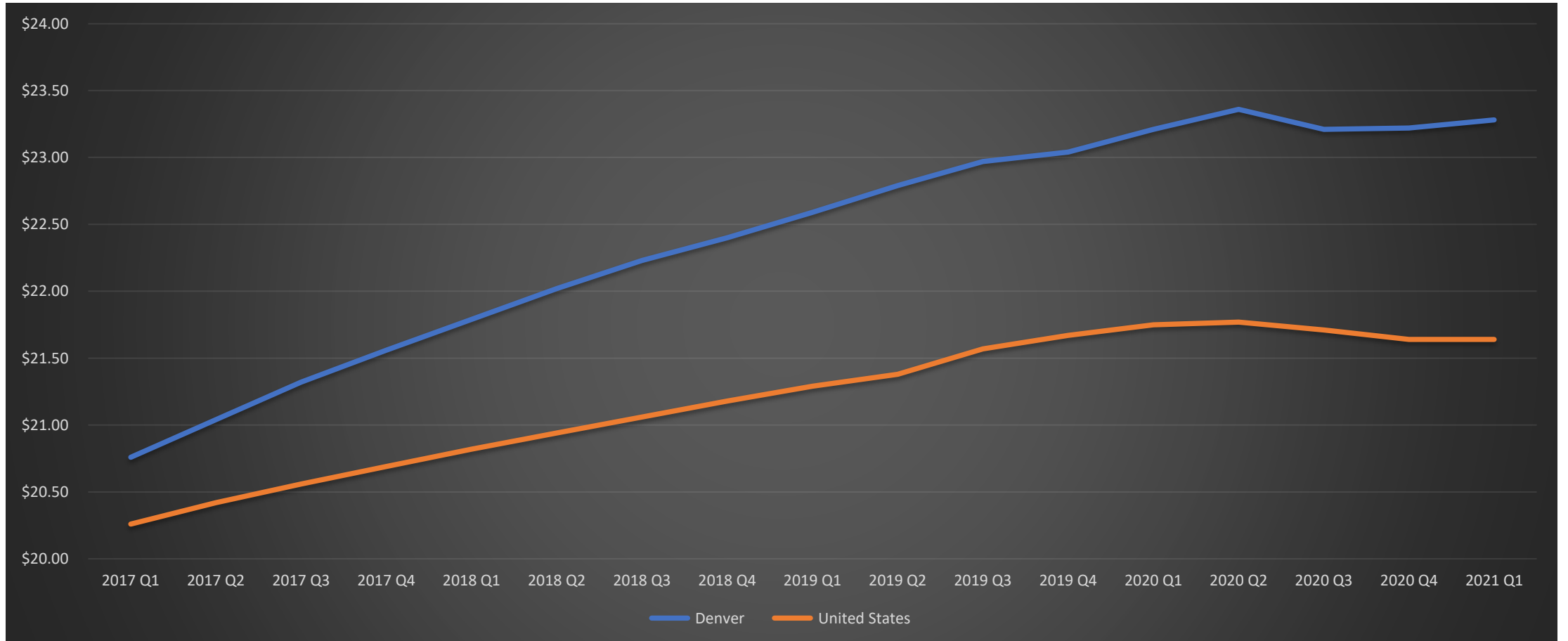
Vacancy Rate



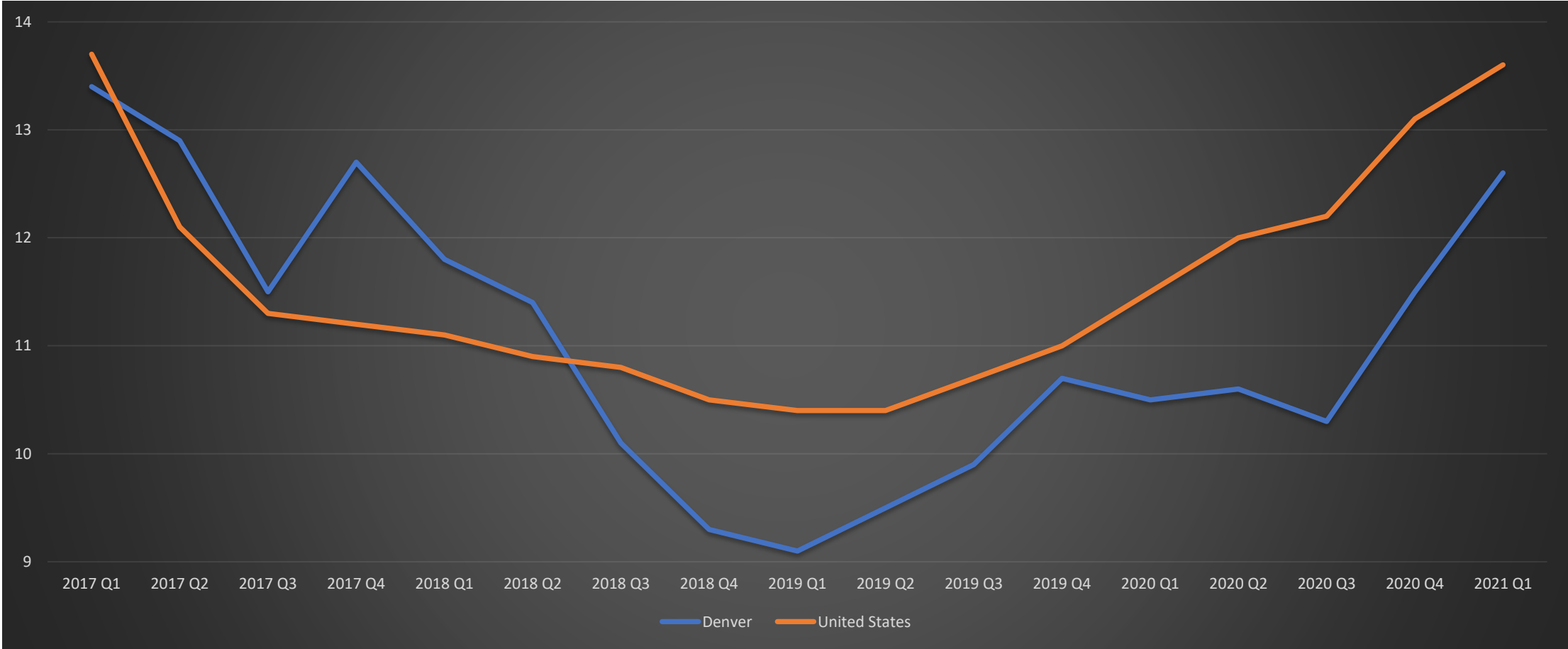
Availability Rate



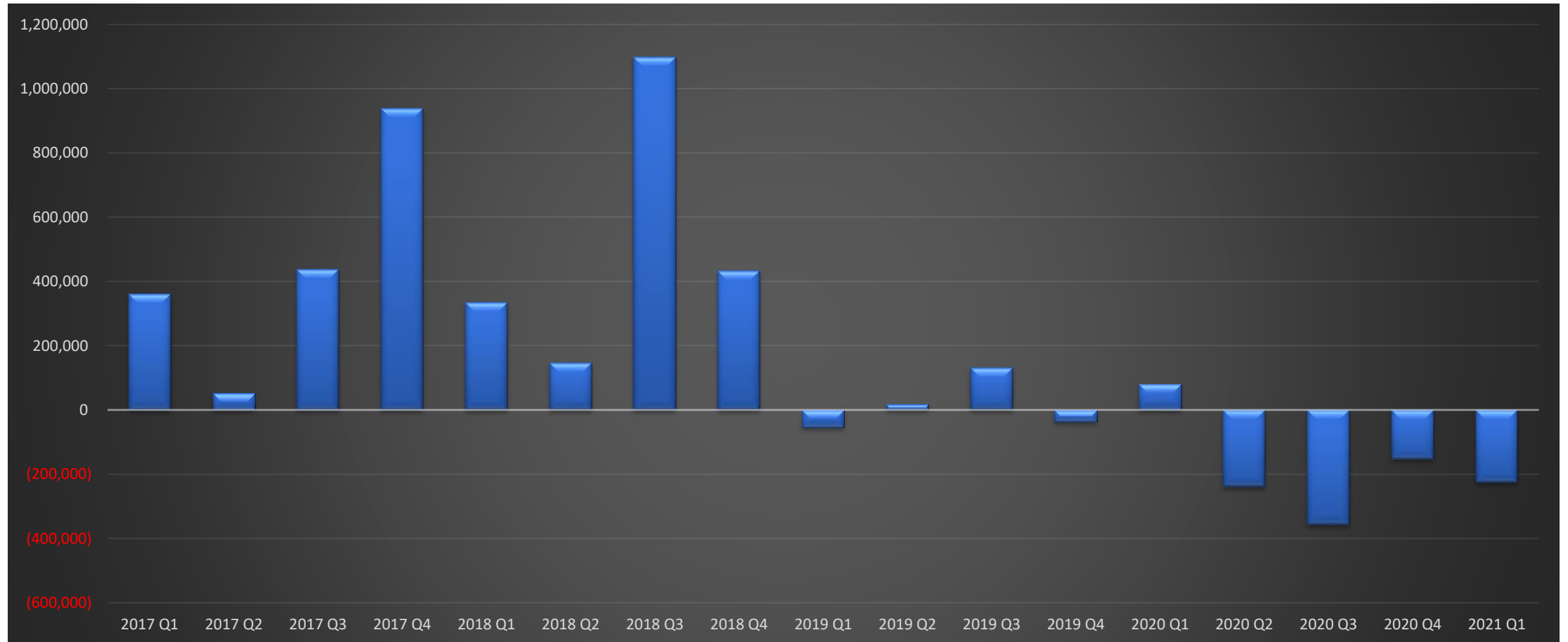
Market Rent Per SF (Gross)



Months On Market (For Lease)



Net Absorption (For Lease)



Conclusions

Net absorption for lease lost (894K SF) of occupancy since Q1 2020.

Construction starts are down (85.7%) compared to Q1 2020.

Vacancy is still quite low compared to multi-family, office, and industrial.

Data Analyzed By



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Data Source

www.CoStar.com