

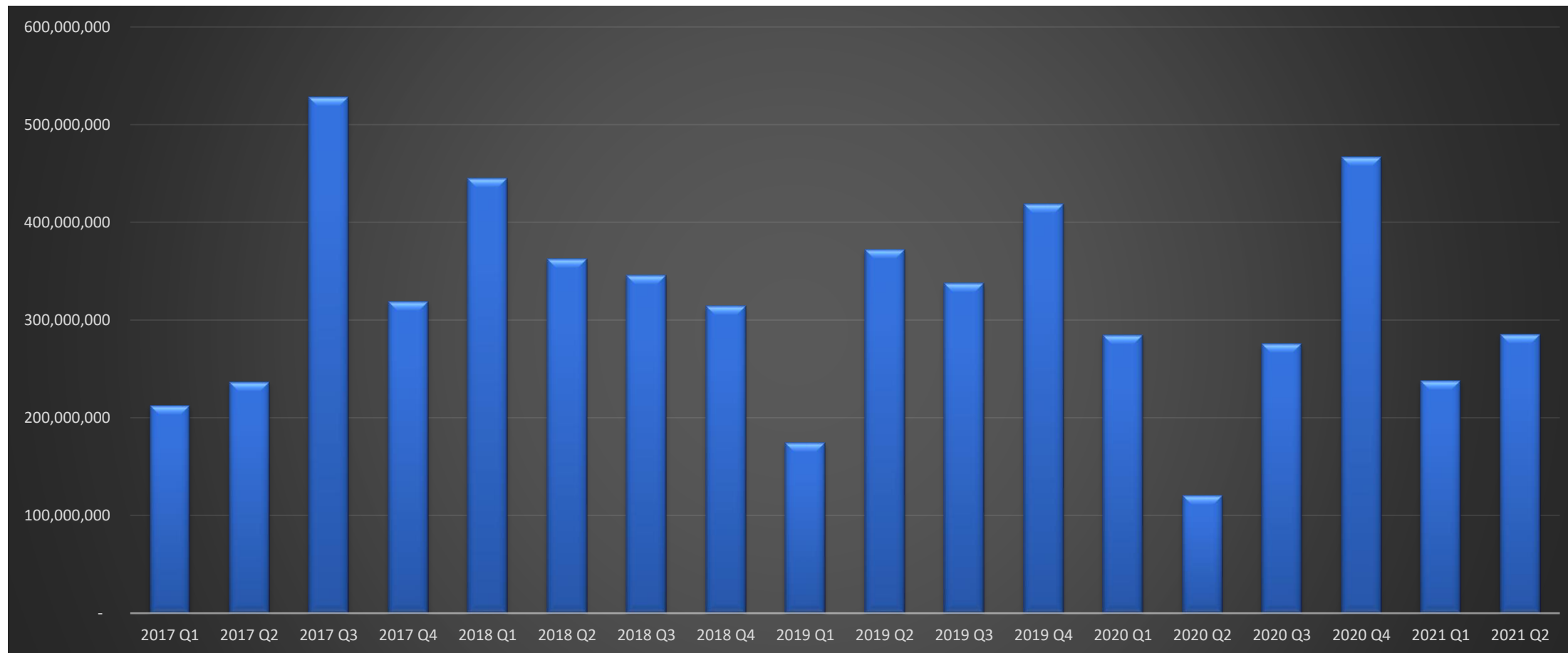


[www.beaconrealestateservices.com](http://www.beaconrealestateservices.com)

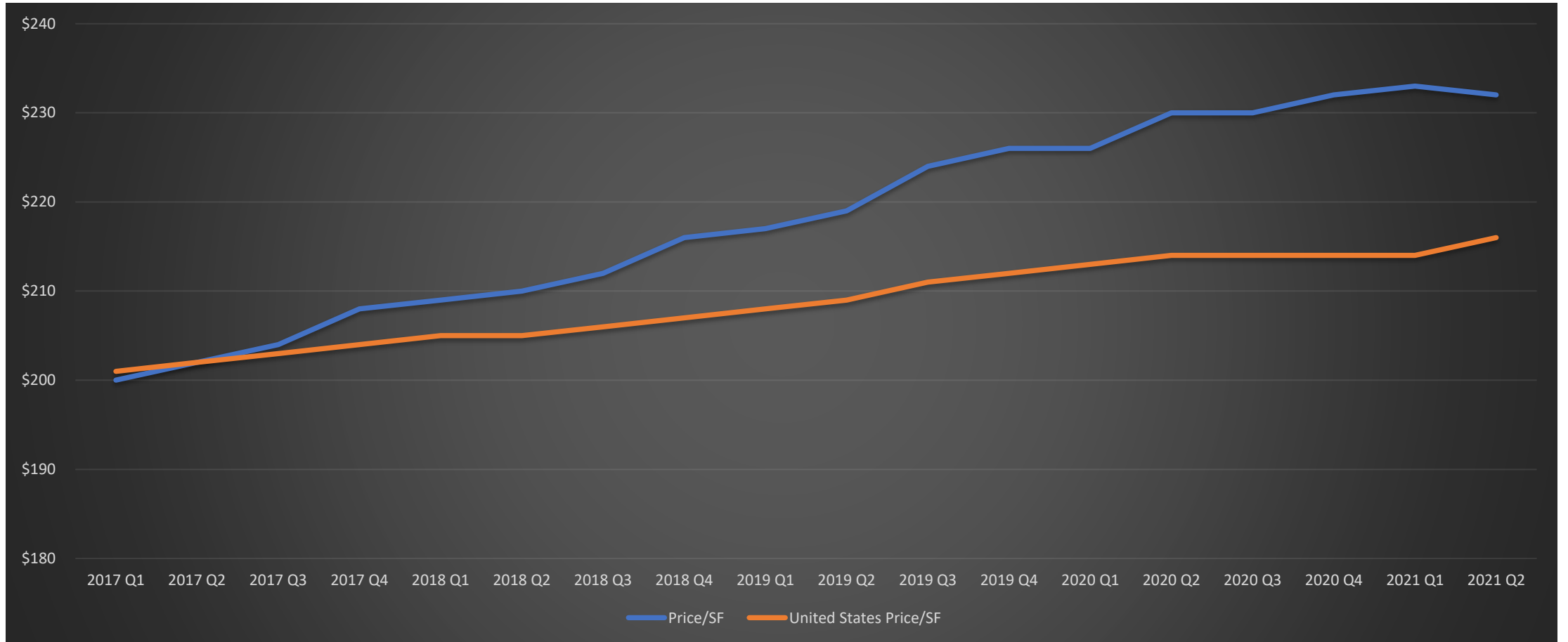
# Denver Metro Market Update

## Retail Q2 2021

# Sales Volume



# Price/ SF



# Retail Inventory Analysis

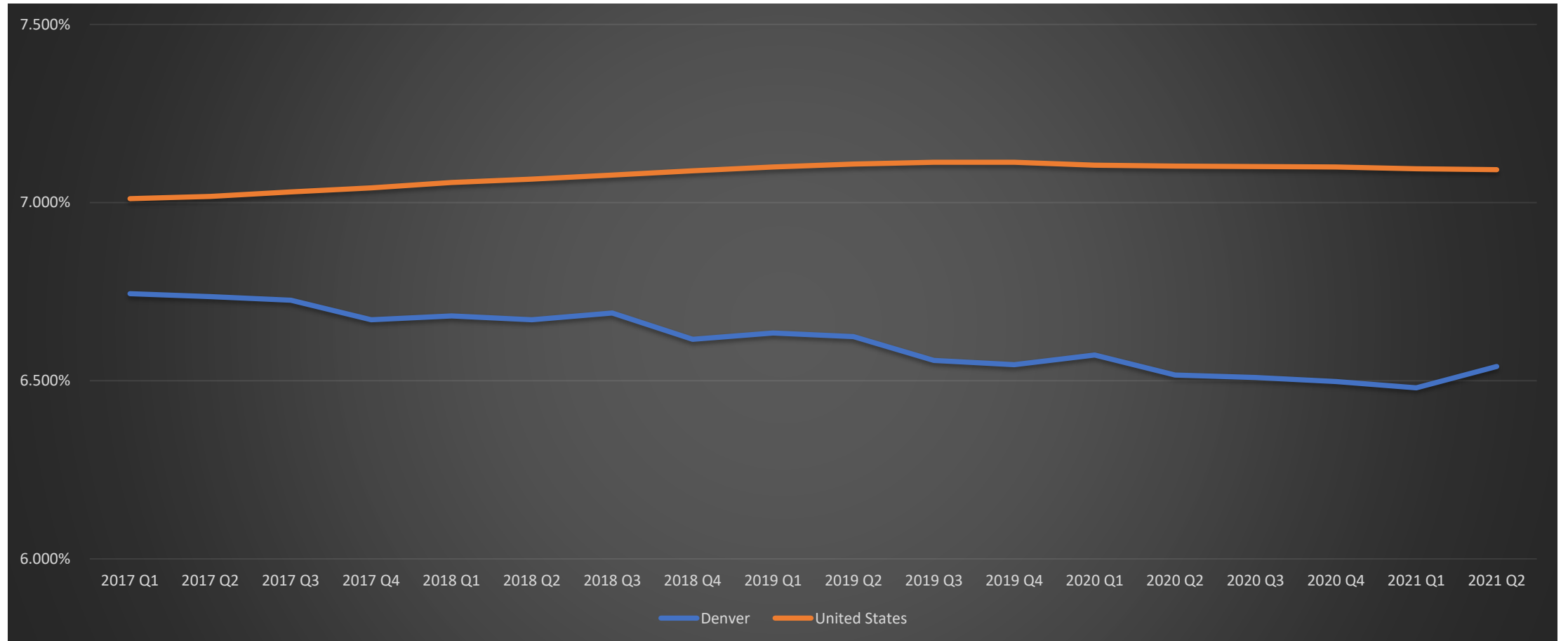
Total # of Comparable Sales (Settled) – 229

Absorption Rate (Total Sales/Months) – 76.3

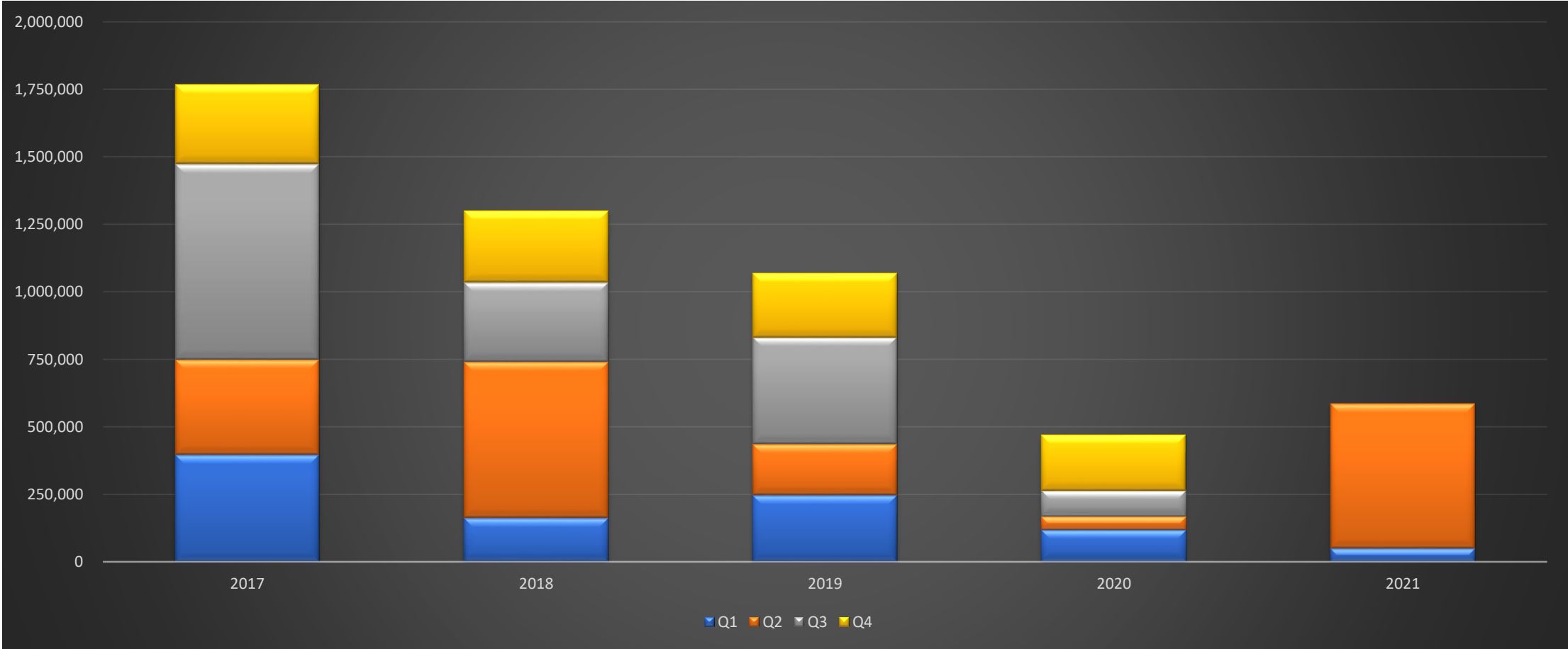
Total # of Comparable Active Listings – 350

**Months of Retail Supply (Lst/Ab. Rate) – 4.6 months**

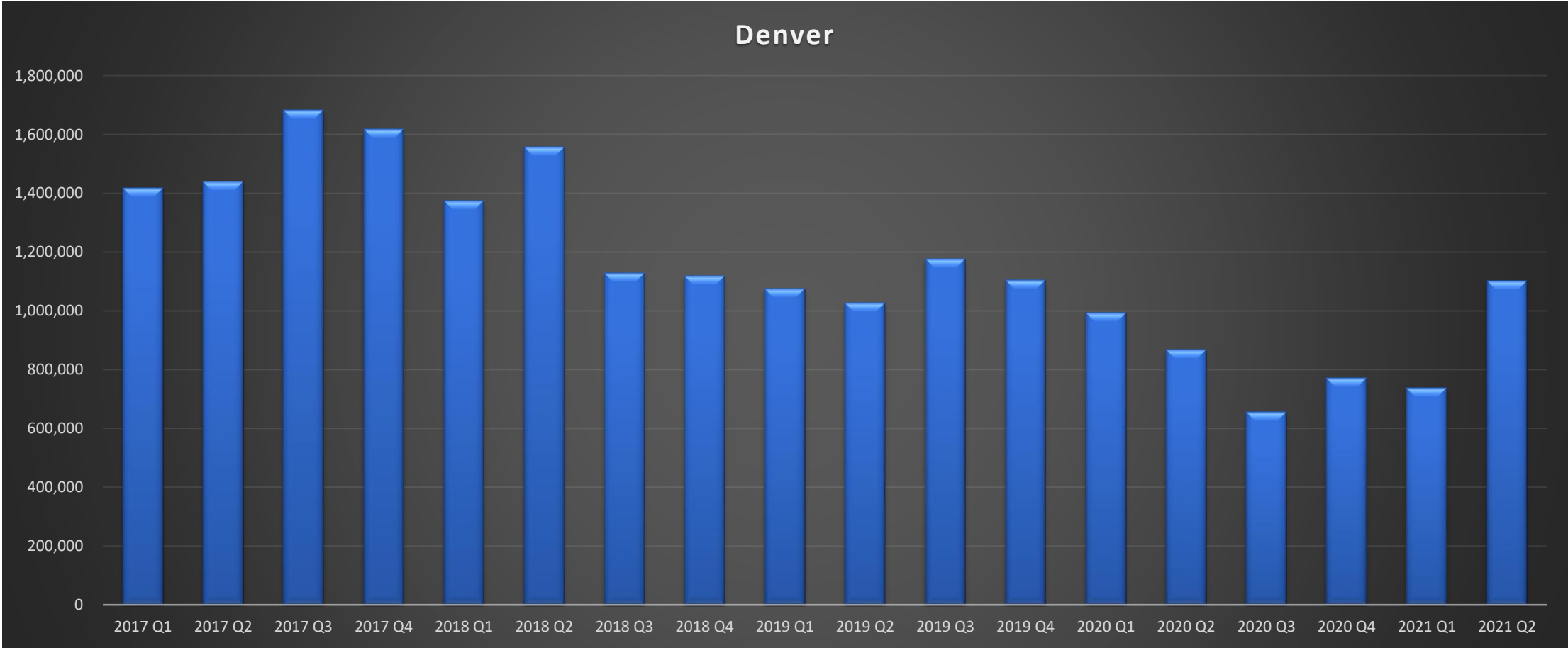
# Capitalization Rate



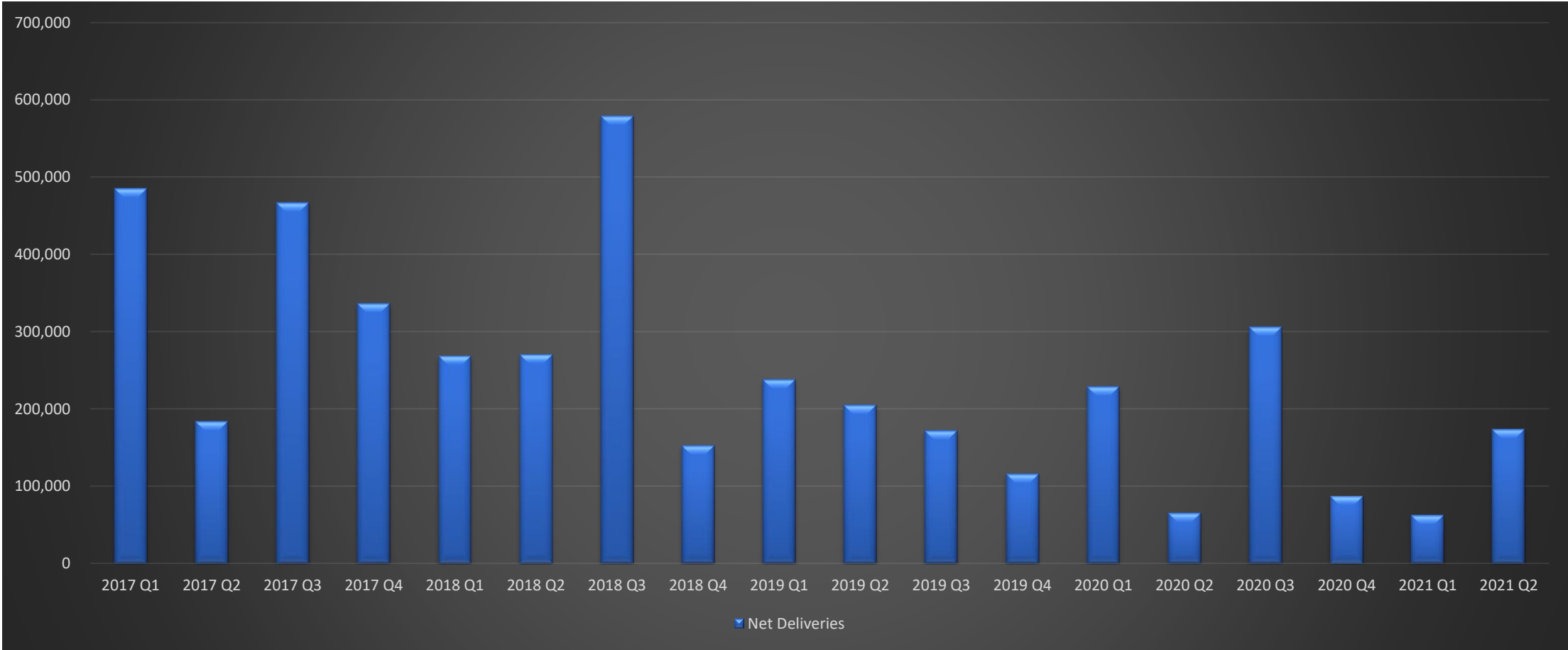
# Construction Starts



# Under Construction

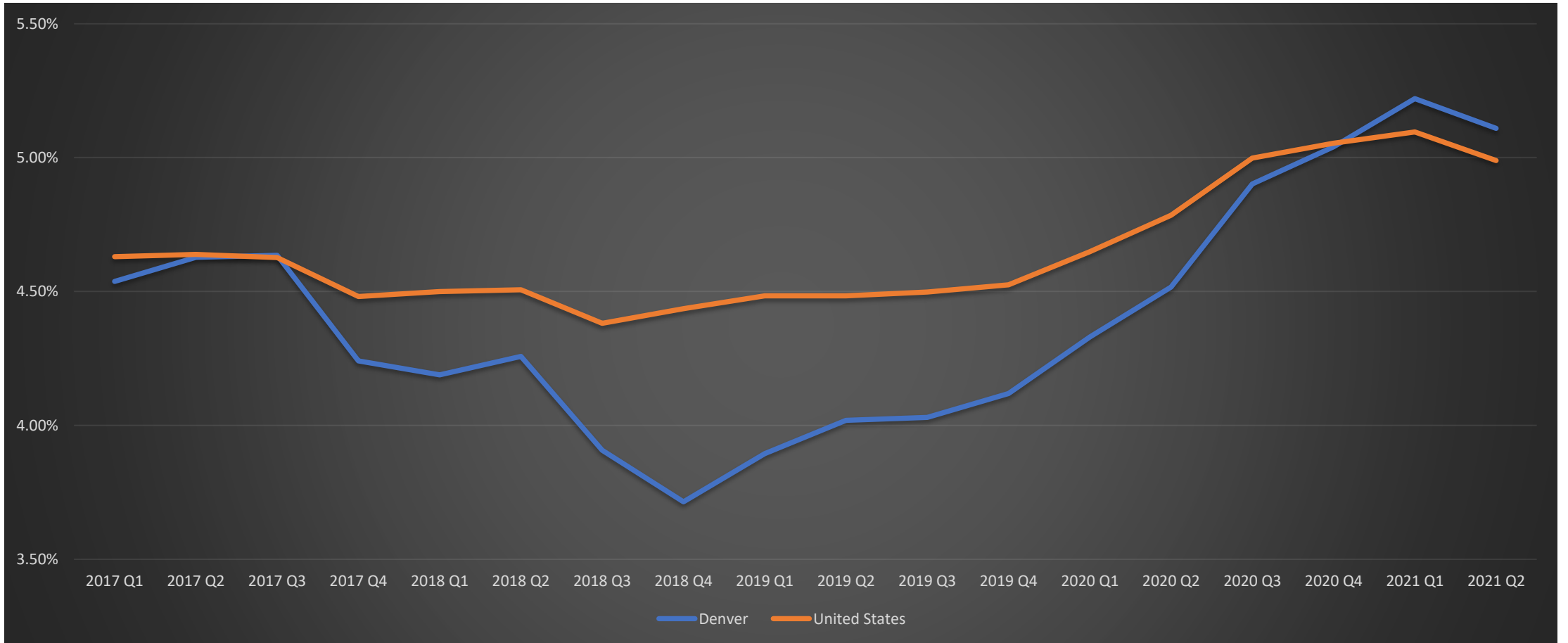


# Net Deliveries

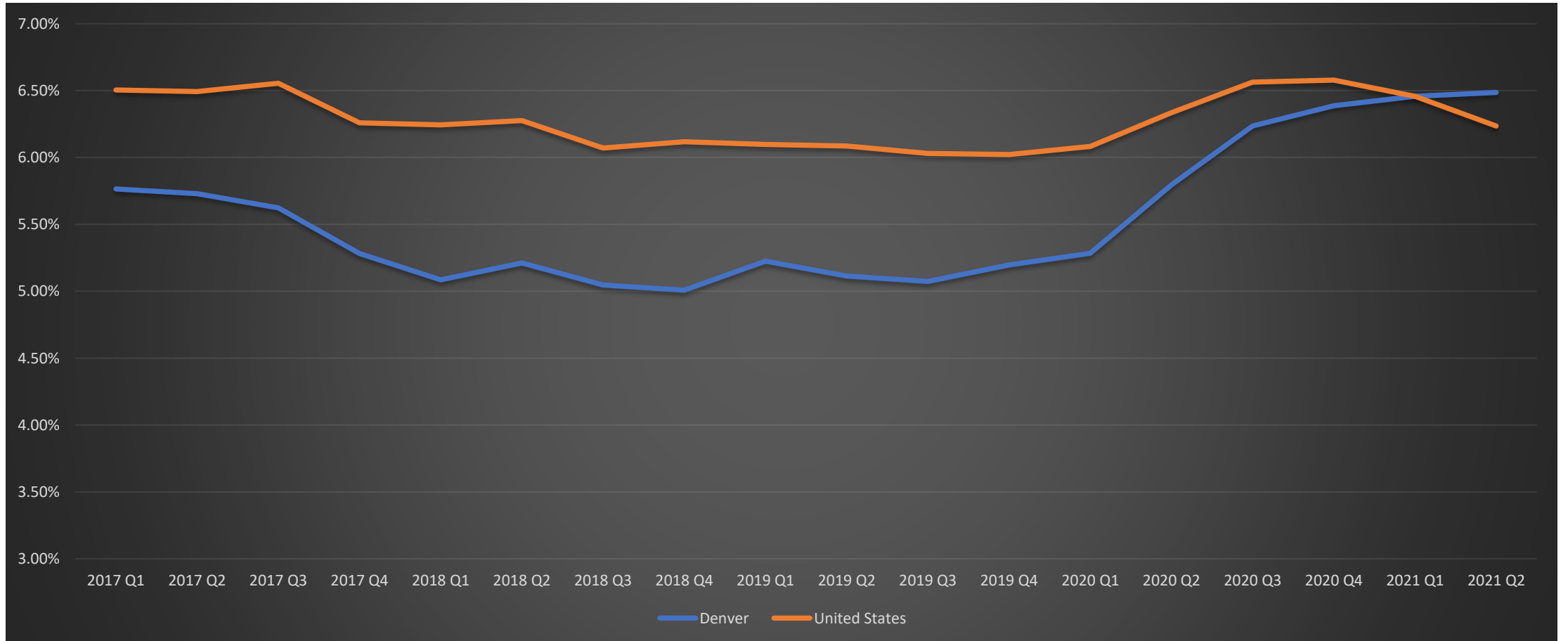




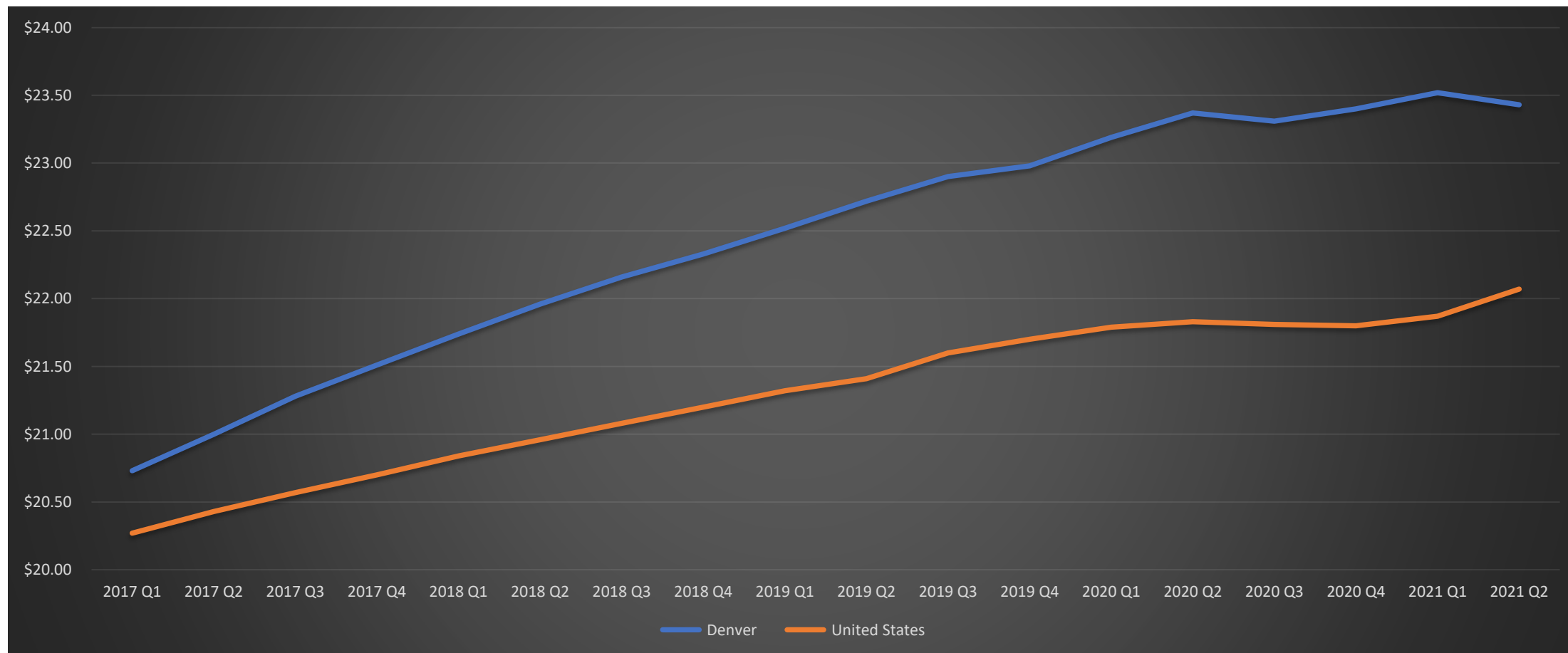
# Vacancy Rate



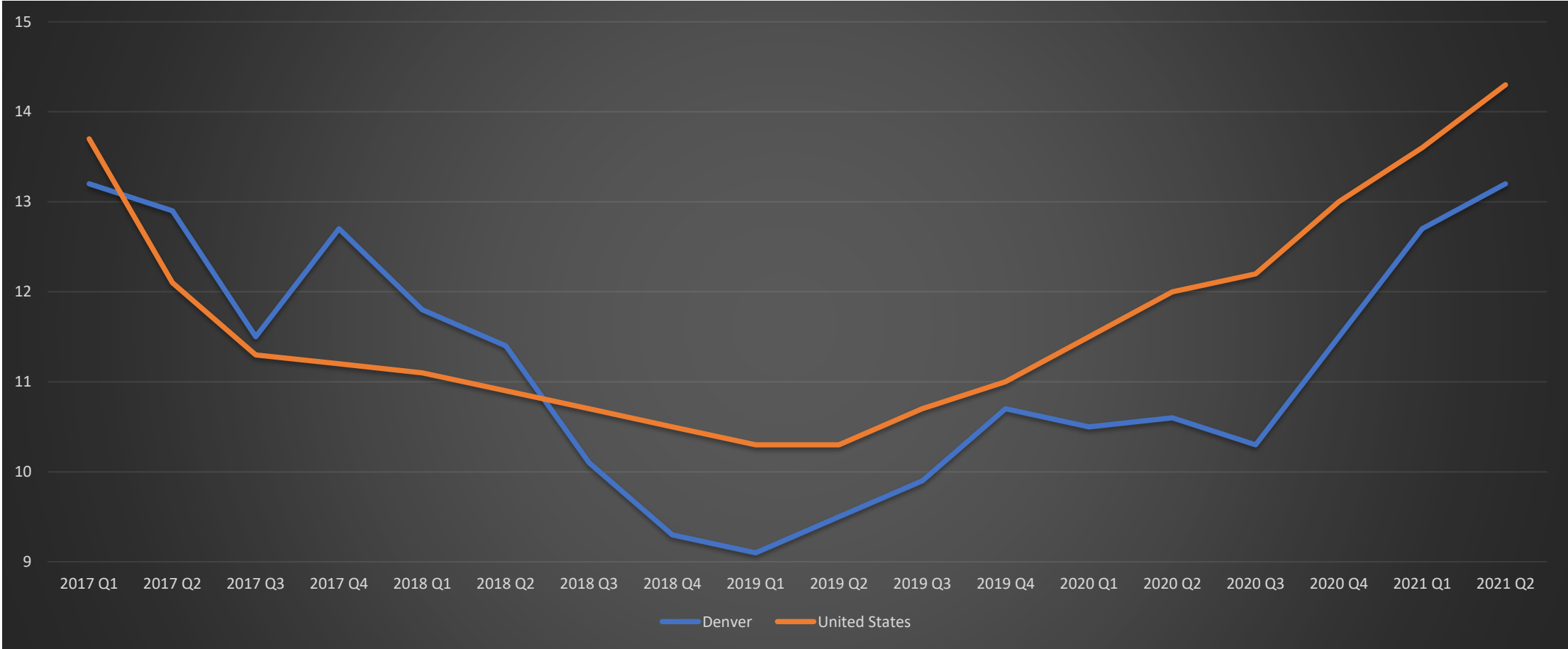
# Availability Rate



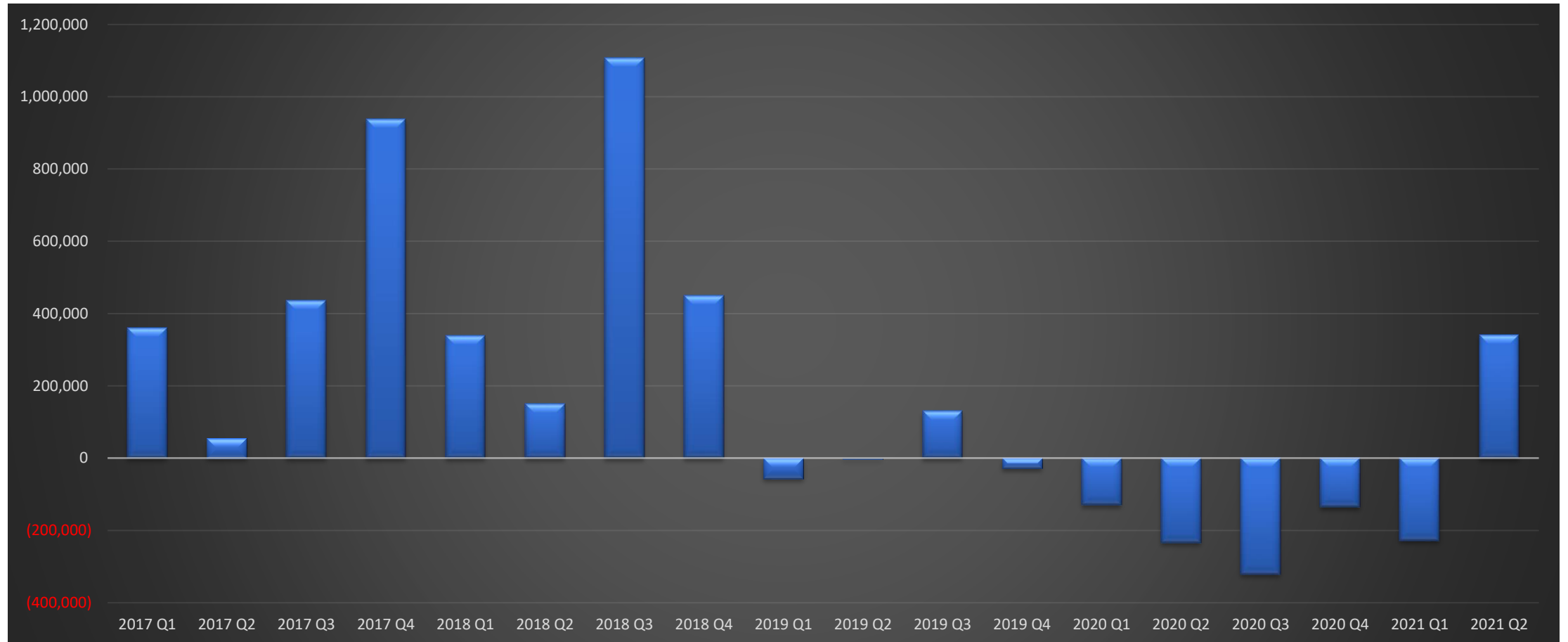
# Market Rent Per SF (Gross)



# Months On Market (For Lease)



# Net Absorption (For Lease)



# Conclusions

Supply and demand are more balanced for retail properties that are for sale.

New construction starts saw a significant jump but is still quite small compared to the overall space market.

Leasing rates and vacancies have been consistent.

Data Analyzed By



[www.beaconrealestateservices.com](http://www.beaconrealestateservices.com)

Data Source

[www.CoStar.com](http://www.CoStar.com)