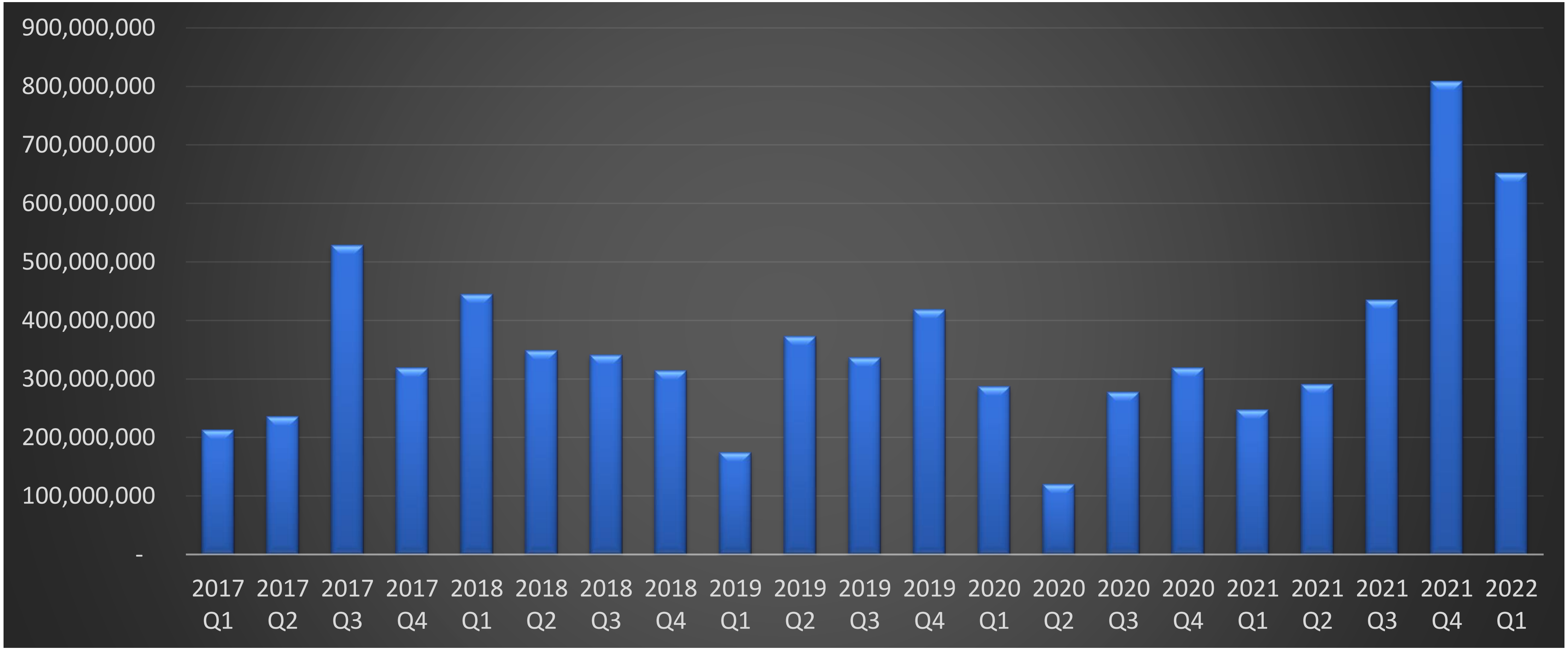
BEACON
REAL ESTATE SERVICES

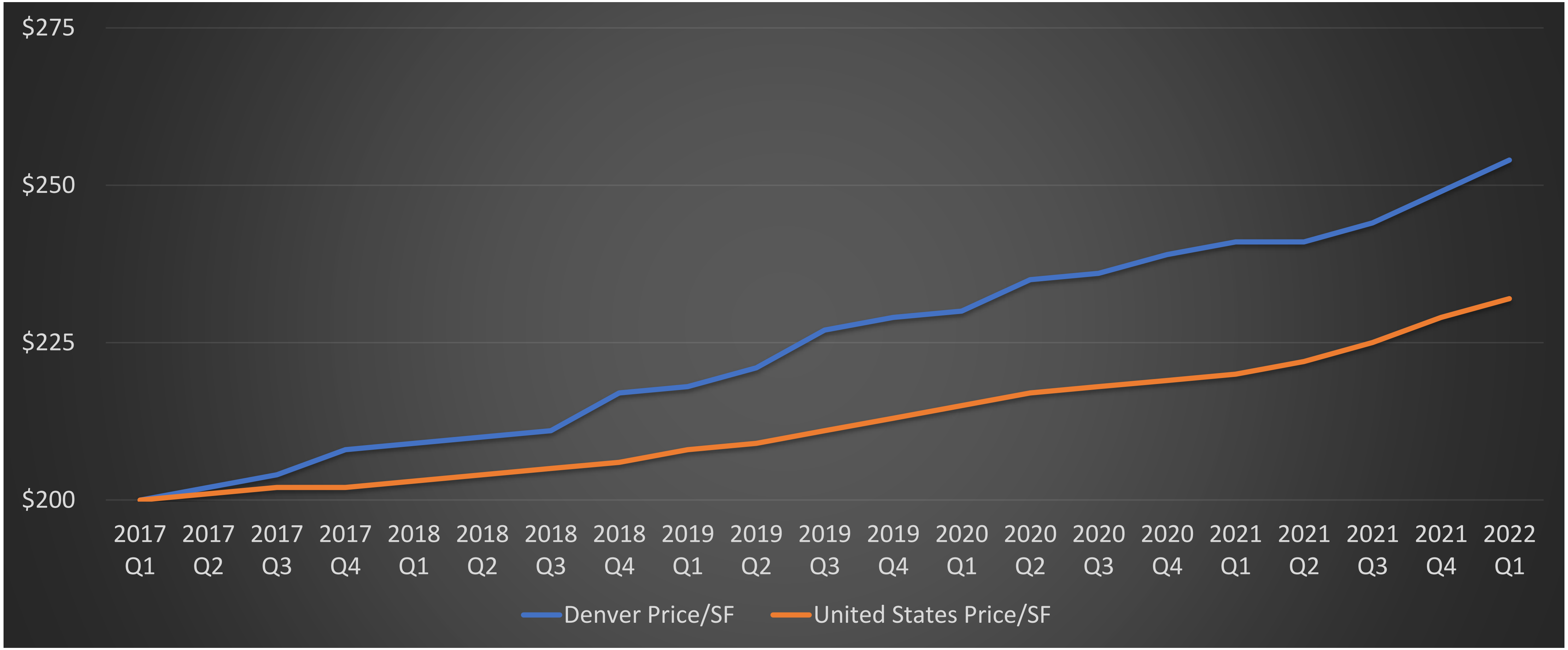
www.beaconrealestateservices.com

Denver Metro Market Update
Retail Q1 2022

Sales Volume



Price/ SF



$275
$250
$225
$200
2017 Q1
2017 Q2
2017 Q3
2017 Q4
2018 Q1
2018 Q2
2018 Q3
2018 Q4
2019 Q1
2019 Q2
2019 Q3
2019 Q4
2020 Q1
2020 Q2
2020 Q3
2020 Q4
2021 Q1
2021 Q2
2021 Q3
2021 Q4
2022 Q1
Denver Price/SF
United States Price/SF

Retail Inventory Analysis

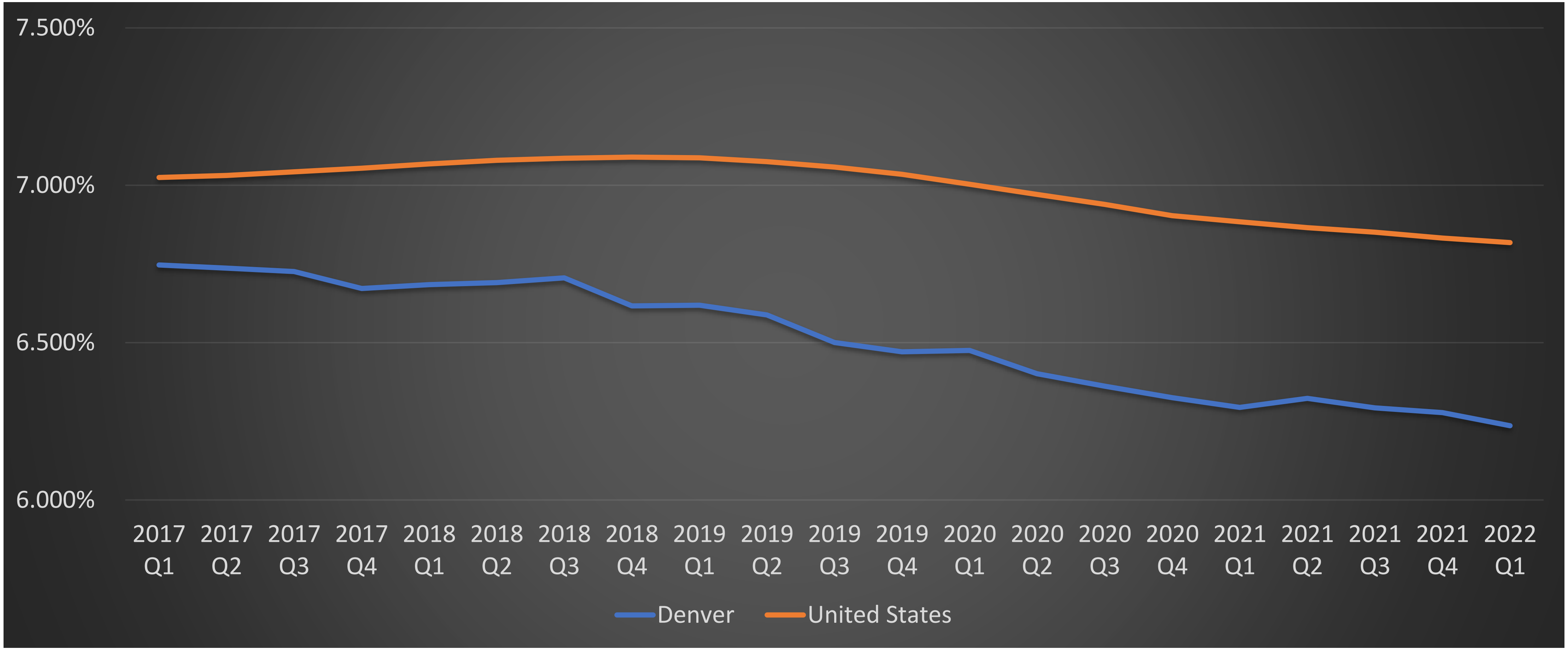
Total # of Comparable Sales (Settled) – 189

Absorption Rate (Total Sales/Months) – 63

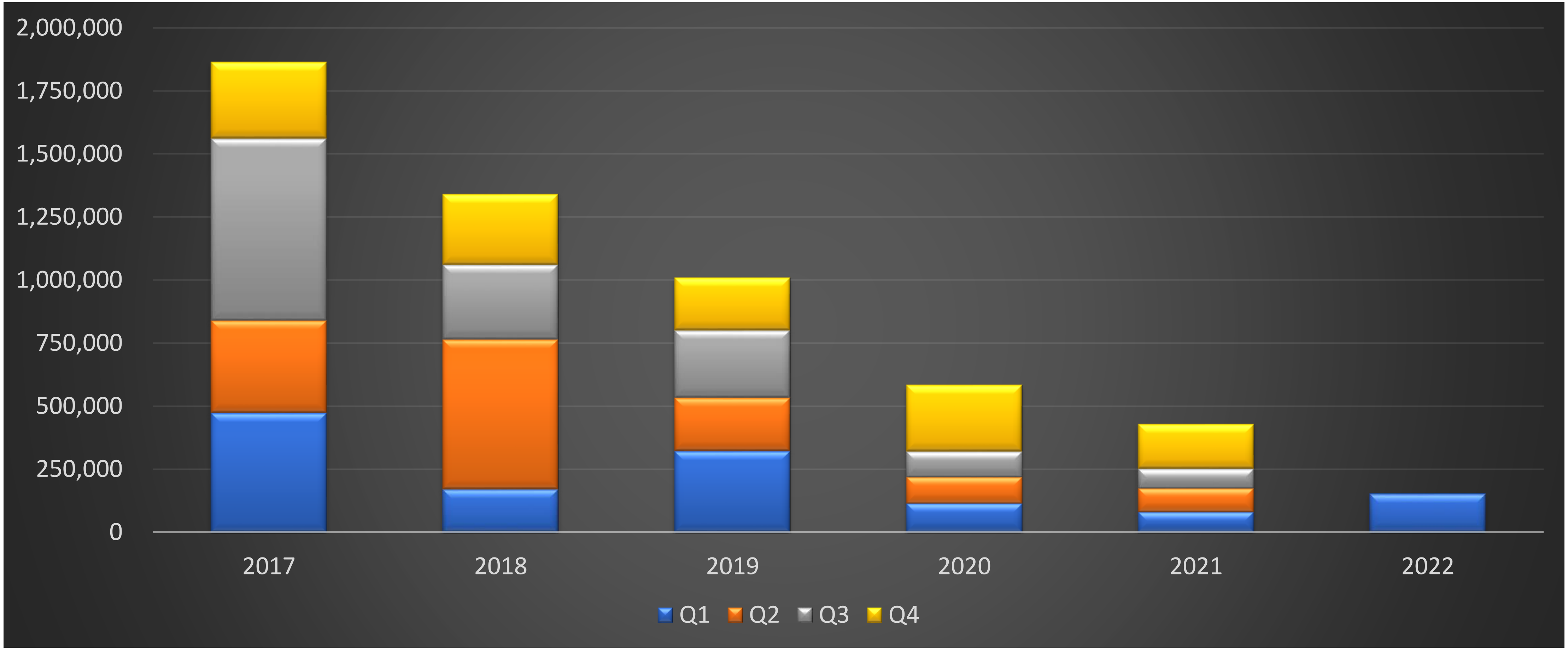
Total # of Comparable Active Listings – 311

Months of Retail Supply (Lst/Ab. Rate) – 4.9 months

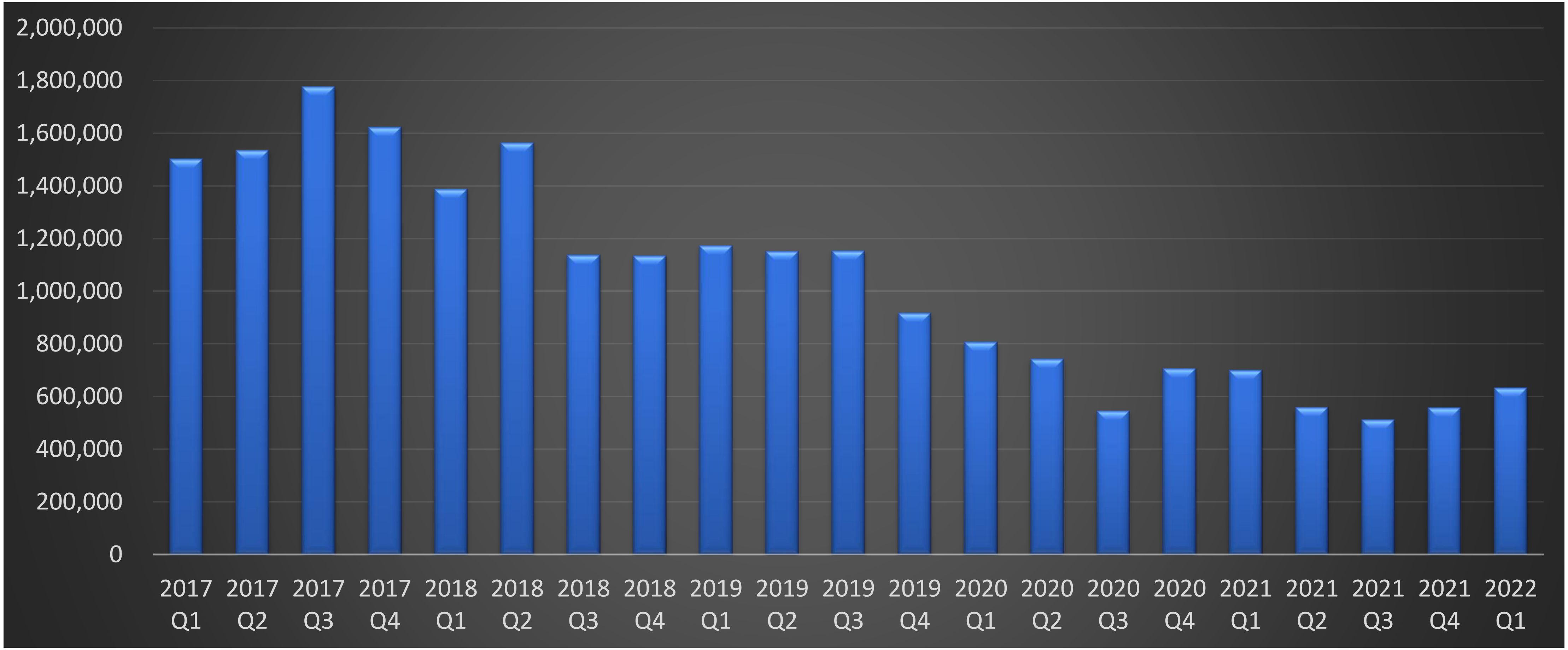
Capitalization Rate



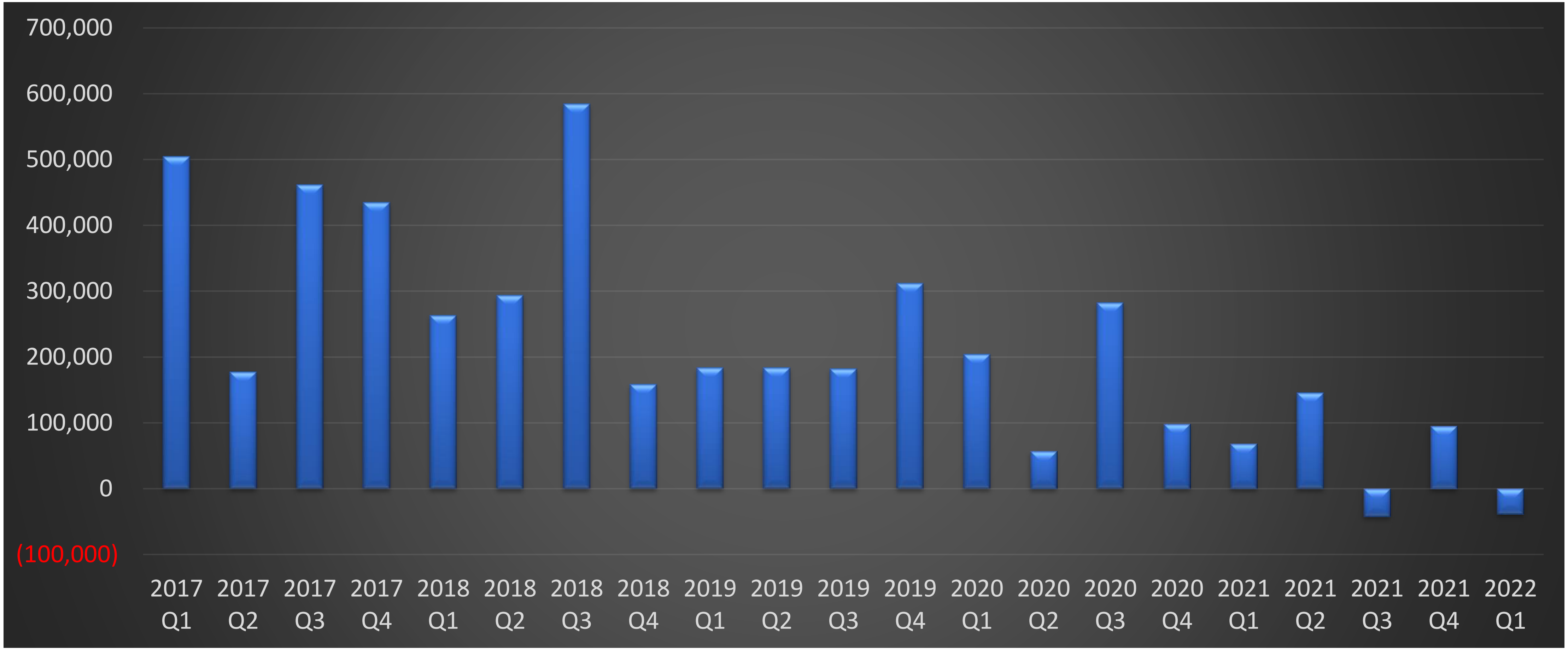
Construction Starts



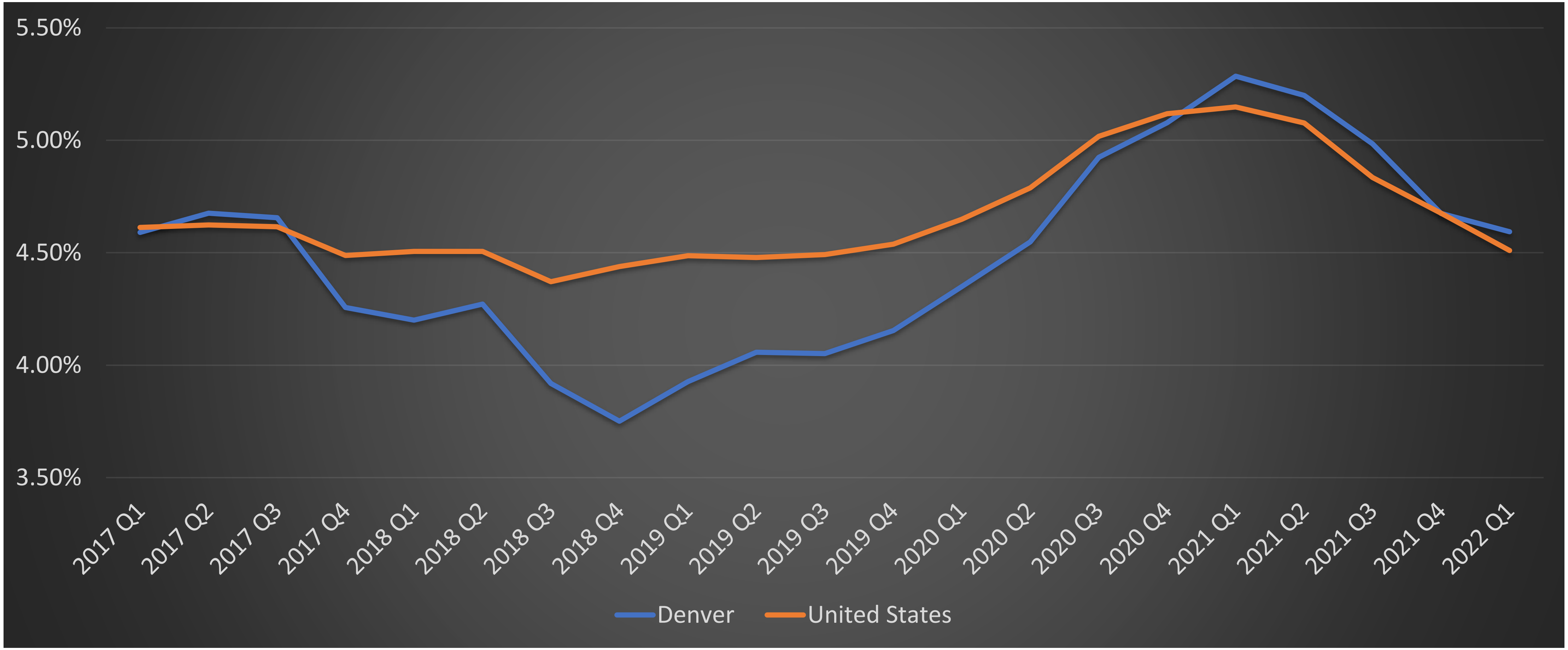
Under Construction



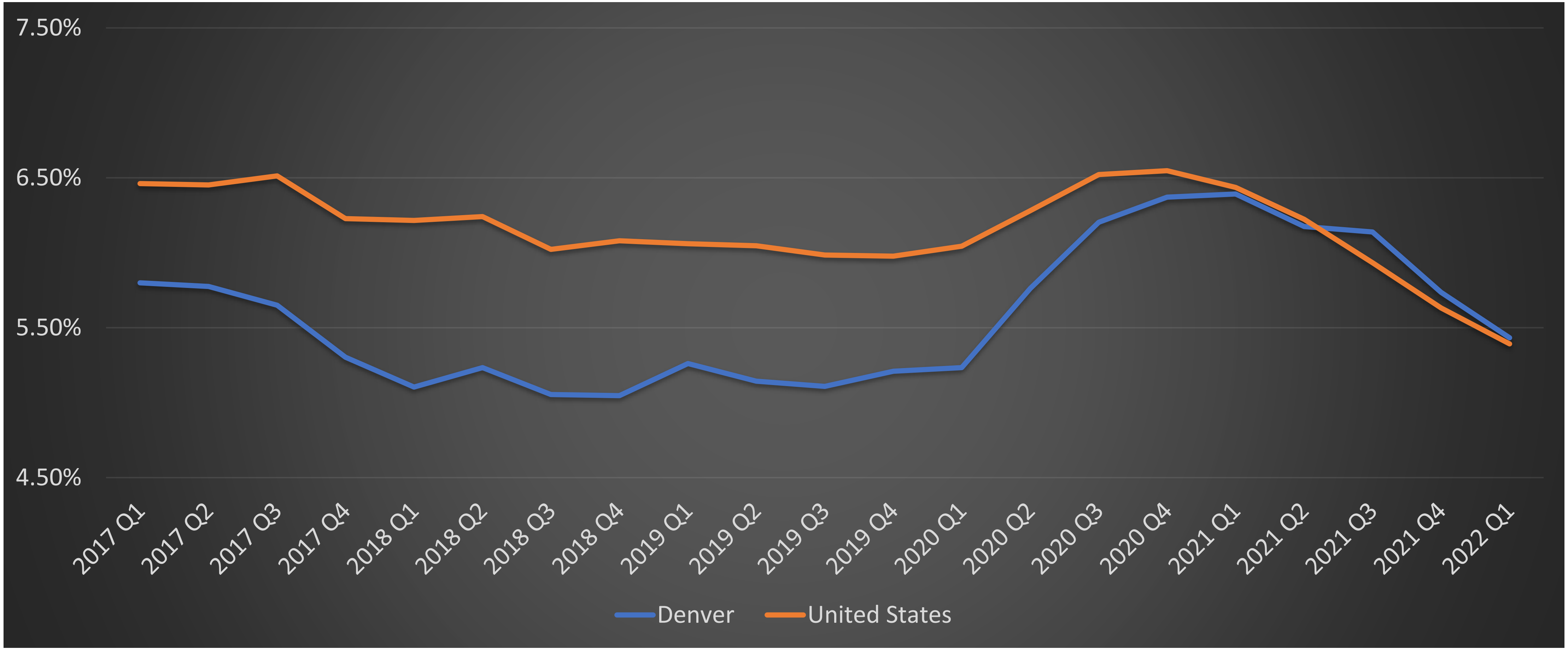
Net Deliveries



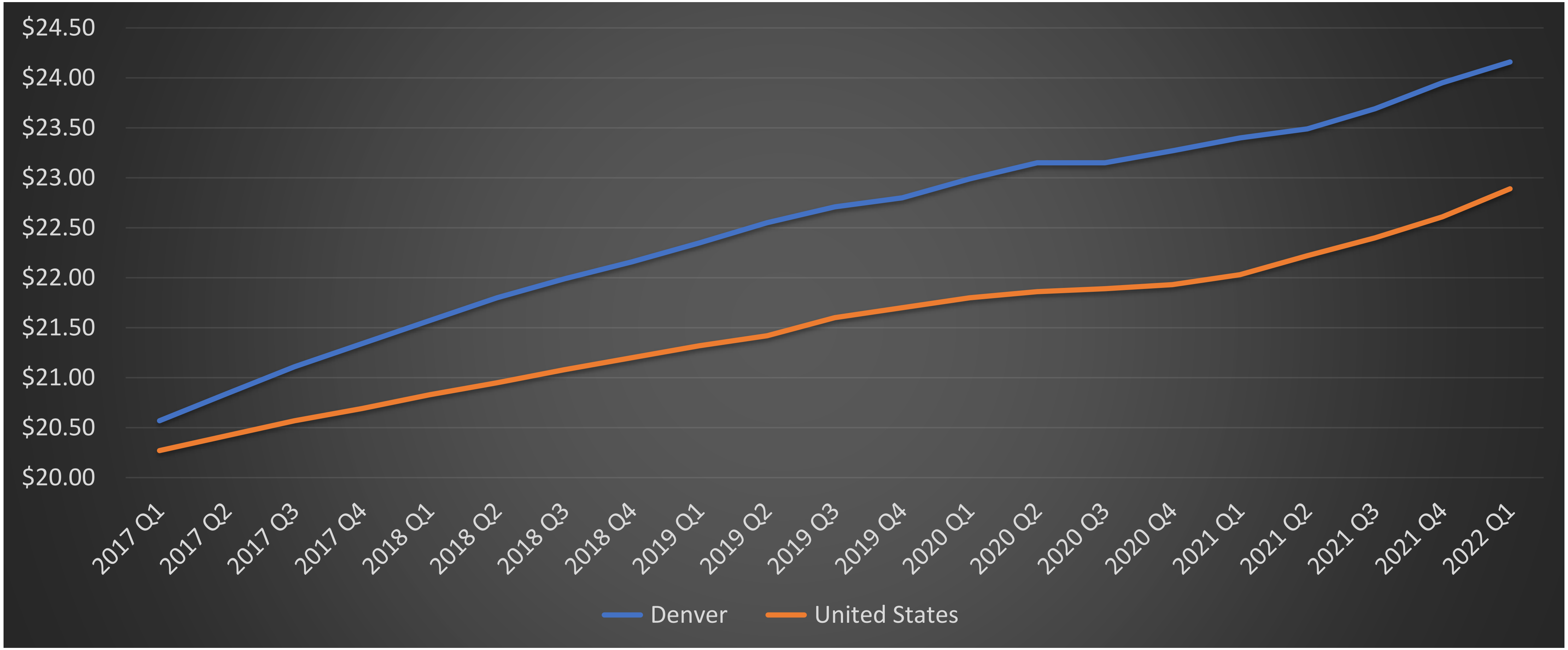
Vacancy Rate



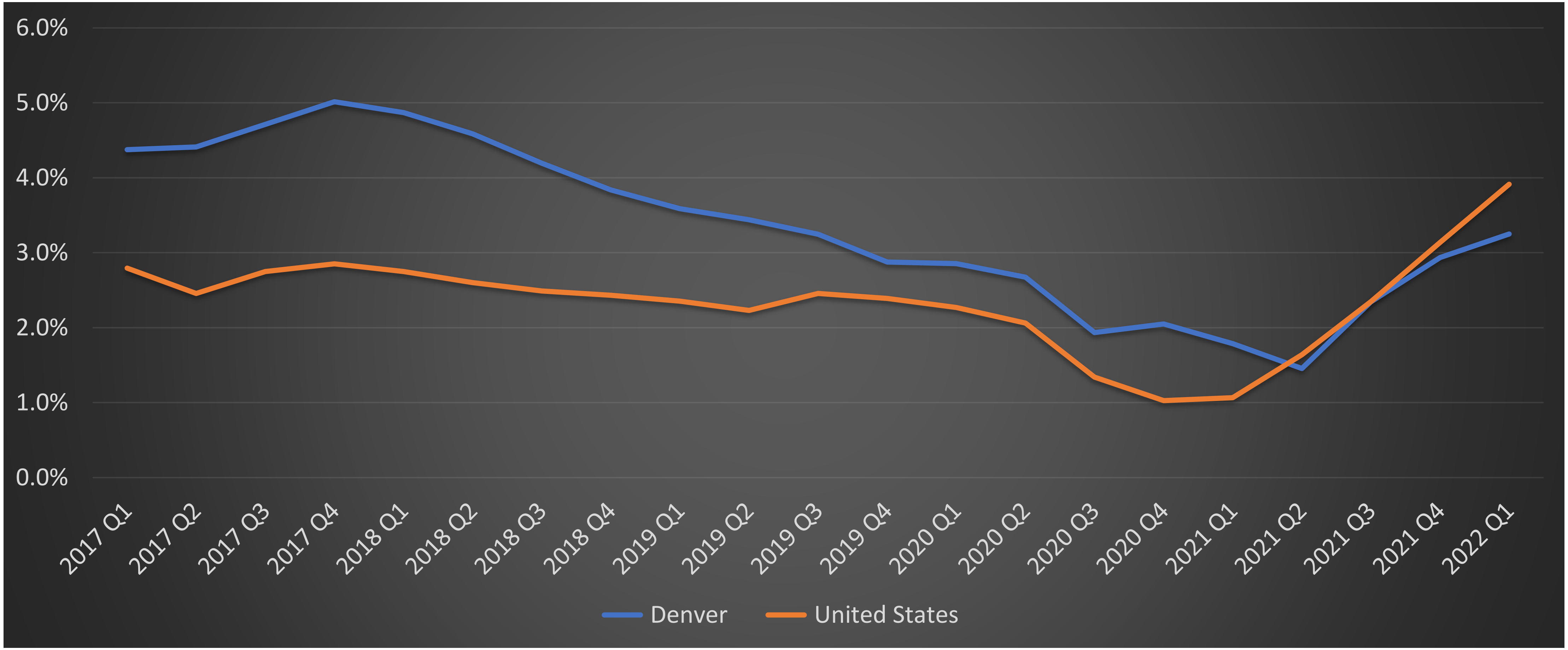
Availability Rate



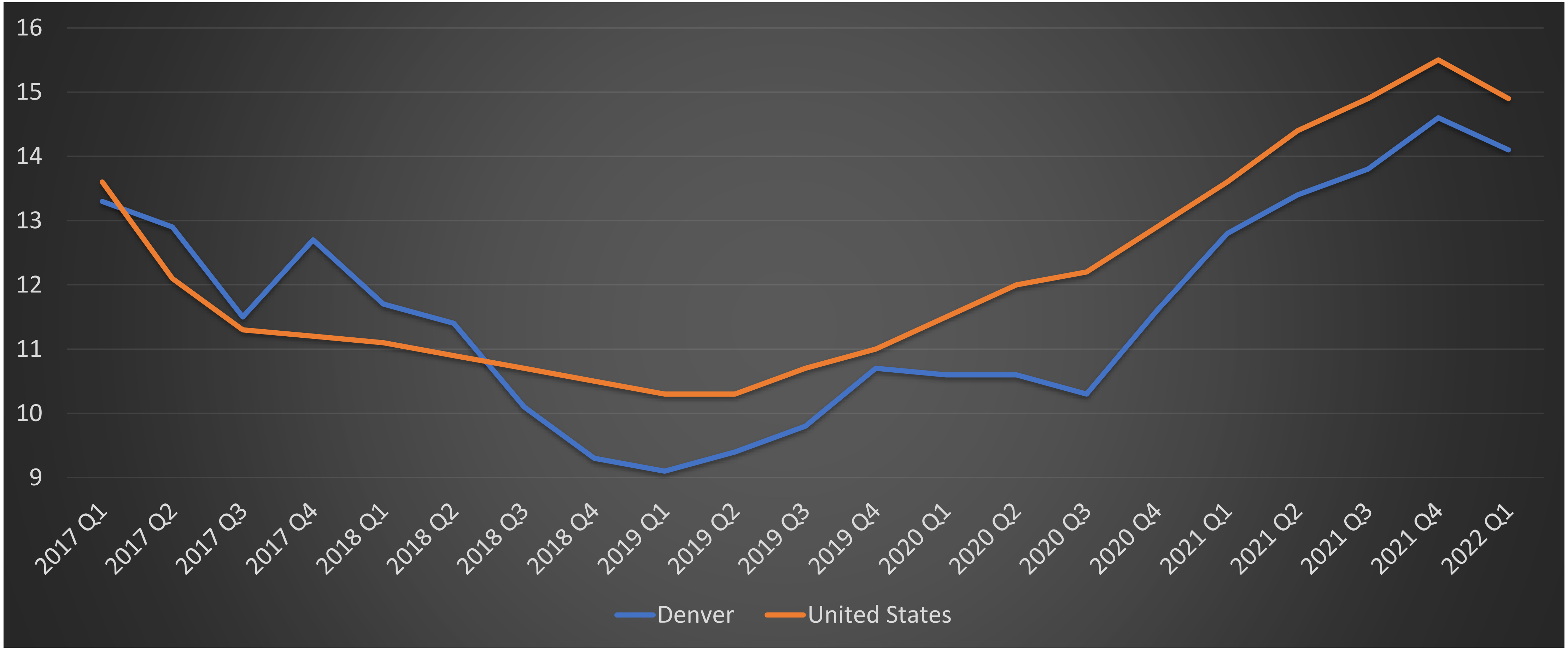
Market Rent Per SF (Gross Lease)



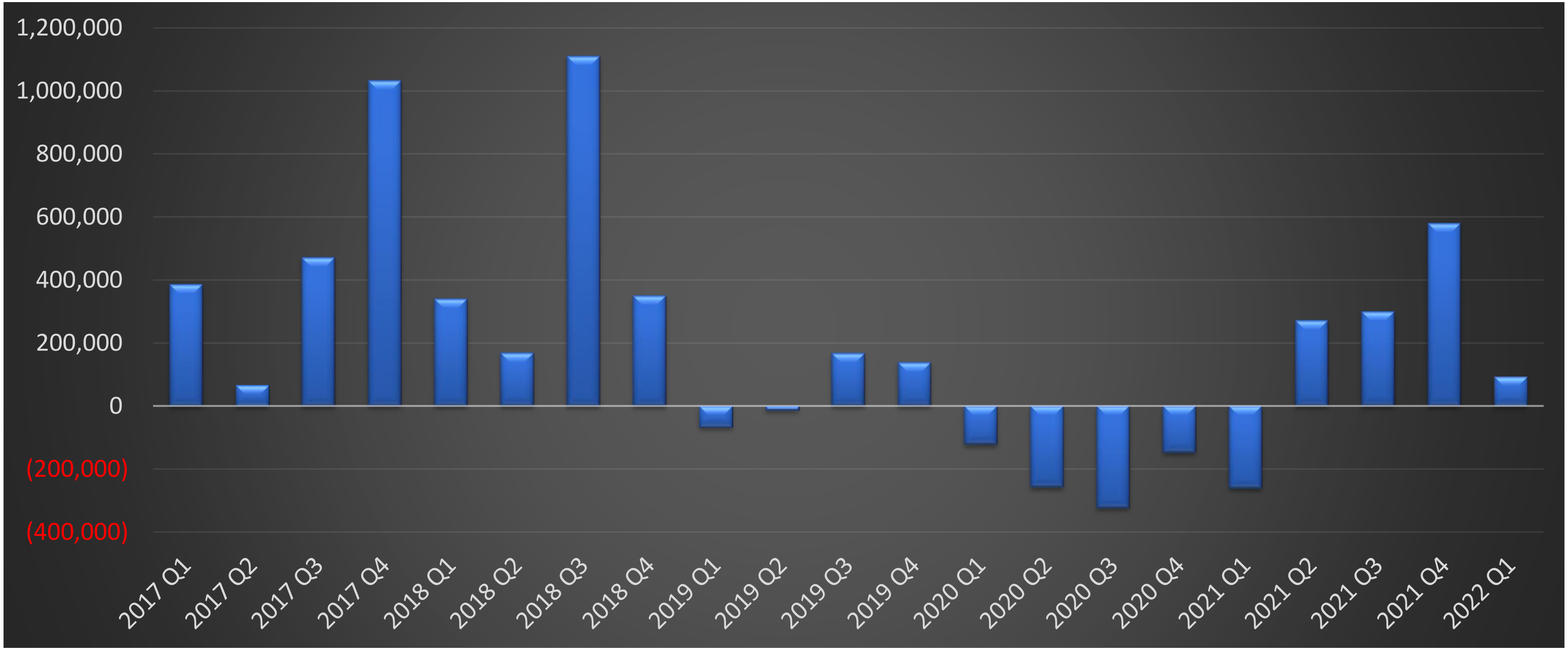
Market Rent Growth (YOY)



Months On Market (For Lease)



Net Absorption (For Lease)



Conclusions

Retail Sales volume had another very strong quarter in Q1 2022 and the price per SF continued to climb.

Construction starts were strong compared to prior years but total SF under construction is lower than the past years.

The vacancy rate continued to trend downward landing at 4.59%.

The low vacancy rate helped to push rents up 3.2% YOY.

Months on market has stayed elevated at 14.1%.

Data Analyzed By

BEACON
REAL ESTATE SERVICES

www.beaconrealestateservices.com

Data Source

www.CoStar.com