

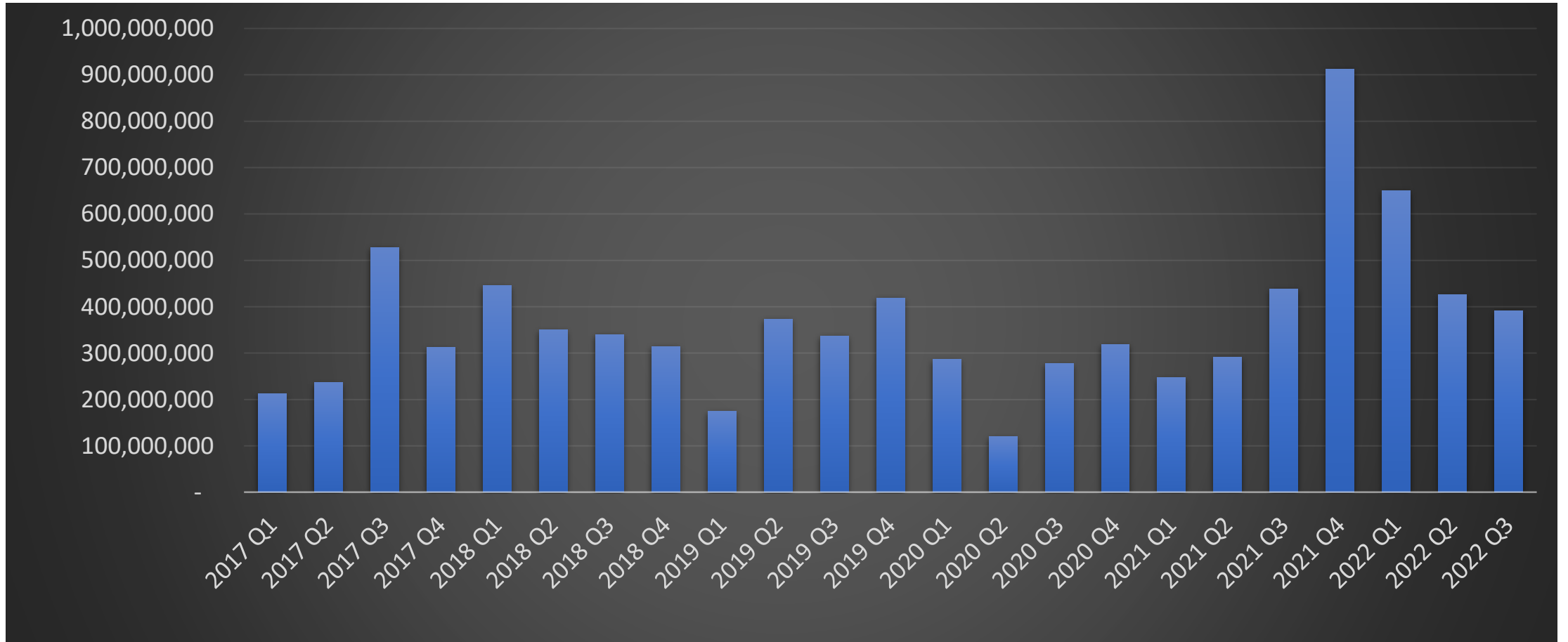


www.beaconrealestateservices.com

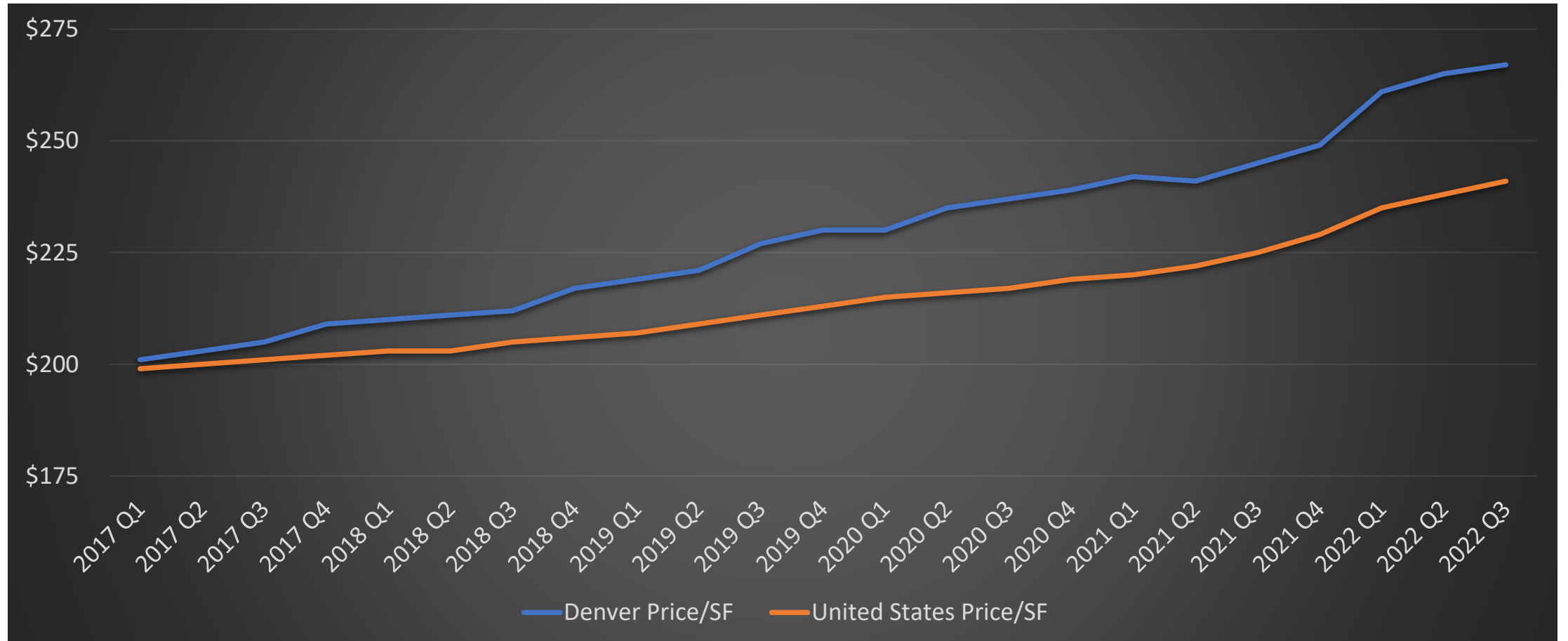
Denver Metro Market Update

Retail Q3 2022

Sales Volume



Price/ SF



Retail Inventory Analysis

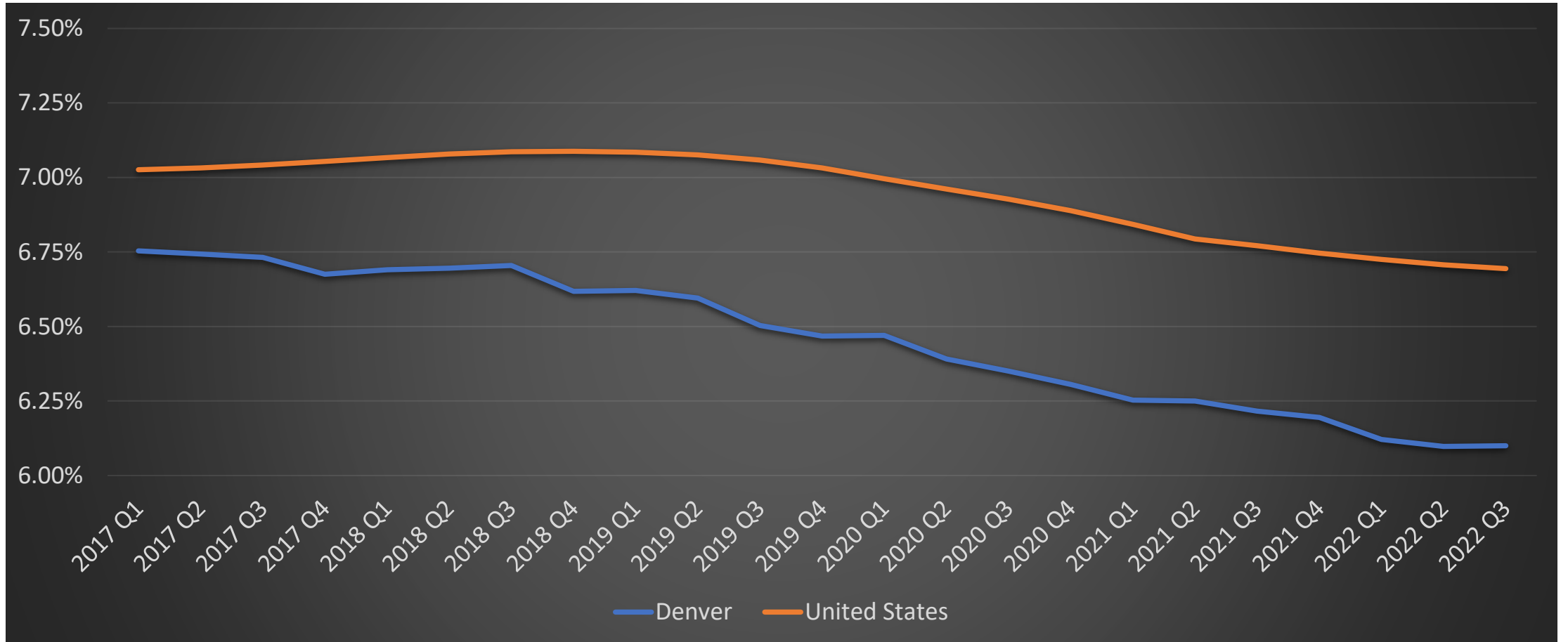
Total # of Comparable Sales (Settled) – 193

Absorption Rate (Total Sales/Months) – 64.3

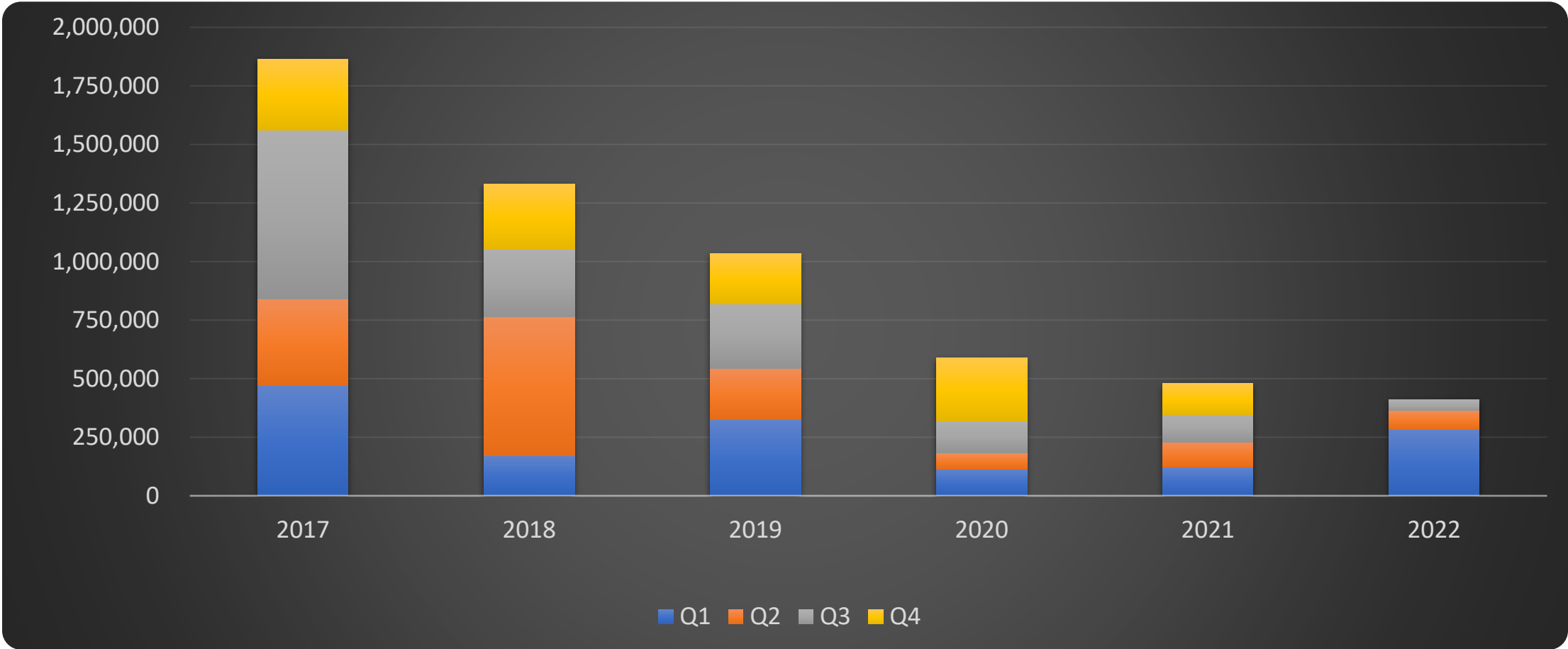
Total # of Comparable Active Listings – 334

Months of Retail Supply (Lst/Ab. Rate) – 5.2 months

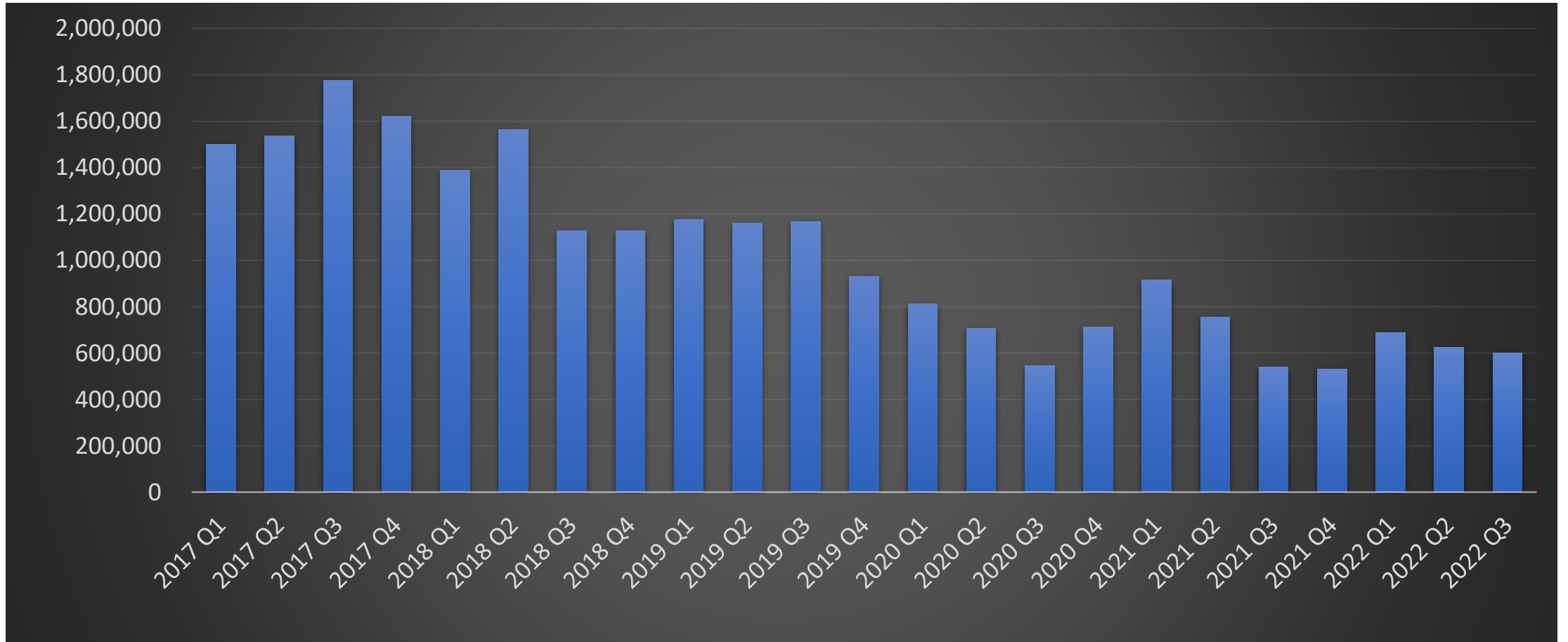
Capitalization Rate



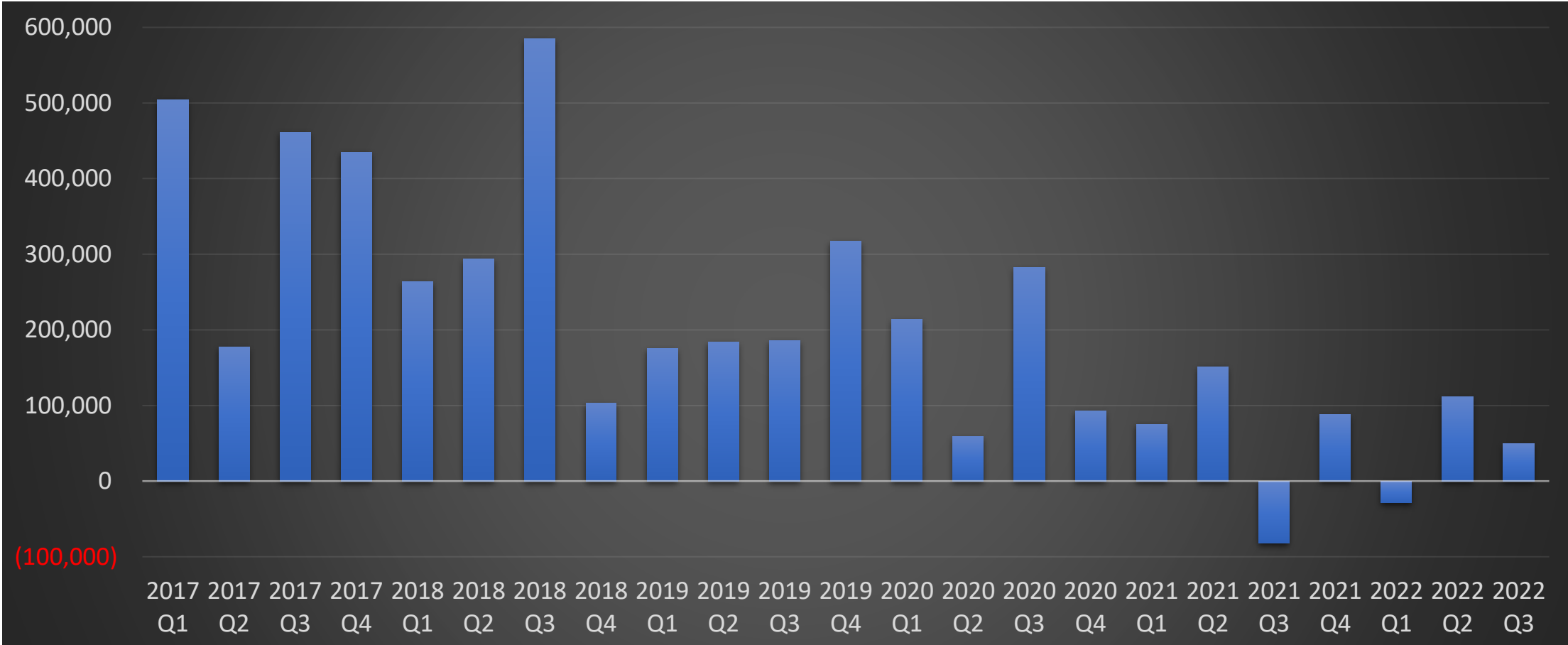
Construction Starts



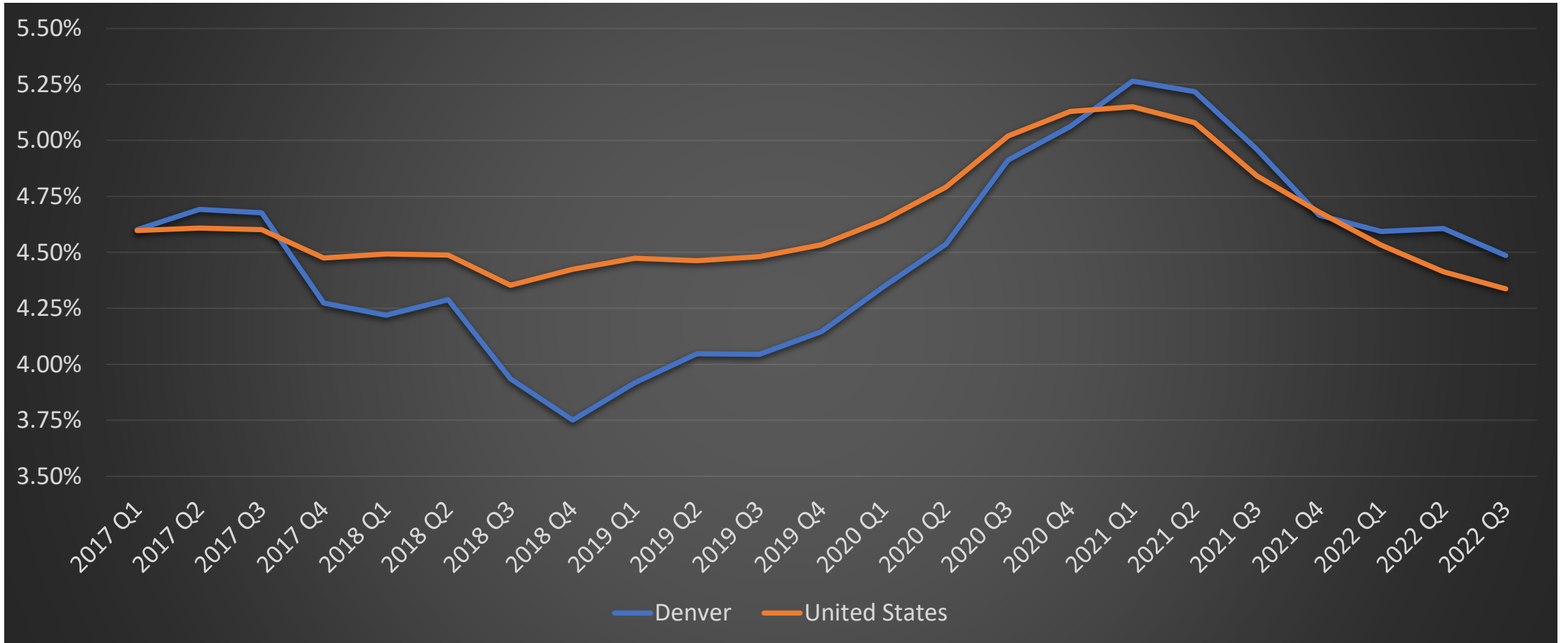
Under Construction



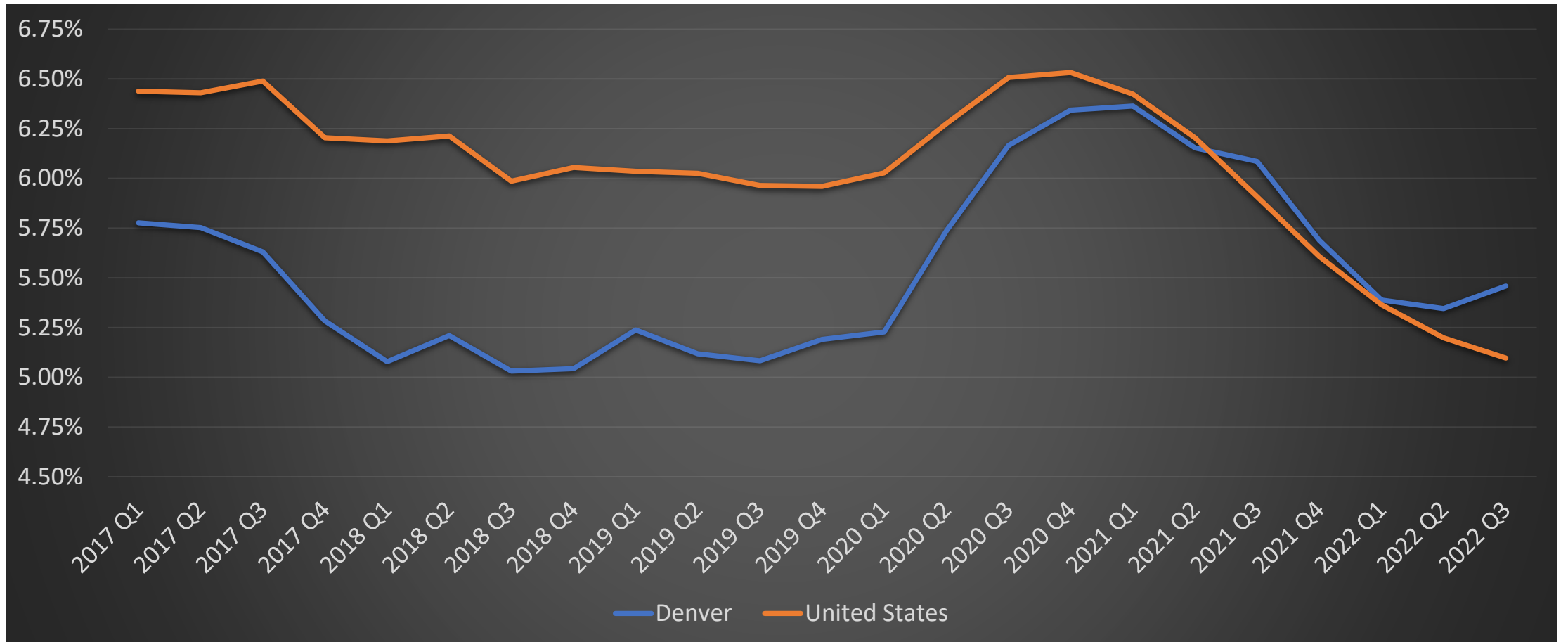
Net Deliveries



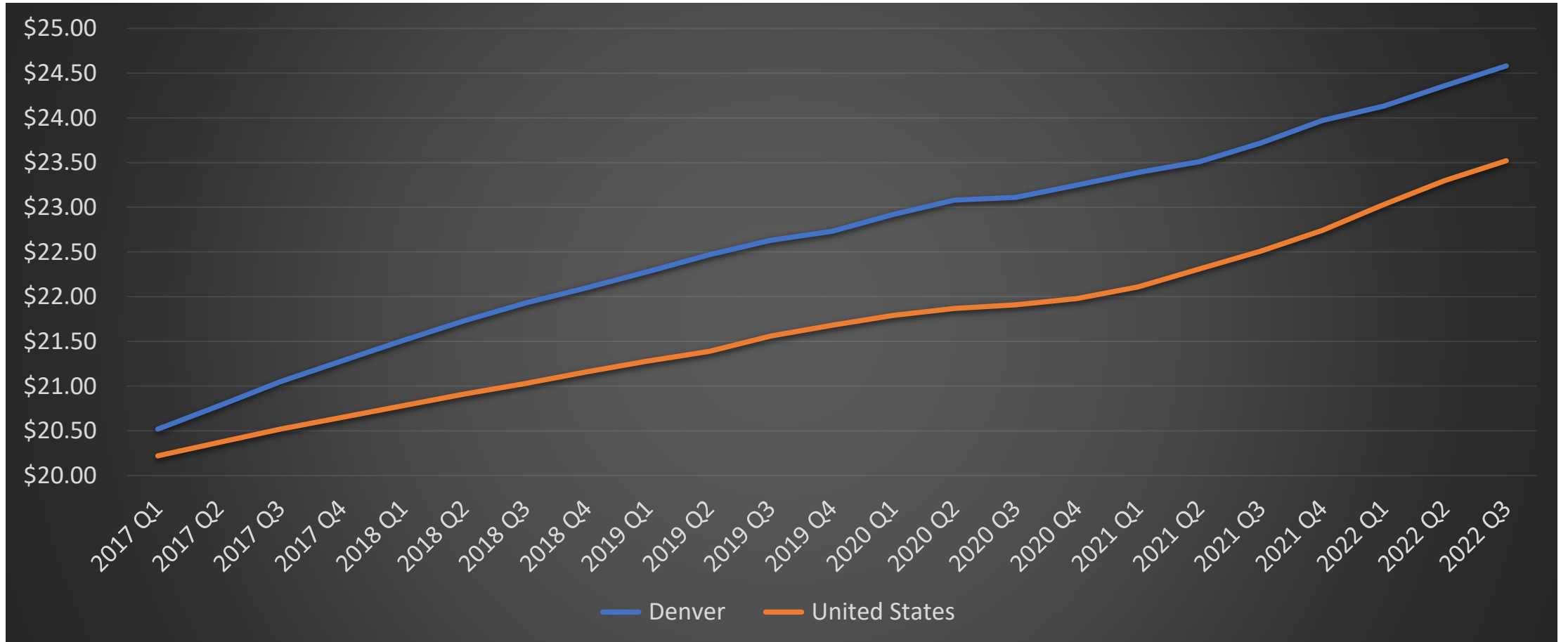
Vacancy Rate



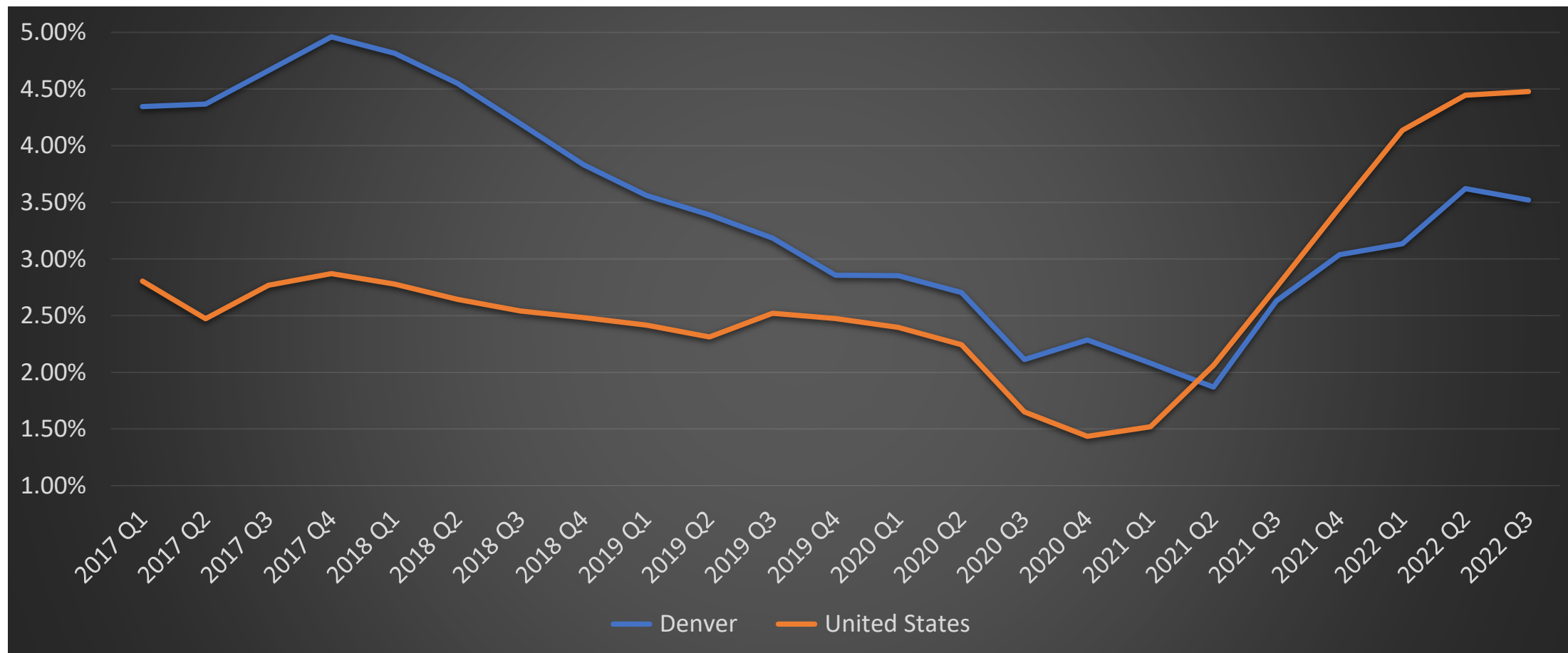
Availability Rate



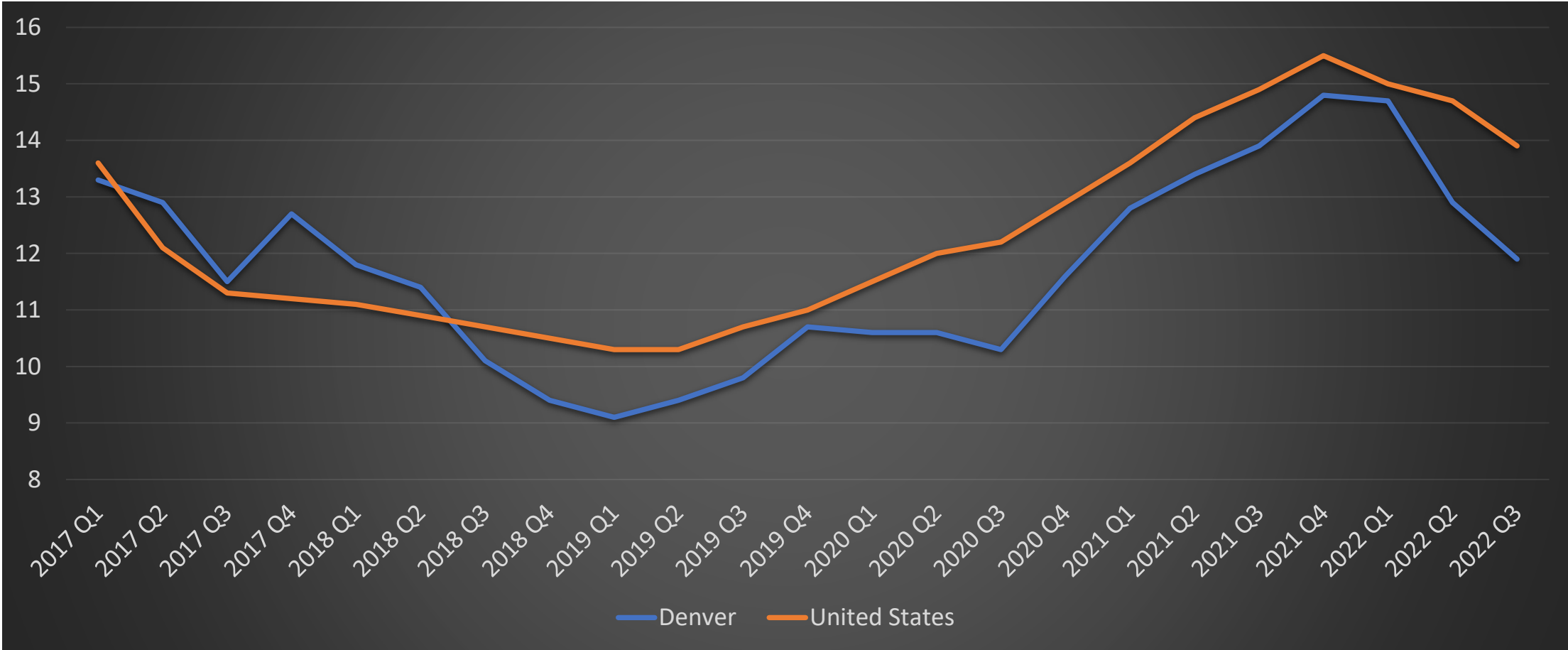
Market Rent Per SF (Gross Lease)



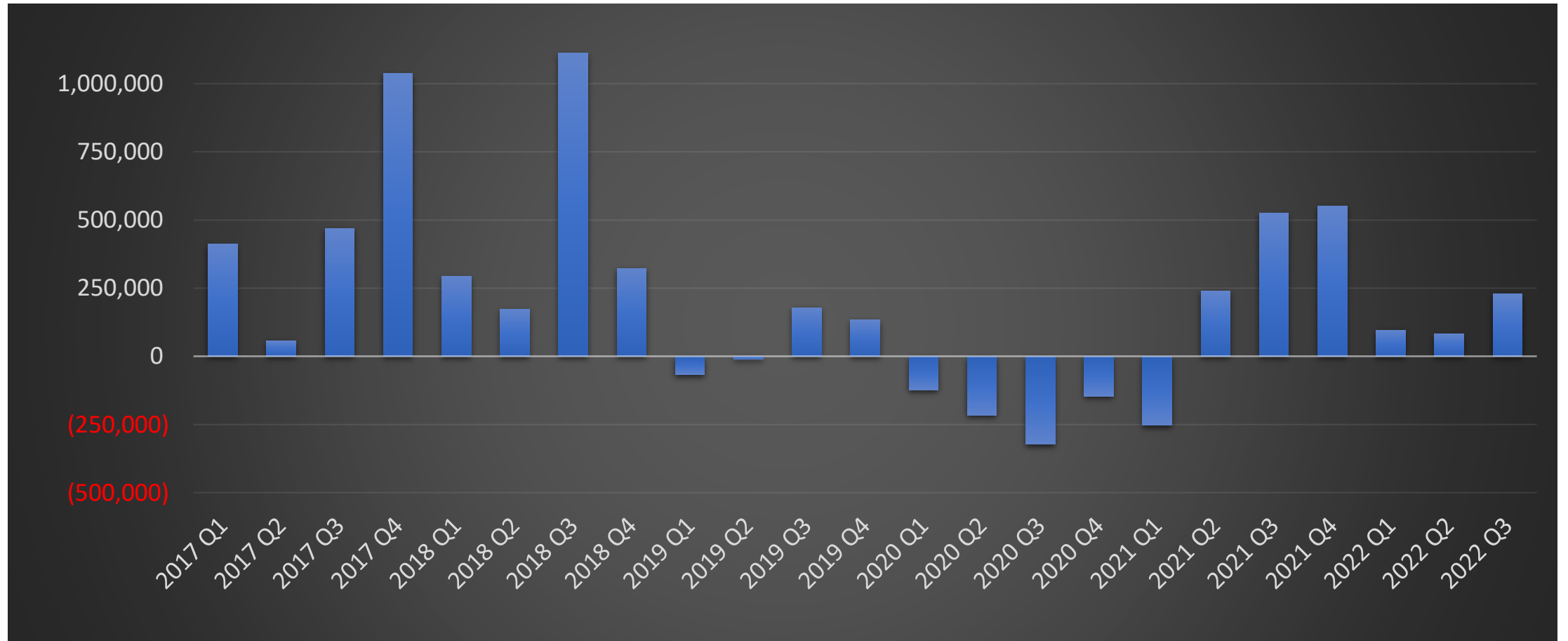
Market Rent Growth (YOY)



Months On Market (For Lease)



Net Absorption



Conclusions

Total sales volume for the first three quarters of the year are very strong compared to previous years.

The small amount of new construction is helping to keep vacancy low and rents increasing.

Rent growth was 3.5% but with 8.2% inflation, retail rents are not keeping up.

Net absorption was a good number for Q3 and all the occupancy lost in the pandemic has been filled plus another 500,000 sf.

Data Analyzed By



www.beaconrealestateservices.com

Data Source

www.CoStar.com