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## Denver Metro Market Update Retail Q3 2022

## Sales Volume

1,000,000,000
900,000,000
800,000,000
700,000,000
600,000,000
500,000,000
400,000,000
300,000,000
200,000,000
100,000,000


## 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

2,000,000
1,750,000
1,500,000
1,250,000
1,000,000
750,000
500,000
250,000
0


## Under Construction



## Net Deliveries



## Vacancy Rate



## Availability Rate



## Market Rent Per SF (Gross Lease)

## $\$ 25.00$

\$24.50
$\$ 24.00$
$\$ 23.50$
$\$ 23.00$
$\$ 22.50$
$\$ 22.00$
$\$ 21.50$
$\$ 21.00$
\$20.50
$\$ 20.00$


## 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

# BEACON 

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## Data Source

www.CoStar.com

