



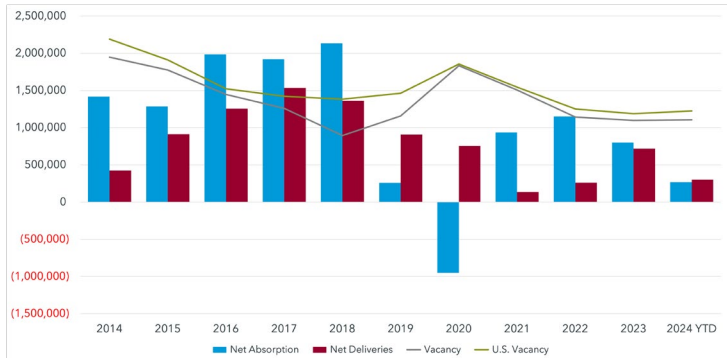
### RETAIL MARKET OVERVIEW

RAY ROSADO, CCIM, *Principal*

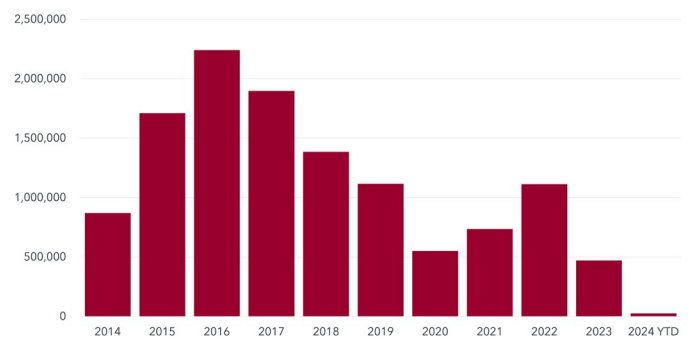
It isn't just the temperatures that are sizzling hot in Denver metro for Q2! The retail vacancy rate continues at all-time lows of 3.9% for yet another quarter, while construction remains limited due to higher interest rates. Chains continue looking for small format spaces and experiential tenants dominate larger format leasing (Pickleball anyone?). On the buy side, buyer pool shifted to small private investors focusing on single-tenant net-leased deals under \$5M and the average cap rate sits at 6.3%. We suspect that retail will stay tight for 2024 due to limited new construction with strong demand, while longterm support for retail looks good due to area population and household growth.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▲ 12 Mo. Net Absorption SF	608,994	153,171	691,973	1,257,014	1,406,308
◀▶ Vacancy Rate	3.9%	3.9%	3.9%	3.9%	4.0%
▲ Avg NNN Asking Rate PSF	\$25.63	\$25.40	\$25.56	\$25.36	\$25.20
▼ SF Under Construction	317,321	331,063	380,555	476,743	525,114
▲ Inventory SF	166,213,343	165,093,431	165,047,576	164,927,846	164,944,812

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3501 Clear Creek Drive Golden, CO	111,000 SF	\$50,000,000 \$450.45 PSF	Realty Income Corp Life time	Single-Tenant
10750 E. Arapahoe Road Englewood, CO	51,437 SF	\$18,660,000 \$362.52 PSF	Holman Wells Fargo	Single-Tenant
550 Broadway Denver, CO	16,356 SF	\$12,200,000 \$745.90 PSF	Northpond Partners Denver Broadway Central LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
13600 E. Mississippi Avenue Aurora, CO	50,349 SF	Weststar Management Corp	Hope City Church of Colorado	Religious
407-417 S. Broadway Denver, CO	25,579 SF	D4 Urban, Broadway NE Properties	The Denver Center for the Performing Arts	Arts, Entertainment
9637 E. County Line Road Englewood, CO	25,014 SF	SITE Centers GS Centennial LLC	Golf Galaxy Performance Center	Retailer

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