



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
The HUB-3601 Walnut St	Platte River/Denver	50,125	PaySimple
Westmoor Ctr Bldg	Northwest Denver	48,253	Ball Corp
Republic Plz-370 17th St	CBD	47,897	-

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
City	Type of Sale	Cap Rate	Class	Seller
1777 Wewatta St (2-Bldgs)	\$18,396,993	\$270.54	68,000	ICONIQ Capital, LLC
Downtown Denver	Investment	-	Class A	Holland Partner Group
560 Corona St (Portfolio)	\$13,368,900	\$270.91	49,349	Cardinal Capital Partners
Central Ret Submarket	Sale Lseback	-	Class A	Albertsons Companies
5000 E. Hampden (Portflo)	\$13,219,596	\$153.54	86,098	Bellray Holdings
Central Ret Submarket	Investment	-	Class A	GDA Real Estate Svcs

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
Emich Volkswagen	Denver	45,000	D4 Urban
9th & Colorado Ret Ph II	Denver	34,500	Continuum Partners
Easton Street Apartments	Denver	24,000	Mile High Dev.

LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
1901 Wazee St	Downtown Ret	75,500	-
3000 E. 3rd Ave	Cherry Creek Ret	30,000	-
1251-1261 Glenarm Pl	Downtown Ret	15,000	-

TOTAL RETAIL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	4.70%	\$18.69	(54,253)	134,134,790	907,481
Q1 2019	4.70%	\$18.72	(306,634)	134,131,426	965,091
Q4 2018	4.30%	\$18.73	360,476	133,930,414	833,690
Q3 2018	4.50%	\$18.37	856,376	133,803,808	879,229
Q2 2018	4.80%	\$18.02	13,176	133,315,902	1,357,555

 **(54,253)** NET ABSORPTION SF

 **4.70%** VACANCY
6,309,704 SF

 **\$18.69** AVG. ASKING RATE PSF GROSS

 **148,839** DELIVERIES
16 Buildings

 **907,481** UNDER CONSTRUCTION
57 Buildings

MATT NORA, Associate

Vacancy rates, average rental rates and inventory virtually were unchanged from the first quarter. The major sales in the quarter were led by major funds selling off a portion of their Class A assets. Total assets under construction is starting to slow as there was a slight decrease from last quarter.