



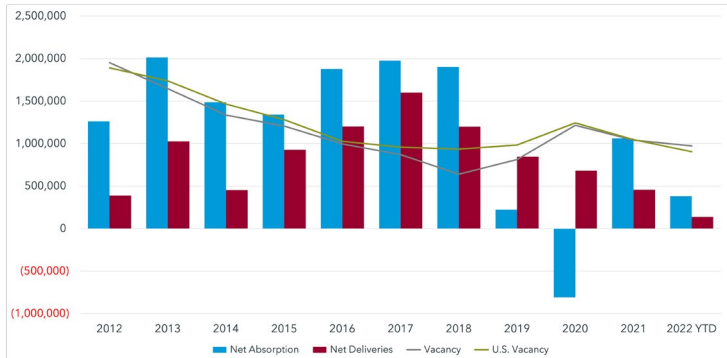
RETAIL MARKET OVERVIEW

JEFF HALLBERG, *Principal*

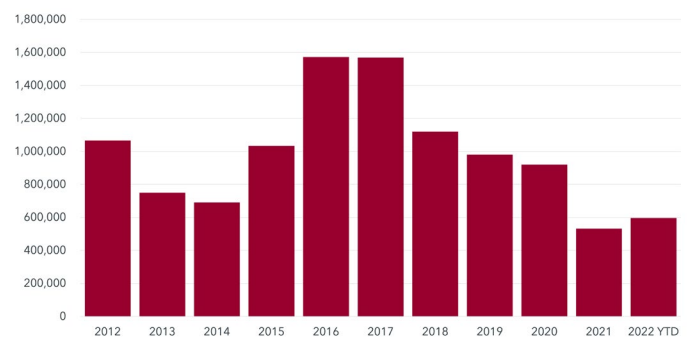
The Denver retail market has continued to recover in 2022. Positive absorption is projected through the next year. Limited new retail developments, coupled with a growing and highly educated, high-income population with a large concentration of "big spenders" (the demographic aged 35-54 years), are positives in the face of e-commerce driven headwinds. While the sector still faces challenges related to the rise of e-commerce, annual rents are up by 3.4%. Fueled by Denver's population growth, grocery-anchored properties remain in high demand. Construction activity has picked back up with 600,000 SF under construction, and the market is likely to see more groundbreakings in coming quarters.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▼ 12 Mo. Net Absorption SF	962,626	1,247,954	1,403,958	1,061,992	365,813
▼ Vacancy Rate	4.5%	4.6%	4.6%	4.7%	5.0%
▲ Avg NNN Asking Rate PSF	\$24.61	\$24.40	\$24.17	\$23.99	\$23.74
▼ SF Under Construction	601,378	625,008	685,019	531,710	539,072
▲ Inventory SF	158,655,655	158,606,124	158,494,938	158,523,601	158,434,043

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
9000 E Hampden Avenue Denver, CO	113,000 SF	Undisclosed	City & County of Denver Main-Blaine LLC	Single-Tenant
1500 W Littleton Boulevard Littleton, CO	93,886 SF	\$12,230,000 \$130.21 PSF	Undisclosed UG2 Littleton CO LP	Multi-Tenant
7270-7430 W 88th Avenue Westminster, CO	49,873 SF	\$8,800,000 \$176.45 PSF	Gart Properties Matrix Group, Inc.	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1812 35th Street Denver, CO	35,000 SF	McWhinney	NPU Inc.	Arts, Entertainment, Recreation
5066 S Wadsworth Boulevard Littleton, CO	30,425 SF	Charming Charis	Club USA	Arts, Entertainment, Recreation
476 S Boradway Denver, CO	20,691 SF	City & County Of Denver	BurnDown	Accommodation & Food Services

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