



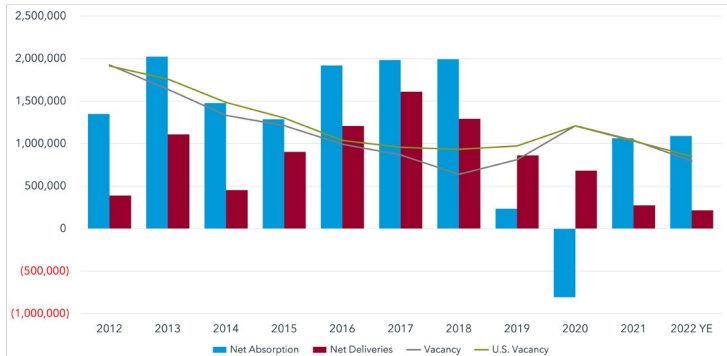
### RETAIL MARKET OVERVIEW

JEFF HALLBERG, *Principal*

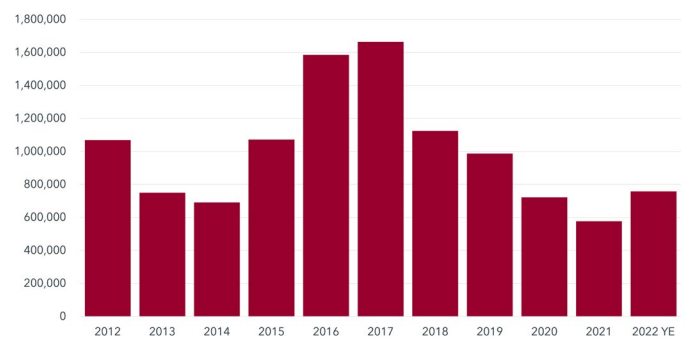
Consumer spending was the key driver for the recovering retail sector in 2022. Personal savings generated during the pandemic and government support gave consumers additional funds at their disposal. Inflationary pressure and the continued labor shortage will make 2023 challenging for many retailers. Even with these challenges stable vacancies and positive absorption are expected throughout 2023. Conditions have improved in Denver's retail sector with annual rents up 3.6%. Currently there is 760,000sf of retail space under construction fueled by the demand for more grocery anchored centers. Growing confidence in the retail sector has buoyed the retail investment volume with 1.8 billion in retail assets trading in the last 12 months.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▲ 12 Mo. Net Absorption SF	1,090,362	952,775	1,260,714	1,394,618	1,065,098
▼ Vacancy Rate	4.10%	4.50%	4.60%	4.60%	4.70%
▲ Avg NNN Asking Rate PSF	\$24.94	\$24.73	\$24.50	\$24.24	\$24.07
▲ SF Under Construction	758,072	675,907	714,309	743,444	577,184
▲ Inventory SF	159,022,983	158,937,023	158,887,268	158,775,064	158,808,749

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
10785 W Colfax Avenue Lakewood, CO	179,486 SF	\$9,377,148 \$52.24 PSF	Artesia Real Estate Seritage Growth Properties	Multi-Tenant
12900-12910 Zuni Street Westminster, CO	91,565 SF	\$10,900,000 \$119.04 PSF	CarePoint Properties Gart Properties	Multi-Tenant
3111 E County Line Road Littleton, CO	90,951 SF	\$8,200,000 \$90.16 PSF	Prime Management Noodles Companies	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1150 S Ironton Street Aurora, CO	23,649 SF	AmCap Incorporated	Undisclosed	Undisclosed
8203-8267 S Holly Street Centennial, CO	16,000 SF	Tedford Commercial Real Estate	Undisclosed	Undisclosed
2495 S Havana Street Aurora, CO	15,270 SF	Kimco Realty Corporation	GlassTek	Manufacturing

