



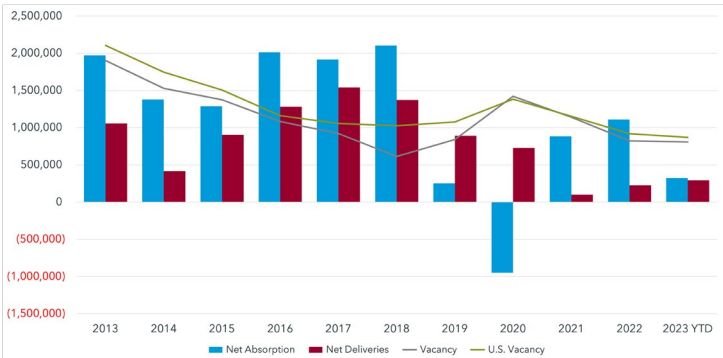
**RETAIL MARKET OVERVIEW**

JEFF HALLBERG, *Principal*

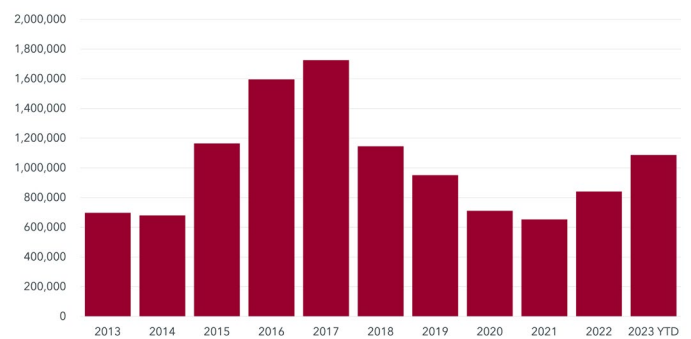
The Denver retail market has softened in recent months due to rising consumer debt, inflation, and high interest rates. The vacancy rate of 4.0% still remains very low compared to past years. Annual rents are up 0.8% but trailing the national average. Retail leasing activity slowed in the 2nd half of the year due to the lack of available space. Interest rates continue to put downward pressure on investment activity. There is roughly 1.1 million SF of retail space under construction which represents 0.7% of the total inventory with just 6% of this space available for lease. Strong pre-leasing activity is unlikely to put pressure on vacancies in 2024.

MARKET INDICATORS	Q3 2023	Q2 2023	Q1 2023	Q4 2022	Q3 2022
▼ 12 Mo. Net Absorption SF	1,063,484	1,204,152	1,472,706	1,110,206	931,996
▼ Vacancy Rate	4.0%	4.1%	3.9%	4.1%	4.4%
▼ Avg NNN Asking Rate PSF	\$24.88	\$24.93	\$25.04	\$24.88	\$24.67
▲ SF Under Construction	1,086,961	655,754	712,270	840,882	885,608
▼ Inventory SF	161,164,606	161,183,727	161,093,394	160,872,105	160,745,004

**NET ABSORPTION, NET DELIVERIES, & VACANCY**



**UNDER CONSTRUCTION**



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
7225-7325 Wadsworth Parkway Westminster, CO	139,733 SF	\$3,919,488 \$28.05 PSF	Sidford Capital LLC TriGate Capital	Multi-Tenant
8501 W. Bowles Avenue Littleton, CO	138,219 SF	\$7,200,000 \$52.09 PSF	Undisclosed Macy's, Inc.	Single-Tenant
6805-7025 W. 88th Avenue Westminster, CO	100,683 SF	\$13,610,824 \$135.18 PSF	Sidford Capital LLC TriGate Capital	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
14401 E. Exposition Avenue Aurora, CO	55,350 SF	Heritage Christian Center, Inc.	Heritage Christian Center	Services - Religious Organizations
311 E. County Line Road Littleton, CO	50,457 SF	Prime Management	Undisclosed	Undisclosed
7360 W. 52nd Avenue Arvada, CO	41,909 SF	NewMark Merrill Companies	Conn's	Retailer

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