



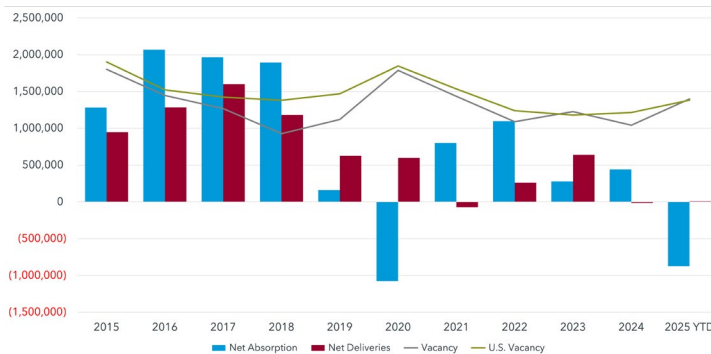
RETAIL MARKET OVERVIEW

RAY ROSADO, CCIM, *Principal*

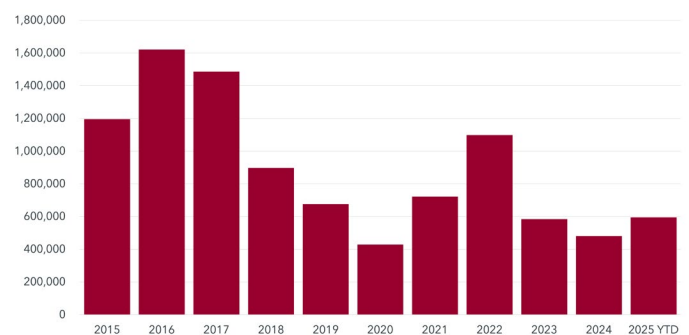
Denver retail continues to show slight softening with negative absorption that increased in Q3, but after almost 10 consecutive quarters of positive absorption, and rising lease rates we do not find it surprising. Despite the slight contraction in tenant demand asking rents continued to rise last quarter reflecting ongoing confidence among landlords and consistent demand for well-located retail sites. Pad site expansion continues to drive Denver's retail growth as national quick-service and convenience brands compete for limited frontage along high-traffic corridors. With availability at record lows, national retailers are favoring ground-up, freestanding developments over second-generation space. Intense competition for land has pushed pad pricing upward, giving deep-pocketed national tenants a clear edge over local operators.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▼ 12 Mo. Net Absorption SF	(1,056,695)	(538,229)	150,264	478,084	365,367
▼ Vacancy Rate	4.3%	4.4%	4.10%	3.84%	3.72%
▲ Avg NNN Asking Rate PSF	\$27.07	\$26.48	\$26.51	\$26.55	\$26.25
▲ Sale Price PSF	\$273.00	\$271.00	\$270.32	\$272.99	\$274.92
◀ ▶ Cap Rate	6.6%	6.6%	6.53%	6.47%	6.40%
▲ Under Construction SF	594,892	415,709	382,122	374,041	259,990
▼ Inventory SF	164,436,273	165,174,644	166,705,763	166,679,500	166,654,350

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
8501 W. Bowles Avenue Littleton, CO	144,545 SF	\$3,500,000 \$24.21 PSF	Rhino Investments Macy's, Inc.	Multi-Tenant
397 W. 148th Avenue Westminster, CO	112,594 SF	\$34,000,000 \$301.97 PSF	Realty Income Corp Life Time Fitness	Single Tenant
1500 W. Littleton Boulevard Littleton, CO	95,297 SF	\$13,250,000 \$139.04 PSF	Beyond Banyan 2 LLC UG2 Littleton CO LP	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
379 Central Park Boulevard Denver, CO	35,000 SF	Forest City Stapleton	Whole Foods	Supermarkets & Grocery
3830 Federal Boulevard Denver, CO	15,000 SF	George Sager	Federal Theatre	Retailer
5151 W. Colfax Avenue Denver, CO	13,568 SF	Oak Street Real Estate Capital	Cellular Sales	Retailer

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