

Metro Denver Retail Market

Availability	Current	5-Year Avg
NNN Rent Per SF	\$14.92	\$15.14
Vacancy Rate	6.1%	7.5%
Vacant SF	8,767,982	10,572,871
Availability Rate	8.5%	10.1%
Available SF	12,080,679	14,253,706
Sublet SF	613,735	733,303
Months on Market	20.2	15.9

Inventory	Current	5-Year Avg
Existing Buildings	10,165	10,024
Existing SF	142,926,501	140,131,283
12 Mo. Const. Starts	73,222	728,568
Under Construction	0	694,345
12 Mo. Deliveries	903,234	1,123,777

Demand	Current	5-Year Avg
12 Mo. Absorption SF	1,356,266	1,508,093
12 Mo. Leasing SF	2,664,104	3,445,281

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$287	\$183
Asking Price Per SF	\$163	\$157
Sales Volume (Mil.)	\$1,927	\$717
Cap Rate	7.4%	7.7%

Vacancy Rate



NNN Asking Rent Per SF



Net Absorption

