

Q1 2024 to Q2 2024



Vacancy Rate

3.9% to 4.0%



Absorption Rate

-42K to -30.3K



Market Rent per SF

\$25.61 to \$25.64



Market Cap Rate

6.3% to 6.3%



Construction starts from

18,500 to 7,000 (SF)



Sales Volume from

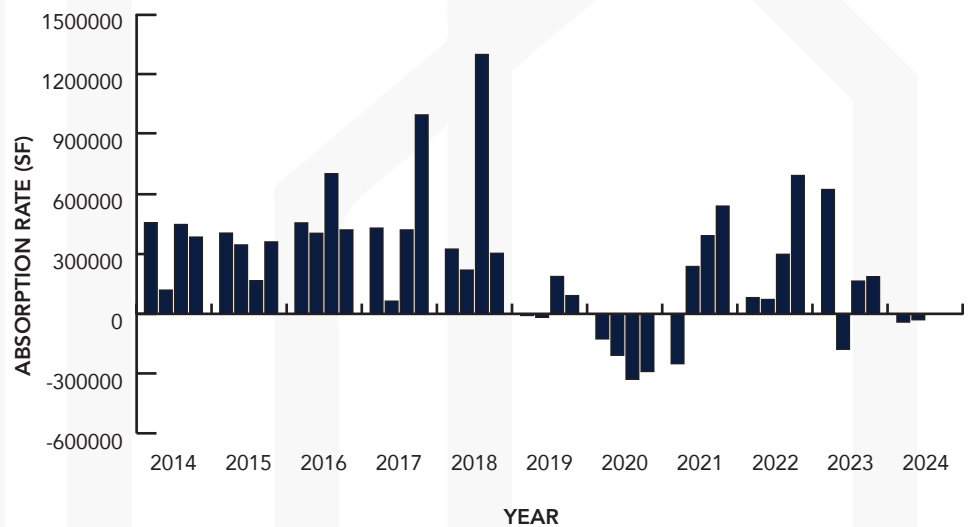
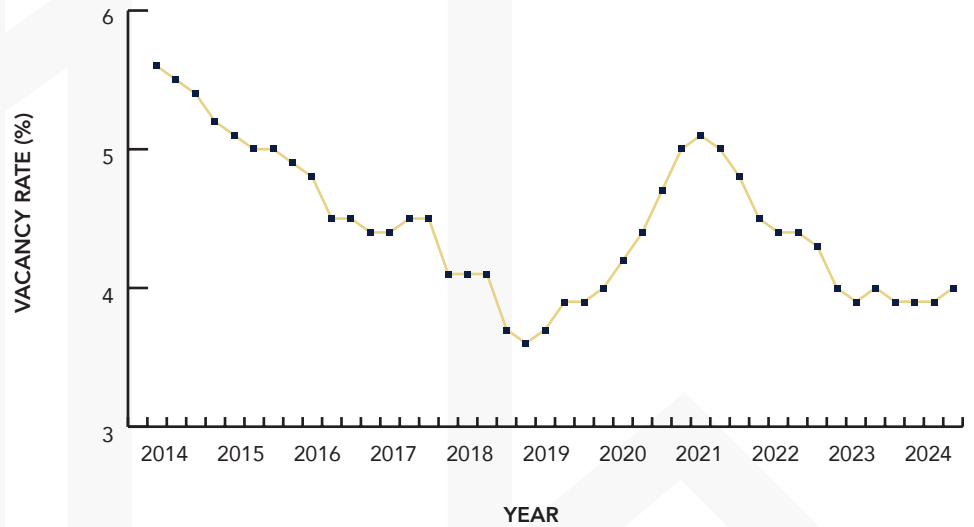
\$197MM to \$173MM



Average Price per SF

\$271 to \$276

Vacancy & Absorption 10-Year Overview



Source: CoStar

SUMMARY

The Denver Retail Market saw Vacancy increase slightly from 3.9% to 4.0% from Q1 2024 to Q2 2024.

Absorption was positive this quarter, going from -42K to -30.3K Square Feet.

Rents increased by \$0.03 cents from last quarter.

Sales Volume decreased from \$197MM to \$173MM from Q1 2024 to Q2 2024.

Prices per square foot increased from \$271 to \$276 from last quarter.

Cap rates held steady at 6.3% quarter over quarter.