

Q2 2024 to Q3 2024



Vacancy Rate

4.0% to 3.7%



Absorption Rate

77K to 624K



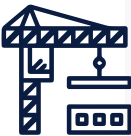
Market Rent per SF

\$25.77 to \$25.87



Market Cap Rate

6.4% to 6.4%



Construction starts from

20,900 to 78,100 (SF)



Sales Volume from

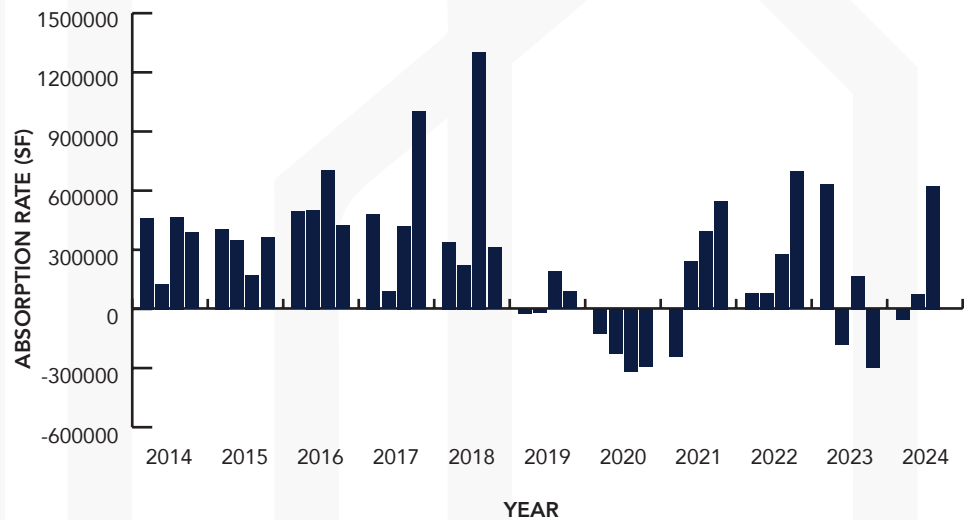
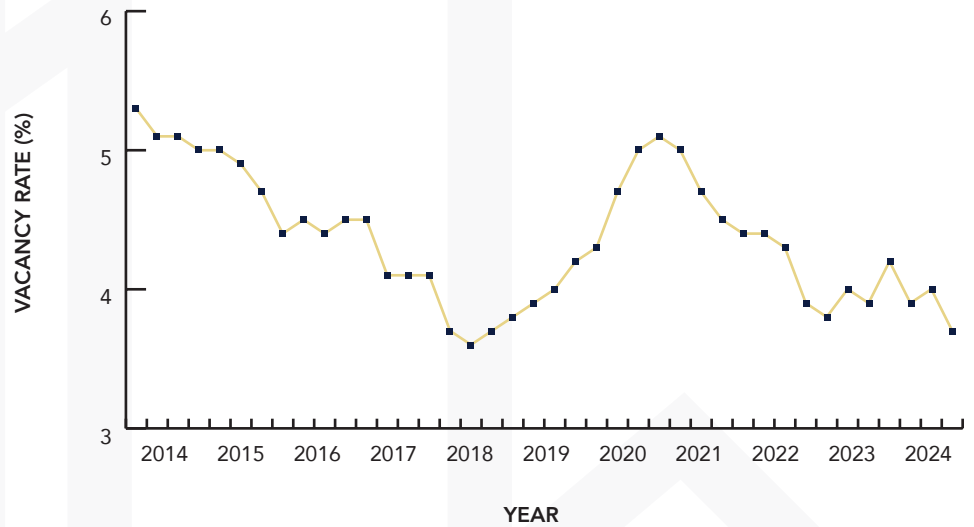
\$232MM to \$347MM



Average Price per SF

\$274 to \$272

Vacancy & Absorption 10-Year Overview



Source: CoStar

SUMMARY

The Denver Retail Market saw Vacancy decrease slightly from 4.0% to 3.7% from Q2 2024 to Q3 2024.

Absorption was positive this quarter, going from 77K to 624K Square Feet.

Rents increased by \$0.10 cents from last quarter.

Sales Volume heavily increased from \$232MM to \$347MM from Q2 2024 to Q3 2024.

Prices per square foot decreased from \$274 to \$272 from last quarter.

Cap rates held steady at 6.4% quarter over quarter.