

## Q3 2024 to Q4 2024



### Vacancy Rate

3.7% to 3.8%



### Absorption Rate

635K to -167K



### Market Rent per SF

\$26.10 to \$26.31



### Market Cap Rate

6.4% to 6.5%



### Construction starts from

80,910 to 3,003 (SF)



### Sales Volume from

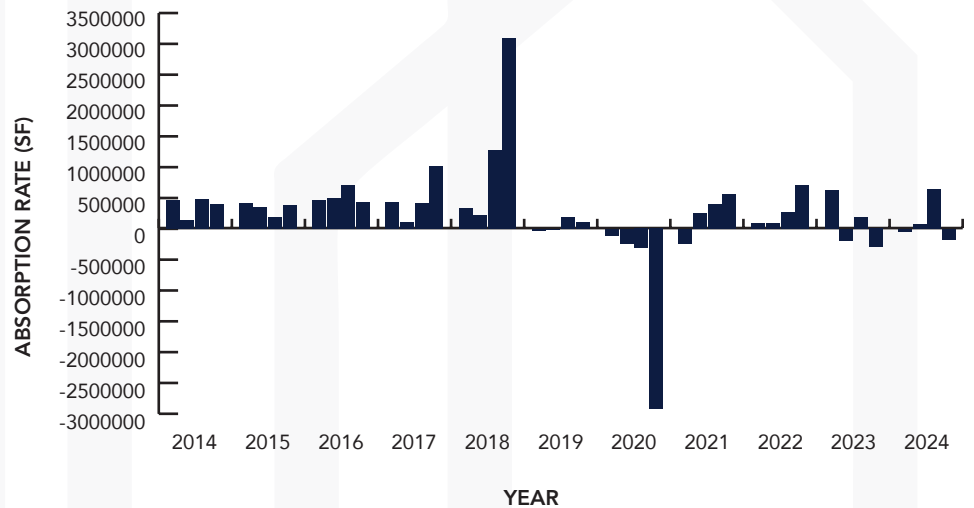
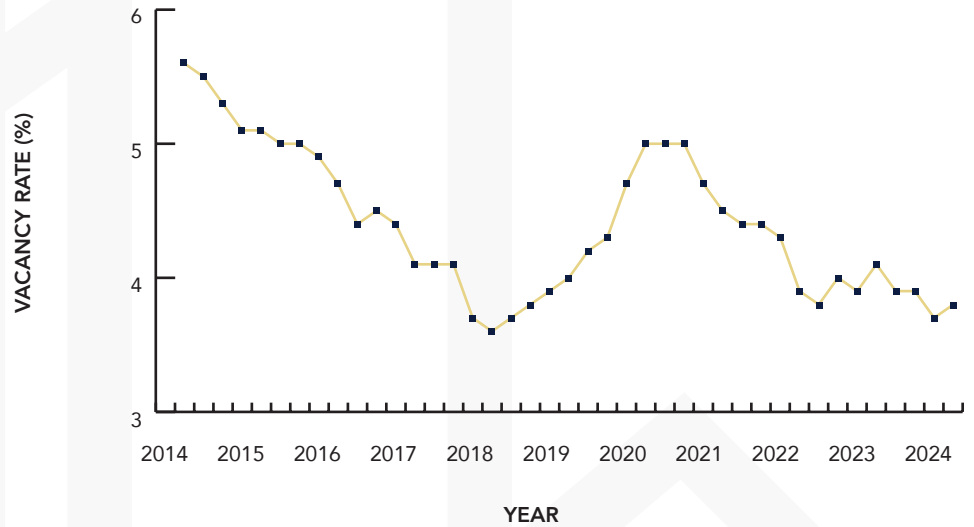
\$343MM to \$333MM



### Average Price per SF

\$275 to \$272

## Vacancy & Absorption 10-Year Overview



Source: CoStar

## SUMMARY

The Denver Retail Market saw Vacancy increase slightly from 3.7% to 3.8% from Q3 2024 to Q4 2024.

Absorption was negative this quarter, going from 80K to -167K Square Feet.

Rents increased by \$0.21 cents from last quarter.

Sales Volume decreased from \$343MM to \$333MM from Q3 2024 to Q4 2024.

Prices per square foot decreased from \$275 to \$272 from last quarter.

Cap rates increased from 6.4% to 6.5% quarter over quarter.