

## Q2 2021 to Q3 2021



### Vacancy Rate

5.1% to 5.0%



### Absorption Rate

369K to 236K



### Market Rent per SF

\$23.43 to \$23.50



### Market Cap Rate

6.54% to 6.52%



### Construction starts from

536K to 316K (SF)



### Sales Volume from

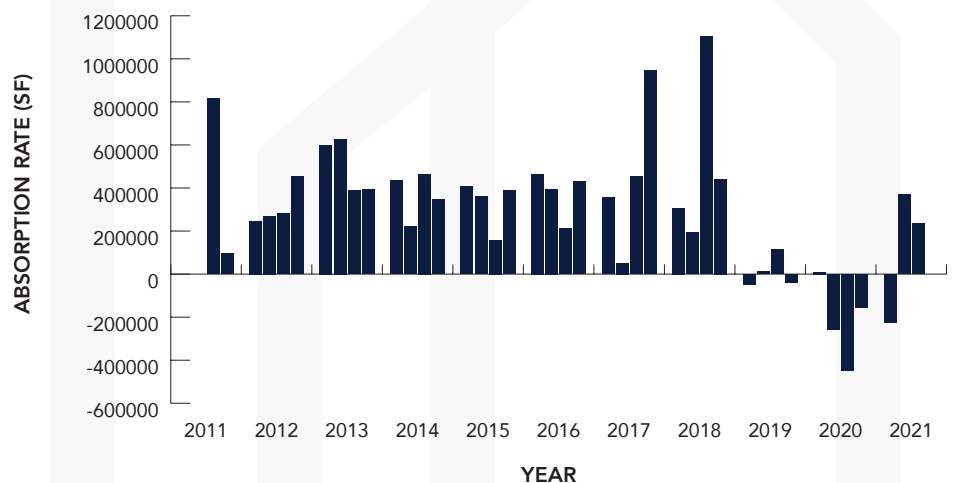
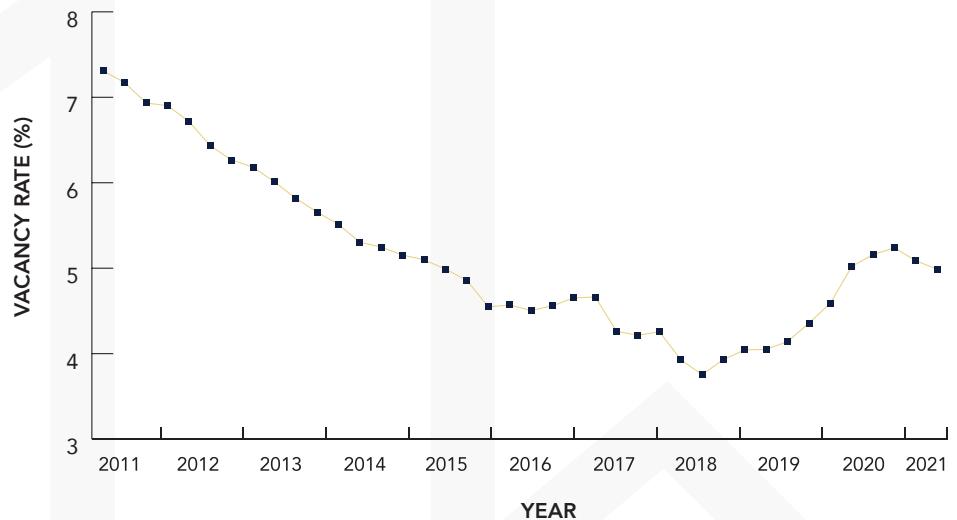
\$287MM to \$423MM



### Average Price per SF

\$223 to \$233

## Vacancy & Absorption 10-Year Overview



\*Source: CoStar, 10/13/2021

## SUMMARY

The Denver Retail market saw Vacancy decrease from 5.1% to 5.0%.

Absorption continued to be positive, like last quarter, with an additional 236K square feet absorbed.

Rents increased from \$23.43 to \$23.50 from last quarter.

Sales Volume increased from \$287MM to \$423MM, showing increased signs of transaction activity.

Price per square foot increased from \$223 to \$233 from the last quarter.

Cap Rate slightly decreased, from 6.54% to 6.52% showing increased investor appetite for retail properties.