

## Q3 2021 to Q4 2021



### Vacancy Rate

5.0% to 4.6%



### Absorption Rate

321K to 697K (SF)



### Market Rent per SF

\$23.69 to \$23.98



### Market Cap Rate

6.36% to 6.35%



### Construction starts from

30K to 151K (SF)



### Sales Volume from

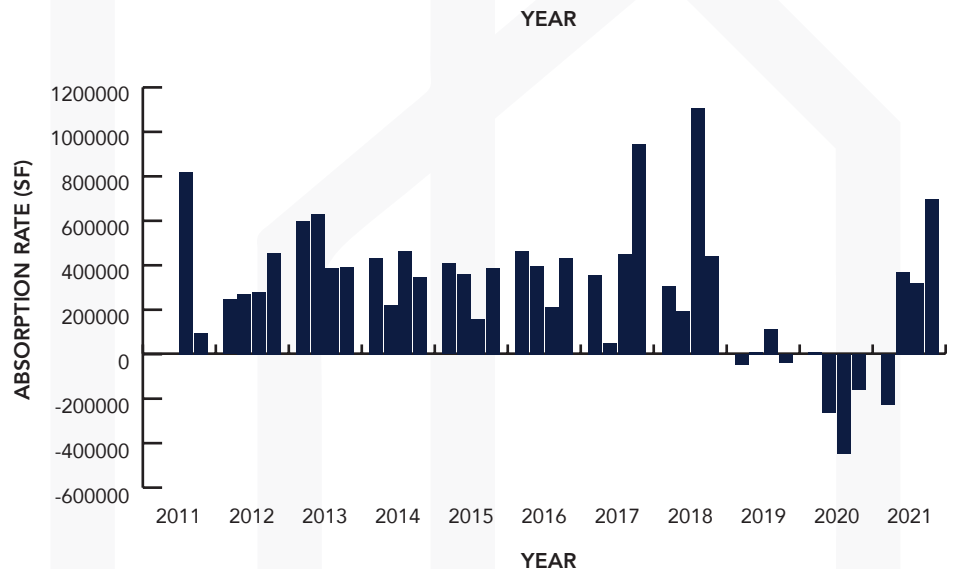
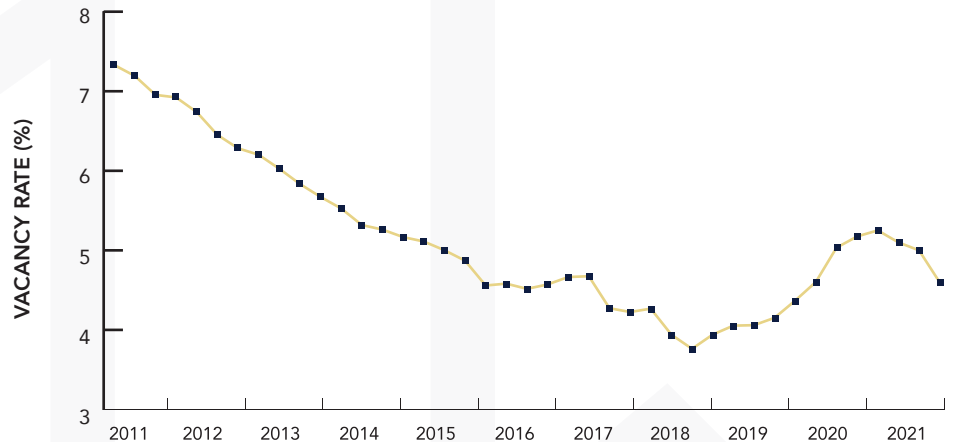
\$423MM to \$728MM



### Average Price per SF

\$241 to \$245

## Vacancy & Absorption 10-Year Overview



\*Source: CoStar, 1/13/2022

## SUMMARY

The Denver Retail market saw Vacancy decrease from 5.0% to 4.6%.

Absorption Rate continued to be positive, like last quarter, with an additional 697K Square Feet absorbed.

Rents increased from \$23.69 to \$23.98 Per Square Foot from last quarter.

Sales Volume increased from \$423MM to \$728MM, showing increased signs of transaction activity.

Price Per Square Foot increased from \$241 to \$245 from the last quarter.

Cap Rate slightly decreased from 6.36% to 6.35%, showing decreased investor appetite for retail properties.