

## Q4 2024 to Q1 2025



### Vacancy Rate

3.8% to 4.1%



### Absorption Rate

-192K to -413K



### Market Rent per SF

\$26.50 to \$26.41



### Market Cap Rate

6.5% to 6.6%



### Construction starts from

185K to 57K (SF)



### Sales Volume from

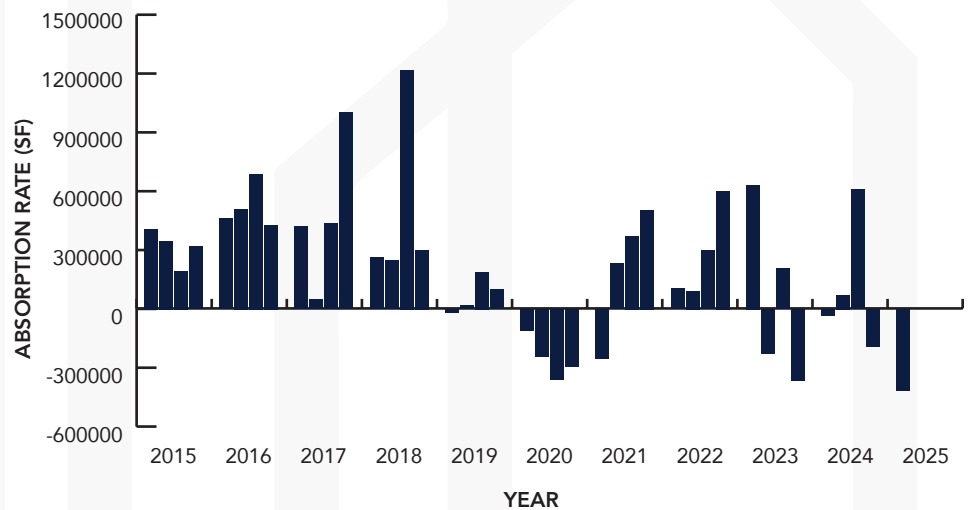
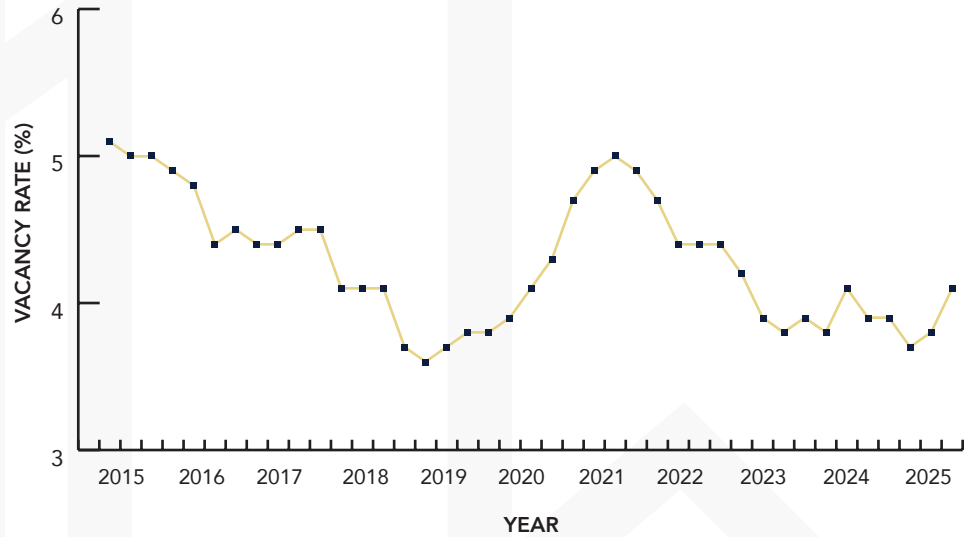
\$337MM to \$325MM



### Average Price per SF

\$271 to \$268

## Vacancy & Absorption 10-Year Overview



Source: CoStar

## SUMMARY

The Denver Retail Market saw Vacancy rise from 3.8% to 4.1% from Q4 2024 to Q1 2025.

Absorption was negative this quarter, going from -192K to -413K Square Feet.

Rents dropped by \$0.09 cents from last quarter.

Sales Volume decreased from \$337MM to \$325MM from Q4 2024 to Q1 2025.

Prices per square foot had a small decrease from \$271 to \$268 from last quarter.

Cap rates slightly increased from 6.5% to 6.6% quarter over quarter.