

## Q1 2025 to Q2 2025



### Vacancy Rate

4.2% to 4.4%



### Absorption Rate

-566K to -390K



### Market Rent per SF

\$26.30 to \$26.49



### Market Cap Rate

6.6% to 6.6%



### Construction starts from

84K to 31K (SF)



### Sales Volume from

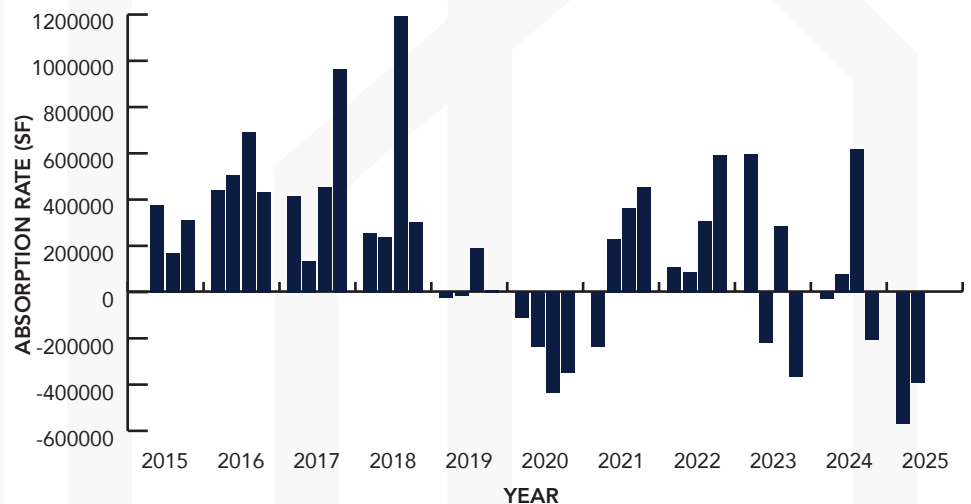
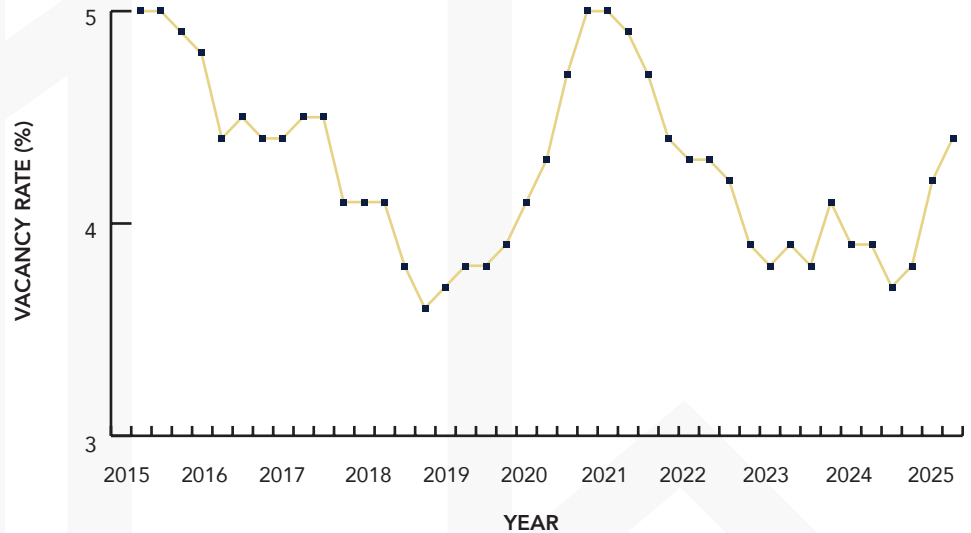
\$344MM to \$217MM



### Average Price per SF

\$269 to \$270

## Vacancy & Absorption 10-Year Overview



Source: CoStar

## SUMMARY

The Denver Retail Market saw Vacancy rise from 4.2% to 4.4% from Q1 2025 to Q2 2025.

Absorption was positive this quarter, going from -566K to -390K Square Feet.

Rents rose by \$0.19 cents from last quarter.

Sales Volume decreased from \$344MM to \$217MM from Q1 2025 to Q2 2025.

Prices per square foot had a small increase from \$269 to \$270 from last quarter.

Cap rates stayed constant at 6.6% quarter over quarter.