

Q1 2026 to Q2 2026



Vacancy Rate

4.4% to 4.4%



Absorption Rate

-199K to -5,283



Market Rent per SF

\$27.81 to \$27.74



Market Cap Rate

6.8% to 6.7%



Construction starts from

7,970 to 414K (SF)



Sales Volume from

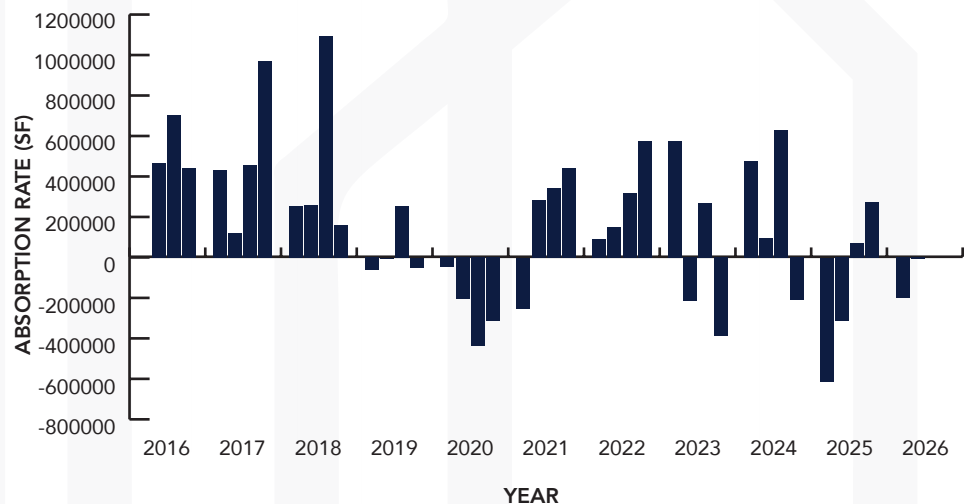
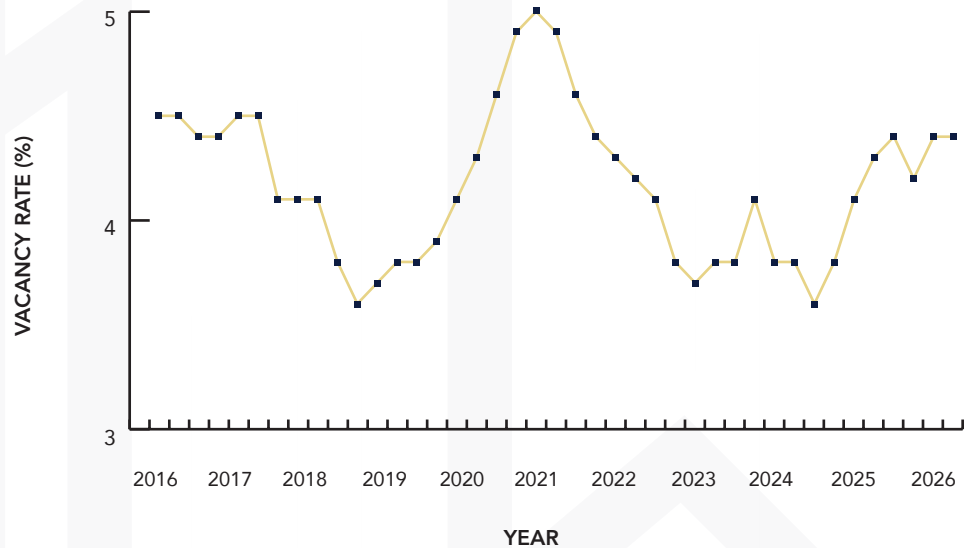
\$360M to \$432M



Average Price per SF

\$272 to \$274

Vacancy & Absorption 10-Year Overview



Source: CoStar

SUMMARY

The Denver Retail Market saw Vacancy remain constant at 4.4% from Q1 to Q2 2026.

Absorption was -5,283 SF in Q2, 2026, compared to -199,550 SF in Q1.

Rents lowered by \$0.07 from last quarter.

Sales Volume increased from \$360M to \$432M from Q1 2026 to Q2 2026.

Prices per square foot had a modest increase from \$272 to \$274.

Cap rates stayed decreased from 6.8% to 6.7%.