MADISON COMMERCIAL PROPERTIES

MARKET INSIGHTS

Denver MSA - **RETAIL**

Q2 **2026** to Q3 **2026**

Vacancy Rate
4.5% to 4.5%

Absorption Rate
-109K to -51K

Market Rent per SF
$27.58 to $27.44

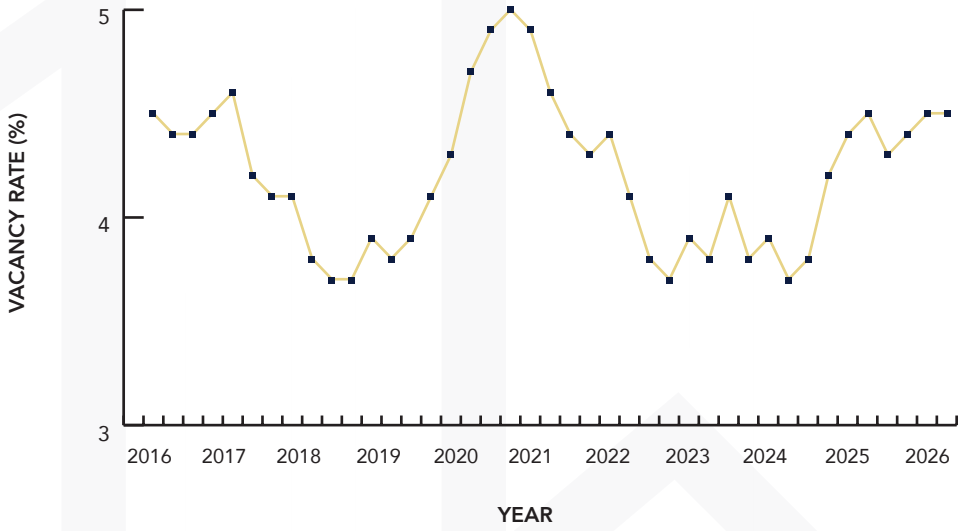
Market Cap Rate
6.7% to 6.8%

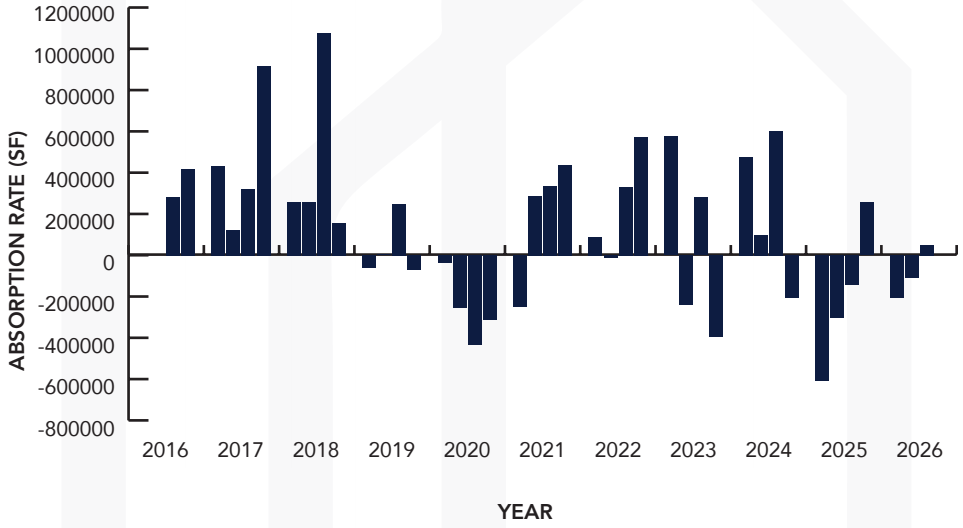
Construction starts from
186K to 427K (SF)

Sales Volume from
$410MM to $367MM

Average Price per SF
$276 to $275

Vacancy & Absorption 10-Year Overview





Source: CoStar

SUMMARY

The Denver Retail Market saw Vacancy remain constant at 4.5% from Q2 to Q3 2026.

Absorption was -51,474 SF in Q3 2026 compared to -109,111 SF in Q2.

Rents lowered by $0.14 from last quarter.

Sales Volume decreased from $410MM in Q2 to $367MM from Q3 2026.

Prices per square foot had a slight decrease from $276 to $275.

Cap rates increased from 6.7% to 6.8%.

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