



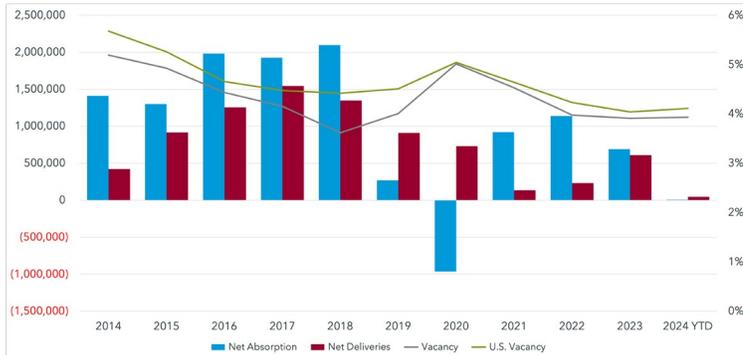
RETAIL MARKET OVERVIEW

RAY ROSADO, CCIM, *Principal*

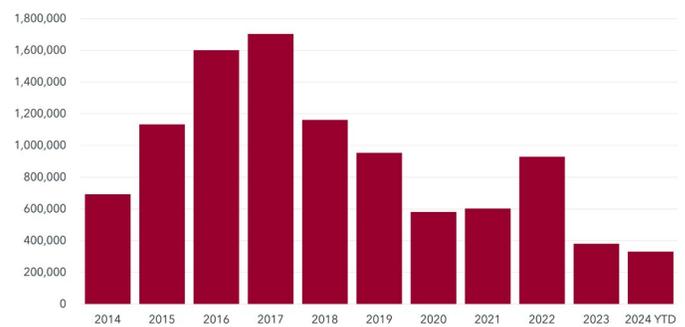
For Q1 2024 the Denver Metro retail market finds itself at the edge of the bell curve in most respects of a 10-year analysis. Trailing 12-month sales volume sits at the 10 year low of \$743M, while cap rates are almost to an all-time low of 6.26%. Interestingly PSF lease rates are also at all-time highs of \$25.40, which is understandable since the vacancy rate is at the 10 year low of 3.9%. Not sure we will see the tight market conditions ending any time soon since only 331,000 SF are under construction down 38% from the last quarter and one of the lowest levels of active retail construction in 10 years.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Net Absorption SF	153,171	691,973	1,257,014	1,406,308	1,669,593
◀▶ Vacancy Rate	3.90%	3.90%	3.90%	4.00%	3.90%
▼ Avg NNN Asking Rate PSF	\$25.40	\$25.56	\$25.36	\$25.20	\$25.17
▼ SF Under Construction	331,063	380,555	476,743	525,114	542,583
▲ Inventory SF	165,093,431	165,047,576	164,927,846	164,944,812	164,872,201

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
9923-10003 Grant Street* Thornton, CO	370,061 SF	\$14,375,000 \$38.84 PSF	Citivist Commercial Investments ACF Property Management, Inc.	Multi-Tenant
4827 S. Wadsworth Way* Denver, CO	115,853 SF	Undisclosed	Realty Income Corporation Spirit Realty Capital, Inc.	Single-Tenant
1171 W. Dillon Road Louisville, CO	137,106 SF	\$13,070,000 \$95.33 PSF	Vitrian DRA Advisors	Single-Tenant

* Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1840-2050 Greely Mall Greely, CO	93,270 SF	Moonbeam Capital Investments LLC	Rodz & Bodz Move Cars & More Museum	Arts, Entertainment, & Recreation
7777 S. Jewel Avenue Lakewood, CO	99,178 SF	Prime Management	Undisclosed	Undisclosed
595 Flatiron Boulevard Broomfield, CO	34,940 SF	Andrade Development Company	Launch Trampoline Park	Amusement & Recreation

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2023 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com