

Downtown Mixed Use Submarket Analytics

Retail	1777 Wewatta St	Downtown 4-5 Star	Downtown	Denver
Buildings	-	13	232	10,808
Existing SF	-	872,550	3,114,086	148,444,678
Average Building SF	-	67,119	13,422	13,734
Under Construction	68,000	68,000	68,000	1,234,183
Leasing				
NNN Rent Per SF	-	\$20.00	\$24.50	\$16.12
Vacancy Rate	-	10.2%	5.6%	4.8%
Available Spaces	0	11	48	2,424
Available SF	0	77,503	215,476	9,670,247
12 Mo. Absorption SF	0	-18,435	-46,273	1,604,381
12 Mo. Leasing SF	0	110,716	150,883	4,533,621
Sales Past Year				
Properties	-	1	9	624
Sales Volume (Mil.)	-	\$6.0	\$21	\$1,318
Avg Sale Price (Mil.)	-	\$6.0	\$2.3	\$2.4
Sale Price Per SF	-	\$154	\$163	\$229
Cap Rate	-	-	-	6.8%

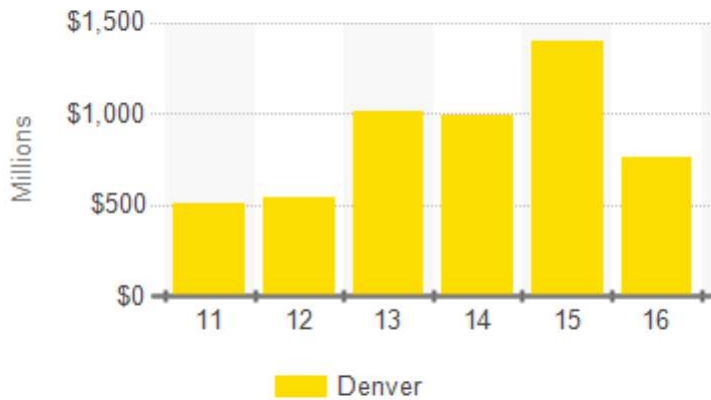
Availability Rate



NNN Asking Rent Per SF



Sales Volume



Construction Starts

