

Absorption rebounds as new supply delivers

▼ 5.0%

Availability Rate

▲ 253K

SF Net Absorption (000s)

▲ 105K

SF Completed (000s)

▲ \$20.63

Avg. Asking Rent (NNN)

Note: Arrows indicate change from previous quarter.

Source: CBRE Econometric Advisors, Q2 2026.

MARKET HIGHLIGHTS

—The Denver retail market posted an availability rate of 5.0% in Q2 2026, reflecting minimal changes from both last quarter and a year ago and identical to the market's five-year average.

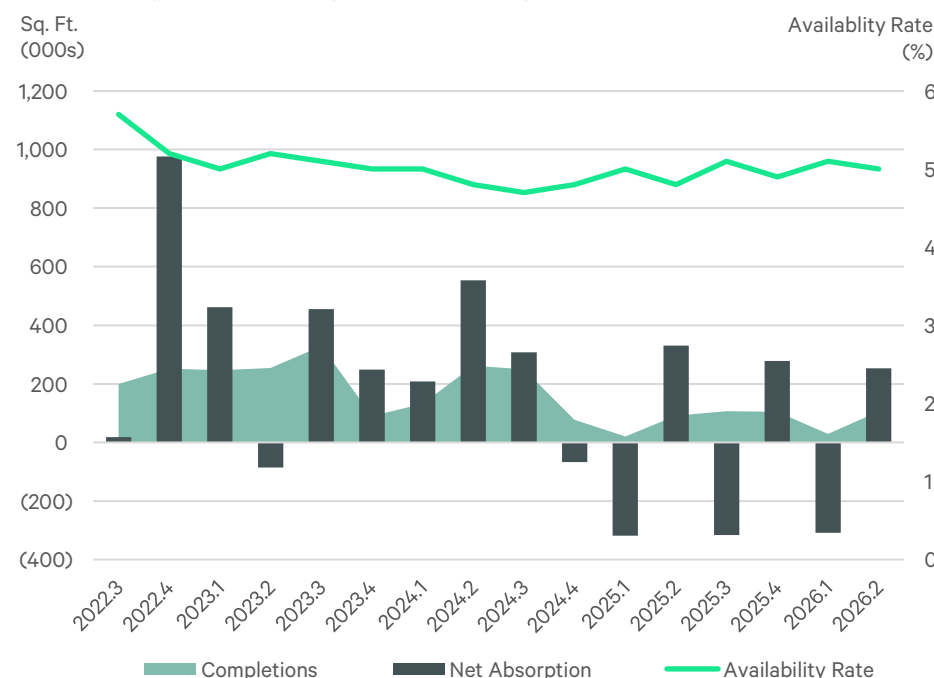
—Net absorption was positive 253,000 sq. ft. in Q2 2026, a reversal from the negative 309,000 sq. ft. posted in Q1 2026, though 78,000 sq. ft. below the total absorbed in Q2 2025.

—New completions totaled 105,000 sq. ft. in Q2 2026, bringing the year-to-date total to 134,000 sq. ft. Second quarter completions were up 62,000 sq. ft. year-over-year.

—Denver retail had an overall average net asking rent of \$20.63 per sq. ft. in Q2 2026, largely unchanged from Q1 2026 and down a slight 0.7%, year-over-year, though above the five-year average of \$20.49 per sq. ft.

—Retail investment sales in Q2 2026 amounted to \$339 million in total volume, a 66% increase compared to the \$234 million transacted in Q2 2025.

FIGURE 1: Completions, Net Absorption, and Availability Rate



Source: CBRE Econometric Advisors, Q2 2026.

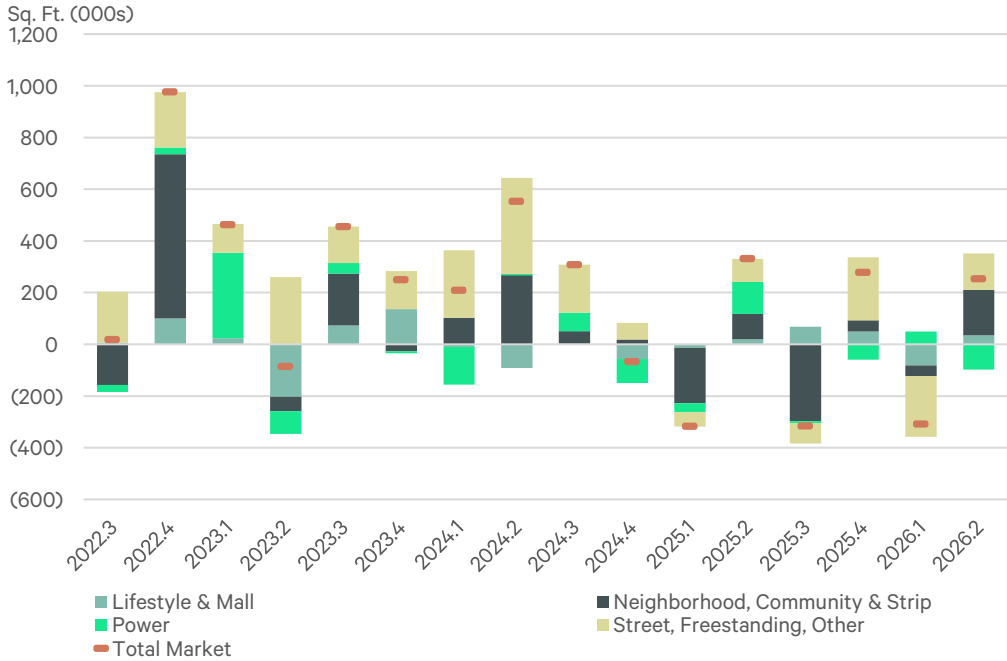
Market Overview

FIGURE 2: Market Statistics by Product Type

Market	Inventory (SF, 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Lifestyle & Mall	15,378	4.7	35	-	\$37.95
Neighborhood, Community & Strip	66,002	6.5	176	-	\$21.02
Power	17,001	7.2	(98)	-	\$10.42
Street, Freestanding, Other	63,624	2.9	140	105	-
Total Market	162,005	5.0	253	105	\$20.63

Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 3: Net Absorption by Center Type



Source: CBRE Econometric Advisors, Q2 2026.

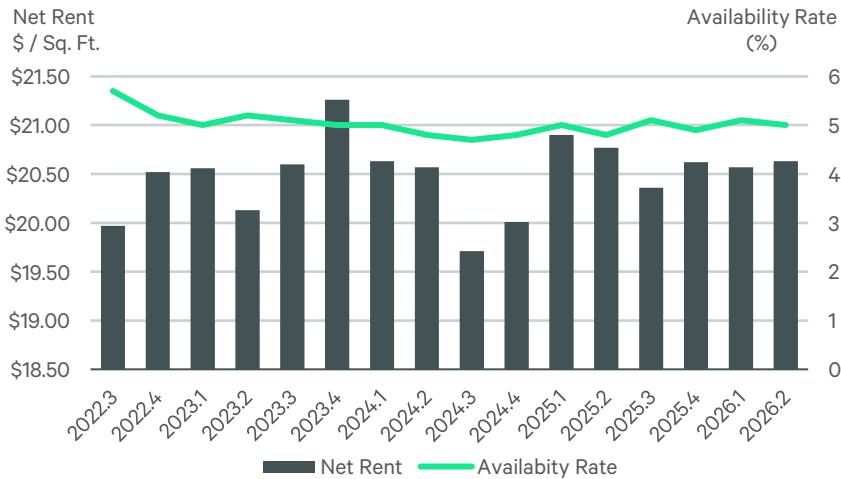
FIGURE 4: Market Statistics by Submarket

Market	Inventory (SF 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Total Market	162,005	5.0	253	105	\$20.63
Northeast	15,073	2.9	36	-	\$15.46
South	26,383	5.0	(33)	-	\$23.52
Southeast	11,205	3.1	40	-	\$28.02
Aurora	12,772	4.5	(14)	-	\$17.80
Boulder	12,059	5.6	11	2	\$24.73
Central	19,630	6.6	(5)	-	\$23.25
Colo Blvd	5,222	4.7	103	103	\$32.95
Northwest	27,558	5.6	8	-	\$18.90
Outlying Denver	674	2.4	-	-	
Southwest	12,109	6.1	84	-	\$18.24
West	19,320	5.1	23	-	\$16.89

Source: CBRE Econometric Advisors, Q2 2026.

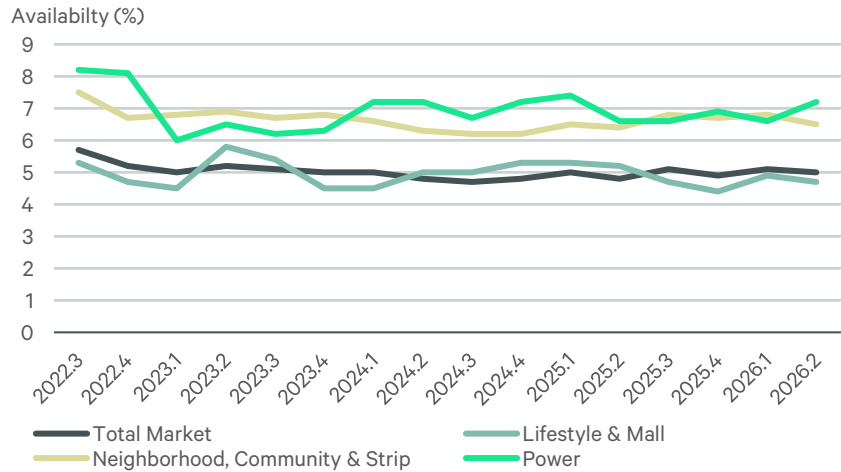
Asking Rents & Availability

FIGURE 5: Net Asking Rent and Availability Rate



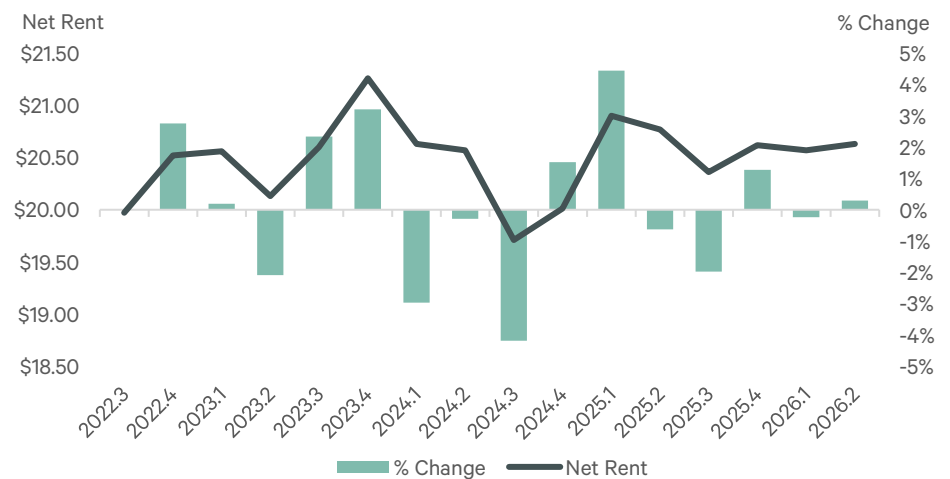
Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 7: Availability by Center Type



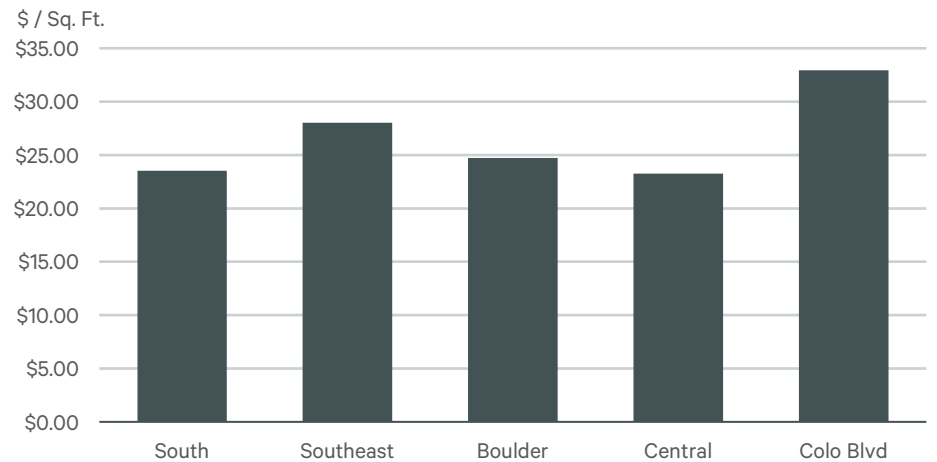
Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 6: Net Rent and % Change



Source: CBRE Econometric Advisors, Q2 2026.

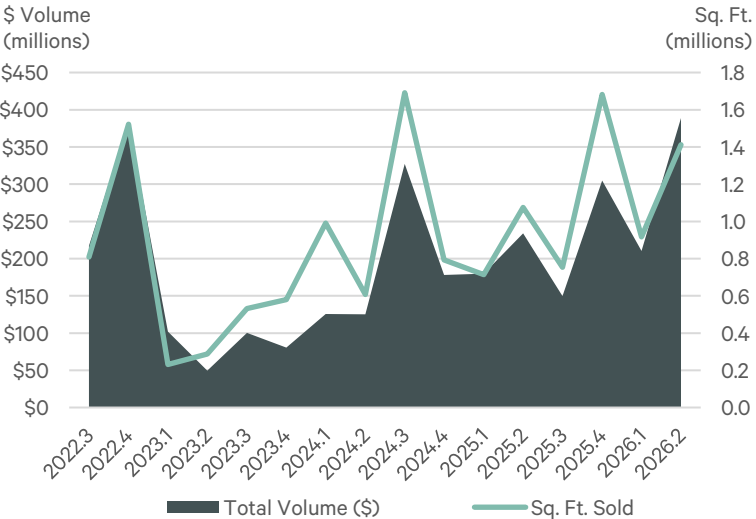
FIGURE 8: Top 5 Submarket by Net Rent



Source: CBRE Econometric Advisors, Q2 2026.

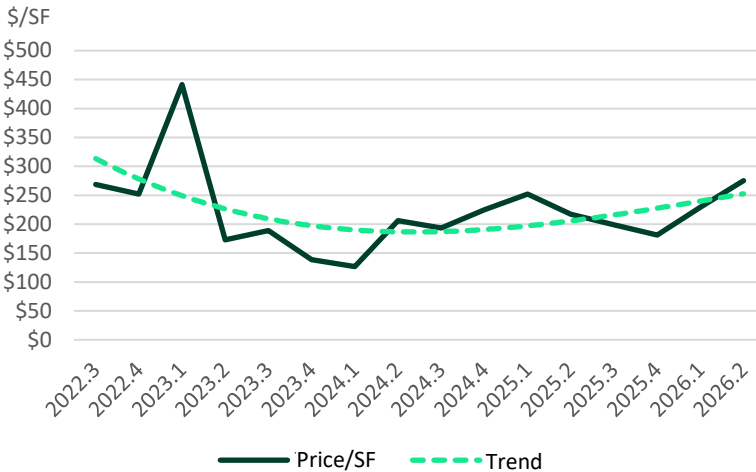
Investment Sales

FIGURE 9: Retail Investment Sale Volume



Source: MSCI Real Capital Analytics, Q2 2026.

FIGURE 10: Retail Investment Sale Price Per Sq. Ft.



Source: MSCI Real Capital Analytics, Q2 2026.

FIGURE 11: Q2 2026 Sale Transactions

Buyer	Property Name	City	Building SF	Sale Price	Price / SF
TriGate Capital	Bowles Crossing	Littleton	408,834	\$84,500,000	\$207
Magnetic Capital	Stanley Marketplace	Aurora	147,700	\$41,000,000	\$278
Regency Centers	Shops at Highland Walk	Highlands Ranch	94,520	\$37,100,000	\$393
AmCap Inc	Village West	Denver	98,681	\$34,495,795	\$350
Kroger Inc	fmr Lowes	Louisville	124,942	\$22,600,000	\$181
CTO Realty Growth	Alamo Drafthouse Cinema	Denver	35,512	\$16,200,000	\$456
Rio Capital Investments	Plaza West at Aurora Town	Aurora	95,000	\$15,750,000	\$166
Sperry Equities	Arapahoe Ridge Marketplace	Erie	76,884	\$13,500,000	\$176
NorthPond Partners	The Shoppes on Founders	Castle Rock	24,924	\$12,500,000	\$502
Red Rocks Church	22675 East Aurora Pkwy	Aurora	58,409	\$9,000,000	\$154
Matthew Vandal	Villager Square Shopping Cen	Ken Caryl	37,455	\$5,770,000	\$154
Sheng Lin	12200 E Mississippi Ave	Aurora	46,464	\$5,100,000	\$110

