

Retail vacancy holds at 4.4% — tenants face the tightest retail market in Denver's recent history, especially for new, high-traffic space.

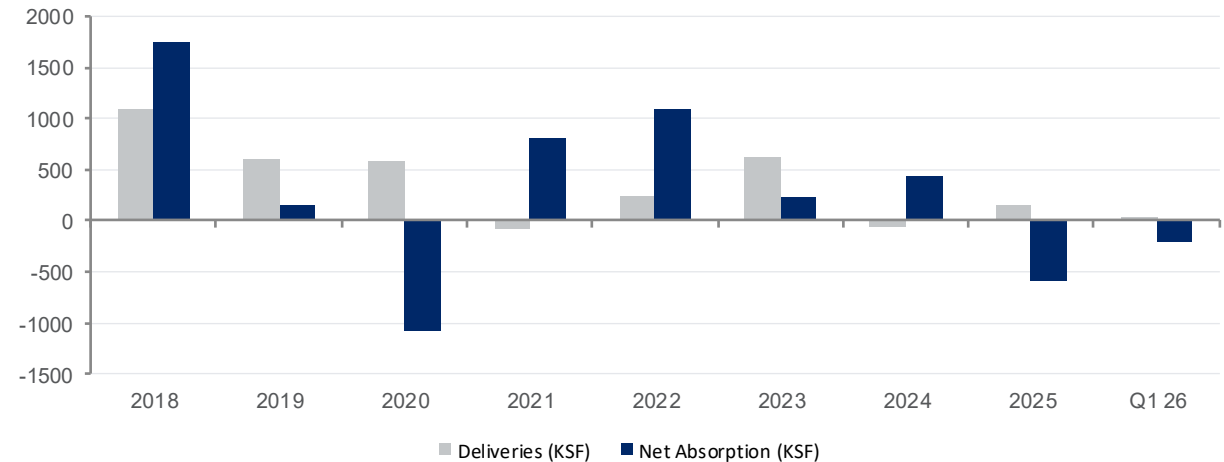
Q1 2026 | Leasing & Occupancy Emphasis | Denver Metro Retail

<p>VACANCY RATE</p> <p>4.4%</p> <p>▲ +20 bps YoY, still near low</p>	<p>AVAILABILITY RATE</p> <p>4.8%</p> <p>▼ Below 5.1% 10-yr avg</p>	<p>12-MO NET ABSORPTION</p> <p>-177 KSF</p> <p>▼ Big-box closure drag</p>	<p>AVG. ASKING RENT</p> <p>\$27.46</p> <p>▲ +2.6% YoY NNN</p>
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MARKET HIGHLIGHTS

- Retail availability sits at just 4.8% — well below the 5.1% 10-year average — giving landlords continued pricing power. Only 3.2% of the 3.8M SF built since 2020 is available to lease, leaving few first-generation options for expansion tenants.
- 12-month net absorption of -177K SF was driven almost entirely by Q1-Q2 2025 big-box closures (Macy's, Joann, Party City); absorption turned modestly positive in 2H 2025 as backfill activity accelerated. Wayfair's 140K-SF lease at The Shops at Northfield exemplifies the backfill dynamic.
- Asking rents rose 2.6% YoY to \$27.46/SF NNN, led by neighborhood centers at +3.2% growth. Cherry Creek (\$53.45/SF) and Downtown (\$37.22) remain the market's top-priced submarkets; Downtown is also the only submarket with double-digit availability (11.1%).
- Q1 2026 lease activity featured Hobby Lobby (54,450 SF at Arapahoe Crossings), Mi Pueblo Latin Market (45,000 SF at Northgate), and Best Buy (35,000 SF at Aurora City Place) — all filling space vacated by prior big-box closures.
- Construction pipeline is just 619K SF (0.4% of inventory) and 96.9% pre-leased, with General Retail (pad sites / single-tenant) accounting for 495K SF. Retail inventory has grown just 4.6% over the past decade vs. 22% for industrial — a structural supply constraint.

Annual Deliveries & Net Absorption (KSF) — Figure 1



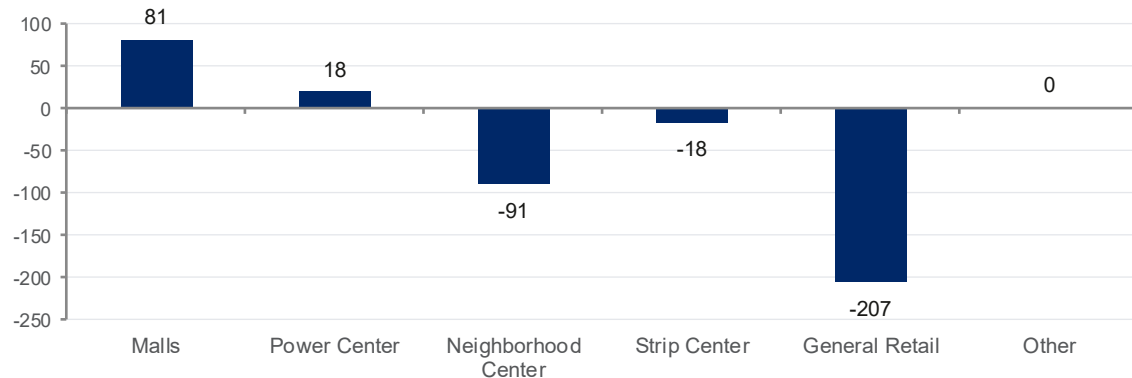
Big-box move-outs (Macy's, Joann, Party City) drove 2025 into negative absorption; supply pipeline remains disciplined.

Market Overview

Market Statistics by Retail Sub-Type — Figure 2

Sub-Type	Inv (MSF)	Vac %	Avail %	Rent \$/SF	12-Mo NA (KSF)
Malls	15.2	5.9%	4.1%	\$39.47	81
Power Center	15.5	5.7%	6.5%	\$29.13	18
Neighborhood Center	49.7	6.1%	7.0%	\$25.84	-91
Strip Center	8.2	5.4%	6.2%	\$24.50	-18
General Retail	74.1	2.7%	3.1%	\$26.05	-207
Other	1.4	0.0%	0.0%	\$27.56	0
Market	164.1	4.4%	4.8%	\$27.46	-177

12-Month Net Absorption by Sub-Type (KSF) — Figure 3

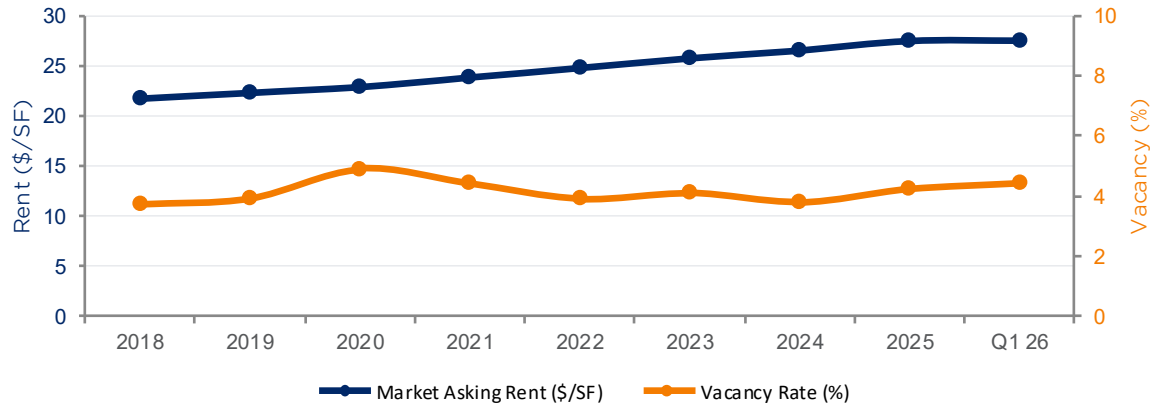


Market Statistics by Submarket (12) — Figure 4

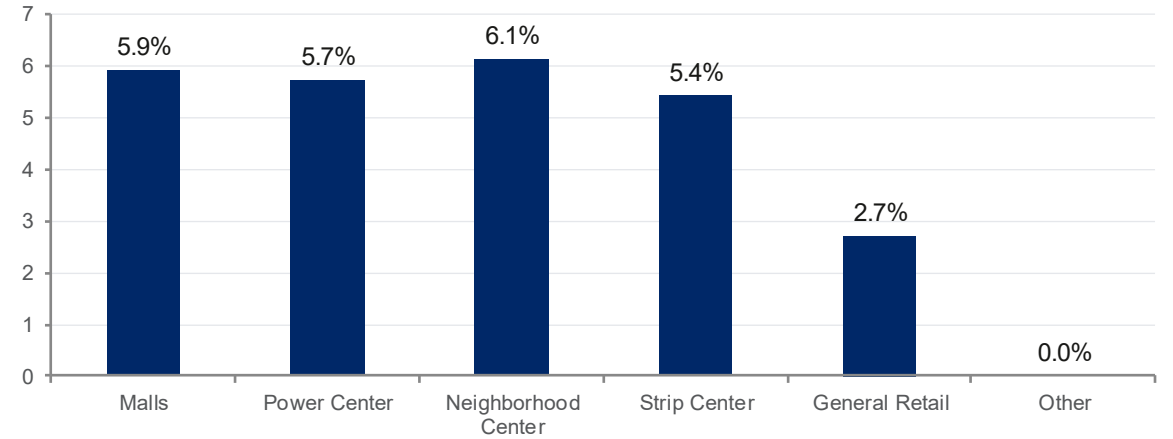
Submarket	Inv (MSF)	Rent \$/SF	Vac %	NA 12-Mo (KSF)
Aurora	12.5	\$21.04	3.7%	-53
Central	21.2	\$27.15	6.0%	-281
Colorado Bl/Cherry Ck	5.0	\$53.45	2.4%	-101
Downtown	3.1	\$37.22	11.1%	-90
Northeast	19.9	\$26.09	2.3%	242
Northwest	24.6	\$24.34	5.6%	-219
South	19.8	\$32.63	4.3%	181
Southeast	16.1	\$29.95	2.9%	80
Southeast Outlying	4.0	\$25.39	1.0%	46
Southwest	10.9	\$24.61	4.5%	114
Southwest Outlying	1.5	\$20.29	5.2%	-38
West	25.4	\$24.95	5.1%	-57

Asking Rents & Vacancy

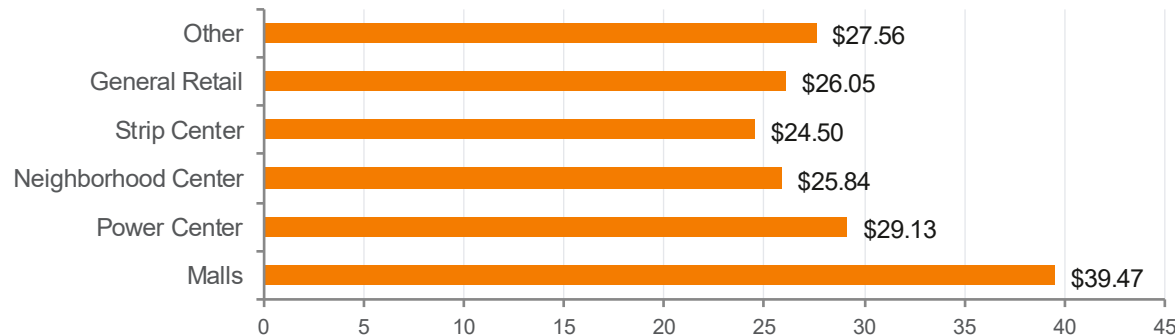
Market Asking Rent (\$/SF) & Vacancy Rate (%) — Figure 5



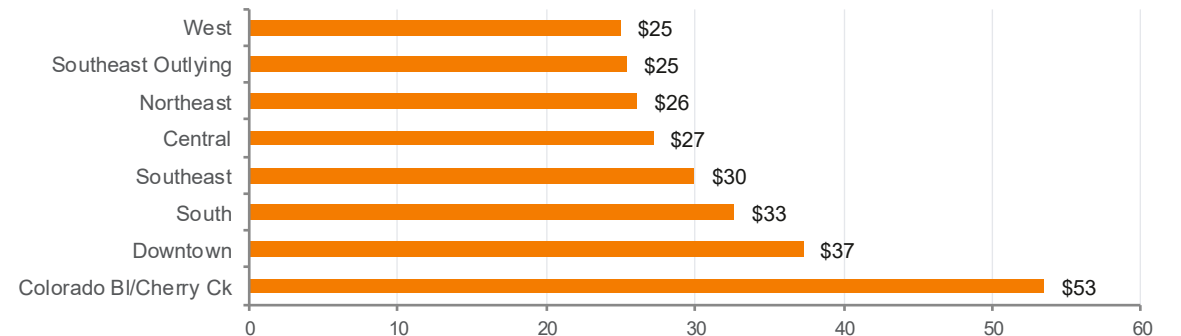
Vacancy Rate by Retail Sub-Type (%) — Figure 7



Asking Rent by Retail Sub-Type (\$/SF, Q1 2026) — Figure 6

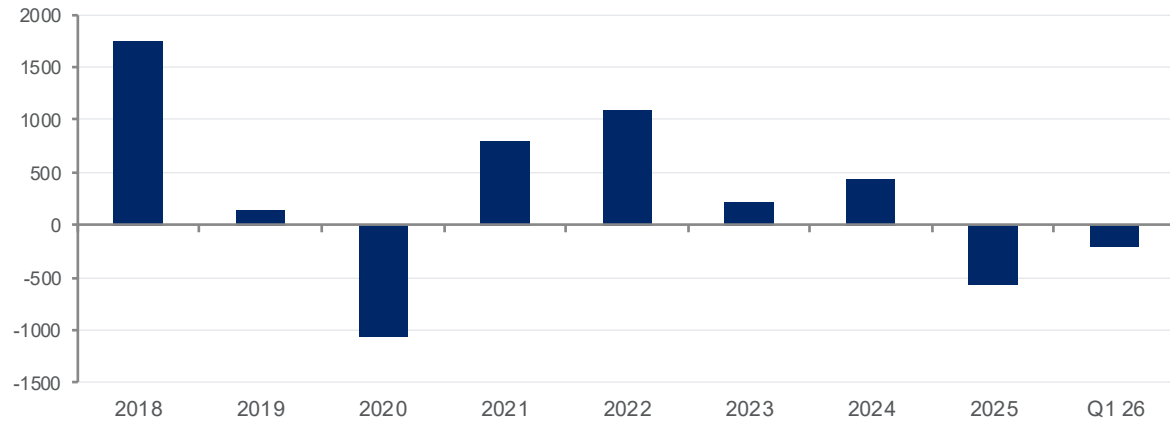


Top 8 Submarkets by Asking Rent (\$/SF) — Figure 8

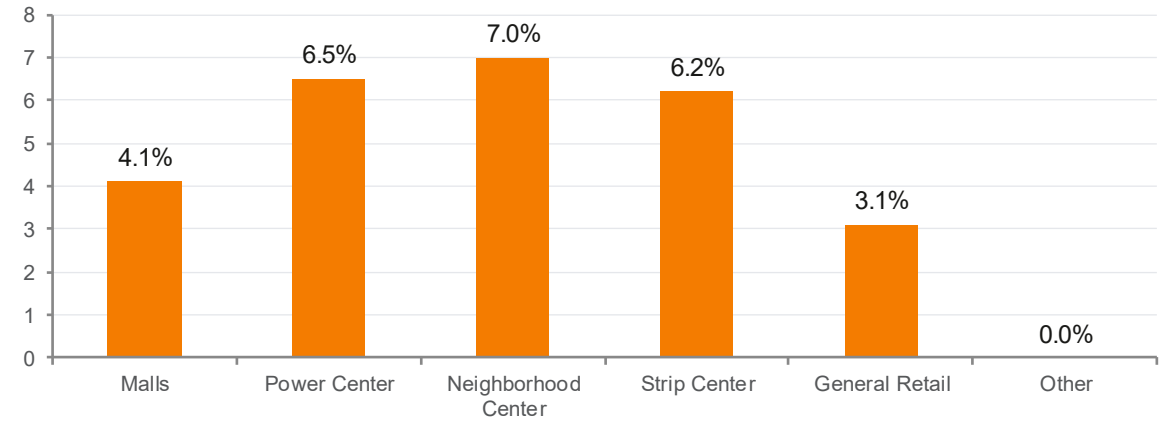


Leasing Activity & Occupier Dynamics

Annual Net Absorption (KSF) — 2018 to Q1 2026 — Figure 9



Availability Rate by Retail Sub-Type (%) — Figure 10



Notable Q1 2026 Denver Retail Leases — Figure 11

Tenant	Building / Address	Submarket	Leased SF	Type
Hobby Lobby, Inc.	Arapahoe Crossings	Southeast	54,450	New
Mi Pueblo Latin Market	Northgate Shopping Ctr	Northwest	45,000	New
Best Buy	Aurora City Place	Aurora	35,000	New
Undisclosed	Centennial Promenade	South	27,660	New
Undisclosed	Target Village	West	18,900	New
Undisclosed	2301 Blake St	Downtown	18,273	New
Astra Point Event Space	10777 W 6th Ave	West	17,216	New

Contacts, Definitions & Methodology

ABOUT US

SVN Denver Commercial is a full-service commercial real estate brokerage serving the Colorado Front Range. Our team of experienced advisors specializes in retail, office, industrial, and land transactions, offering investment sales, leasing services, tenant representation, buyer representation, and strategic consulting and advisory. As part of the SVN national platform, we combine deep local market expertise with access to one of the industry’s most powerful networks of commercial real estate professionals.

CONTACT US

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MARKET DEFINITION

The Denver market consists of Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.



DEFINITIONS

Retail Sub-Types: Mall, Power Center, Neighborhood Center, Strip Center, General Retail (single-tenant / freestanding), and Other per CoStar classification.

Vacancy Rate: Physically unoccupied retail GLA as a % of total inventory.

Availability Rate: All space being marketed (vacant + occupied-but-marketed) as a % of inventory.

Net Absorption: Change in physically occupied retail GLA over a specified period.

Asking Rent: Weighted average NNN asking rent per SF per year (retail convention).

Market Cap Rate: CoStar-estimated market yield based on rolling 12-month closed sales.

METHODOLOGY

All data sourced from CoStar Group Q1 2026 pull dated 4/1/2026, licensed to SVN Denver Commercial (account #209455). Submarket naming follows CoStar’s native taxonomy. Notable Transactions include confirmed closings only; no pipeline or rumored deals.

Transaction supplement sources: Colorado Real Estate Journal (CREJ), Denver Business Journal (DBJ).