



Englewood Real Estate Report

Quarter 4 2016

OFFICE

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	129	1,137	5,160
Existing Square Feet	1,831,987	42,640,740	164,129,426
Vacancy Rates	14.8	10.6	10.4
Average Lease Rates	\$19.36	\$22.08	\$25.42
Number of Lease Deals	3	152	497
Leasing Activity Direct (SF)	2,876	419,163	1,805,995
Leasing Activity Sublet (SF)	0	51,934	179,227
Square Footage Delivered	0	6,300	380,477

RETAIL

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	320	2,251	10,868
Existing Square Feet	2,569,842	37,668,231	149,509,980
Vacancy Rates	3.3	10.6	10.4
Average Lease Rates	\$18.39	\$22.08	\$16.03
Number of Lease Deals	5	58	241
Leasing Activity Direct (SF)	20,517	693,258	693,258
Leasing Activity Sublet (SF)	0	7,616	50,376
Square Footage Delivered	5,000	76,054	353,119

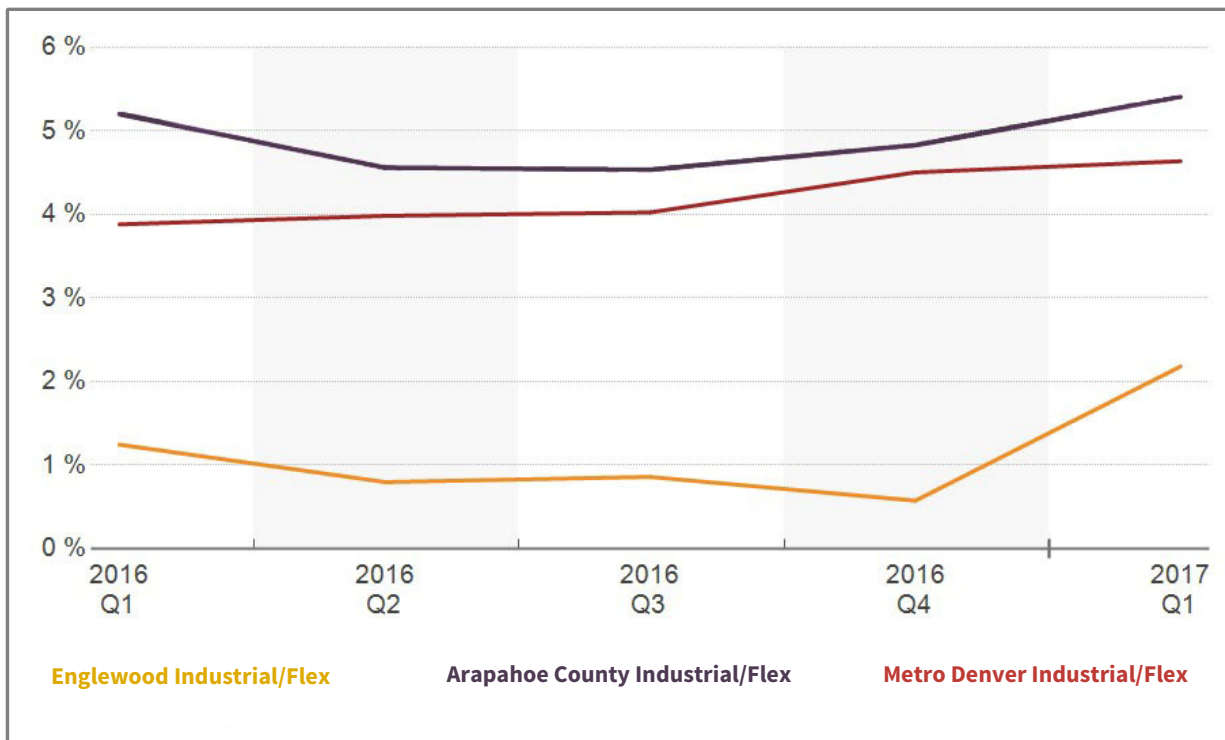
INDUSTRIAL/FLEX

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	432	885	6,422
Existing Square Feet	7,307,953	17,555,794	196,795,143
Vacancy Rates	0.5	2.3	4.1
Average Lease Rates	\$7.94	\$7.98	\$7.19
Number of Lease Deals	3	16	97
Leasing Activity Direct (SF)	15,975	94,442	1,254,961
Leasing Activity Sublet (SF)	0	5,812	22,884
Square Footage Delivered	0	0	1,347,183

Industrial/Flex Vacancy Rate

2016–Present

While Englewood’s Industrial / Flex vacancy recently ticked up, the rate is well below 3% and well below the vacancy rate for Metro Denver and Arapahoe County. Leasing activity in this segment is strong with almost 16,000 square feet leased in the quarter.



Recent Englewood Lease Transactions

Tenant	Address	Sq. Ft.
OFFICE		
Not available	300 East Hampden Avenue	1,097
Coco Massage	5000-5020 South Federal Boulevard	800
Not available	750 West Hampden Avenue	1,555
Not available	730 West Hampden Avenue	521
RETAIL		
Not available	3392-3398 South Broadway	3,850
Not available	3425-3427 South Broadway	2,750
Urgent Care Exit	500 West Hampden Avenue	5,000
Not available	2950 South Broadway	2,464
INDUSTRIAL/FLEX		
M-4 Roofing & Gutters, Inc.	4719 South Santa Fe Circle	1,536
Origin Kitchen and Bath	4720 South Santa Fe Circle	1,750
Not Available	3768 South Lipan St.	2,000
Denver Barnes, LLC	2605-2615 South Raritan St.	9,600

Data Source: CoStar Realty Information, Inc.

The quarterly real estate report presents a snapshot of real estate trends and comparisons to Metro Denver and Arapahoe County.

A searchable listing of available commercial real estate in Englewood is available at www.engagewoodco.gov/doing-business