

# ENGLEWOOD Commercial Real Estate Report

The quarterly real estate report presents a three-month snapshot of commercial real estate trends and transactions in Englewood and provides a comparison to Metro Denver and Arapahoe County.

4th Quarter 2017

## OFFICE SPACE

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	126	5,251	1,148
Existing Square Feet	1,704,214	168,248,365	43,589,709
Vacancy Rates	5.9	11.2	10
Average Lease Rates	\$20.63	\$26.59	\$22.66
Number of Lease Deals	10	643	162
Leasing Activity Direct (SF)	20,047	2,207,112	687,484
Leasing Activity Sublet (SF)	0	105,424	20,216
Square Footage Delivered	0	211,876	0

## RETAIL

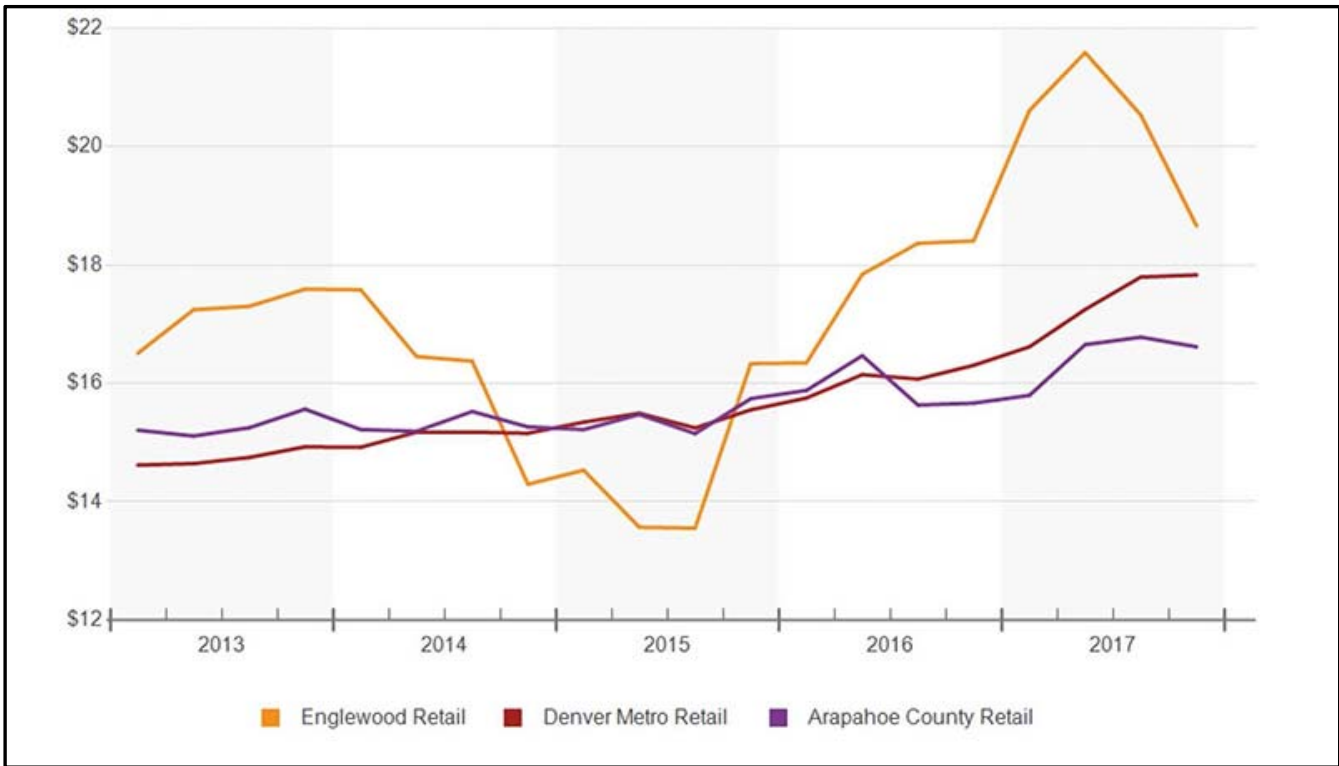
	Englewood	Denver Metro	Arapahoe County
Existing Buildings	331	11,059	2,278
Existing Square Feet	2,721,355	152,478,810	38,077,735
Vacancy Rates	4.8	11.2	10
Average Lease Rates	\$18.93	\$17.87	\$22.66
Number of Lease Deals	7	284	75
Leasing Activity Direct (SF)	15,381	853,491	853,491
Leasing Activity Sublet (SF)	0	0	0
Square Footage Delivered	8,225	264,651	19,305

## INDUSTRIAL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	483	7,650	1,320
Existing Square Feet	7,925,795	235,406,070	29,208,893
Vacancy Rates	2.6	4.2	4.7
Average Lease Rates	\$8.73	\$8.20	\$9.93
Number of Lease Deals	9	206	44
Leasing Activity Direct (SF)	39,251	1,571,754	152,911
Leasing Activity Sublet (SF)	0	66,961	0
Square Footage Delivered	0	1,557,708	182,089

## OFFICE SPACE: MONTHS ON MARKET

The timeframe for office space actively on the market decreased sharply from Q2 2014 to Q2 2016. The “Time on Market” in Englewood is approximately 10 months, and remains below the Denver Metro Area and Arapahoe County markets. With local office space vacancy rates tightening, the “Time on Market” decreased slightly in Q3 2017.



## LEASE TRANSACTIONS

	Tenant	Address	Sq. Ft.
Office	Renewal	3333 S. Bannock St.	5,578
	Unknown	2910 S. Tejon St.	4,800
	Unknown	333 W. Hampden Ave.	2,777
	Unknown	799 E. Hampden Ave.	1,519
Retail	Unknown	3470 S. Broadway	5,700
	Lulu's Furniture	3475 S. University Blvd.	2,560
	Unknown	3392-98 S. Broadway	2,000
	Unknown	4773 S. Broadway	1,566
Industrial	Unknown	2000 W. Union Ave	12,175
	Unknown	2606-10 S. Raritan St.	11,136
	Unknown	2375 S. Raritan St.	5,825
	Unknown	3910-10 S. Mariposa St.	4,375

### ECONOMIC DEVELOPMENT

1000 Englewood Pkwy, Englewood, CO 80110  
303.762.2342 • [commdev@englewoodgov.org](mailto:commdev@englewoodgov.org)

A searchable listing of available commercial real estate in Englewood is available at [englewoodco.gov/doing-business](http://englewoodco.gov/doing-business)



Data Source: CoStar Realty Information, Inc.