

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.

1st Quarter 2018

OFFICE SPACE

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	125	5,313	1,155
Existing Square Feet	1,695,686	170,328,268	44,036,343
Vacancy Rates	8	11.4	10.3
Average Lease Rates	\$21.19	\$26.70	\$23.42
Number of Lease Deals	0	52	13
Leasing Activity Direct (SF)	0	167,933	38,188
Leasing Activity Sublet (SF)	0	1,597	0
Square Footage Delivered	0	0	0

RETAIL

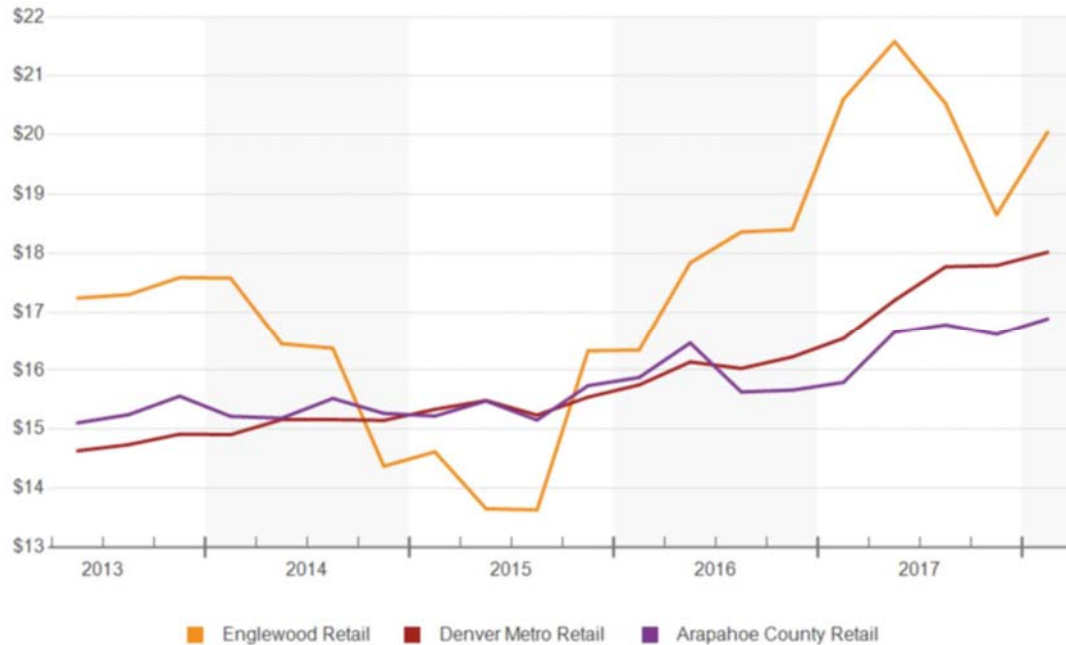
	Englewood	Denver Metro	Arapahoe County
Existing Buildings	332	11,184	2,282
Existing Square Feet	2,728,983	152,852,278	38,048,468
Vacancy Rates	6.3	11.4	10.3
Average Lease Rates	\$21.47	\$18.12	\$23.42
Number of Lease Deals	2	18	4
Leasing Activity Direct (SF)	0	150,811	150,811
Leasing Activity Sublet (SF)	0	0	0
Square Footage Delivered	0	7,500	0

INDUSTRIAL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	486	7,672	1,320
Existing Square Feet	7,943,776	236,057,167	29,021,079
Vacancy Rates	2.2	4.6	4.2
Average Lease Rates	\$7.77	\$8.09	\$9.36
Number of Lease Deals	1	9	3
Leasing Activity Direct (SF)	6,000	98,474	49,909
Leasing Activity Sublet (SF)	0	13,000	0
Square Footage Delivered	0	52,982	0

Retail: Asking NNN Rent Per Square Foot

Asking rents for retail in Englewood has increased steadily from the first quarter of 2015. The average NNN rent for retail in Englewood is \$21.47 per square foot, which remains significantly greater than Denver and Arapahoe County averages largely due to a low retail vacancy rate of 6.3% and scarcity of space. A total of 169,549 square feet of retail space is currently on the market for lease in Englewood, most of which is represented by the vacant K-Mart building at Belleview and Broadway. The average time on market for Englewood retail space is 4 months.



LEASE TRANSACTIONS

	Tenant	Address	Sq. Ft.
Office	Unknown	333 W. Hampden Ave.	7,193
	Unknown	750 W. Hampden Ave.	6,900
	Unknown	900 Englewood Pkwy	4,264
	Unknown	499 E. Hampden Ave.	2,408
Retail	Groove Automotive	2855 S. Broadway	5,721
	Architectural Firm	3141-3149 S. Broadway	840
	-	-	-
	-	-	-
Industrial	Colorado Custom Iron Works	3840 S. Jason St.	6,598
	Quality One	3701 S. Inca St.	6,000
	Unknown	2460-2470 S. Tejon St.	3,100
	Unknown	2936 S. Zuni St.	1,488

ECONOMIC DEVELOPMENT

1000 Englewood Pkwy, Englewood, CO 80110
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A searchable listing of available commercial real estate in Englewood is available at englewoodco.gov/doing-business



Data Source: CoStar Realty Information, Inc.