

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.

2nd Quarter 2018

OFFICE SPACE

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

RETAIL

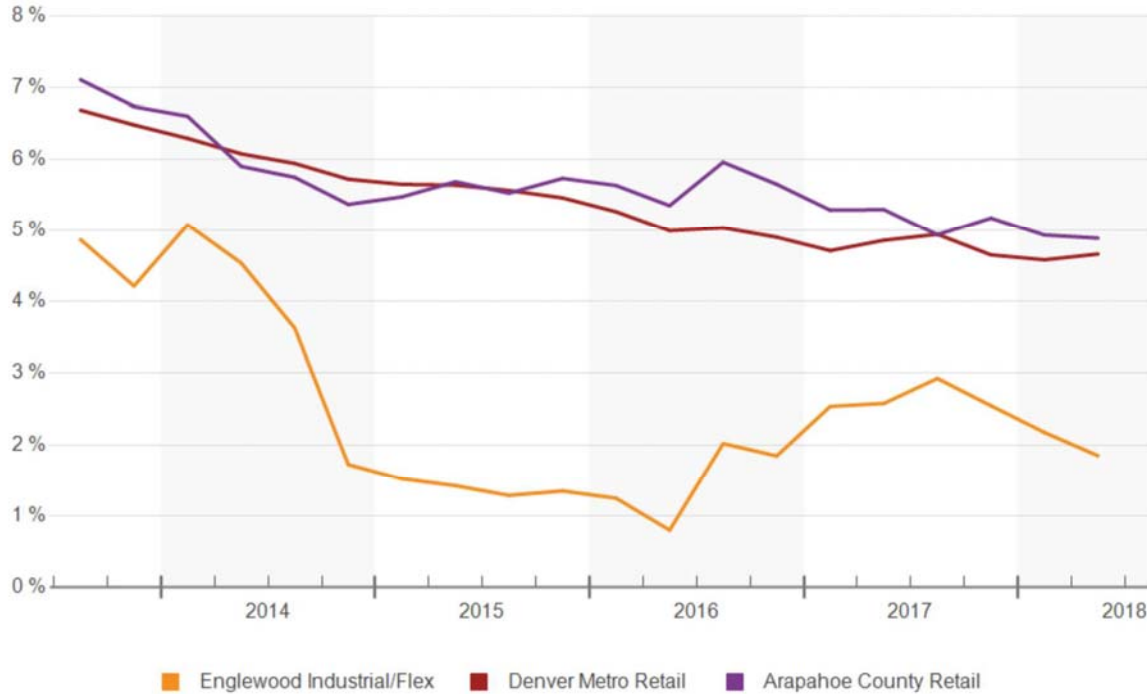
	Englewood	Denver Metro	Arapahoe County
Existing Buildings	320	10,868	2,251
Existing Square Feet	2,569,842	149,509,980	37,668,231
Vacancy Rates	3.3	10.4	10.6
Average Lease Rates	\$18.39	\$16.03	\$22.08
Number of Lease Deals	5	241	58
Leasing Activity Direct (SF)	20,517	693,258	693,258
Leasing Activity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

INDUSTRIAL

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

Industrial / Flex: Vacancy Rate

Englewood's industrial / flex vacancy rate remains well below the Denver metro and Arapahoe County averages. While the average vacancy rate is below 3% the average lease price per square foot is \$7.94, which is on par with the rest of the Denver metro area. Leasing activity in the second quarter of 2018 is strong, with almost 16,000 square feet of space leased.



LEASE TRANSACTIONS

	Tenant	Address	Sq. Ft.
Office	NovaMed Surgery Center	3535 South Lafayette St.	3,598
	Unknown	333 West Hampden	1,785
	Unknown	3470 South Sherman	1,322
	Unknown	730 West Hampden	1,310
Retail	Dance Studio/Theater	3425-3427 South Broadway	5,700
	Phoenix Salon	5102 South Broadway	5,042
	Unnamed Office User	3483 South Broadway	4,340
	Sweet Caroline Confection	3487 South Broadway	2,055
Industrial	Unknown	2925 South Umatilla	9,271
	Dabado Ltd	3930 South Kalamath	3,000
	Unknown	2630 South Tejon	1,140
	Labor Force, LLC	2492 South Tejon	2,500

ECONOMIC DEVELOPMENT

1000 Englewood Pkwy, Englewood, CO 80110
303.762.2342 | commdev@englewoodgov.org

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



Data Source: CoStar Realty Information, Inc.