

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.

3rd Quarter, 2018

OFFICE SPACE

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	123	5,359	1,159
Existing Square Feet	1,721,161	172,878,558	44,649,265
Vacancy Rates	6	10.6	9.8
Average Lease Rates	\$23.68	\$27.26	\$23.80
Number of Lease Deals	2	85	22
Leasing Activity Direct (SF)	11,034	340,804	64,156
Leasing Activity Sublet (SF)	0	10,908	0
Square Footage Delivered	0	0	0

RETAIL

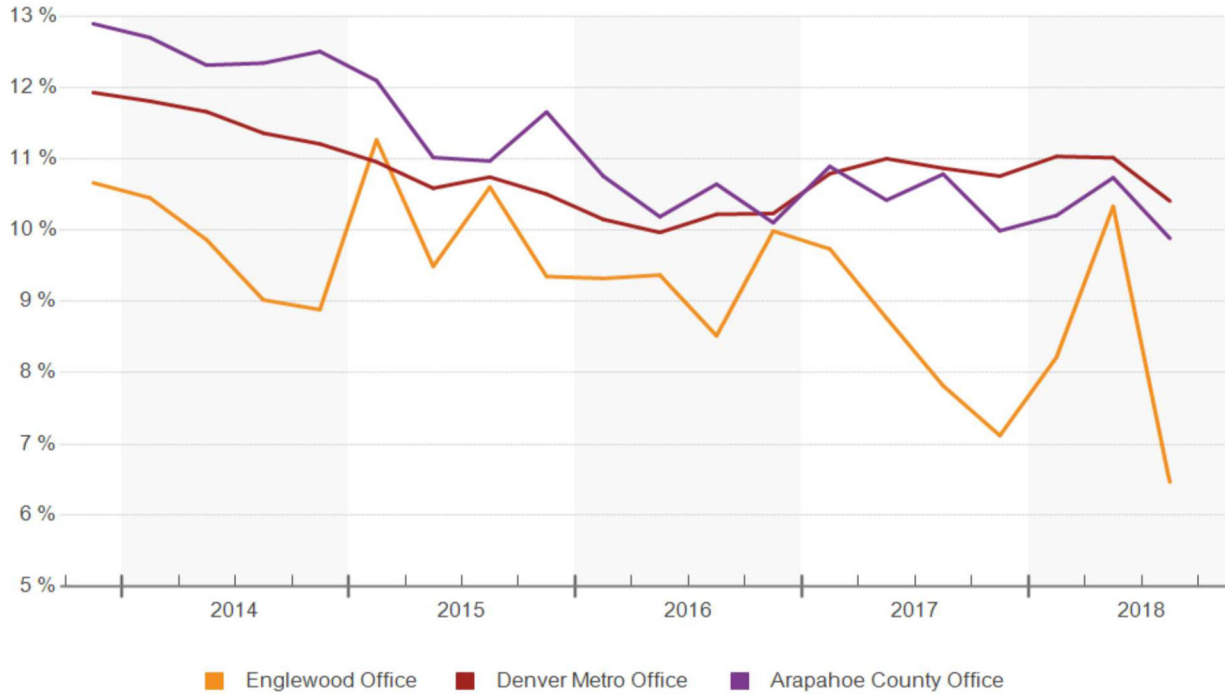
	Englewood	Denver Metro	Arapahoe County
Existing Buildings	336	11,293	2,298
Existing Square Feet	2,787,486	153,256,998	38,007,573
Vacancy Rates	6.6	10.6	9.8
Average Lease Rates	\$17.36		\$23.80
Number of Lease Deals	2	39	16
Leasing Activity Direct (SF)	4,202	94,219	94,219
Leasing Activity Sublet (SF)	0	0	0
Square Footage Delivered	0	76,674	0

INDUSTRIAL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	489	7,695	1,326
Existing Square Feet	7,948,784	240,989,316	29,355,278
Vacancy Rates	2.3	4.3	3.8
Average Lease Rates	\$8.53	\$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

Office: Vacancy Rate

The office vacancy rate in Englewood recently plunged to 6% while Arapahoe County and the Denver metro markets see vacancy rates at or above 10%. The price for office space in Englewood is on par with Arapahoe County market and remains at \$23.68 gross per square foot. The available square footage of office space available in Englewood is 147,102. This decrease is largely due to the leasing activity at Englewood Civic Center and 1050 West Hampden.



LEASE TRANSACTIONS

	Tenant	Address	Sq. Ft.
Office	Unknown	850 Englewood Parkway	10,284
	Unknown	200 West Hampden	3,000
	Unknown	850 Englewood Parkway	2,915
	Unknown	750 West Hampden	2,405
Retail	Unknown	3425-3427 South Broadway	5,500
	Sales Office	209 West Hampden	4,406
	Unknown	3483 South Broadway	2,990
	Unknown	3487 South Broadway	2,915
Industrial	Unknown	3201-3273 S. Platte River Drive	10,432
	Unknown	2606-2610 S. Raritan Circle	9,600
	Unknown	2925 S. Umatilla Street	9,271

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.