

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, 2018

OFFICE SPACE

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	125	5,397	1,161
Existing Square Feet	1,714,326	173,508,237	44,349,892
Vacancy Rates	5	10.2	10.5
Average Lease Rates	\$20.54	\$27.08	\$23.75
Number of Lease Deals	0	46	7
Leasing Activity Direct (SF)	0	196,477	17,812
Leasing Activity Sublet (SF)	0	18,945	0
Square Footage Delivered	0	0	0

RETAIL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	337	11,345	2,311
Existing Square Feet	2,792,060	153,818,601	38,128,078
Vacancy Rates	6.7	10.2	10.5
Average Lease Rates	\$17.35	\$18.91	\$23.75
Number of Lease Deals	1	35	4
Leasing Activity Direct (SF)	1,760	56,372	56,372
Leasing Activity Sublet (SF)	0	5,000	0
Square Footage Delivered	0	9,430	0

INDUSTRIAL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	490	7,724	1,333
Existing Square Feet	7,952,536	240,050,599	29,654,558
Vacancy Rates	1.7	4.4	4.4
Average Lease Rates	\$8.32	\$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

Englewood Industrial/Flex: Vacancy and Rental Rates

Leasing activity for Industrial / Flex space is strong as evidenced by rising lease rates and historically low vacancy rates. The current vacancy rate for Industrial / Flex space is 1.7% and average price per square foot has increased to \$9.26. Time on the market is currently 3 months. The analysis of space availability indicates that 25 spaces comprising approximately 209,000 square feet are currently on the market. A tightening supply of Industrial/Flex space creates challenges for prospective users that are looking to secure space to accommodate their expanding or relocating business.



LEASE TRANSACTIONS

	Tenant	Address	Sq. Ft.
Office	Undisclosed	750 West Hampden Ave	6,858
	Undisclosed Medical	799 East Hampden Ave	6,426
	Undisclosed Medical	701 East Hampden Ave	2,728
	Undisclosed Medical	799 East Hampden Ave	2,665
Retail	Undisclosed	501 West Hampden Ave	3,564
	Doggie Day Care	3978-3986 South Broadway	2,700
	Undisclosed	324 W. Hampden Ave	2,450
	Undisclosed	3801 S. Broadway	1,760
Industrial	ABRA Auto Body and Glass	1400 West Dartmouth Ave	16,340
	GS Steele Fabrication	2150-2160 West Yale	4,945
	Undisclosed	3050-3070 South Vallejo	4,607
	Undisclosed	3900-3910 South Mariposa	4,000

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.