

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 2019

OFFICE SPACE

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	127	5,419	1,166
Existing Square Feet	1,736,099	175,339,808	44,751,791
Vacancy Rates	6.1	10	10.8
Average Lease Rates	\$19.83	\$27.50	\$24.06
Number of Lease Deals	0	117	45
Leasing Activity Direct (SF)	0	351,845	190,762
Leasing Activity Sublet (SF)	0	22,378	14,140
Square Footage Delivered	0	53,000	53,000

RETAIL

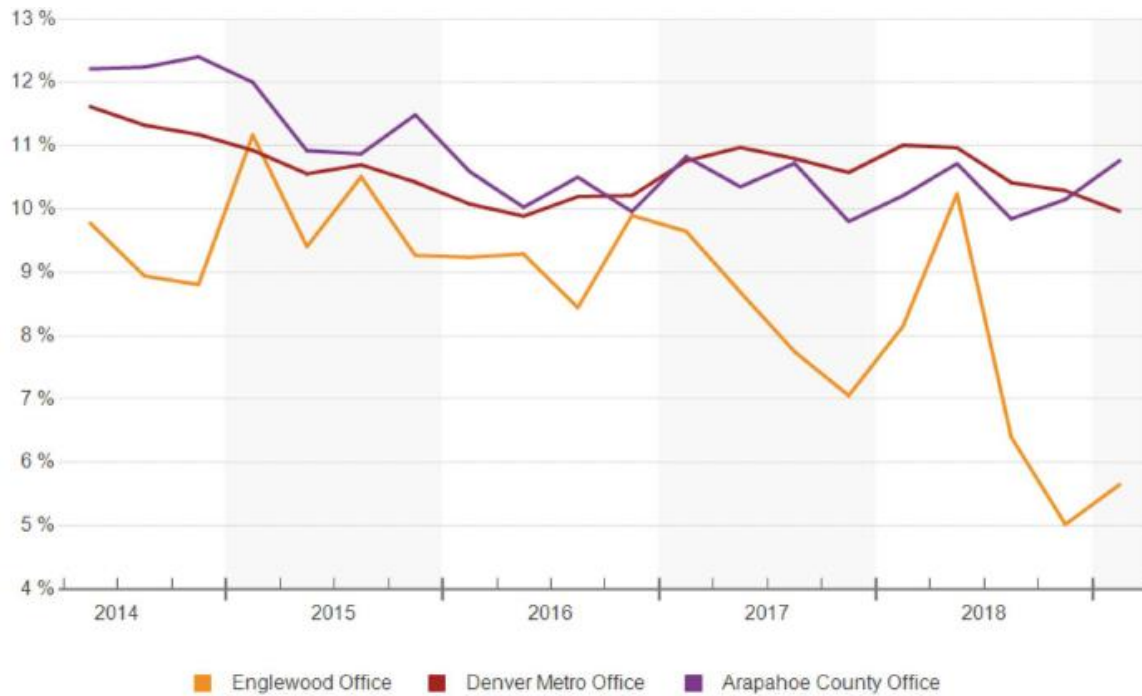
	Englewood	Denver Metro	Arapahoe County
Existing Buildings	337	11,423	2,327
Existing Square Feet	2,795,223	154,073,412	38,178,112
Vacancy Rates	6.4	10	10.8
Average Lease Rates	\$16.15	\$18.72	\$24.06
Number of Lease Deals	1	42	9
Leasing Activity Direct (SF)	2,235	98,982	98,982
Leasing Activity Sublet (SF)	0	5,000	0
Square Footage Delivered	0	22,000	22,000

INDUSTRIAL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	491	7,753	1,338
Existing Square Feet	7,954,776	241,396,448	29,764,873
Vacancy Rates	2	4.6	4
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

Englewood Office Vacancy Rate

Englewood is experiencing strong demand for office space as evidenced by an historically low vacancy rate, which is currently 6.1%. The 5 year average vacancy rate is 8.7%, showing a strong trend toward a healthy office market. The average asking gross rent per square foot in Englewood is currently \$19.83 vs \$27.50 for the Denver metro market area. The availability of office space that is currently on the market is 105,127 square feet and the average time on market is currently 7.1 months.



LEASE TRANSACTIONS

	Tenant	Address	Sq. Ft.
Office	Ghost Management	3601 South Broadway	4,614
	Undisclosed Medical	701 East Hampden Ave	2,211
	Undisclosed Medical	499 East Hampden Ave.	1,320
	Undisclosed User	770 E. Hampden Ave.	1,298
Retail	Undisclosed User	4550 South Broadway	5,050
	Undisclosed User	3712-3708 South Broadway	2,120
	Undisclosed User	3801 South Broadway	1,760
	Undisclosed User	4011-4035 South Broadway	1,565
Industrial	Undisclosed User	3155-3199 S. Platte River Dr.	41,647
	Undisclosed User	3201-3273 S. Platte River Dr.	10,432
	Undisclosed User	4719 South Broadway	7,712
	Undisclosed User	2610-2628 South Zuni St.	7,000

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.