

## 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 2019

## OFFICE SPACE

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	127	5,435	1,169
Existing Square Feet	1,736,099	175,439,586	44,798,774
Vacancy Rates	6.2	10	11
Average Lease Rates	\$30.39	\$27.64	\$24.80
Number of Lease Deals	4	619	197
Leasing Activity Direct (SF)	5,282	1,975,052	640,934
Leasing Activity Sublet (SF)	0	238,577	48,667
Square Footage Delivered	0	7	2

## RETAIL

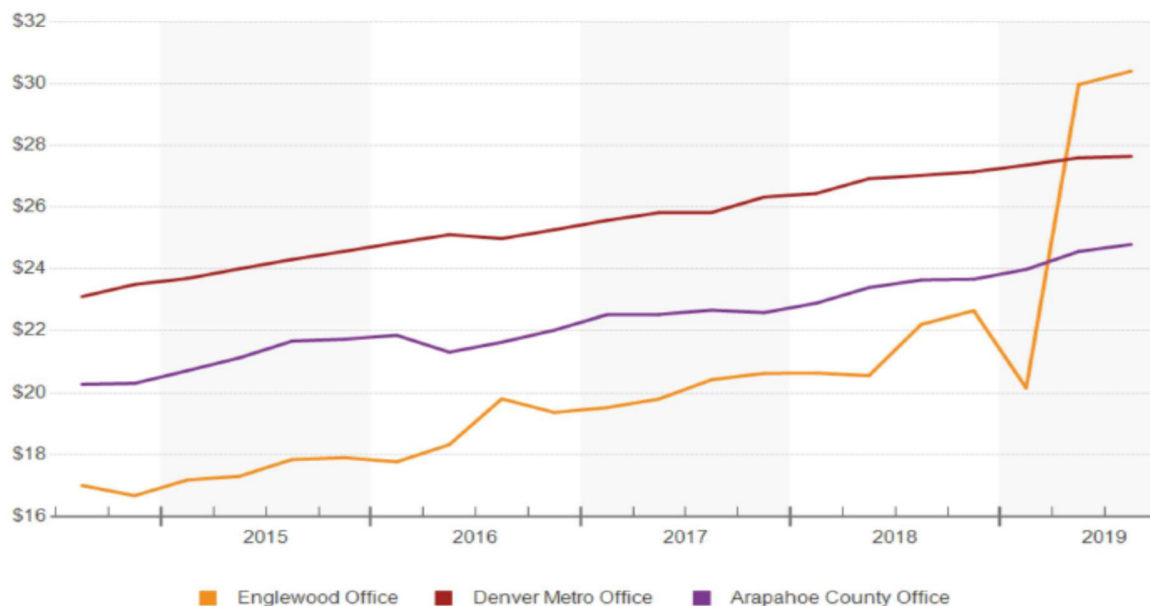
	Englewood	Denver Metro	Arapahoe County
Existing Buildings	338	11,475	2,2337
Existing Square Feet	2,793,798	154,228,205	38,136,244
Vacancy Rates	7	10	11
Average Lease Rates	\$15.68	\$18.40	\$24.80
Number of Lease Deals	5	238	57
Leasing Activity Direct (SF)	8,159	748,894	262,783
Leasing Activity Sublet (SF)	0	85,523	79,967
Square Footage Delivered	0	186,463	41,531

## INDUSTRIAL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	491	7,762	1,338
Existing Square Feet	7,3964,267	242,478,228	30,016,715
Vacancy Rates	1.7	4.7	3.7
Average Lease Rates	\$8.33	\$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

## Gross Asking Rent Per SF

Englewood has experienced strong demand for office space as evidenced by an historically low vacancy rate, which is currently 6.2%. The 5-year average vacancy rate is 8.5%, showing a strong trend toward a healthy office market. The average asking gross rent per square foot in Englewood is currently \$30.39 per square foot, which is up significantly from the 5-year average of \$19.60 per square foot. The availability of office space that is currently on the market is 107,305 square feet and the average time on market is currently 9.3 months.



## LEASE TRANSACTIONS

	Tenant	Address	Sq. Ft.
Office	Undisclosed Medical	499 East Hampden	2,907
	Undisclosed User	770 West Hampden	860
	Undisclosed User	770 West Hampden	810
	Undisclosed Medical	701 East Hampden	705
Retail	Undisclosed User	101 West Hampden	2,883
	Undisclosed User	4840 South Broadway	1,700
	Undisclosed User	3483 South Broadway	1,350
	Undisclosed User	3912 South Broadway	1,250
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

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A searchable listing of available commercial real estate in Englewood is available at [englewoodco.gov/doing-business](http://englewoodco.gov/doing-business)



Data Source: CoStar Realty Information, Inc.