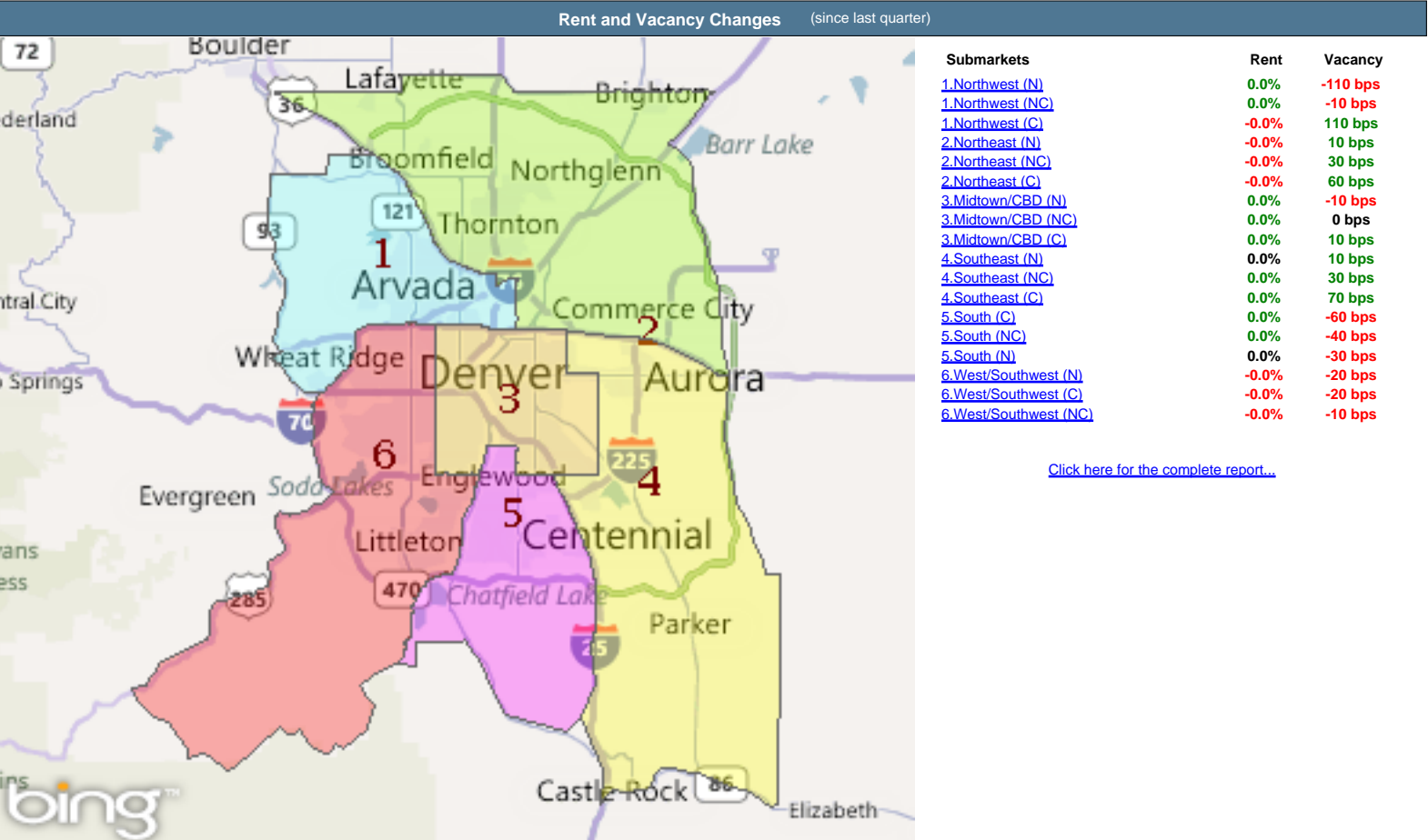


Last Updated: 08/01/2012 – Shopping center vacancy remains high in Denver. For community-neighborhood center space, the third quarter vacancy rate was unchanged from one quarter earlier, but up 30 basis points over 12 months. Reis reports average asking and effective rents unchanged over the quarter. Rental changes have been small to nonexistent in this market.



Rent and Vacancy Changes (since last quarter)

| Submarkets | Rent | Vacancy |
|---------------------------------------|-------|----------|
| 1.Northwest (N) | 0.0% | -110 bps |
| 1.Northwest (NC) | 0.0% | -10 bps |
| 1.Northwest (C) | -0.0% | 110 bps |
| 2.Northeast (N) | -0.0% | 10 bps |
| 2.Northeast (NC) | -0.0% | 30 bps |
| 2.Northeast (C) | -0.0% | 60 bps |
| 3.Midtown/CBD (N) | 0.0% | -10 bps |
| 3.Midtown/CBD (NC) | 0.0% | 0 bps |
| 3.Midtown/CBD (C) | 0.0% | 10 bps |
| 4.Southeast (N) | 0.0% | 10 bps |
| 4.Southeast (NC) | 0.0% | 30 bps |
| 4.Southeast (C) | 0.0% | 70 bps |
| 5.South (C) | 0.0% | -60 bps |
| 5.South (NC) | 0.0% | -40 bps |
| 5.South (N) | 0.0% | -30 bps |
| 6.West/Southwest (N) | -0.0% | -20 bps |
| 6.West/Southwest (C) | -0.0% | -20 bps |
| 6.West/Southwest (NC) | -0.0% | -10 bps |

[Click here for the complete report...](#)

Changes from Previous Quarter / 5 year Forecast

| Change from Previous Quarter | | | |
|------------------------------|------|---------|-----------|
| Markets | Rent | Vacancy | Inventory |
| Denver | 0.0% | 0 bps | 0.0% |
| West Region | 0.0% | 0 bps | 0.0% |
| United States | 0.0% | 0 bps | 0.0% |
| Metro vs.Region | 0.0% | 0 bps | 0.0% |
| Metro vs.US | 0.0% | 0 bps | 0.0% |

| 5 Year Forecast (Avg Annual Growth Rate 2011 - 2015) | | | |
|--|------|-----------|-----------|
| Markets | Rent | Vacancy | Inventory |
| Denver | 1.6% | 1,092 bps | 0.7% |
| West Region | 1.5% | 883 bps | 0.9% |
| United States | 1.4% | 1,048 bps | 0.8% |
| Metro vs.Region | 0.1% | 209 bps | 0.0% |
| Metro vs.US | 0.2% | 44 bps | 0.0% |

[Click here for more trend information...](#)

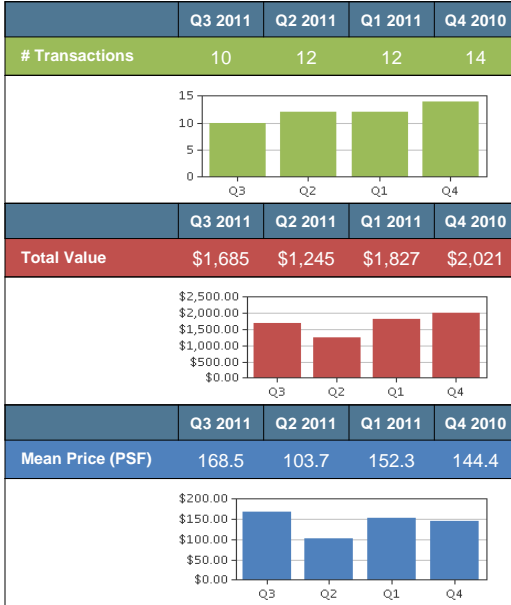
Metropolitan Retail Rankings Q3 2011 (Based on 190 U.S. Markets)

| Vacancy Rate | | |
|----------------------|--------------|--------------------|
| 76.Gary-Hammond, IN | 11.5% | 82.Little Rock, AR |
| 77.Peoria, IL | 11.6% | 83.Naples, FL |
| 78.Reno, NV | 11.6% | 84.Bakersfield, CA |
| 79.Columbia, SC | 11.7% | 85.Detroit, MI |
| 80.Daytona Beach, FL | 11.7% | 86.Charleston, SC |
| 81.Denver, CO | 11.7% | |

| Rent Growth | | |
|-----------------------|-------------|--------------------------|
| 79.Toledo, OH | -0.1% | 85.Hartford, CT |
| 80.Ventura County, CA | -0.1% | 86.Huntsville, AL |
| 81.Albany, GA | 0.0% | 87.Killeen-Fort Hood, TX |
| 82.Beaumont, TX | 0.0% | 88.Long Island, NY |
| 83.Columbia, SC | 0.0% | 89.Memphis, TN |
| 84.Denver, CO | 0.0% | |

Capital Markets Overview

Sales Trends



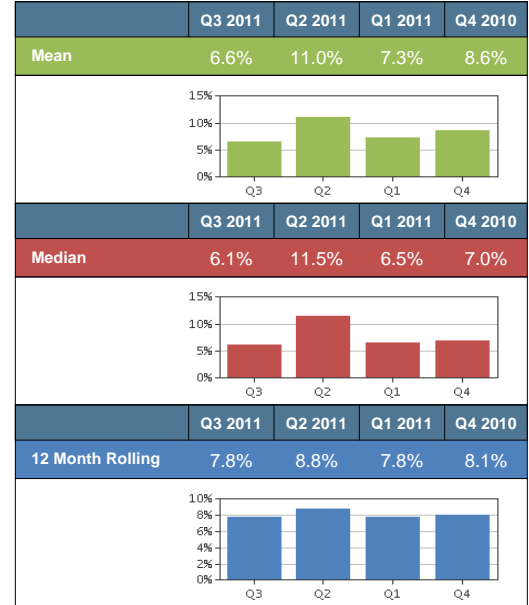
Recent Sales

| Submarket | Built | Price Range | Date |
|--------------------------------|-------|---------------|---------|
| Midtown/CBD | 1938 | \$250 - \$299 | Q4 2011 |
| Southeast | 1973 | \$75 - \$99 | Q4 2011 |
| Midtown/CBD | 1953 | \$375 - \$449 | Q4 2011 |
| West/Southwest | 2003 | \$150 - \$199 | Q4 2011 |
| null | 2007 | \$200 - \$249 | Q4 2011 |
| Southeast | 1977 | \$100 - \$124 | Q4 2011 |
| Midtown/CBD | 1988 | \$525 - \$599 | Q4 2011 |
| Southeast | 1978 | \$600 - \$699 | Q4 2011 |
| South | 2000 | \$200 - \$249 | Q4 2011 |
| Northeast | 2000 | \$150 - \$199 | Q4 2011 |

[View All Property Sales...](#)

[Address Specific Search...](#)

Cap Rate Trends



Most Recent Updates

Most Recent Observations

| Location | Bldg ID | Class | Floors | Rent |
|-----------------------------|---------|-------|--------|------|
| Southeast | R94097 | null | null | \$26 |
| Southeast | R8432 | null | null | \$14 |
| Southeast | R8639 | null | null | \$5 |
| Midtown/CBD | R8063 | null | null | \$13 |
| Southeast | R8665 | null | null | \$9 |
| South | R83427 | null | null | \$12 |
| Midtown/CBD | R83329 | null | null | \$23 |
| Midtown/CBD | R8159 | null | null | \$13 |
| Midtown/CBD | R8292 | null | null | \$18 |
| Midtown/CBD | R86214 | null | null | \$22 |

[Click here for property specific rent comps...](#)

Latest New Construction Updates

| Location | Subtype | Size Range |
|--------------------------------|---------------|-------------------|
| South | Neighborhood | 0 - 200,000 |
| Northeast | Neighborhood | 0 - 200,000 |
| South | Free Standing | 400,000 - 600,000 |
| West/Southwest | Mixed Use | 400,000 - 600,000 |
| Northeast | Regional | 800,000 - 0 |
| Northwest | Mixed Use | 600,000 - 800,000 |
| Northwest | Mixed Use | 0 - 200,000 |
| Northwest | Neighborhood | 0 - 200,000 |
| Southeast | Community | 0 - 200,000 |
| Midtown/CBD | Neighborhood | 0 - 200,000 |

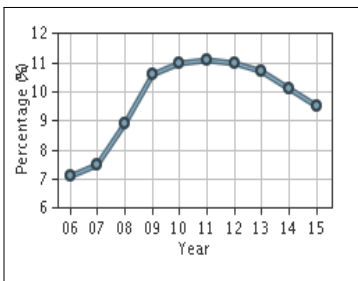
[Click here for property specific new construction comps...](#)

Most Recent News Stories

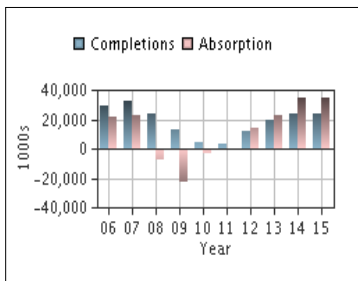
| Headline | Date |
|---|------------|
| @ Development Around Denver's Union Station... | 12/10/2011 |
| @ Anaheim Industrial Building Sells for \$4m | 12/08/2011 |
| @ 1st Colorado Steak 'n Shake Opens | 11/17/2011 |
| @ Viking Buys Colorado Shopping Center | 11/14/2011 |
| @ Ohio Firm Buys Colorado Shopping Center | 11/14/2011 |
| @ New H&m Store Is Ready for Its Denver Closeup | 11/10/2011 |
| Boulder's Twenty Ninth Street Fills Gaps Wit... | 11/05/2011 |
| @ 1st Colorado Steak 'n Shake Opening Nov. 17 | 11/05/2011 |
| Tavern Restaurant Group Backs Out of Plans F... | 11/03/2011 |
| @ Whole Foods Won't Be Alone in New Building | 11/01/2011 |

National Retail Real Estate Trends

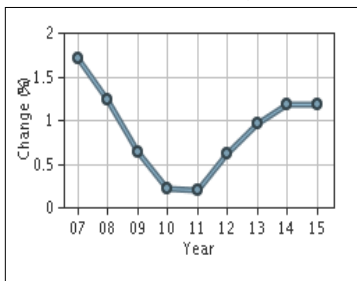
Vacancy



Supply and Demand



Inventory Change



Market Rent

