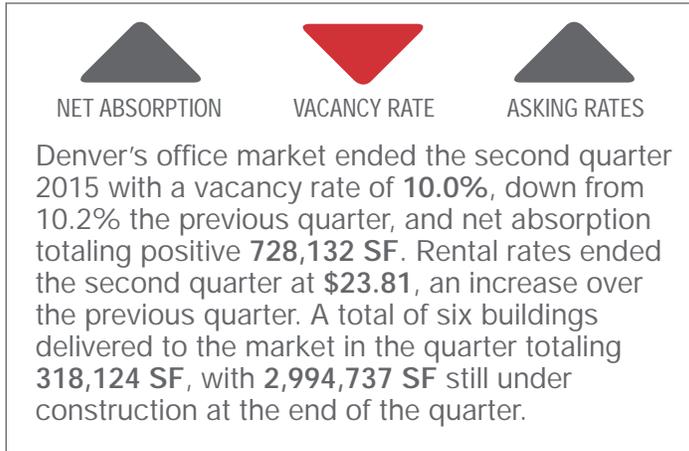
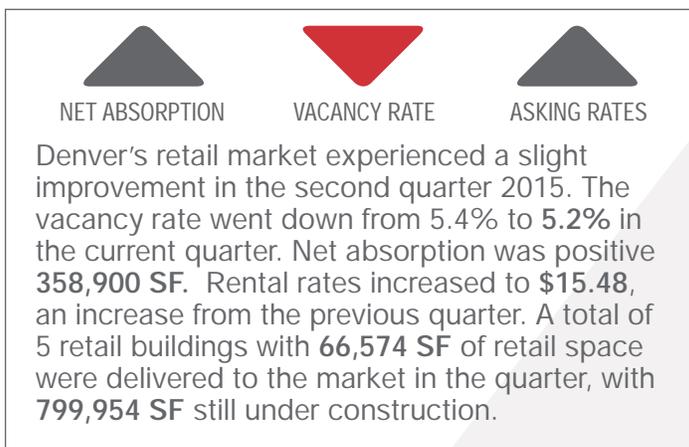


Office Trends for 2Q15



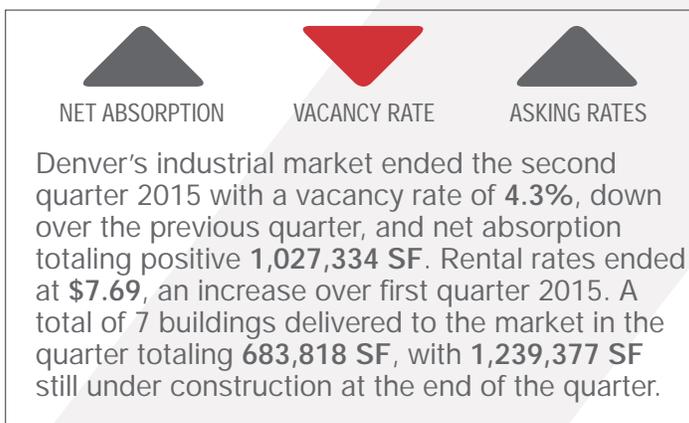
Source: The CoStar Office Report - Second Quarter 2015

Retail Trends for 2Q15



Source: The CoStar Retail Report - Second Quarter 2015

Industrial Trends for 2Q15



Source: The CoStar Industrial Report - Second Quarter 2015

Denver's Broadway Corridor Hot Market, "Off Radar" for many investors

Through this red-hot Denver real estate market, the Broadway Corridor has proven to be one of the most in-demand and active real estate submarkets in the metro area, yet it remains "off the radar" to many investors. I consider the Broadway Corridor to run from Colfax Avenue on the north end extending approximately five miles to Evans Avenue on the south end.



Todd Snyder

Demand and pricing for available retail space and investments along the Broadway Corridor are at all-time highs. Listed properties are receiving multiple offers within days of hitting the market. Owners of off-market properties are receiving bids by multiple buyers. Investors view these properties as irreplaceable and are willing to take lower investment returns now because they are buying for the long-term.

Sales volume and pricing in the Broadway Corridor are up significantly over the past two years. In the 24-month period between 2012 and 2013, sales volume totaled \$101 million. Compare this to the 15-month period beginning Q1 2014 to present where sales volume totaled \$300 million. Average sales price per square foot is up from \$153.00 in Q1 2014 to \$196.00 in the most current quarter. Vacancy rates are down from a recent high of 10% in Q1 2013 to 5.6% in the current quarter. Average lease rates are up as well with retail rates exceeding \$30.00 per square foot NNN. (Source: CoStar)

Despite this incredible activity, the Broadway Corridor remains off the radar for many investors who are more focused on the much-hyped Highland and RiNo neighborhoods. Though the Broadway Corridor is more established than these transitioning neighborhoods, pricing and the competition among buyers is much more competitive than within the Broadway Corridor. I believe the Broadway Corridor represents an equally exciting, yet more affordable and possibly a safer investment opportunity than Highland and RiNo.

The future looks incredibly bright for the Broadway Corridor with much more opportunity to come. The I-25/Broadway Station Area Plan will transform the light rail station and the 39 acre former Gates Rubber site into a multi-modal transportation hub and high-density mixed use retail, office and residential "Mid-Town" version of Union Station.

Significant Completed Transactions

NEW CORPORATE HEADQUARTERS



**990 Bannock Street
Denver, CO 80209**

TYPE	Sale
PROP. TYPE	Office
BUILDING SF	110,701 SF
SALE PRICE	\$15,200,000

NAI Shames Makovsky is pleased to have represented both the buyer and seller in this transaction. Denver Health & Hospital Authority made the decision to sell this excess building and MegaStar Holding Services, LLC took advantage of an opportunity to acquire it for its new corporate headquarters.

Contact: Dorit Fischer (303) 565-3025 (Seller)
Daniel Nichols (303) 565-3042 (Buyer)

STORAGE/RETAIL REDEVELOPMENT



**5512 Leetsdale Drive
Denver, CO 80246**

TYPE	Sale
PROP. TYPE	Industrial
PROPOSED SF	35,000 SF
SALE PRICE	\$3,950,000

This vacant industrial property is a 4-acre site that sits at the hard corner of Leetsdale Drive and Holly Street. The location offers high-traffic counts, great access as well as visibility. The buyer plans to redevelop the site into a self-storage and retail property that will cater to the surrounding neighborhoods.

Contact: Paul Kahn (303) 565-3034
Bill Maher (303) 565-3038

PRIME LOCATION FOR DISTRIBUTION



**20 Bowen Street
Longmont, CO 80501**

TYPE	Lease
PROP. TYPE	Flex
LEASE SF	17,172 SF
TENANT	Pet360, Inc.

The tenant, a nutritional pet food and treats producer and distributor, chose this recently updated distribution/flex property for its operations because of the location, ease of ingress and egress, clear-heights, loading capabilities and yard space. This space allows them to service their clients more efficiently.

Contact: Brian Bair (303) 565-3019
Trent Rice (303) 565-3033

NEW RESTAURANT CONCEPT



**Sage Building
600 16th Street
Denver, CO 80202**

TYPE	Lease
PROP. TYPE	Retail
LEASE SF	7,681 SF
TENANT	Tavern Hospitality

Tavern Hospitality is creating a new restaurant concept and bringing it to the 16th Street Mall in Downtown Denver. This new restaurant will be a great addition to the area and appeal to both locals and tourists alike. The space boasts high-ceilings and will accommodate an outdoor/indoor patio.

Contact: Dorit Fischer (303) 565-3025
Hayden Hirschfeld (303) 565 3048

LOCAL INVESTMENT PURCHASE



**Wilmore Center
7615-7777 W. 38th Ave
Wheat Ridge, CO 80033**

TYPE	Sale
PROP. TYPE	Retail
BUILDING SF	54,007 SF
SALE PRICE	\$6,200,000

A neighborhood shopping center that is 78% leased and anchored by Exempla Health as well as several service and medical tenants. The buyer, a privately held Colorado-based investment firm, was looking for an investment in the Denver metro market to add to its portfolio. The property sold at a 7.5% cap rate.

Contact: Jim Cortney (720) 881-7532
Todd Silverman (303) 565-3031

Featured Listings

OFFICE VALUE-ADD OPPORTUNITY



**Yorkshire Plaza
2200 W. 120th Avenue
Thornton, CO 80233**

TYPE	Sale
PROP. TYPE	Office
BUILDING SF	33,114 SF
SALE PRICE	\$3,490,000

Well-located office property with three medical office anchor tenants. Abundant surface parking (6:1,000 ratio) with a great street presence and pronounced signage for the tenants. An in-depth plan to remodel the common areas and lobby would create a great value-add opportunity for an investor.

Contact: Pete Wycoff (303) 565-3026

RINO CREATIVE OFFICE SPACE



**2800 Walnut Street
Denver, CO 80205**

TYPE	Lease
PROP. TYPE	Office
BUILDING SF	32,000 SF
AVAILABLE SF	32,000 SF
LEASE RATE	Contact Broker

Former home of the Gold Star sausage factory is being redeveloped into a office and retail property offering new creative office space and an on-site bar and restaurant. It is located in the heart of the River North (RiNo) neighborhood. Delivery expected summer 2016.

Contact: Trent Rice (303) 565-3033
Brian Bair (303) 565-3019

BRICK & TIMBER OFFICE SPACE



**1401 Zuni Street
Denver, CO 80204**

TYPE	Lease
PROP. TYPE	Office
BUILDING SF	65,000 SF
AVAILABLE SF	65,000 SF
LEASE RATE	\$24.00/SF NNN

Historic brick and timber warehouse under construction for a new mix-use redevelopment on the Platte River. Identified as catalytic site by EPA Funded Platte River Corridor Study. Light rail accessible and adjacent to Lakewood Gulch Park in the burgeoning Sun Valley Redevelopment area.

Contact: Dorit Fischer (303) 565-3025
Hayden Hirschfeld (303) 565-3048

GOLDEN TRIANGLE - OWNER/USER



**1140 Delaware Street
Denver, CO 80204**

TYPE	Sale
PROP. TYPE	Office
BUILDING SF	6,038 SF
SALE PRICE	\$1,750,000

Two-story freestanding office building located near the heart of the Golden Triangle. Over \$1,000,000 in updates and improvements since 2006. Open floorplan with beautiful finishes, exposed brick and abundant natural light. Twelve parking spaces on-site and in close proximity to numerous area amenities.

Contact: Sandy Feld (303) 565-3024
Spencer Diner (720) 881-7539

NAI Shames Makovsky has been shaping the Denver commercial real estate landscape for over 45 years by providing solution-driven, innovative, and decisive services to the community. We are a full-service commercial real estate firm offering brokerage, development, property management, and lending. Our breadth of services allows us to better understand and assist our clients in realizing their business objectives. We invite you to learn more about our commercial real estate services by visiting our website and giving us a call.