

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.

3rd Quarter 2024

OFFICE SPACE

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	132	5,646	1,196
Existing Square Feet	2 M	188 M	46.9 M
Vacancy Rates	7.8%	17.2%	16.2%
Market Lease Rate (SF)	\$23.67	\$29.59	\$26.31
Market Sales Price (SF)	\$178	\$211	\$153
Available (SF)	175 K	40.6 M	10.4 M
Market CAP Rate	9.1%	8.8%	9.3%

RETAIL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	352	12,332	2,497
Existing Square Feet	2.9 M	166 M	40.1 M
Vacancy Rates	3.5%	3.8%	3.7%
Market Lease Rate (SF)	\$24.73	\$25.96	\$25.62
Market Sales Price (SF)	\$266	\$277	\$272
Available (SF)	132 K	7.9 M	2 M
Market CAP Rate	6.4%	6.3%	6.2%

INDUSTRIAL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	508	8,293	1,423
Existing Square Feet	8.1 M	287 M	36.1 M
Vacancy Rates	4.0%	7.6%	7.4 %
Market Lease Rate (SF)	\$13.12	\$12.31	\$14.39
Market Sales Price (SF)	\$170	\$177	\$189
Available (SF)	507 K	30.3 M	3.8 M
Market CAP Rate	7.8 %	7.2%	7.7%

ECONOMIC DEVELOPMENT

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A searchable listing of available commercial real estate in Englewood is available at englewoodco.gov/doing-business



Data Source: CoStar Realty Information, Inc.