

495

S. Zuni Street

DENVER, CO 80223

14,649 SF Owner-User Religious/School Opportunity



1.23-ACRE NEIGHBORHOOD CORNER SITE ZONED E-SU-DX
\$2,100,000

CBRE

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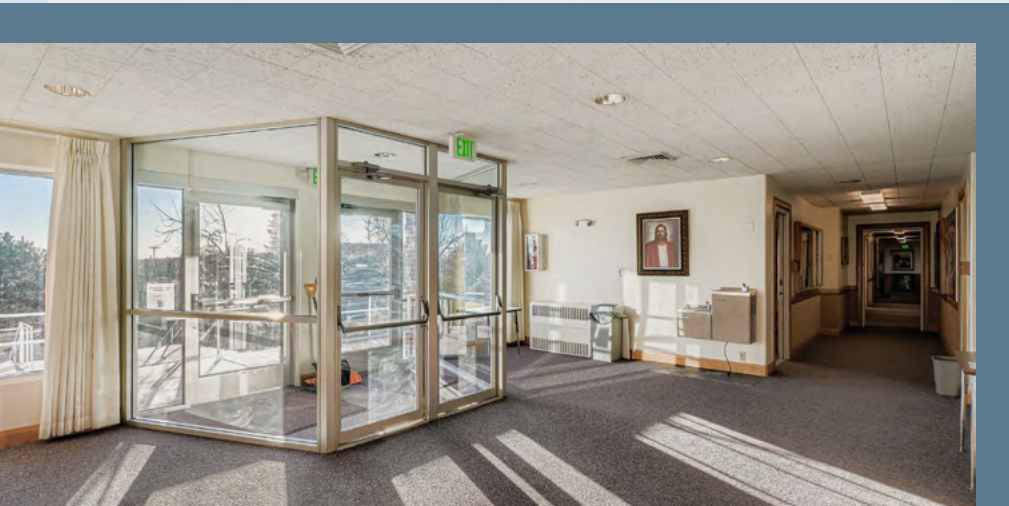


01

EXECUTIVE SUMMARY

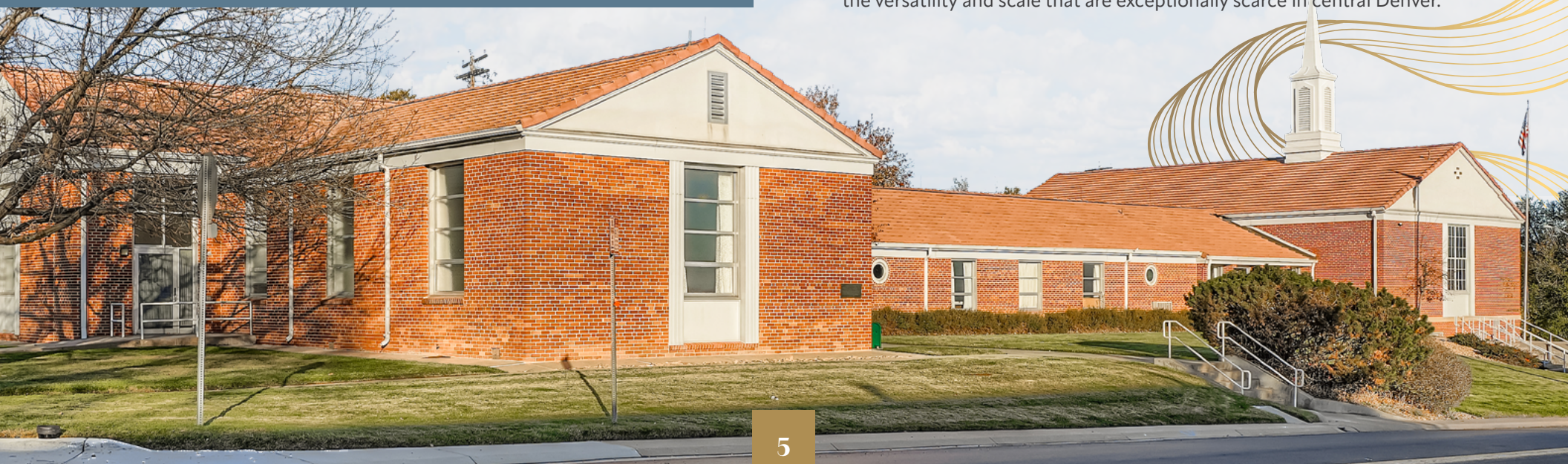
THE OFFERING

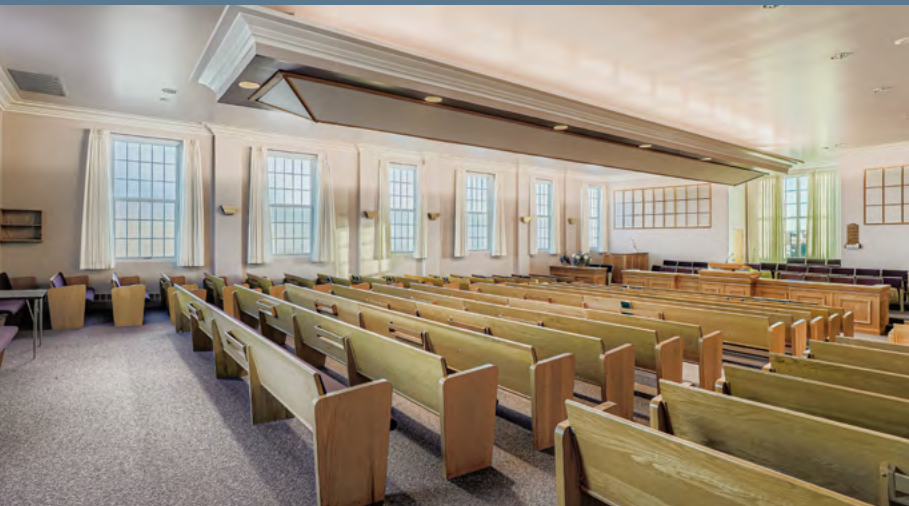
CBRE is pleased to present 495 S. Zuni Street (the “Property”)—a rare, turnkey owner-user religious/school opportunity on a 1.23-acre corner site in Denver’s Athmar Park neighborhood.



At 14,649 SF, the Property delivers instant functionality and long-term flexibility with a main congregation hall for 200+ guests, a secondary theatre/multi-purpose room with hardwood floors, stage, and basketball hoop that seats 175+, and a collection of meeting and classroom spaces ideal for small groups, education, and administrative use. Everyday operations are simplified by a full commercial-style kitchen (two ranges, refrigerator, island, ample storage), two bathrooms on each level, and grade-level entrances to both floors thanks to the gently sloped site—prioritizing accessibility without sacrificing efficiency. Recent capital investments, including a 2016 roof and steeple replacement and a freshly striped parking lot with 54 surface spaces, reduce near-term capex and enhance curb appeal.

For faith communities, schools, nonprofits, and mission-driven operators, the Property is more than a building—it’s a platform for impact. The fenced rear yard invites play and outdoor programming, while the interior spaces transition effortlessly from worship to performance, lecture to recreation. Offered at \$2,100,000 (\$143/SF), the Property pairs compelling value with the versatility and scale that are exceptionally scarce in central Denver.





INVESTMENT HIGHLIGHTS



FLEXIBLE LAYOUT – Multiple gathering spaces, including a main congregation hall (200+ capacity), a secondary multi-purpose theatre room with stage and hardwood flooring (175+ capacity), and numerous classrooms for small group or office use.



TURNKEY AMENITIES – Full kitchen with dual ranges, refrigerator, island, and ample storage; four restrooms (two per level); grade-level entrances to both floors for easy accessibility.



RECENT CAPITAL IMPROVEMENTS – Roof replaced in 2016; freshly striped parking lot enhances curb appeal and functionality.



OUTDOOR POTENTIAL – Fenced backyard suitable for playground or recreational space.



AMPLE PARKING & ACCESSIBILITY – Convenient grade-level access to both levels and well-maintained parking lot for visitors and staff.



ADAPTABLE USE CASES – Ideal for religious organizations, community centers, educational programs, or event venues.



PRICE – Offered at \$2,100,000 (\$143/SF).



02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW



ADDRESS

495 S. Zuni Street, Denver, CO 80223



SUBMARKET

West Hampden/Alameda



NEIGHBORHOOD

Athmar Park



BUILDING AREA

14,649 SF



FLOORS

Upper Level: 11,318 SF

Lower Level: 3,331 SF



PARKING

54 Surface Spaces (3.7/1,000 SF)



SITE SIZE

1.23 Acres (53,400 SF)



YEAR BUILT

1949



ZONING

E-SU-Dx (Single Unit Dx)





A rare blend of functionality and character, the Property pairs panoramic downtown Denver views with immaculate landscaping to create an inspiring setting for gatherings of every scale. The primary hall seats 200+ guests and is enhanced by a working pipe organ and integrated audio microphone system—perfect for weekend services, assemblies, and conferences. A secondary theatre/multi-purpose room, featuring hardwood floors, a stage, and a basketball hoop, accommodates 175+ for performances, recreational leagues, and community events. Additional spaces include a dedicated meeting room and multiple private office and classroom-sized rooms (ideal for groups of 5–20), enabling concurrent instruction, training, and counseling.

Operational readiness is unmatched. A full kitchen with dual ranges, refrigerator, island, and abundant cabinetry supports on-site food service. Two bathrooms per level streamline circulation, while grade-level entrances to both floors maximize accessibility and simplify loading. Outdoors, a freshly striped surface lot (54 spaces; 3.7/1,000 SF) and street parking ensures peak-period convenience, and the fenced backyard offers activation potential as a playground or outdoor learning/recreation area—all framed by manicured grounds that elevate curb appeal.

Recent capital improvements—including a 2016 roof and steeple replacement—reduce near-term maintenance risk. Key facts: 14,649 SF (Upper Level: 11,318 SF; Lower Level: 3,331 SF), 1.23 acres, built 1949, E-SU-Dx zoning (single-unit district allowing suburban houses, urban houses, and detached accessory dwelling units with a minimum zone lot area of 6,000 SF).





03

LOCATION OVERVIEW

NEARBY AMENITIES





SITE AERIAL

ATHMAR PARK CONNECTIVITY

Athmar Park sits between Alameda Ave. (north), Mississippi Ave. (south), Federal Blvd. (west), and the South Platte River/I-25 corridor (east)—a centrally located, “minutes-to-downtown” neighborhood with four parks and established community amenities.

TRANSIT & ACCESS

The Property benefits from quick access to the Alameda/I-25 corridor and nearby RTD Alameda Station, served by the D, E, and H light-rail lines plus multiple bus routes—linking the site to downtown, the Denver Design District, and south-metro employment nodes.

PARKS, TRAILS, AND EVERYDAY LIFESTYLE

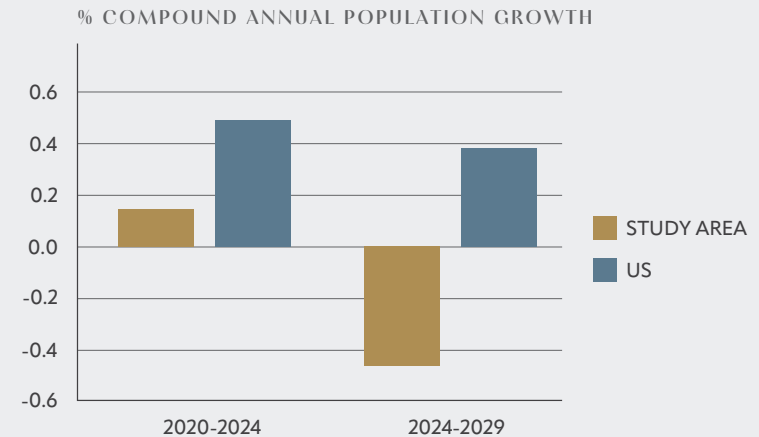
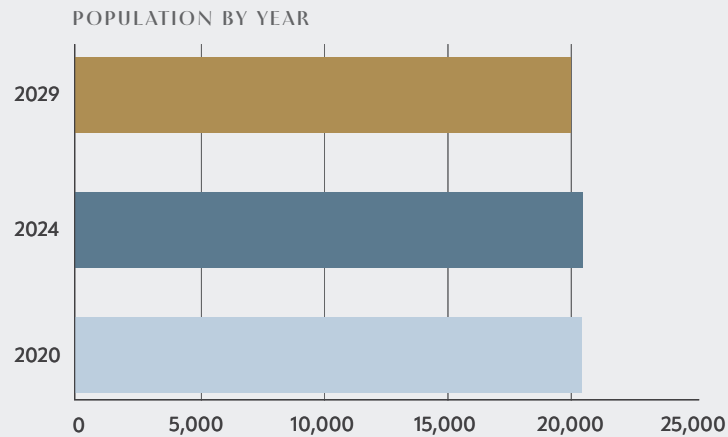
Athmar Park’s Huston Lake Park anchors neighborhood recreation, while the South Platte River Trail offers a paved greenway network connecting to downtown’s Confluence Park and other citywide trails—an appealing draw for families, volunteers, and event attendees.

NEIGHBORHOOD VIBE AND SERVICES

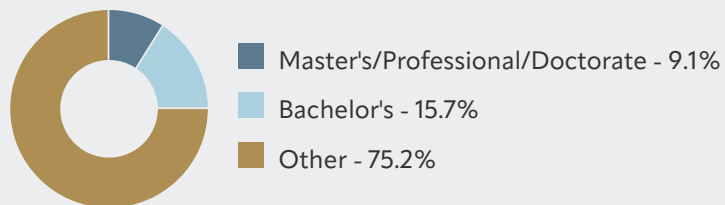
The area blends multicultural dining along Federal Boulevard with community-oriented institutions and small businesses, and is frequently recognized for its accessible housing stock and local parks—a practical advantage for organizations recruiting staff and volunteers across the metro.

DEMOGRAPHICS - 1 MILE RADIUS

POPULATION



EDUCATION



INCOME

\$65,110
MEDIAN HOUSEHOLD INCOME

\$28,177
PER CAPITA INCOME

EMPLOYMENT

9,288
EMPLOYEES

938
BUSINESSES

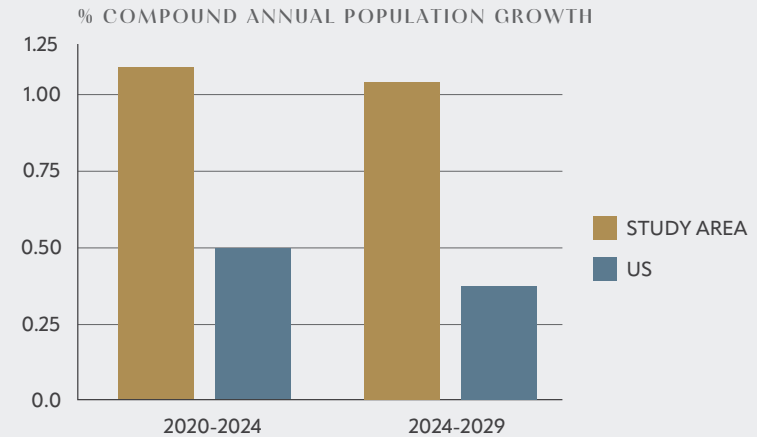
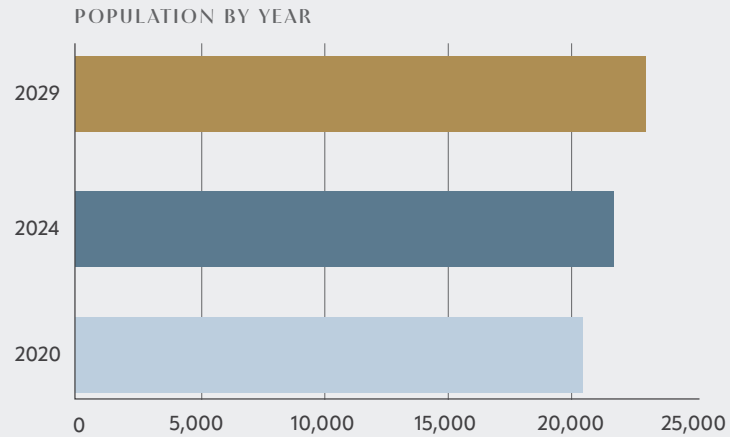
4.7%
RESIDENTIAL
UNEMPLOYMENT RATE

HOME OWNERSHIP

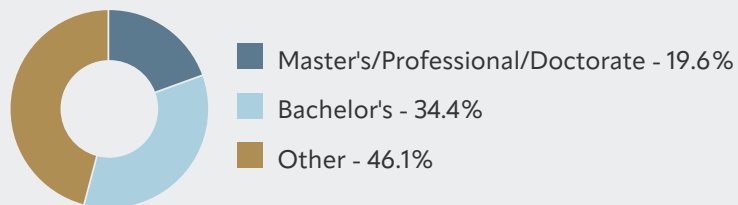
47.1%
OWNER-OCCUPIED UNITS

DEMOGRAPHICS - 3 MILE RADIUS

POPULATION



EDUCATION



INCOME

\$87,924
MEDIAN HOUSEHOLD INCOME

\$57,822
PER CAPITA INCOME

EMPLOYMENT

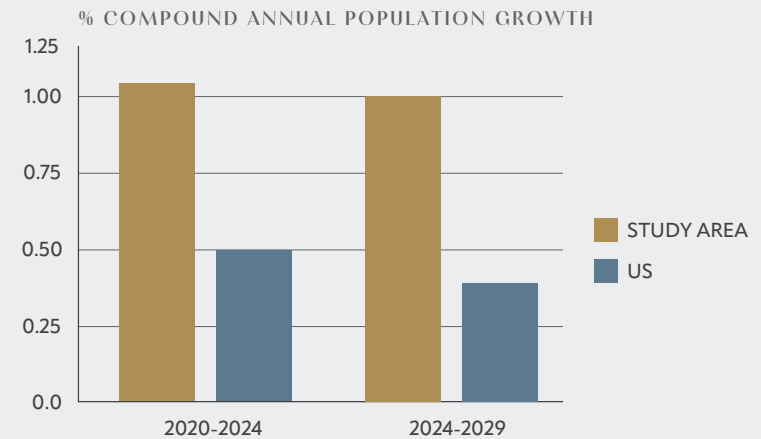
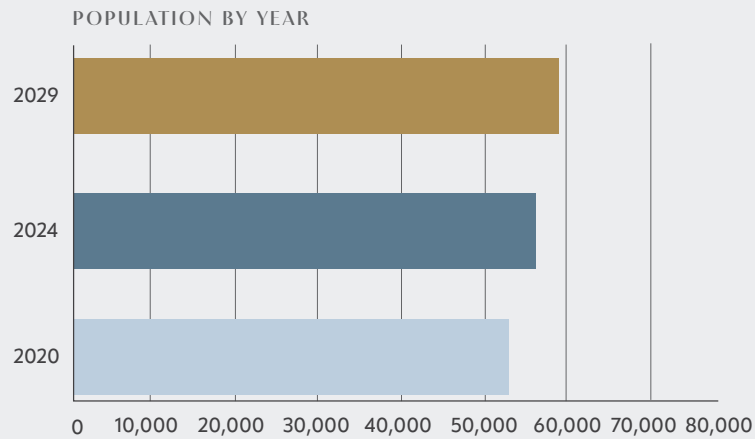
155,643 EMPLOYEES
11,571 BUSINESSES
3.5% RESIDENTIAL UNEMPLOYMENT RATE

HOME OWNERSHIP

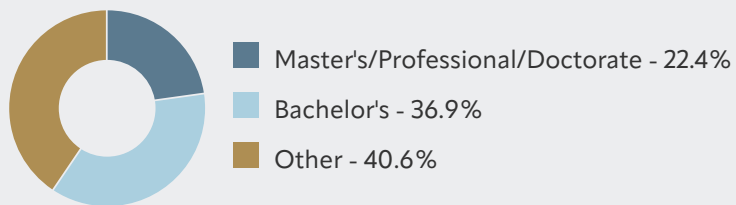
38.6% OWNER-OCCUPIED UNITS

DEMOGRAPHICS - 5 MILE RADIUS

POPULATION



EDUCATION



INCOME

\$96,510
MEDIAN HOUSEHOLD INCOME

\$65,729
PER CAPITA INCOME

EMPLOYMENT

389,395 EMPLOYEES
32,031 BUSINESSES
3.4% RESIDENTIAL UNEMPLOYMENT RATE

HOME OWNERSHIP

39.0% OWNER-OCCUPIED UNITS

The background is a faded image of a large, empty lecture hall or auditorium with rows of seats and a high ceiling. Overlaid on this is a series of thin, flowing, golden-yellow wavy lines that create a sense of movement and depth. In the center, the number '04' is displayed in a large, white, serif font.

04

MARKET OVERVIEW

VACANCY TRENDS HIGHER BUT CLOSER TO INFLECTION AS CONSTRUCTION SLOWS, CONVERSIONS GAIN TRACTION



Note: Arrows indicate change from previous quarter.

MARKET SUMMARY

Denver metro office vacancy continued to trend slightly higher in Q3 2025, owing to additional negative, albeit moderating, net absorption. Net absorption for the quarter amounted to negative 264,000 sq. ft., an improvement from the combined negative 1.5 million sq. ft. seen in the first half of 2025 but still amply removed from a consistent rebound in office demand. As a result, total vacancy rose 30 basis points (bps) to 28.2%. Sublease availability, while still trending above pre-Covid levels, posted an annual decrease of 7.6% to 5.1 million sq. ft. Rolling four-quarter leasing activity amounted to 4.9 million sq. ft., down 13.7% from the 5.6 million sq. ft. seen in Q2 2025.

Investment activity experienced an upswing in Q3 2025, with six properties having traded at a total volume of \$220 million compared to \$111 million in volume across eight transactions in Q2 2025. The Denver office market continues to trend towards stabilization, with vacancies rising at a slower pace due to fewer office downsizes upon lease expirations and more companies increasing in-office days. Offsetting the abundance of excess office space are increased owner-user purchases and planned residential conversions, the latter of which, upon receiving sufficient approvals and funding, are expected to sizably reduce leasable office stock and vacancy over the next few years. The expected increase of distressed and less desirable office assets with maturing debt will provide opportunities for new ownership with fresh capital and the potential for more conversions.

FIGURE 1: Downtown vs Suburban Market Statistics

| | NRA (SF) | TOTAL VACANCY (%) | DIRECT VACANCY (%) | SUBLEASE AVAILABILITY (SF) | TOTAL NET ABSORPTION (SF) | DIRECT ASKING RENT (\$/SF/YR FSG) | UNDER CONSTRUCTION (SF) |
|--------------------|--------------------|-------------------------|--------------------------|----------------------------------|---------------------------------|---|-------------------------------|
| DOWNTOWN | | | | | | | |
| Class A | 13,007,333 | 31.2 | 29.1 | 721,254 | (24,914) | 51.15 | - |
| Class B | 14,464,369 | 42.3 | 38.0 | 665,797 | (181,754) | 38.47 | - |
| Class C | 3,886,637 | 42.0 | 41.6 | 30,143 | 35,759 | 29.15 | - |
| TOTAL | 31,358,339 | 37.7 | 34.8 | 1,417,194 | (170,909) | 41.31 | - |
| SUBURBAN | | | | | | | |
| Class A | 39,300,918 | 25.7 | 22.8 | 721,254 | (24,914) | 51.15 | - |
| Class B | 35,412,569 | 26.3 | 23.1 | 665,797 | (181,754) | 38.47 | - |
| Class C | 9,690,911 | 14.6 | 14.3 | 30,143 | 35,759 | 29.15 | - |
| TOTAL | 84,407,398 | 24.7 | 22.0 | 1,417,194 | (170,909) | 41.31 | 393,999 |
| METRO TOTAL | 115,765,737 | 28.2 | 25.4 | 5,111,280 | (264,091) | 33.89 | 393,999 |

Source: CBRE Research Q3 2025

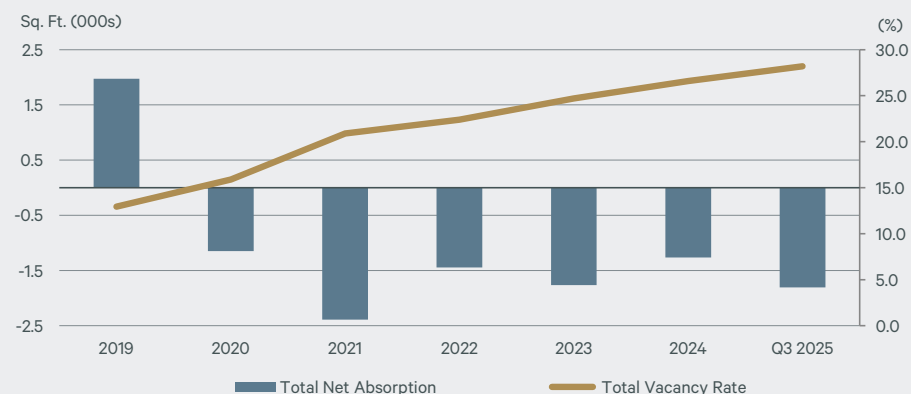
VACANCY

Total vacancy experienced a slight increase in Q3 2025, rising 30 basis points (bps) quarter-over-quarter to 28.2%. Year-over-year, the market recorded a 190-bps increase in total vacancy. Direct vacancy was up 40 bps during the quarter and 180 bps year-over-year to 25.4%. After dropping an additional 10 bps in Q3 2025, sublease vacancy was down 40 bps year-over-year to 2.8%.

Total vacancy in Class A buildings was unchanged quarter-over-quarter at 27.0%, while total Class B vacancy rose 70 bps to 30.9%. The widening vacancy spread among Class A and B buildings attests to tenants' desire for quality space and the inability among some Class B landlords to offer adequate tenant improvement capital and undertake building upgrades.

The metro's two largest submarkets, Downtown and Southeast, saw slight quarterly increases in total vacancy. At 37.7%, Downtown's total vacancy was up 60 bps, while Southeast total vacancy rose just 10 bps to 26.7%. Denver's most in demand office locations have strikingly lower vacancy rates. In the LoDo/CPV micromarket in Downtown, Class A direct vacancy is 13.0%, while in the Cherry Creek submarket, Class A direct vacancy is almost nonexistent at below 0.5%.

FIGURE 2: Total Vacancy and Total Net Absorption



Source: CBRE Research Q3 2025

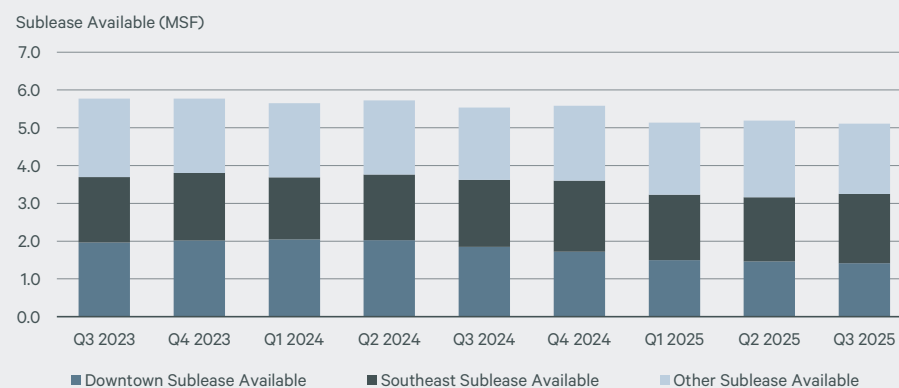
SUBLEASE AVAILABILITY

Office sublease continued to gradually ease, falling by 1.5% quarter-over-quarter and 7.6% year-over-year to 5.1 million sq. ft. This level represents a 22.0% decrease from the peak in Q1 2023. The sublease availability rate decreased from 4.5% to 4.4% quarter-over-quarter, as more sublease availabilities continue to expire and go direct. As of end Q3 2025, 61.2% of available sublease space had less than three years of term remaining.

The largest addition of the quarter was Chevron listing 108,000 sq. ft. at 1099 18th St. Helping to offset this increase was Cerity Partners leasing 19,000 sq. ft. of Motive Care Solutions sublease space at 6900 Layton Ave in the Southeast submarket, as well as Riot Platforms leasing 18,000 sq. ft. of Velocity Global's sublease space at 1701 Platte St in the Downtown submarket.

Class A sublease availability decreased 2.1% quarter-over-quarter to 2.6 million sq. ft., while Class B sublease availability fell 1.1% quarter-over-quarter to 2.4 million sq. ft. The Southeast submarket had the greatest amount of sublease space available at 1.8 million sq. ft., followed by the Downtown submarket with 1.4 million sq. ft. and the Northwest submarket with 601,000 sq. ft.

FIGURE 3: Sublease Availability



Source: CBRE Research Q3 2025

NET ABSORPTION

Negative total net absorption levels through the first three quarters of 2025 have progressively eased, with the Q3 2025 total dropping to negative 264,000 sq. ft., a stark improvement from the negative 542,000 sq. ft. and negative 1.0 million sq. ft. seen over the prior two quarters. A large contributor to negative total net absorption this quarter was Chevron listing 108,000 sq. ft. of vacant sublease space in the Downtown submarket, nearly eliminating their office footprint within metro Denver. Another notable contributor was Pax 8's downsize and relocation from 74,000 sq. ft. at 5500 S Quebec St to 51,000 sq. ft. at 6363 S Fiddlers Green Cir.

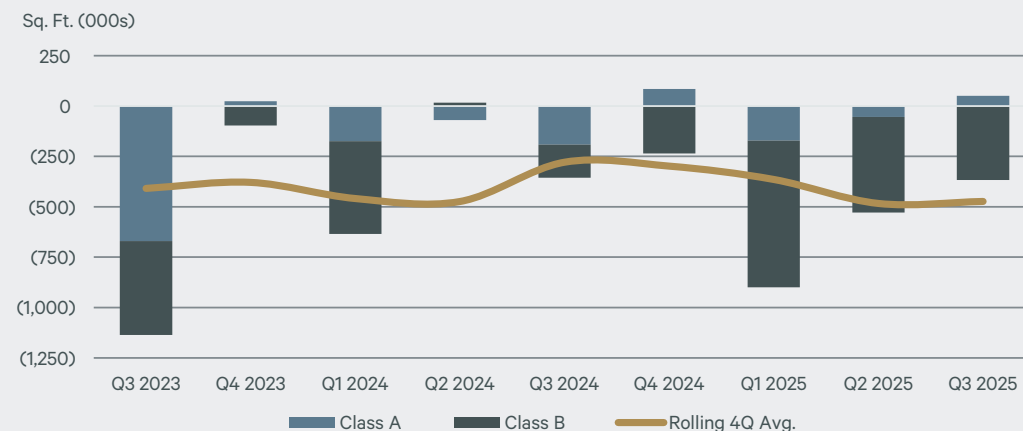
The Downtown submarket recorded negative 171,000 sq. ft. of total net absorption, while the suburban submarkets had a slightly lower total of negative 93,000 sq. ft. Across metro Denver, tenants are continuing to favor Class A space, driving 50,000 sq. ft. of positive total net absorption in Q3 2025. Class B properties, on the other hand, recorded 366,000 sq. ft. of negative total net absorption as companies continued their trend of vacating lower-tier space.

AVERAGE ASKING RENTS

The overall average direct asking rent for the Denver metro remained essentially unchanged in Q3 2025 at \$33.89 per sq. ft. FSG. This stability reflects the ongoing bifurcation in the office market, where newer, well-located, and amenity-rich buildings continue to attract tenants willing to pay premium rents. Persistently higher vacancy rates in older, less desirable assets have pressured landlords to largely compete through concessions and flexible lease structures rather than headline rent adjustments. As a result, rents appear steady as underlying landlord leasing strategies evolve.

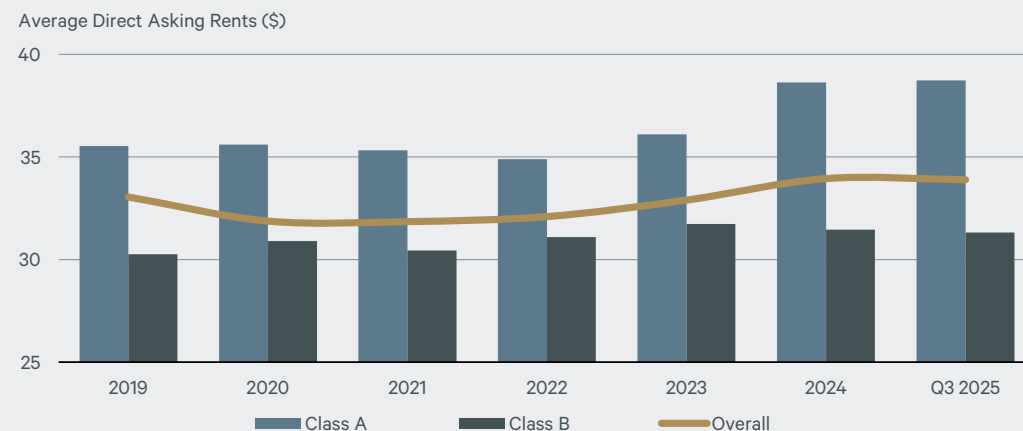
Class A asking rents across the metro experienced an annual increase of 0.3%, rising to \$38.73 per sq. ft. FSG. Class B asking rents posted a 0.6% year-over-year decline, falling to \$31.31 per sq. ft. FSG. The Cherry Creek submarket achieved the highest Class A average direct asking rent at \$59.26 per sq. ft., followed by the River North submarket at \$54.20 per sq. ft.

FIGURE 4: Total Net Absorption (SF)



Source: CBRE Research Q3 2025

FIGURE 5: Average Asking Rents



Source: CBRE Research Q3 2025

DEVELOPMENT ACTIVITY

No new office projects broke ground or delivered in Q3 2025, keeping the new construction pipeline static at four projects underway spanning a total of 394,000 sq. ft. The Cherry Creek submarket remains the most active, outpacing both downtown and the other suburban submarkets combined, with two office projects totaling 203,000 sq. ft. currently under construction. 201 Filmore is set to deliver by year-end 2025 and 2nd and Adams by mid-2026. Cherry Creek will maintain its position as metro Denver’s most active, premier mixed-use submarket as additional redevelopment projects continue to secure investor capital and tenant pre-commitments.

Other projects underway include Clayworks in Golden, which will be more than 60.0% occupied by its owner CoorsTek, and the small boutique office building, 2926 LoHi. Located on the fringe of downtown, 2926 LoHi has seen

construction at a standstill for several quarters as the property entered foreclosure and was subsequently surrendered to its lender. Currently in receivership, the property remains available for lease as the lender explores its disposition.

Looking ahead to Q4 2025, 242 Milwaukee in Cherry Creek North is expected to break ground. Developed by BMC Investments and Brue Baukol Capital Partners, the project spans 84,000 sq. ft. of office with 10,000 sq. ft. of ground-floor retail across seven stories. The Broe Group’s next redevelopment project, 250 Clayton, is expected to begin construction in the coming quarters. Also located in Cherry Creek North, the project spans a total of 175,000 sq. ft. across eight stories.

FIGURE 6: Construction & Direct Vacancy

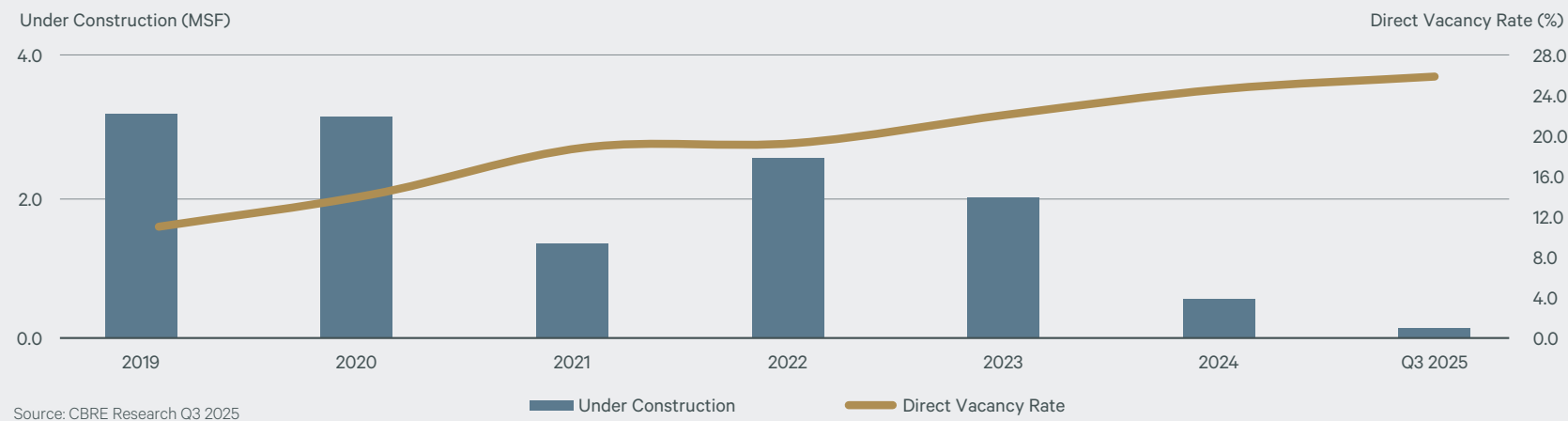


FIGURE 7: Notable Projects Under Construction

| | PROPERTY SIZE (SF) | SUBMARKET | PRELEASED (%) | SPEC/BTS | EST. COMPLETION |
|---------------|--------------------|--------------|---------------|----------|-----------------|
| PROPERTY NAME | | | | | |
| CLAYWORKS | 166,000 | West | 62.1 | BTS | Q2 2026 |
| 201 FILLMORE | 122,000 | Cherry Creek | 100.0 | BTS | Q4 2025 |
| 2ND & ADAMS | 81,000 | Cherry Creek | 77.5 | Spec | Q2 2026 |
| 2926 LOHI | 25,000 | Northwest | 0.0 | Spec | Q2 2026 |

LEASING ACTIVITY

Rolling four-quarter leasing activity reached 4.9 million sq. ft., down 771,000 sq. ft. or 13.7% from the 5.6 million sq. ft. seen in Q2 2025. Year-over-year, rolling four-quarter activity was down a slight 8.3% from the 5.3 million sq. ft. recorded in Q3 2024. As of Q3 2025, new leases and expansions accounted for 2.6 million sq. ft. or 52.5% of leasing activity over the past four quarters. The remaining balance was comprised of lease renewals but it's worth noting that the share of renewals has been on the decline as 2025 has progressed as tenants favor updated spaces. Sublease deals totaled only 539,000 sq. ft. or 11.1% of activity, reflecting a healthier market dynamic as tenants prioritize long-term direct commitments. Among the 199 tracked leases 10,000 sq. ft. and greater from the past four quarters, 82 exceeded 20,000 sq. ft.

Class A properties continued to dominate the leasing market in Q3 2025, with 2.7 million sq. ft. of transactions or 55.6% of total rolling four-quarter activity. Class A activity decreased 6.0% year-over-year, while Class B activity decreased 14.2% year-over-year after totaling 2.1 million sq. ft. Activity among Class A properties was greatest in the Southeast submarket, which accounted for 1.1 million sq. ft. of leases signed.

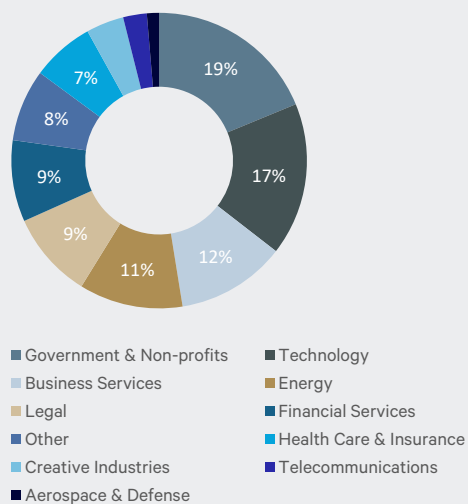
The Downtown submarket surpassed the Southeast for the greatest amount of activity this quarter with 1.9 million sq. ft. and 1.3 million sq. ft. of leases signed, respectively. The primary activity driver in Downtown this quarter was EOG Resources signing for 99,000 sq. ft. at 1550 17th St in the LoDo/CPV district.

The government & non-profits continued as the leading industry for activity with 24 transactions accounting for 1.2 million sq. ft. The technology industry ranked second, recording 31 transactions and 1.0 million sq. ft. The business services industry was third with 38 leases signed totaling 672,000 sq. ft.

FIGURE 8 : Notable Q3 2025 Lease Transactions

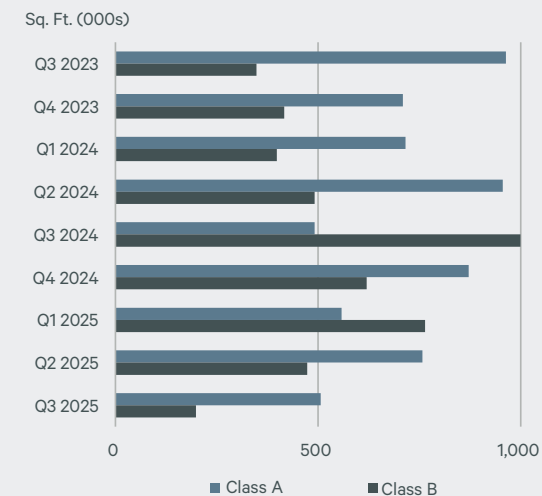
| TENANT | INDUSTRY | LOCATION | SUBMARKET | LEASE TYPE | SF |
|-----------------------|--------------------|-----------------------------|--------------|------------|---------|
| CLAYWORKS | 166,000 | West | 62.1 | BTS | Q2 2026 |
| RESOURCES | Energy | Millennium Financial Center | Downtown | New Lease | 99,000 |
| KSL CAPITAL PARTNERS | Financial Services | 100 Saint Paul | Cherry Creek | Renewal | 36,000 |
| DISH NETWORK | Telecommunications | The Grand Central Building | Downtown | Renewal | 33,000 |
| YIELD SOLUTIONS GROUP | Financial Services | The Stack | Southeast | New Lease | 32,000 |
| DISPATCHHEALTH | Health Care | Industry RiNo Station | River North | Renewal | 30,000 |

FIGURE 9: Leasing Activity by Industry (Q4 2024 - Q3 2025)



Source: CBRE Research Q3 2025

FIGURE 10: Leasing Activity by Class



Source: CBRE Research Q3 2025

INVESTMENT TRENDS

Office investment activity in the Denver metro experienced a sizeable improvement compared to levels seen in the first half of 2025. Six transactions contributed to this quarter's sales volume of \$220 million, with an average price per sq. ft. of \$266. Year-over-year, investment sales volume experienced an increase of 44.6% from the \$152 million transacted in Q3 2024. Quarter-over-quarter, investment volume increased by a substantial 97.2%.

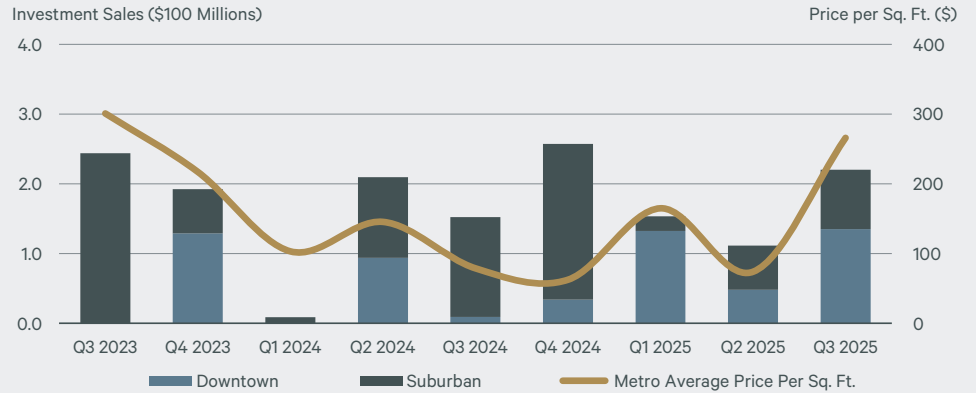
The standout transaction of the quarter and year-to-date with both the highest sale price and price per sq. ft. was 1701 Platte St in the Downtown submarket, an owner-user sale which sold for \$135 million or \$543 per sq. ft. The second highest transaction was The HUB North located in the River North submarket, which sold for \$33 million or \$285 per sq. ft.

ECONOMY & EMPLOYMENT

CBRE has revised its U.S. growth outlook upward, a shift from the more pessimistic view held in the spring. Greater clarity around trade policy and private sector resilience should equate to 1.6% GDP growth this year. Much of this growth should be frontloaded as higher inflation—peaking in the low-3% range by early 2026—creates some headwinds during the latter half of this year. The labor market is flashing important signals such as falling job openings and weak hiring by firms. Despite the modest growth outlook and expectations for further rate cuts, 10-year Treasury yields are holding steady in the low 4% range. A combination of higher inflation and excessive U.S. debt levels should keep yields near this level through 2027. This environment—with Treasury yields fluctuating between 4% and 4.5% and moderate economic growth—is fostering some recovery in commercial real estate (CRE) capital markets. Investment volumes are on track to exceed 2023 and 2024 levels.

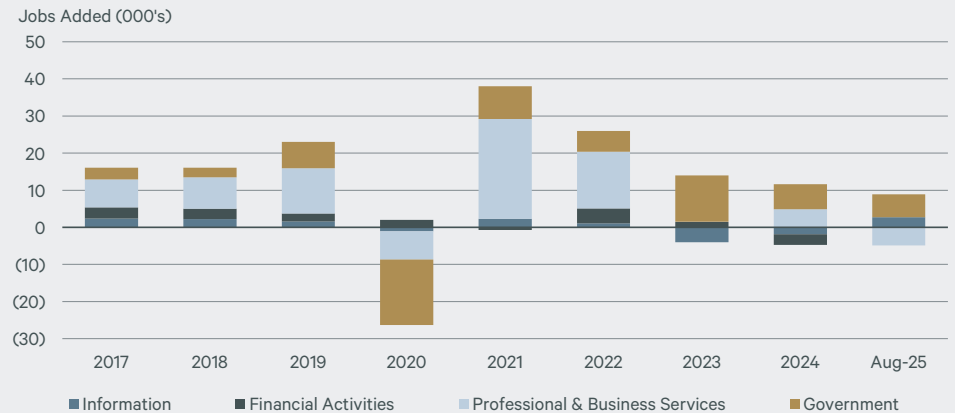
Total non-farm employment in metro Denver posted slight negative growth through August 2025, having decreased 0.2% year-over-year or a loss of 3,300 jobs. Office-using employment—including jobs in information, financial activities, professional and business services, and government sectors—rose by 0.3% over the same period after adding 2,700 jobs. Professional and business services, which represents 44.8% of office-using jobs, saw negative 1.3% employment growth. The financial activities sector posted negative 1.1% of positive job growth, while the information sector saw a strong uptick of 4.7% growth. Metro Denver's unemployment rate stood at 3.7% in August, a decrease of 30 bps month-over-month and a decrease of 90 bps year-over-year.

FIGURE 11: Investment Sales



Source: CBRE Research Q3 2025

FIGURE 12: Office - Using Employment Growth



Source: U.S. Bureau of Labor Statistics, September 2025

FIGURE 13: Market Statistics by Submarket

| | NRA (SF) | TOTAL VACANCY (%) | DIRECT V ACANCY (%) | SUBLEASE AVAILABILITY (SF) | QTR. TOTAL NET ABSORPTION (SF) | AVERAGE RENT (\$./SF/YR FSG) | UNDER CONSTRUCTION (SF) |
|------------------------|--------------------|----------------------|------------------------|-------------------------------|-----------------------------------|---------------------------------|-------------------------------|
| SUBMARKET | | | | | | | |
| AURORA | 5,701,212 | 21.4 | 21.0 | 113,194 | 14,111 | 21.50 | - |
| BOULDER | 6,591,087 | 22.7 | 20.0 | 322,584 | (58,154) | 39.44 | - |
| CAPITOL HILL | 2,342,356 | 29.6 | 27.2 | 56,066 | 20,076 | 28.01 | - |
| CHERRY CREEK | 2,993,182 | 12.9 | 12.2 | 34,216 | 7,856 | 36.80 | 203,270 |
| COLORADO BLVD/ MIDTOWN | 6,608,989 | 22.0 | 20.2 | 154,617 | (14,521) | 27.42 | - |
| DOWNTOWN | 31,358,339 | 37.7 | 34.8 | 1,417,194 | (170,909) | 41.31 | - |
| LONGMONT | 814,438 | 8.9 | 8.3 | 5,277 | (10,135) | 20.96 | - |
| NORTH | 2,976,821 | 19.2 | 19.1 | 15,455 | (4,757) | 24.05 | - |
| NORTHEAST | 1,305,269 | 24.1 | 16.9 | 140,448 | 4,281 | 26.49 | - |
| NORTHWEST | 8,766,582 | 29.4 | 25.4 | 600,856 | (69,634) | 29.72 | 25,005 |
| RIVER NORTH | 3,148,313 | 44.0 | 39.4 | 241,159 | 7,996 | 51.14 | - |
| SOUTHEAST | 31,261,532 | 26.7 | 22.9 | 1,834,059 | (41,152) | 29.01 | - |
| SOUTHWEST | 4,288,133 | 18.3 | 18.2 | 23,195 | 17,808 | 25.40 | - |
| WEST | 6,469,387 | 18.9 | 17.3 | 124,144 | 25,825 | 26.05 | 165,724 |
| WEST HAMPDEN/ ALAMEDA | 1,140,097 | 26.1 | 24.8 | 9,996 | 10,491 | 18.89 | - |
| METRO TOTAL | 115,765,737 | 28.2 | 25.4 | 5,111,280 | (264,091) | 33.89 | 393,999 |

Source: CBRE Research Q3 2025

495

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