

# High Frequency Report

## Downtown Denver Economic Activity

### June 2026

June 2026 average daily activity was -2% lower than June 2025.

| June 2026 | June 2025 |
|-----------|-----------|
| 83%       | 85%       |

Weekday RTO Rate

| June 2026 | June 2025 |
|-----------|-----------|
| 59%       | 58%       |

34 new ground-floor businesses since the start of 2026.

Downtown hotels see increase in RevPAR and occupancy in May.

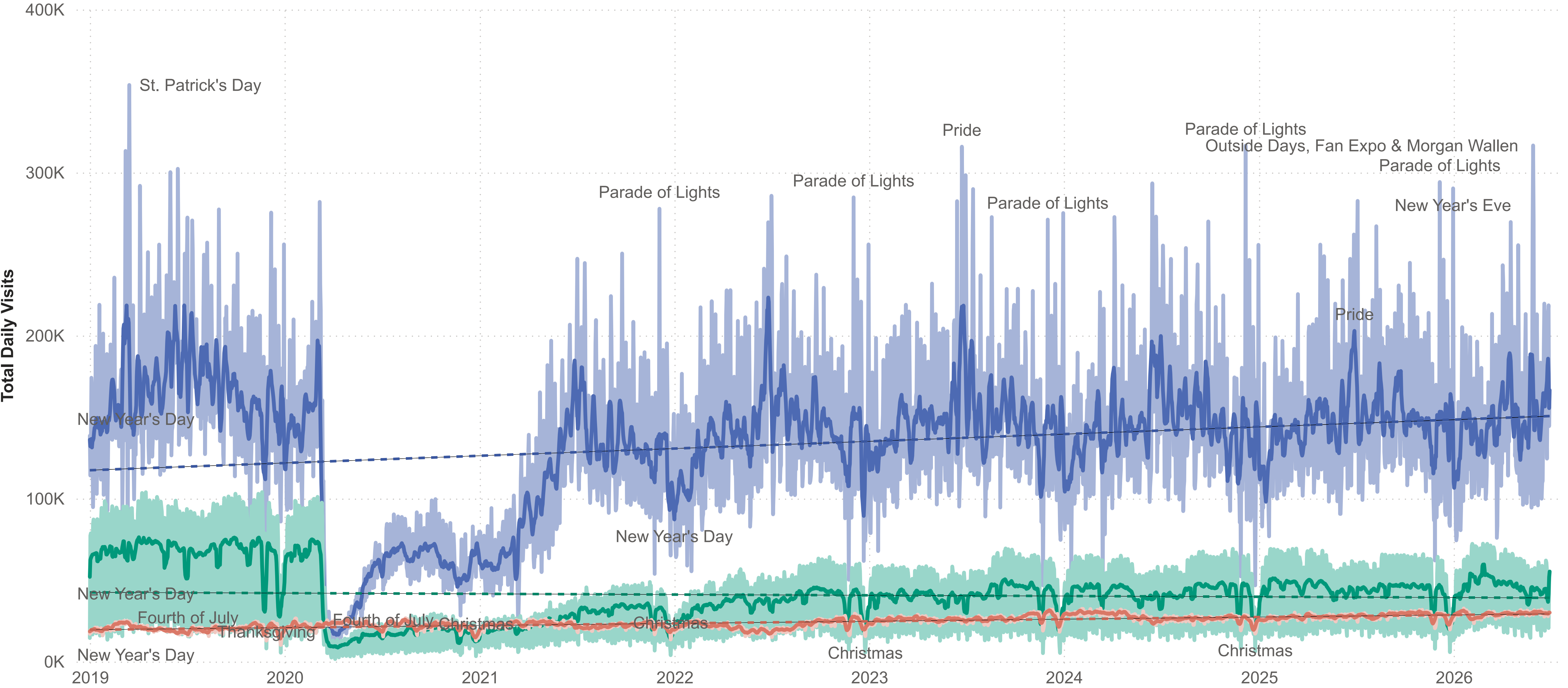
| Occupancy 2026 | vs. 2025 | RevPAR 2026 | vs. 2025 |
|----------------|----------|-------------|----------|
| 72%            | 69%      | \$168       | \$151    |

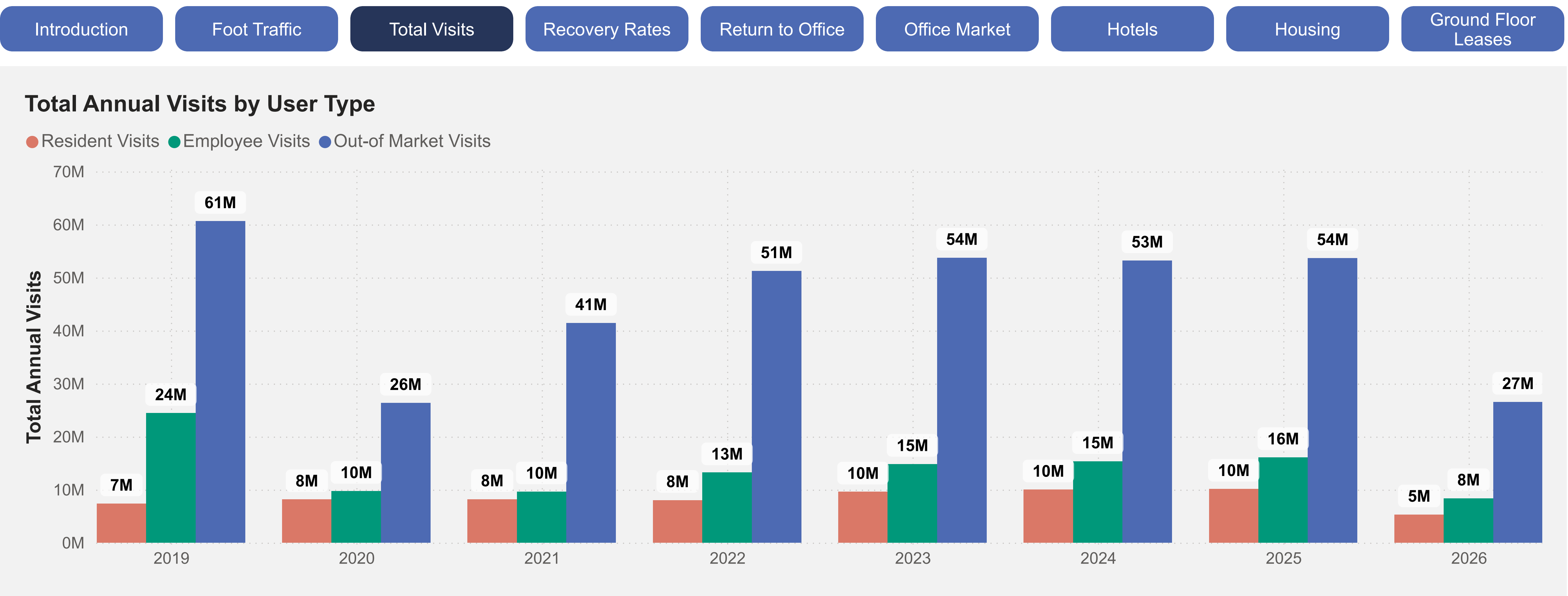
Residents continue to choose downtown living.

| Downtown Denver                     | Center City |
|-------------------------------------|-------------|
| 819                                 | 2K          |
| Increase in occupied units 2026 YTD |             |

Daily Employee, Resident, and Visitors Activity Downtown over Time

Out-of Market Visits Out-of-Market Visits 7-Day Moving Average Employee Visits Employee Visits 7-Day Moving Average Resident Visits Resident Visits 7-Day Moving Average



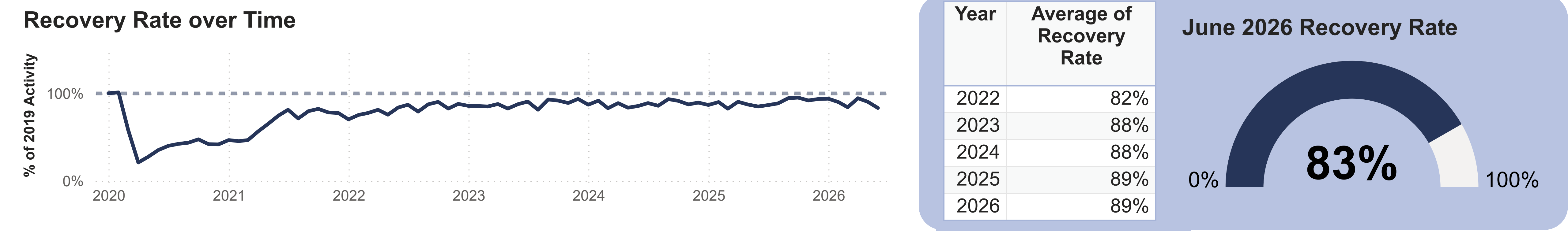
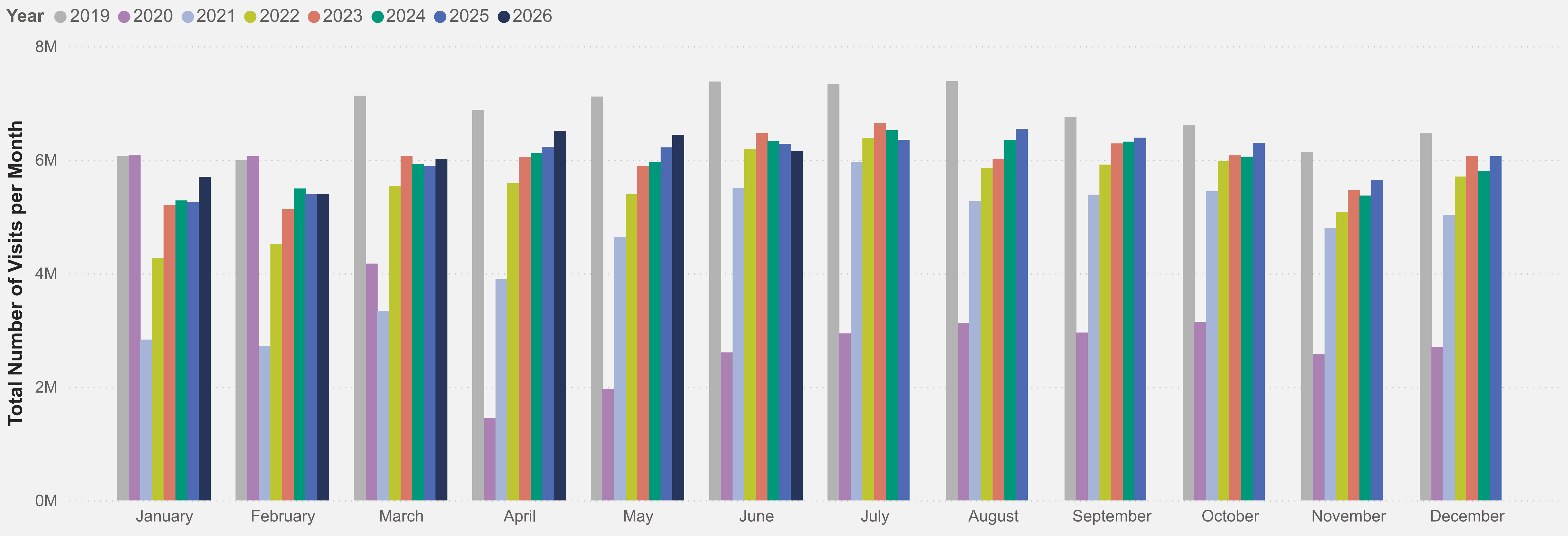


| Year▲ | Out-of Market Visits | Employee Visits | Resident Visits | Total      |
|-------|----------------------|-----------------|-----------------|------------|
| 2019  | 60,634,821           | 24,423,453      | 7,364,777       | 81,249,493 |
| 2020  | 26,354,402           | 9,730,048       | 8,153,014       | 39,783,799 |
| 2021  | 41,413,610           | 9,631,415       | 8,188,431       | 54,829,151 |
| 2022  | 51,216,064           | 13,226,349      | 8,023,569       | 66,407,207 |
| 2023  | 53,722,941           | 14,832,319      | 9,595,894       | 71,370,883 |
| 2024  | 53,219,799           | 15,350,892      | 9,997,490       | 71,513,363 |
| 2025  | 53,670,975           | 16,088,184      | 10,130,456      | 72,568,775 |
| 2026  | 26,528,410           | 8,248,500       | 5,287,621       | 36,202,209 |

\*“Total Visits” is not defined as the sum of the three user groups due to the extended workforce and the potential overlap with the visitor audience.

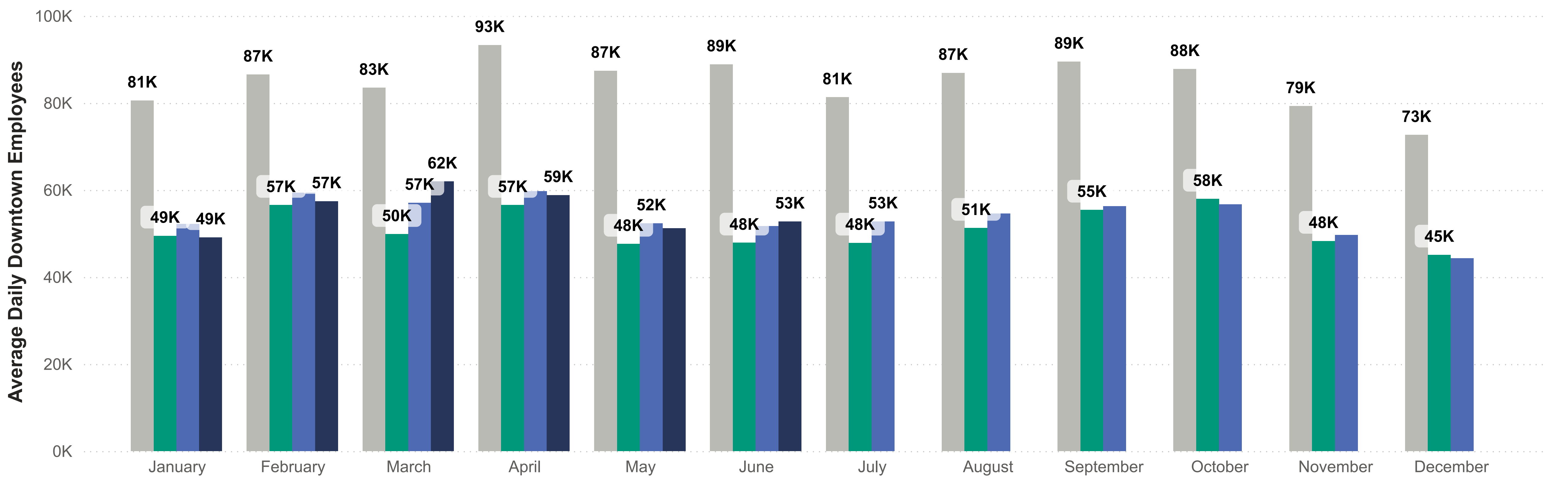
Total Monthly Downtown Visits over Time

Source: Placer.ai



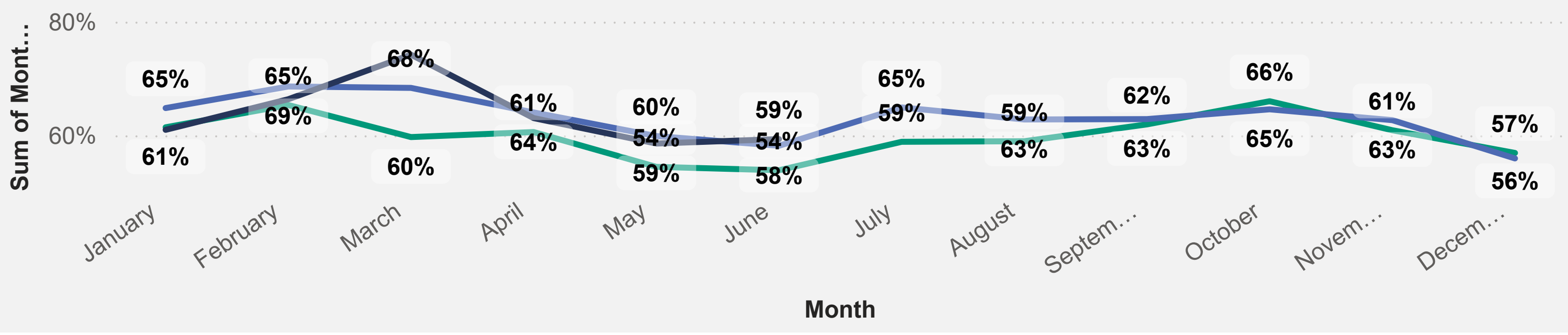
# Average Daily Employee Visits by Month (Weekdays Only)

Year 2019 2024 2025 2026



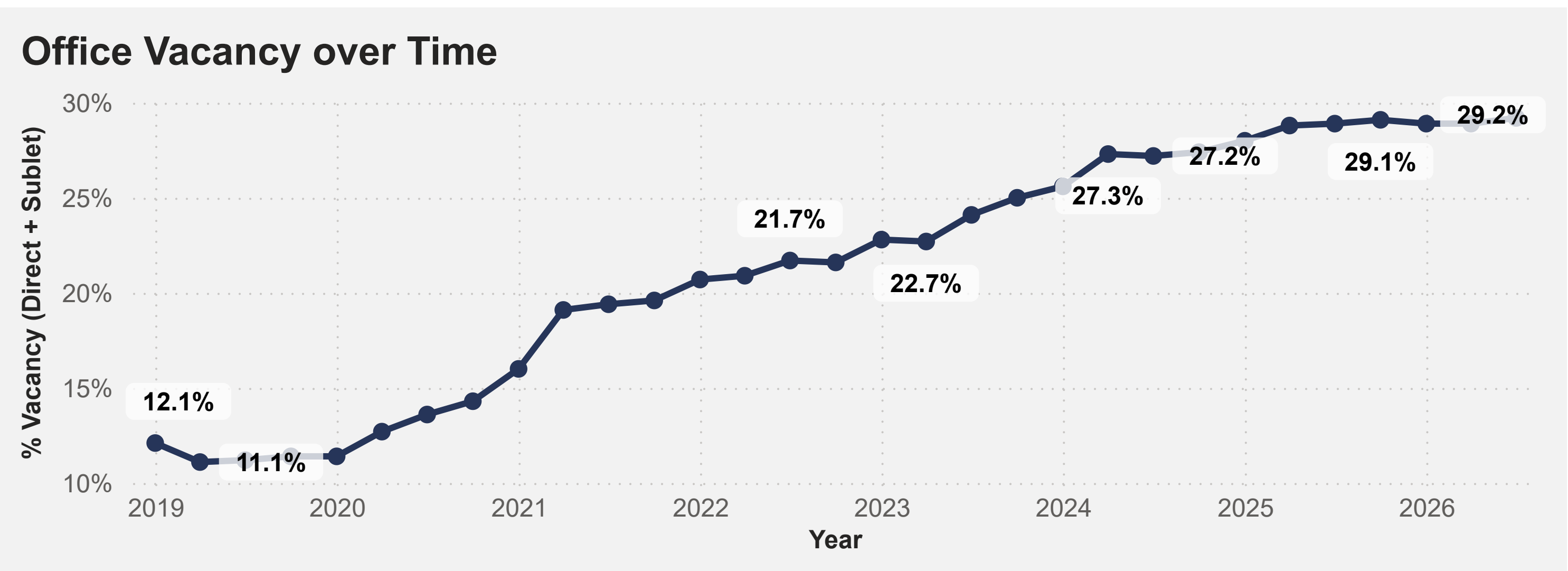
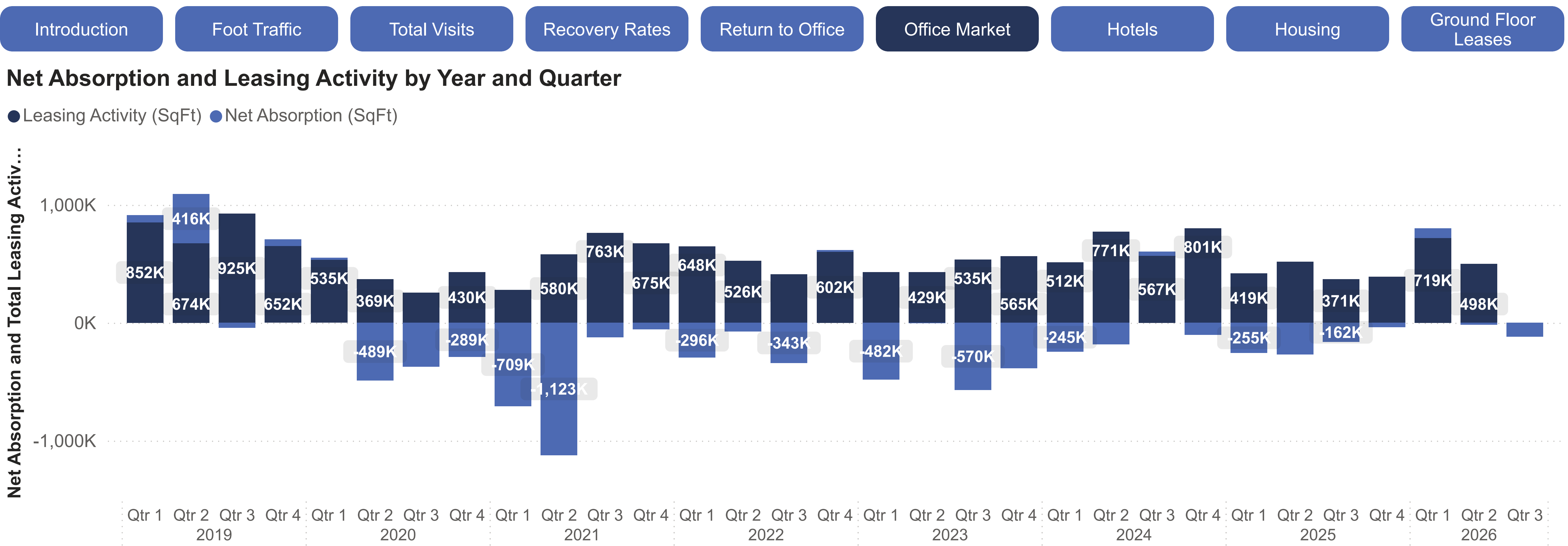
# Return to Office (RTO) Rate Over Time (Weekdays Only)

Year 2024 2025 2026



## Average Return to Office Rate

| Year | Weekdays | Including Weekends |
|------|----------|--------------------|
| 2022 | 51%      | 54%                |
| 2023 | 58%      | 61%                |
| 2024 | 60%      | 63%                |
| 2025 | 63%      | 66%                |
| 2026 | 64%      | 68%                |

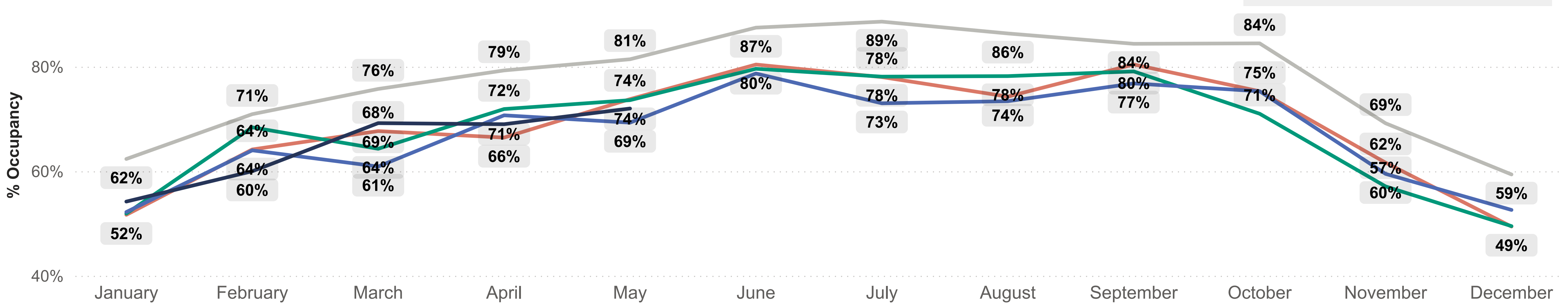


| Year | Vacancy (Direct + Sublet) | Leasing Activity (SqFt) | Net Absorption (SqFt) |
|------|---------------------------|-------------------------|-----------------------|
| 2019 | 11.5%                     | 3,103,472               | 488,578               |
| 2020 | 13.0%                     | 1,587,937               | -1,133,621            |
| 2021 | 18.5%                     | 2,296,598               | -2,010,086            |
| 2022 | 21.2%                     | 2,186,373               | -696,702              |
| 2023 | 23.7%                     | 1,959,785               | -1,442,419            |
| 2024 | 26.9%                     | 2,651,381               | -494,039              |
| 2025 | 28.7%                     | 1,697,871               | -722,799              |
| 2026 | 29.2%                     | 1,615,100               | -50,000               |

Source: CoStar

# % Occupancy by Month and Year

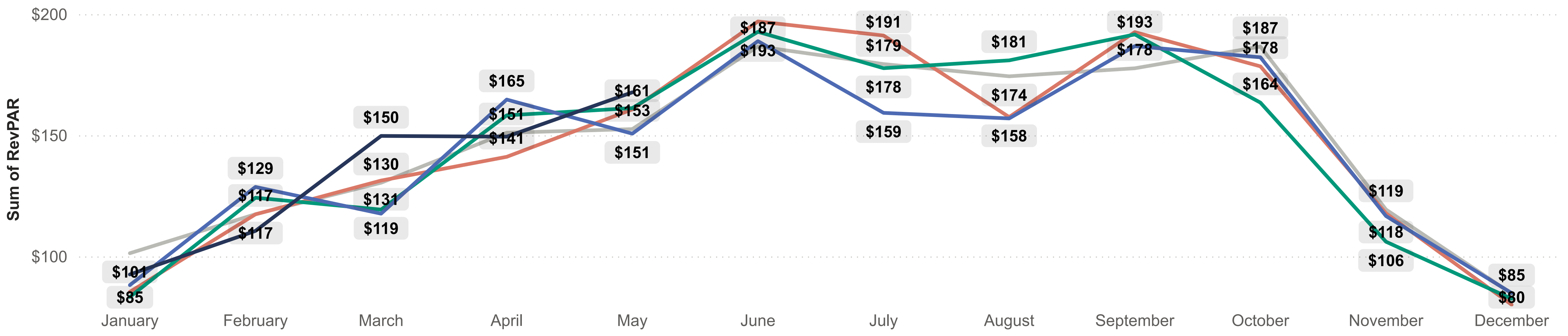
Year ● 2019 ● 2023 ● 2024 ● 2025 ● 2026



Hotel Market data will be updated on the 21st of each month.

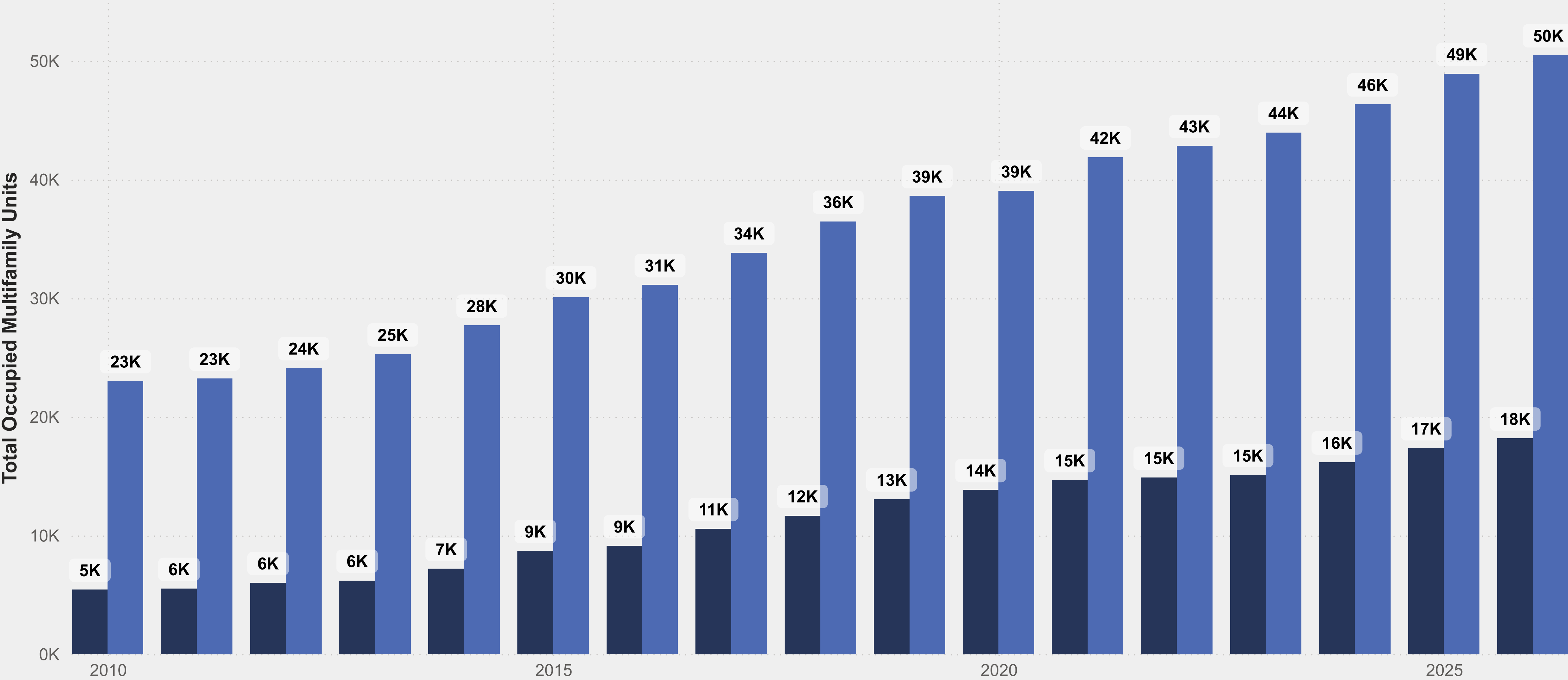
# RevPAR by Month and Year

Year ● 2019 ● 2023 ● 2024 ● 2025 ● 2026



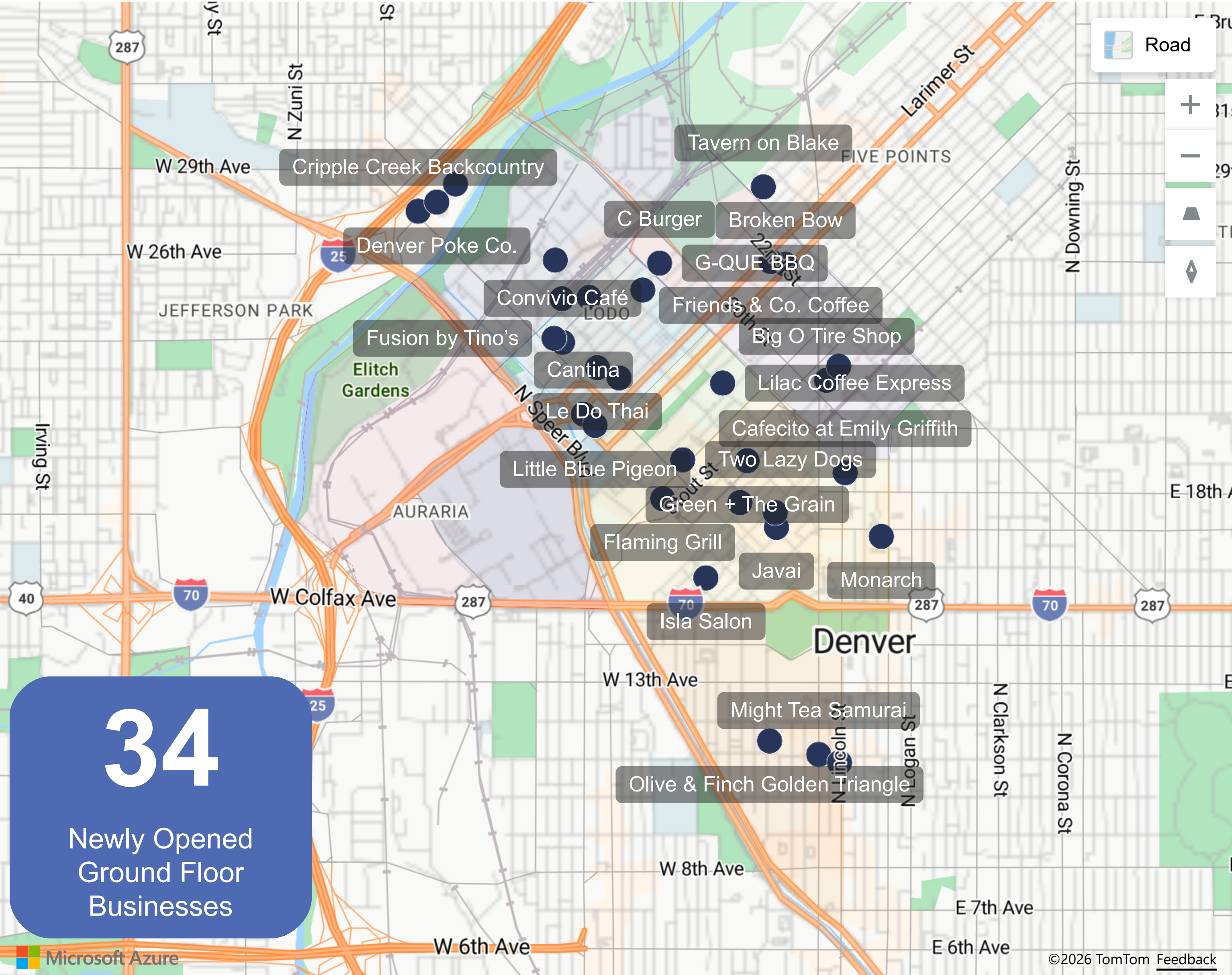
# Total Occupied Multifamily Units by Year

● Downtown Denver Total Occupied Multifamily Units ● Center City Total Occupied Multifamily Units



# 2026 Ground Floor Openings & Announced Businesses

Status ● OPEN



Filter by Submarket

Filter by Status

All

OPEN

| Name                       | Address              | Type               | Status |
|----------------------------|----------------------|--------------------|--------|
| Big O Tire Shop            | 2000 N. Broadway     | Retail/Service     | OPEN   |
| Broken Bow                 | 2201 Lawrence Street | F&B/Entertainm ent | OPEN   |
| C Burger                   | 1901 Wazee Street    | F&B                | OPEN   |
| Cafecito at Emily Griffith | 1860 Lincoln St.     | F&B                | OPEN   |
| Cantina                    | 1416 Market St.      | F&B                | OPEN   |
| Colorado People's Center   | 730 21st St          | Service            | OPEN   |
| Convivio Café              | 1536 Wynkoop St.     | F&B                | OPEN   |

### New Business Mix

The donut chart illustrates the distribution of new business types. The largest segment is F&B at 74%, followed by F&B/Entertainment at 6%, Retail at 6%, and several smaller segments at 6%, 3%, 3%, and 3%.

| Type              | Percentage |
|-------------------|------------|
| F&B               | 74%        |
| F&B/Entertainment | 6%         |
| Retail            | 6%         |
| Retail/Service    | 6%         |
| Event             | 3%         |
| Grocery           | 3%         |
| Service           | 3%         |