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RETAIL PROPER

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A recap of the net leased investment market's stellar



Grocery's strong performance translated into ample demand for single-tenant net leased grocery deals, which traded at a premium last year at Valley Ranch.

Net leased properties traded in record numbers in 2021, eclipsing a transaction volume of \$90 billion, according to CoStar Group. Bolstered by a flurry of store reopen-



ances, and creating designated pickup lanes and parking spaces. It has paid off. Nimble retailers are thriving

1031 exchange buyers flooded the marketplace, seeking hands-off net leased investment product. These cash-equipped exchangers, in pursuit of stable tenants and long-term leases, drove net leased cap rates to

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