



Rectangle Market Spotlight: **Investing in Denver's Thriving Market**

Denver has emerged as a powerhouse of growth and opportunity, boasting a diversified, fast-growing economy with a deep labor pool. The city's logistics and manufacturing hubs are flourishing in several sectors like high-tech, life sciences, aerospace, and food & beverage. With a burgeoning population, expanding economy, and top-tier talent pool, Denver's industrial market is in expansion mode.

Why Denver?

- Long-term population growth trends in Colorado's Front Range (2x the US population growth over the last 10 years)
- Diversified, fast-growing economy (major companies in aerospace & defense, health care & life sciences, financial services, energy, construction)
- Deep, high-quality labor pool (anchored by University of Denver, University of Colorado—Boulder, University of Colorado—Denver, Metro State University Denver)
- Burgeoning logistics & manufacturing hub for both small and large tenants alike (including Lockheed Martin, Ball Corp, PepsiCo, CoorsTek, Shamrock Foods, etc.)
- The market's geographic isolation favors small- and mid-sized tenants (and, in turn, our target small-bay assets) to serve the local population

Within this landscape, the central Denver submarkets stand out as our primary target in the city. Here's why:

Central Denver Infill Advantages:

- Proximity to dense & growing population centers—like Central Denver, Aurora, Arvada, Thornton, and Greeley—which is crucial for tenants to access customers & employees
- Significantly better-than-market vacancy rates (4.4% vacancy vs 7.9% market-wide)
- Limited available land, ensuring scarcity and value
- Strong local, regional, and national credit tenant bases
- Easy, fast access to all major transportation corridors serving the Front Range (I-25, I-70, I-76, I-470, US 36)

Rectangle is seizing this opportunity to capitalize on Denver's potential. Our strategic investments in the Denver markets aim for strong returns and sustainable growth.

Connect with us to learn more about the Rectangle PCC Fund.

