



TRANSWESTERN

REAL ESTATE SERVICES

# RETAIL MARKETWATCH

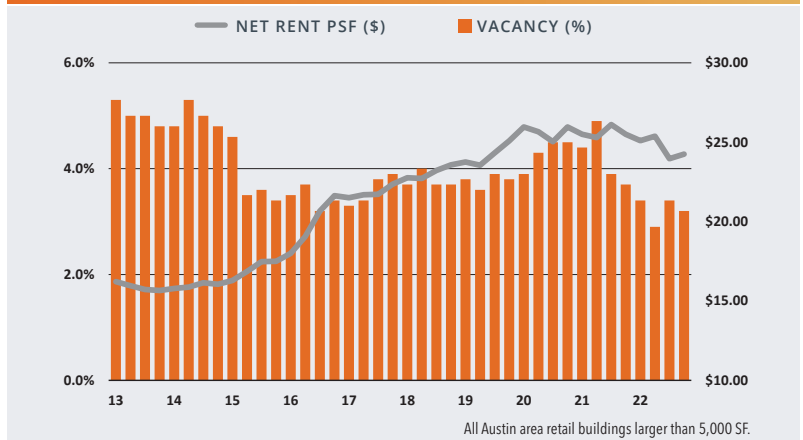
## AUSTIN | Q4 2022



### Recent Retail Leases

- **East :: Target**  
27,822 SF at Plaza Saltillo
- **Northwest :: Karavel Shoes**  
16,248 SF at 1011 West Anderson Ln
- **CBD :: Alpha School**  
22,000 SF at 201 Colorado St
- **Northwest :: H-Mart**  
23,171 SF at North Loop Plaza

### RETAIL LEASE STATISTICS :: VACANCY & RENTAL RATE



### Recent Retail Sales

- **North :: Marketplace Austin**  
10601 North Lamar  
106,000 SF big box store  
Buyer: Jonathan E Mendis  
Seller: CSW Development

### Retail Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q4 2022	U.S. TRAILING 12 MO.	U.S. Q4 2022
Volume (\$ Mil)	\$1,082.1	\$285.7	\$82,316.1	\$13,625.0
Number of Properties	61	7	6,570	1,380
Total Square Feet	4,032,704	1,102,591	375,989,342	64,867,399
Average Price per Square Foot	\$252	\$325	\$214	\$200
Average Cap Rate (Yield)	5.5%	6.1%	6.3%	6.7%

SOURCE: Real Capital Analytics

### Q4 2022 Retail Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUPANCY	TOTAL OCCUPANCY	AVE. ASKING NET RENT
Bastrop County	81	2,378,467	24,271	22,079	99.2%	99.2%	\$17.94
Caldwell County	21	530,152	(3,154)	2,000	99.4%	99.4%	\$21.31
CBD	56	1,439,319	318	24,000	97.5%	97.5%	\$42.83
Cedar Park	180	7,466,016	(72,732)	125,712	95.9%	95.9%	\$27.74
Central	202	6,730,152	4,302	136,080	94.4%	94.3%	\$24.38
East	97	3,468,608	25,979	26,266	96.7%	96.7%	\$23.00
Far Northeast	109	4,035,579	(69,086)	98,939	95.9%	95.9%	\$21.41
Far Northwest	99	3,343,373	118,747	164,657	95.9%	95.9%	\$28.39
Georgetown	223	6,438,462	209,079	174,027	96.7%	96.7%	\$23.14
Hays County	228	7,647,371	201,901	162,623	98.5%	98.5%	\$26.72
North	159	6,516,752	97,291	121,805	97.9%	97.8%	\$21.75
Northeast	73	2,817,528	2,519	49,156	94.4%	94.4%	\$24.01
Northwest	130	4,796,879	(32,320)	95,323	95.1%	95.1%	\$27.59
Round Rock	188	7,003,126	215,441	173,215	97.1%	97.0%	\$24.25
South	243	9,809,511	157,451	155,088	98.4%	98.4%	\$22.35
Southeast	73	2,158,758	98,370	14,675	99.6%	99.6%	\$23.42
Southwest	214	7,807,496	59,978	172,490	97.4%	97.3%	\$20.17
West Central	37	724,554	4,828	6,216	90.7%	90.5%	\$32.54
<b>AUSTIN</b>	<b>2,413</b>	<b>85,112,103</b>	<b>1,043,183</b>	<b>1,724,351</b>	<b>96.9%</b>	<b>96.8%</b>	<b>\$24.25</b>

