



TRANSWESTERN

REAL ESTATE SERVICES

RETAIL MARKETWATCH

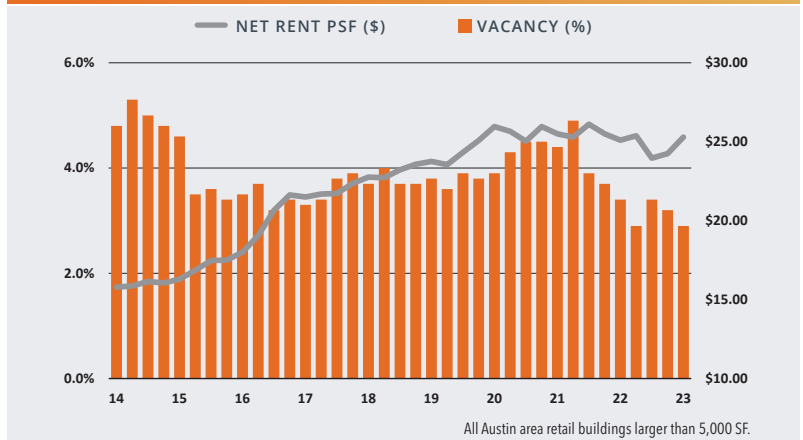
AUSTIN | Q1 2023



Recent Retail Leases

- **Round Rock :: Fogueira Gaucha**
11,000 SF at Sky Ridge Plaza
- **South :: Gomez Western Wear**
10,000 SF at Tanglewood Village
- **Central :: Marketplace**
10,000 SF at North Star Center
- **South :: Dollar General (renew)**
8,160 SF at Cannon West Shopping Ctr.

RETAIL LEASE STATISTICS :: VACANCY & RENTAL RATE



Recent Retail Sales

- **Northwest :: Arboretum Crossing**
9333 Research Blvd
191,760 SF unanchored shopping center
Buyer: Stockdale Capital Partners
Seller: World Class Capital

Retail Sales Statistics

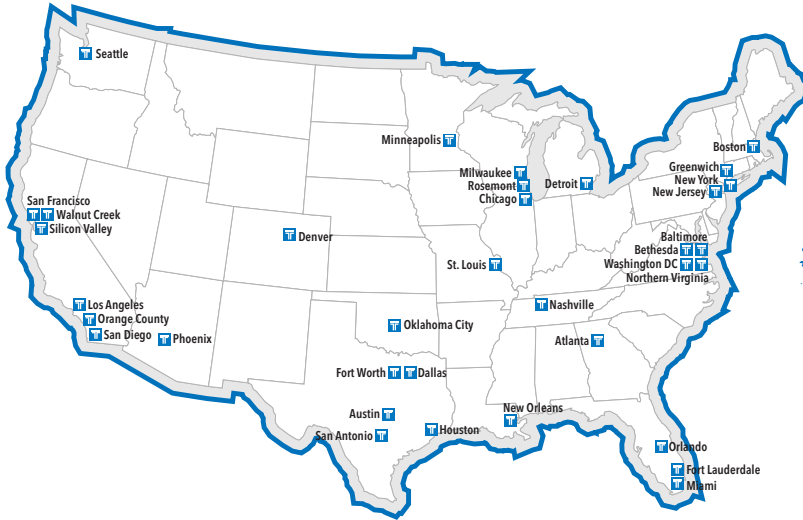
	AUSTIN TRAILING 12 MO.	AUSTIN Q1 2023	U.S. TRAILING 12 MO.	U.S. Q1 2023
Volume (\$ Mil)	\$995.5	\$239.9	\$79,397.0	\$14,766.2
Number of Properties	52	10	8,216	2,398
Total Square Feet	4,385,778	1,904,595	402,744,037	94,686,647
Average Price per Square Foot	\$297	\$260	\$208	\$197
Average Cap Rate (Yield)	5.7%	5.6%	6.3%	6.3%

SOURCE: Real Capital Analytics

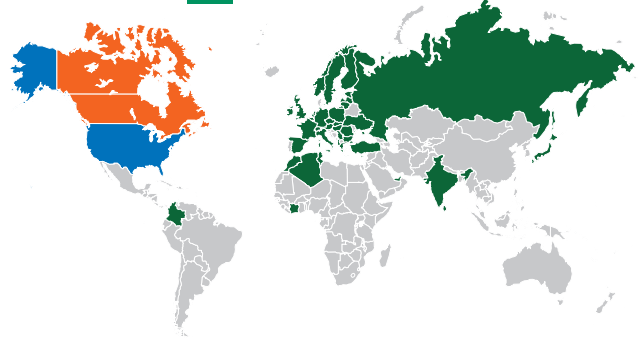
Q1 2023 Retail Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUPANCY	TOTAL OCCUPANCY	AVE. ASKING NET RENT
Bastrop County	81	2,452,234	6,933	4,068	99.5%	99.5%	\$24.03
Caldwell County	22	528,747	(17,034)	0	96.2%	96.2%	\$21.31
CBD	56	1,441,770	22,000	16,081	99.0%	99.0%	\$42.00
Cedar Park	184	7,591,526	155,693	19,469	97.5%	97.5%	\$27.88
Central	202	6,741,460	(7,505)	20,403	94.1%	93.9%	\$25.08
East	98	3,426,434	(17,683)	2,742	96.1%	96.1%	\$22.35
Far Northeast	111	4,045,579	21,665	10,534	96.2%	96.2%	\$21.26
Far Northwest	99	3,343,373	1,857	23,160	96.0%	96.0%	\$30.08
Georgetown	231	6,665,854	22,373	44,272	96.9%	96.9%	\$23.14
Hays County	228	7,627,151	7,026	16,330	98.5%	98.4%	\$27.46
North	160	6,554,912	26,121	11,617	98.1%	98.0%	\$21.83
Northeast	74	2,986,384	12,658	5,050	96.0%	96.0%	\$24.19
Northwest	132	4,785,706	62,171	25,954	96.4%	96.3%	\$28.15
Round Rock	191	6,963,487	25,418	43,528	97.1%	97.0%	\$26.95
South	246	9,876,339	(12,603)	73,209	98.1%	98.1%	\$26.30
Southeast	71	2,245,862	16,344	6,074	99.7%	99.7%	\$25.80
Southwest	212	7,843,897	(13,816)	37,047	97.2%	97.2%	\$19.49
West Central	37	825,148	95,740	0	93.5%	93.4%	\$32.54
AUSTIN	2,435	85,945,863	407,358	359,538	97.1%	97.1%	\$25.29

Transwestern Locations



Alliance Partners



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METHODOLOGY

The information in this report is the result of a compilation of information on retail properties located in the Austin metropolitan area. This report includes single-tenant and multi-tenant properties 5,000 SF and larger. *Net Absorption* refers to the change in *vacant* space. *Gross Leasing Activity* refers to the change in *available* space, including renewals, new leases, expansions and subleases.

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