



TRANSWESTERN

REAL ESTATE SERVICES

# RETAIL MARKETWATCH

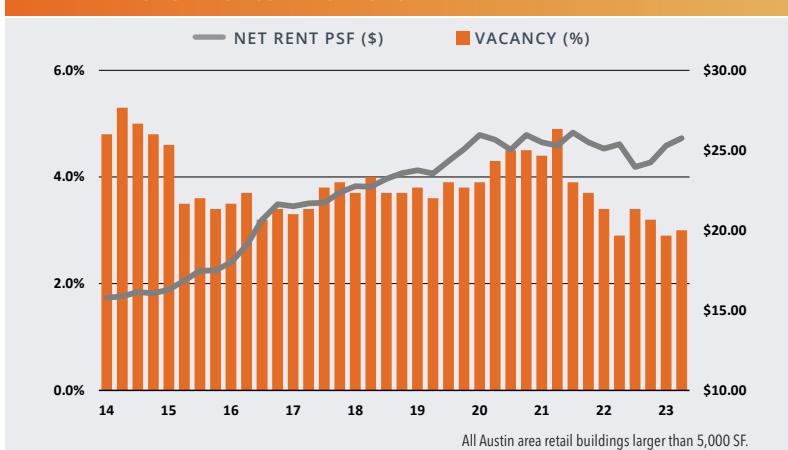
## AUSTIN | Q2 2023



### Recent Retail Leases

- **East :: Holey Moley**  
14,619 SF at 807 East 4th Street
- **Northeast :: pOpShelf**  
10,587 SF at The Shops at TechRidge
- **South :: Spirit Halloween**  
8,400 SF at Tanglewood Village
- **North :: Christian Dior Couture**  
6,300 SF at The Domain

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



### Retail Sales Statistics

- **Georgetown :: The Market at Georgetown**  
610 North Austin Avenue  
56,331 SF unanchored shopping center  
Buyer: George J Wommack  
Seller: ASC Management

	AUSTIN TRAILING 12 MO.	AUSTIN Q2 2023	U.S. TRAILING 12 MO.	U.S. Q2 2023
Volume (\$ Mil)	\$866.7	\$73.6	\$65,722.7	\$9,017.0
Number of Properties	57	9	8,115	1,092
Total Square Feet	3,036,196	252,206	352,364,504	45,360,998
Average Price per Square Foot	\$299	\$336	\$195	\$189
Average Cap Rate (Yield)	5.8%	5.8%	6.5%	6.8%

SOURCE: Real Capital Analytics

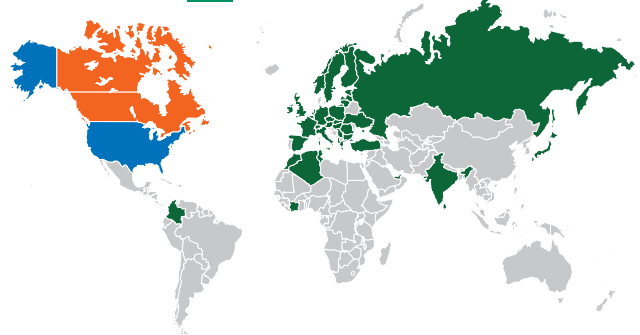
### Q2 2023 Retail Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUPANCY	TOTAL OCCUPANCY	AVE. ASKING NET RENT
Bastrop County	80	2,441,316	8,703	5,838	99.5%	99.5%	\$24.03
Caldwell County	22	528,747	(21,831)	5,850	95.3%	95.3%	\$21.31
CBD	56	1,441,770	22,136	16,081	99.0%	99.0%	\$42.00
Cedar Park	186	7,670,639	209,014	34,232	97.4%	97.4%	\$26.60
Central	201	6,726,706	(61,687)	51,082	93.6%	93.4%	\$24.59
East	98	3,426,434	1,254	26,552	96.7%	96.7%	\$24.20
Far Northeast	109	4,012,957	12,097	20,714	96.4%	96.4%	\$24.19
Far Northwest	99	3,343,373	(40,803)	38,948	94.7%	94.7%	\$30.30
Georgetown	235	6,841,074	178,159	139,198	96.6%	96.5%	\$24.52
Hays County	230	7,837,210	209,111	28,672	98.8%	98.7%	\$27.59
North	160	6,577,481	13,502	28,778	97.9%	97.8%	\$19.99
Northeast	74	3,018,660	13,006	31,671	94.4%	94.4%	\$23.58
Northwest	132	4,788,865	100,665	47,158	97.2%	97.1%	\$27.63
Round Rock	194	6,999,366	39,505	85,083	97.2%	97.1%	\$25.90
South	246	9,892,003	(11,744)	85,952	98.1%	98.1%	\$27.37
Southeast	73	2,267,244	26,028	7,154	98.2%	98.2%	\$29.17
Southwest	214	7,919,311	28,418	61,815	97.2%	97.0%	\$23.17
West Central	38	903,539	132,264	28,678	93.6%	93.5%	\$32.54
<b>AUSTIN</b>	<b>2,447</b>	<b>86,636,695</b>	<b>857,797</b>	<b>743,456</b>	<b>97.0%</b>	<b>96.9%</b>	<b>\$25.75</b>

## Transwestern Locations



### Alliance Partners



## Austin Team Members

Ty Puckett, Regional Partner  
 Hale Umstatted, Exec Managing Director  
 Chris Stutzman, Managing Director  
 Bryan McMurrey, Managing Director  
 Witt Westbrook, Managing Director  
 Carter Thurmond, Managing Director  
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 Brandon Lester, Senior Vice President  
 Hunter Jones, Senior Vice President  
 Luke Wheeler, Vice President  
 Stayton Wright, Vice President  
 Nash Frisbie, Vice President  
 Max Appling, Vice President  
 Marshall Thurmond, Senior Associate  
 Ryan Thuma, Senior Associate  
 Rye Hinkle, Associate  
 Tyler Gauntt, Associate  
 Bailey Sousa, Associate  
 Rachel Becker, Business Analyst  
 Rob Ellwood, Business Analyst

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 Capital Markets - Multifamily  
 Agency Leasing & Capital Markets  
 Agency Leasing & Capital Markets  
 Agency Leasing & Tenant Advisory  
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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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