



TRANSWESTERN

REAL ESTATE SERVICES

RETAIL MARKETWATCH

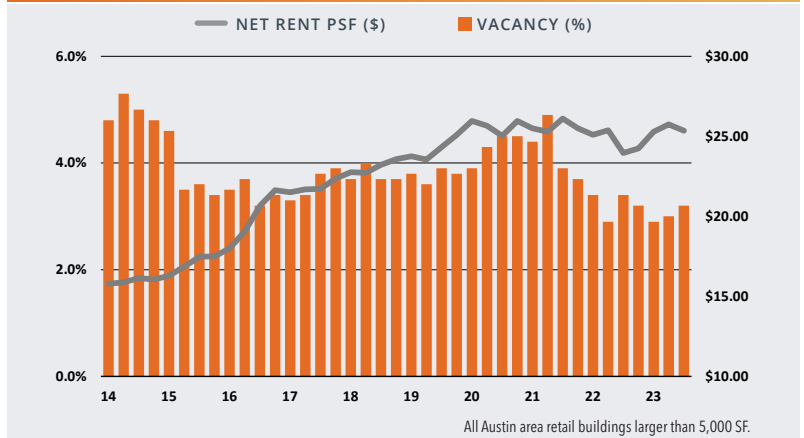
AUSTIN | Q3 2023



Recent Retail Leases

- **Northeast :: House of Gainz Gym**
41,000 SF at 235 Canyon Ridge
- **Far Northeast :: Spec's Wine & Food**
30,000 SF at Stone Hill Towne Center
- **Northeast :: Suvida Healthcare**
11,045 SF at Rundberg Square
- **Northeast :: New South Windows**
11,068 SF at The Shops at Tech Ridge

RETAIL LEASE STATISTICS :: VACANCY & RENTAL RATE



Recent Retail Sales

- **North :: The Shops at Arbor Walk**
10515 North MoPac Expressway
458,467 SF power center
Buyer: O'Connor Capital Partners
Seller: Simon Property Group

Retail Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q3 2023	U.S. TRAILING 12 MO.	U.S. Q3 2023
Volume (\$ Mil)	\$836.8	\$69.0	\$62,010.7	\$14,877.9
Number of Properties	71	9	8,101	1,781
Total Square Feet	2,977,318	314,199	327,256,547	75,808,087
Average Price per Square Foot	\$265	\$595	\$193	\$198
Average Cap Rate (Yield)	5.5%	5.0%	6.6 [^]	6.7%

SOURCE: Real Capital Analytics

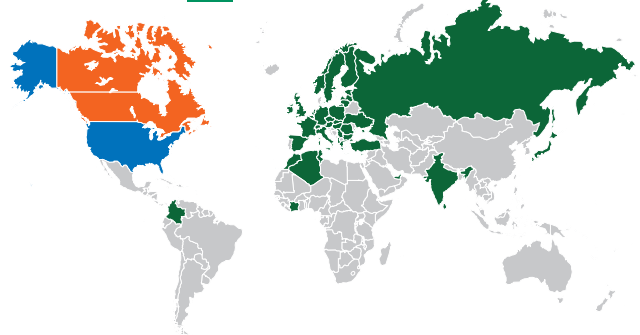
Q3 2023 Retail Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUPANCY	TOTAL OCCUPANCY	AVE. ASKING NET RENT
Bastrop County	82	2,462,816	22,203	8,838	99.7%	99.7%	\$24.03
Caldwell County	21	586,557	53,169	5,850	95.7%	95.7%	\$21.31
CBD	56	1,441,770	22,136	16,081	99.0%	99.0%	\$42.00
Cedar Park	188	7,899,611	459,143	69,336	97.7%	97.7%	\$28.02
Central	204	6,773,994	(116,494)	74,247	93.1%	92.9%	\$25.47
East	97	3,405,091	5,402	34,808	96.8%	96.8%	\$24.08
Far Northeast	110	4,061,808	18,725	68,093	96.2%	96.2%	\$24.35
Far Northwest	98	3,333,373	(39,481)	75,250	94.7%	94.7%	\$29.06
Georgetown	238	7,026,090	422,848	169,778	97.4%	97.3%	\$24.00
Hays County	234	8,116,347	425,356	58,278	98.7%	98.6%	\$26.68
North	163	6,755,688	15,391	40,228	98.0%	97.9%	\$23.32
Northeast	74	3,049,709	11,651	82,536	94.5%	94.5%	\$24.03
Northwest	133	4,834,446	(1,494)	89,351	94.7%	94.5%	\$27.40
Round Rock	194	6,946,498	39,348	105,121	97.0%	96.9%	\$22.12
South	245	9,892,717	(65,370)	124,419	97.4%	97.4%	\$28.35
Southeast	71	2,249,356	8,723	8,928	98.6%	98.4%	\$23.12
Southwest	214	7,992,940	(13,007)	104,860	97.0%	96.7%	\$20.11
West Central	38	902,835	127,510	35,773	93.1%	93.0%	\$27.27
AUSTIN	2,460	87,731,646	1,395,759	1,171,775	96.8%	96.7%	\$25.35

Transwestern Locations



Alliance Partners



Austin Team Members

Brandon Lester, Regional Leader
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Hale Umstatted, Exec Managing Director
Chris Stutzman, Managing Director
Bryan McMurrey, Managing Director
Witt Westbrook, Managing Director
Carter Thurmond, Managing Director
Will Stewart, 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, Senior Associate
Tyler Gauntt, Senior Associate
Bailey Sousa, Associate
Rachel Becker, Business Analyst
Rob Ellwood, Business Analyst

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 Capital Markets & Corp. Services
 Capital Markets - Multifamily
 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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