



TRANSWESTERN

REAL ESTATE SERVICES

RETAIL MARKETWATCH

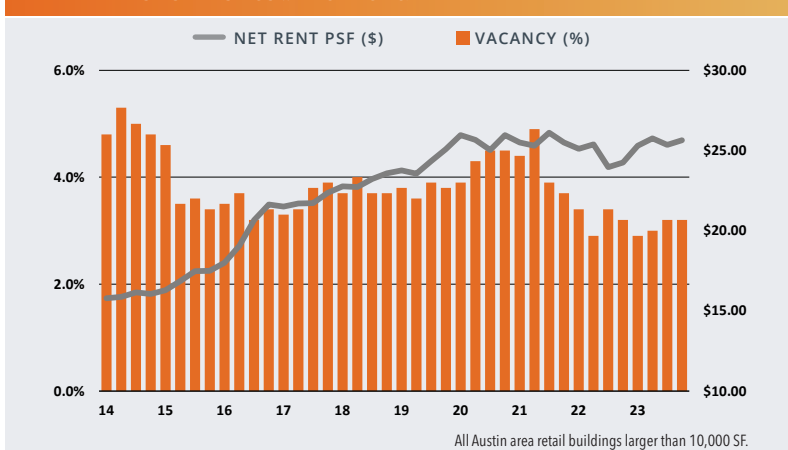
AUSTIN | Q4 2023



Recent Retail Leases

- **Far Northeast :: The Home Depot**
135,000 SF at Manor Crossing
- **Round Rock :: Desi Brothers Market**
48,814 SF at Round Rock Crossing
- **Southwest :: Shield Wall Indoor Range**
14,125 SF at 6200 West US Hwy 290
- **South :: Dave & Busters**
23,000 SF at Southpark Meadows II

RETAIL LEASE STATISTICS :: VACANCY & RENTAL RATE



Recent Retail Sales

- **Round Rock :: Triangle Center**
2000 North Mays Street
58,929 SF unanchored strip center
Buyer: Catalyst Real Estate
Seller: NAI Partners Capital

Retail Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q4 2023	U.S. TRAILING 12 MO.	U.S. Q4 2023
Volume (\$ Mil)	\$462.7	\$43.1	\$54,345.0	\$8,984.0
Number of Properties	65	7	7,043	879
Total Square Feet	1,704,208	85,869	288,522,772	43,155,585
Average Price per Square Foot	\$294	\$385	\$194	\$203
Average Cap Rate (Yield)	6.4%	5.9%	6.7%	7.1%

SOURCE: Real Capital Analytics

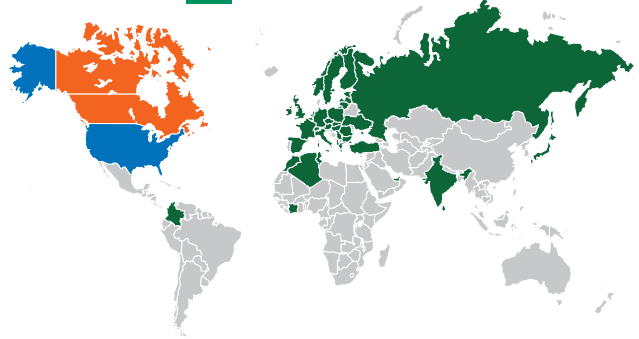
Q4 2023 Retail Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUPANCY	TOTAL OCCUPANCY	ALL RETAIL UNDER CONST.	AVE. ASKING NET RENT
Bastrop County	83	2,450,275	22,203	8,838	99.7%	99.7%	0	\$27.25
Caldwell County	23	604,129	54,169	5,850	96.0%	96.0%	15,000	\$21.31
CBD	56	1,441,770	5,712	16,581	97.9%	97.9%	0	\$42.00
Cedar Park	194	7,980,071	440,417	105,562	97.3%	97.3%	160,465	\$28.20
Central	203	6,875,892	(92,210)	118,478	93.8%	93.8%	103,700	\$27.35
East	96	3,395,246	10,660	44,973	96.8%	96.8%	92,378	\$24.38
Far Northeast	110	4,608,572	599,937	578,047	97.3%	97.3%	164,120	\$24.91
Far Northwest	99	3,366,685	(16,045)	82,991	94.9%	94.9%	75,050	\$27.10
Georgetown	245	7,191,550	497,547	335,775	97.3%	97.2%	410,497	\$23.39
Hays County	236	8,162,042	440,434	81,440	98.8%	98.7%	428,065	\$27.74
North	165	6,815,282	40,335	68,101	98.3%	98.3%	0	\$24.20
Northeast	76	3,091,614	75,442	153,060	96.5%	96.5%	53,041	\$23.12
Northwest	133	4,819,662	(8,751)	106,115	94.6%	94.4%	0	\$23.60
Round Rock	194	6,960,161	27,256	158,920	96.4%	96.3%	68,388	\$22.89
South	247	10,045,622	(14,103)	292,012	97.0%	97.0%	147,500	\$29.34
Southeast	69	2,227,760	7,642	13,951	98.6%	98.6%	2,000	\$23.44
Southwest	213	7,993,430	15,151	136,909	97.3%	97.2%	43,314	\$20.22
West Central	39	925,466	73,218	37,314	87.0%	86.9%	0	\$27.69
AUSTIN	2,481	88,955,229	2,179,014	2,344,917	96.8%	96.8%	1,763,518	\$25.64

Transwestern Locations



Alliance Partners



Austin Team Members

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 Stayton Wright, Vice President
 Nash Frisbie, Vice President
 Max Appling, Vice President
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 Marshall Thurmond, Senior Associate
 Ryan Thuma, Senior Associate
 Rye Hinkle, Senior Associate
 Tyler Gauntt, Senior Associate
 Bailey Sousa, Associate
 Rachel Becker, Associate
 Rob Ellwood, Business Analyst

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 Capital Markets - Multifamily
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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 10,000 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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