



TRANSWESTERN

REAL ESTATE SERVICES

RETAIL MARKETWATCH

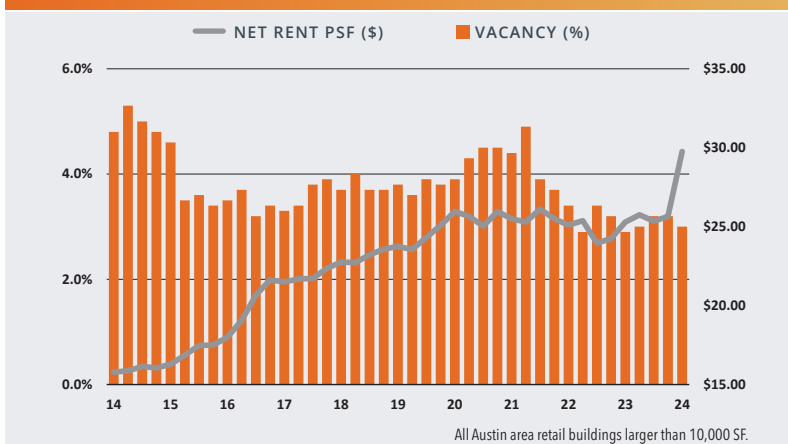
AUSTIN | Q1 2024



Recent Retail Leases

- Cedar Park :: Cavender's Boot
25,036 SF at The Parke
- North :: Hobby Lobby
58,000 SF at Braker Lane Village
- Far Northeast :: Celebree School
12,000 SF at 1890 Crystall Falls Pkwy
- North :: Spec's Wine & Food
12,132 SF at 914 North Lamar

RETAIL LEASE STATISTICS :: VACANCY & RENTAL RATE



Recent Retail Sales

- Round Rock :: Bass Pro Shop
200 Bass Pro Road
120,763 SF free standing big box store
Buyer: Fortress
Seller: Starwood Property Trust

Retail Sales Statistics

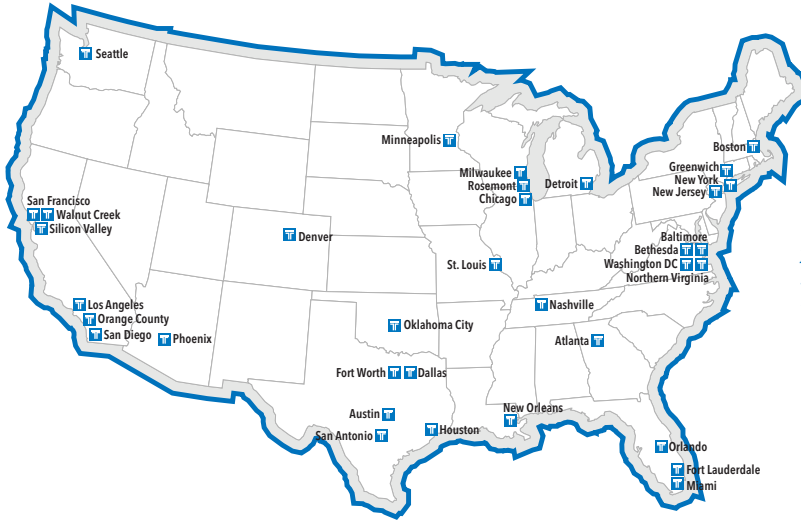
	AUSTIN TRAILING 12 MO.	AUSTIN Q1 2024	U.S. TRAILING 12 MO.	U.S. Q1 2024
Volume (\$ Mil)	\$468.9	\$99.4	\$54,345.0	\$8,984.0
Number of Properties	47	13	7,043	879
Total Square Feet	1,712,541	430,056	288,522,772	43,155,585
Average Price per Square Foot	\$313	\$582	\$194	\$203
Average Cap Rate (Yield)	6.6%	5.9%	6.7%	7.1%

SOURCE: Real Capital Analytics

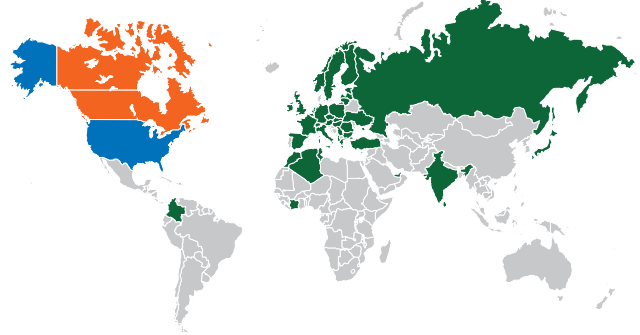
Q1 2024 Retail Lease Statistics By Submarket

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	382	1,612	99.6%	99.6%	0	\$27.25
Caldwell County	24	616,294	0	0	96.1%	96.1%	27,668	\$21.31
CBD	59	1,508,282	735	735	96.8%	96.8%	0	\$42.00
Cedar Park	199	7,954,547	10,979	39,833	97.1%	97.1%	247,157	\$28.20
Central	199	6,805,339	11,890	9,183	93.6%	93.5%	0	\$27.35
East	98	3,404,307	9,086	13,855	97.1%	97.1%	98,878	\$24.38
Far Northeast	110	4,648,632	42,713	13,060	97.1%	97.0%	148,720	\$24.91
Far Northwest	99	3,430,835	54,550	22,135	95.2%	95.2%	25,050	\$27.10
Georgetown	250	7,289,731	25,773	120,164	96.5%	96.4%	449,264	\$23.39
Hays County	239	8,231,358	72,388	39,639	99.0%	98.9%	287,438	\$27.74
North	164	6,777,416	(16,164)	11,605	98.2%	97.9%	0	\$24.20
Northeast	73	2,995,038	(15,522)	3,460	96.2%	96.2%	281,276	\$23.12
Northwest	131	4,751,387	119,588	76,958	97.0%	96.9%	0	\$23.60
Round Rock	198	6,917,734	36,324	26,342	98.0%	98.0%	183,960	\$22.89
South	249	9,939,992	58,159	183,427	97.7%	97.7%	153,200	\$29.34
Southeast	69	2,187,838	1,499	3,800	98.6%	98.6%	2,000	\$23.44
Southwest	217	7,980,961	4,842	19,137	97.6%	97.5%	9,700	\$20.22
West Central	39	925,466	(13,803)	18,799	84.4%	84.4%	0	\$27.69
AUSTIN	2,500	88,815,432	403,419	603,744	97.1%	97.0%	1,914,311	\$25.64

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 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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