



TRANSWESTERN

REAL ESTATE SERVICES

# RETAIL MARKETWATCH

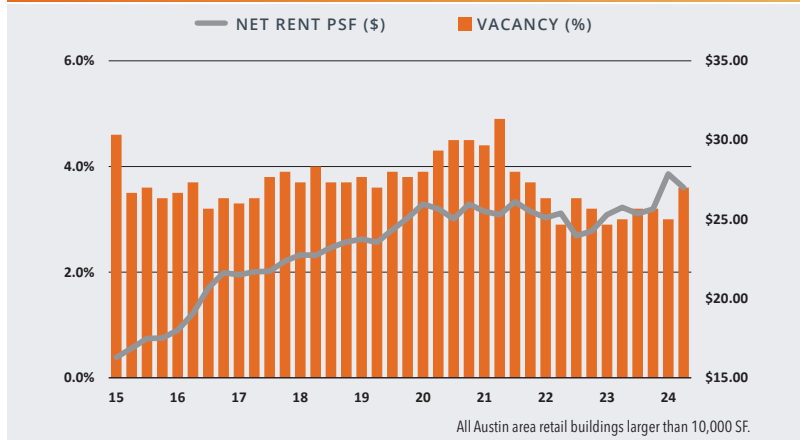
AUSTIN | Q2 2024



## Recent Retail Leases

- **Round Rock :: Crunch Fitness**  
32,900 SF at University Oaks Center
- **Hays County :: The Learning Experience**  
21,080 SF at Ledgestone East
- **Hays County :: Boot Barn**  
14,832 SF at Red Oak Village
- **Central :: GoDog**  
11,710 SF at The Linc, Bldg 1

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



## Recent Retail Sales

- **Far Northwest :: Walden Park Center**  
10900 Lakeline Mall Drive  
57,639 SF anchored strip center  
Buyer: Phillips Edison REIT  
Seller: Pebb Enterprises

## Retail Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q2 2024	U.S. TRAILING 12 MO.	U.S. Q2 2024
Volume (\$ Mil)	\$316.8	\$49.4	\$55,445.3	\$9,797.3
Number of Properties	40	6	6,653	1,003
Total Square Feet	1,086,608	154,820	287,141,895	49,699,611
Average Price per Square Foot	\$440	\$373	\$207	\$202
Average Cap Rate (Yield)	6.4%	6.9%	7.0%	7.1%

SOURCE: Real Capital Analytics

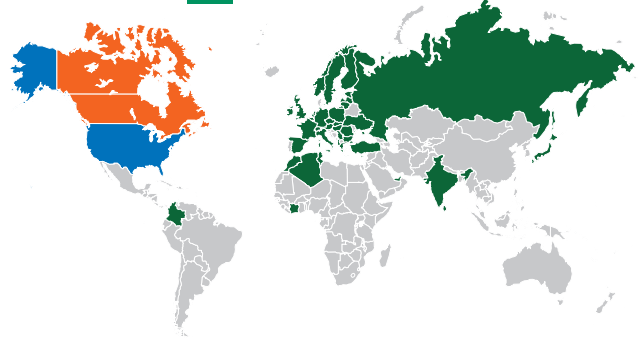
## Q2 2024 Retail Lease Statistics By Submarket

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	84	2,512,997	(618)	6,162	99.2%	99.2%	0	\$28.62
Caldwell County	24	614,931	0	0	93.8%	95.4%	17,856	\$22.55
CBD	60	1,514,786	(14,330)	735	95.3%	93.5%	0	\$40.87
Cedar Park	202	8,018,902	20,374	108,534	95.0%	95.0%	211,666	\$30.68
Central	198	6,794,351	4,190	17,489	92.9%	92.8%	0	\$26.50
East	98	3,370,771	7,617	31,155	94.9%	94.9%	98,878	\$26.03
Far Northeast	113	4,677,879	55,390	18,566	97.0%	96.9%	153,849	\$26.07
Far Northwest	99	3,454,355	67,530	37,089	93.6%	93.7%	1,530	\$26.15
Georgetown	259	7,389,867	48,914	158,241	95.5%	95.4%	345,099	\$20.38
Hays County	239	8,216,986	69,090	64,218	97.5%	97.4%	285,788	\$26.05
North	165	6,953,095	(3,560)	21,124	98.4%	98.1%	0	\$25.15
Northeast	75	2,999,402	(3,523)	20,410	95.7%	95.7%	88,191	\$24.32
Northwest	131	4,751,387	121,289	90,259	98.0%	97.8%	0	\$25.67
Round Rock	199	7,051,058	127,637	45,060	97.7%	97.7%	162,960	\$24.92
South	252	10,007,919	49,199	48,919	96.7%	96.7%	156,200	\$28.69
Southeast	70	2,171,484	(1)	22,445	99.1%	99.1%	12,156	\$24.89
Southwest	216	7,982,912	53,820	73,814	97.3%	97.2%	0	\$21.87
West Central	39	925,466	28,020	21,051	91.4%	91.4%	0	\$27.77
<b>AUSTIN</b>	<b>2,523</b>	<b>89,408,548</b>	<b>631,038</b>	<b>785,271</b>	<b>96.4%</b>	<b>96.3%</b>	<b>1,534,173</b>	<b>\$26.01</b>

## Transwestern Locations



### Alliance Partners



## Austin Team Members

Brandon Lester, Regional Leader  
 Ty Puckett, Regional Partner  
 Hale Umstatted, Exec Managing Director  
 Bryan McMurrey, Managing Director  
 Carter Thurmond, Managing Director  
 Will Stewart, Senior Vice President  
 Hunter Jones, Senior Vice President  
 Connor Atchley, Senior Vice President  
 Luke Wheeler, Vice President  
 Stayton Wright, Vice President  
 Nash Frisbie, Vice President  
 Max Appling, Vice President  
 Seth Gilford, Senior Associate  
 Marshall Thurmond, Senior Associate  
 Ryan Thuma, Senior Associate  
 Rye Hinkle, Senior Associate  
 Bailey Sousa, Associate  
 Rachel Becker, Associate  
 Rob Ellwood, Business Analyst

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 Capital Markets & Corp. Services  
 Capital Markets - Multifamily  
 Agency Leasing & Capital Markets  
 Agency Leasing & Tenant Advisory  
 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 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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