



TRANSWESTERN

REAL ESTATE SERVICES

RETAIL MARKETWATCH

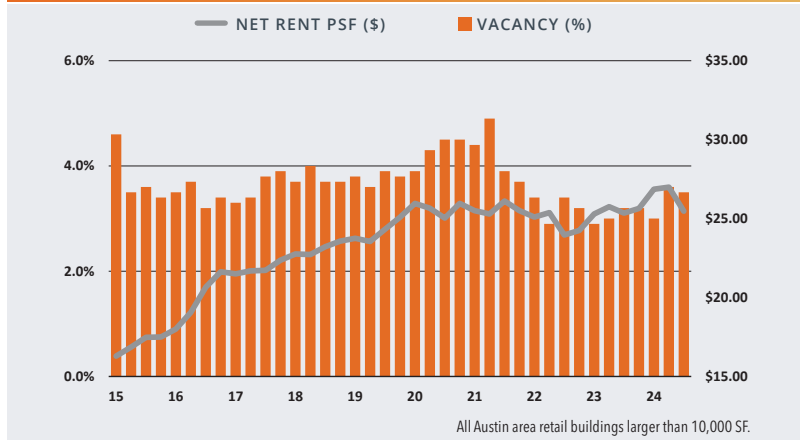
AUSTIN | Q3 2024



Recent Retail Leases

- **Northeast :: Couch Potatoes**
100,000 SF at the Shops at TechRidge
- **South :: Conn's Home Plus (renew)**
40,440 SF at Southpark Meadows
- **Cedar Park :: Burlington Coat Factory**
23,637 SF at Lakeline Plaza
- **Southwest :: Dollar General**
12,687 SF at Buttercup Creek Commons

RETAIL LEASE STATISTICS :: VACANCY & RENTAL RATE



Recent Retail Sales

- **Far Northwest :: Trails at 620**
8300 North FM 620
69,902 SF unanchored retail center
Buyer: Westwood Financial
Seller: NAI Partners Capital

Retail Sales Statistics

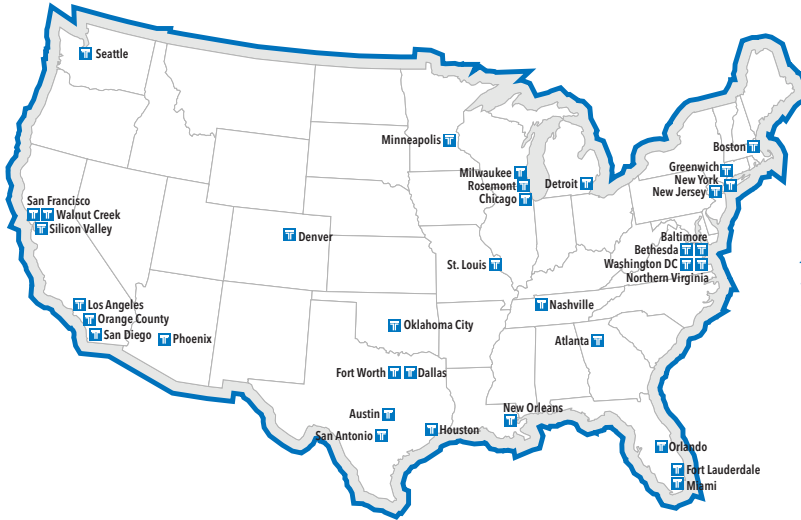
	AUSTIN TRAILING 12 MO.	AUSTIN Q3 2024	U.S. TRAILING 12 MO.	U.S. Q3 2024
Volume (\$ Mil)	\$326.1	\$60.0	\$56,753.0	\$10,956.4
Number of Properties	43	9	6,859	1,184
Total Square Feet	1,109,438	177,650	297,383,965	58,972,759
Average Price per Square Foot	\$437	\$379	\$204	\$195
Average Cap Rate (Yield)	6.3%	5.9%	6.9%	7.1%

SOURCE: Real Capital Analytics

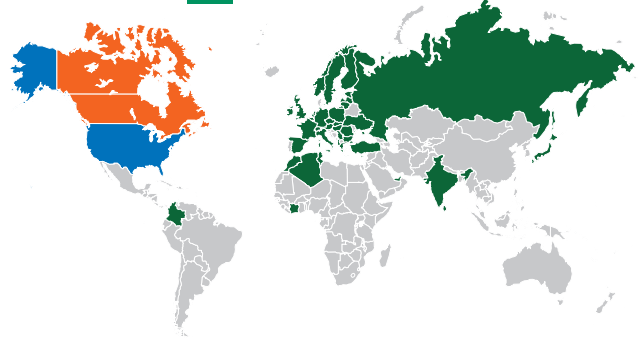
Q3 2024 Retail Lease Statistics By Submarket

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	99.6%	99.6%	0	\$28.62
Caldwell County	24	614,931	0	0	95.8%	95.8%	17,856	\$22.24
CBD	58	1,431,915	(16,796)	22,642	96.7%	96.7%	0	\$40.87
Cedar Park	204	8,040,777	15,701	168,816	96.4%	96.4%	385,311	\$30.42
Central	198	6,799,274	4,285	83,496	93.6%	93.6%	0	\$27.44
East	98	3,371,486	(15,082)	35,119	96.4%	96.4%	11,145	\$23.85
Far Northeast	114	4,804,666	55,580	28,782	97.0%	97.0%	135,249	\$22.91
Far Northwest	100	3,509,169	72,813	54,436	95.0%	95.0%	1,530	\$25.15
Georgetown	262	7,447,585	53,934	213,478	96.5%	96.5%	315,069	\$19.96
Hays County	244	8,405,381	115,530	89,116	99.0%	98.9%	212,514	\$27.67
North	167	7,091,777	(2,087)	38,994	97.0%	96.8%	0	\$21.69
Northeast	76	3,226,919	(28,541)	21,910	88.1%	87.9%	95,391	\$24.02
Northwest	130	4,706,387	111,299	97,935	96.9%	96.7%	0	\$24.38
Round Rock	202	7,082,413	160,881	57,985	98.4%	98.3%	162,960	\$22.74
South	255	10,049,762	47,691	66,603	96.9%	96.9%	164,000	\$28.76
Southeast	71	2,188,652	11,044	30,942	99.1%	99.1%	12,156	\$25.87
Southwest	216	7,880,961	60,466	95,637	97.8%	97.8%	0	\$22.98
West Central	39	925,466	12,148	24,939	88.8%	88.8%	0	\$27.77
AUSTIN	2,542	90,090,518	658,248	1,136,992	96.6%	96.5%	1,513,181	\$25.47

Transwestern Locations



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 Capital Markets
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 Capital Markets
 Capital Markets - Multifamily
 Agency Leasing & Capital Markets
 Agency Leasing & Tenant Advisory
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(512) 314.3576
 (512) 314.3572
 (512) 314.3551
 (512) 314.3971
 (210) 255.0644
 (512) 314.3574
 (512) 314.3571
 (512) 314.3557
 (512) 314.5205
 (512) 314.3961
 (512) 314.3967
 (512) 314.3975
 (512) 314.5211
 (512) 314.3976
 (512) 314.5215
 (512) 314.3563
 (512) 314.3579
 (512) 314.3974

brandon.lester@transwestern.com
 ty.puckett@transwestern.com
 hale.umstattd@transwestern.com
 bryan.mcmurrey@transwestern.com
 carter.thurmond@transwestern.com
 will.stewart@transwestern.com
 hunter.jones@transwestern.com
 connor.atchley@transwestern.com
 stayton.wright@transwestern.com
 nash.frisbie@transwestern.com
 max.appling@transwestern.com
 seth.gilford@transwestern.com
 marshall.thurmond@transwestern.com
 ryan.thuma@transwestern.com
 rye.hinkle@transwestern.com
 bailey.sousa@transwestern.com
 rachel.becker@transwestern.com
 rob.ellwood@transwestern.com

CONTACT

Karen Judson
 Senior Vice President | Marketing & Research
 512.328.5600
 karen.judson@transwestern.com

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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