



TRANSWESTERN

REAL ESTATE SERVICES

# RETAIL MARKETWATCH

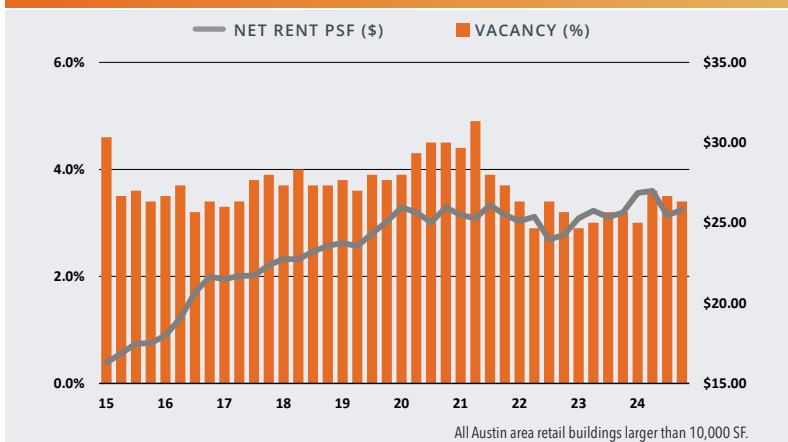
## AUSTIN | Q4 2024



### Recent Retail Leases

- **Georgetown :: Mi Celine Mercado 2**  
64,500 SF at Lake Drive Shopping Center
- **Georgetown :: House of Gainz**  
36,000 SF at The Market at Georgetown
- **Northeast :: Club Studio Fitness**  
34,000 SF at EastVillage Shopping Center
- **Northeast :: 810 Billards & Bowling**  
30,000 SF at EastVillage Shopping Center

RETAIL LEASE STATISTICS :: VACANCY & RENTAL RATE



### Recent Retail Sales

- **Round Rock :: University Commons**  
IH 35 & University Blvd  
197,352 SF grocery anchored retail center  
Buyer: Regency Centers  
Seller: Universal Investment BVK

### Retail Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q4 2024	U.S. TRAILING 12 MO.	U.S. Q4 2024
Volume (\$ Mil)	\$516.3	\$182.3	\$50,871.7	\$10,820.7
Number of Properties	42	5	5,648	864
Total Square Feet	1,418,968	495,633	261,270,337	51,130,369
Average Price per Square Foot	\$476	\$408	\$210	\$215
Average Cap Rate (Yield)	6.5%	6.1%	7.0%	7.0%

SOURCE: Real Capital Analytics

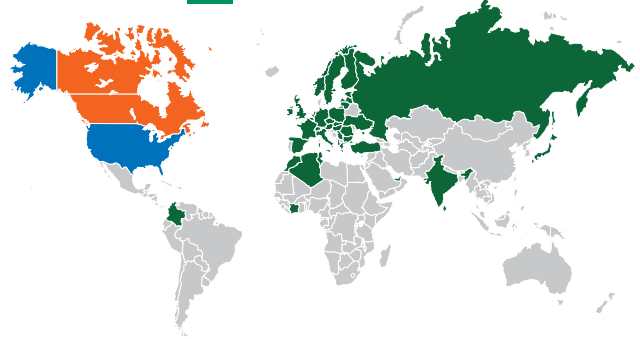
### Q4 2024 Retail Lease Statistics By Submarket

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	86	2,543,298	(11,618)	6,162	99.2%	99.2%	0	\$29.05
Caldwell County	24	614,931	7,779	0	93.7%	93.7%	32,236	\$22.24
CBD	58	1,431,915	7,289	23,581	98.4%	96.5%	0	\$42.01
Cedar Park	205	8,103,303	88,889	258,900	96.0%	95.9%	357,091	\$32.00
Central	198	6,805,417	17,834	150,915	93.9%	93.9%	0	\$28.69
East	100	3,362,091	(872)	64,755	96.7%	96.7%	49,645	\$25.11
Far Northeast	116	4,392,220	118,968	42,414	97.5%	97.5%	720,904	\$23.57
Far Northwest	101	3,521,575	44,377	87,818	94.2%	94.2%	0	\$25.32
Georgetown	266	7,490,700	107,947	260,196	96.8%	96.8%	536,860	\$20.95
Hays County	250	8,588,392	124,813	139,735	98.8%	98.8%	196,409	\$28.03
North	167	7,095,887	(4,147)	138,522	97.0%	96.7%	0	\$21.50
Northeast	80	3,265,682	4,772	123,910	88.0%	87.8%	177,092	\$27.93
Northwest	130	4,709,426	94,321	132,542	96.4%	96.3%	0	\$26.12
Round Rock	203	7,109,418	141,248	141,219	97.7%	97.5%	127,132	\$24.96
South	256	10,213,851	237,600	242,892	97.7%	97.7%	21,178	\$24.05
Southeast	70	2,175,098	(6,342)	39,231	98.5%	98.5%	12,156	\$23.39
Southwest	213	7,807,686	63,429	96,188	97.9%	97.9%	0	\$23.30
West Central	39	925,466	43,444	34,584	92.1%	92.1%	0	\$29.06
<b>AUSTIN</b>	<b>2,562</b>	<b>90,156,356</b>	<b>1,079,731</b>	<b>1,983,564</b>	<b>96.6%</b>	<b>96.6%</b>	<b>2,230,703</b>	<b>\$25.81</b>

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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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