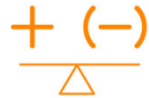




87.8 MSF
Inventory



796,343 SF
YTD Net Absorption



3.2%
Direct Vacancy



3.2%
Total Availability



3.66 MSF
Under Construction



\$25.12 PSF
Net Asking Rent

Retail construction ramps up to meet growing demand

Market Observations

- The direct retail vacancy rate held steady at 3.2% for Q3 which is unchanged from previous quarter, indicating stable availability.
- Net absorption for the quarter totaled 435,271 square feet, contributing to a year-to-date total of 796,343 square feet.
- Average asking rents across all building classes declined by (10.7%) from the previous quarter, settling at \$25.12 per square foot.
- The Austin Metro area currently has 3,657,026 square feet of retail space under construction, with 1,230,445 square feet delivered so far this year.

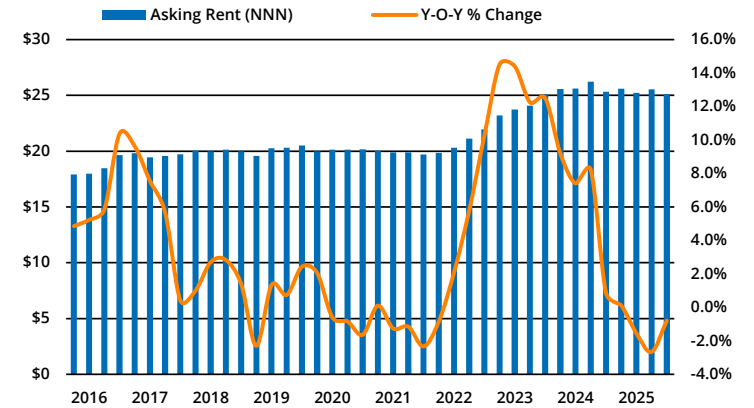




AUSTIN RETAIL MARKET | Q3 2025

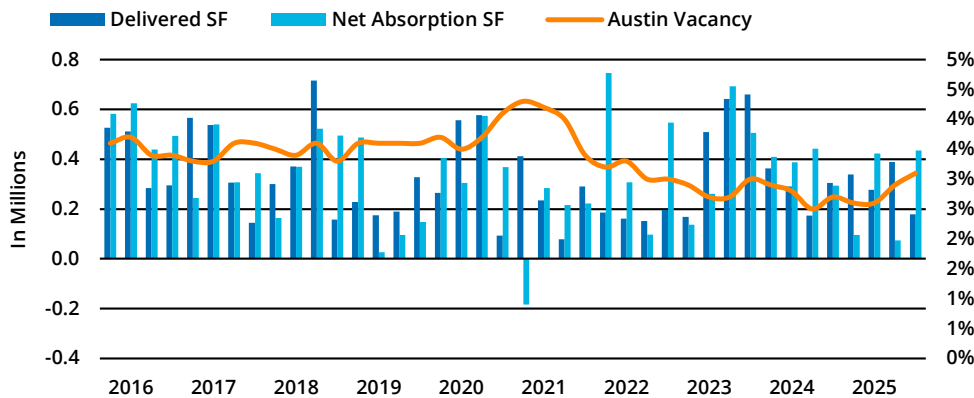
- Net absorption** in Q3 2025, the market absorbed 435,271 square feet, bringing the cumulative absorption for the year to 796,343 square feet. This continues a multi-year trend of consistent positive absorption.
- The **direct vacancy rate** remained unchanged at 3.2%, while total vacancy also held at 3.2%. Vacancy rates have consistently stayed below 4% for more than 20 consecutive quarters.
- Net asking rents** this quarter averaged \$25.12 per square foot, reflecting a slight decrease from last quarter's \$28.12, yet maintaining overall market stability.
- There is 3,657,026 square feet of retail projects **under construction** in the Austin Metro. Notable developments include the 862,000 SF Burlington Crossing East power center in the Southeast submarket and the 545,000 SF Manor Crossing power center in the Cedar Park submarket.

ASKING RENT



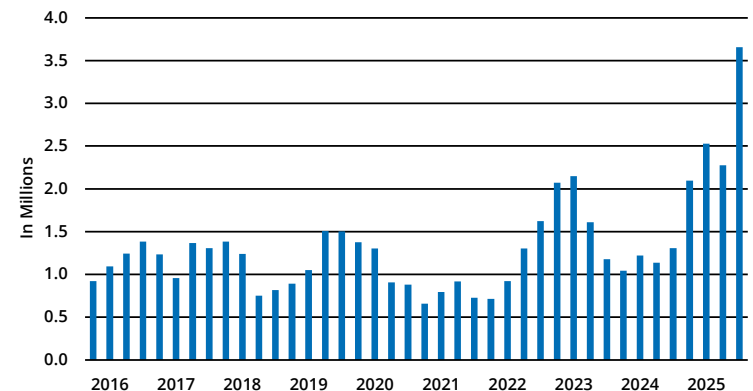
Source: CoStar, Transwestern

DELIVERY IMPACT ON KEY INDICATORS



Source: CoStar, Transwestern

UNDER CONSTRUCTION



Source: CoStar, Transwestern



AUSTIN RETAIL MARKET | Q3 2025

MARKET INDICATORS TABLE

All Classes of Space | Q3 2025

SUBMARKET	INVENTORY SF	DIRECT VACANT SF	DIRECT VACANCY RATE	OVERALL AVAILABILITY RATE	UNDER CONSTRUCTION SF	YTD DELIVERIES SF	QUARTERLY NET ABSORPTION SF	YTD NET ABSORPTION SF	ASKING RENT PSF (NNN)
Bastrop Count (BC)	2,431,591	6,646	0.3%	0.3%	879,920	0	24,212	13,314	\$27.95
Caldwell County (CC)	616,422	32,035	5.2%	5.2%	24,821	39,050	6,734	8,330	\$23.48
Central Business Distr. (CBD)	1,141,794	44,429	3.9%	3.9%	0	0	(20,691)	(23,564)	\$35.00
Cedar Park (CP)	8,177,369	226,481	2.8%	2.8%	1,094,485	96,916	37,773	99,816	\$30.50
Central (C)	6,415,613	272,946	4.3%	4.3%	0	0	93,431	136,075	\$29.35
East (E)	2,887,401	106,036	3.7%	3.7%	49,945	6,500	8,498	2,670	\$26.70
Far Northeast (FNE)	4,251,880	66,012	1.6%	1.6%	598,425	146,370	25,558	153,385	\$24.47
Far Northwest (FNW)	3,456,131	156,571	4.5%	4.5%	22,528	0	48,728	36,377	\$24.18
Georgetown (GTN)	7,895,220	215,736	2.7%	2.7%	468,884	531,899	208,040	540,104	\$20.76
Hays County (HC)	8,509,713	131,503	1.5%	1.5%	246,288	126,454	58,494	68,591	\$25.02
North (N)	5,982,230	275,629	4.6%	4.6%	0	11,391	(41,391)	(96,024)	\$21.98
Northeast (NE)	3,292,885	335,218	10.2%	10.7%	22,000	176,904	(58,921)	(7,252)	\$17.57
Northwest (NW)	4,638,314	216,495	4.7%	4.8%	0	0	(7,437)	(49,877)	\$24.32
Round Rock (RR)	7,095,798	288,669	4.1%	4.1%	102,916	68,532	(23,309)	(88,146)	\$27.91
South (S)	10,055,809	182,919	1.8%	1.9%	21,178	2,104	62,936	26,923	\$23.00
Southeast (SE)	2,185,997	25,764	1.2%	1.2%	12,050	4,825	(1,768)	1,309	\$25.34
Southwest (SW)	7,892,919	177,219	2.2%	2.3%	113,586	19,500	14,860	(13,509)	\$24.49
West Central (WC)	841,547	41,217	4.9%	4.9%	0	0	(476)	(12,179)	\$27.53
Total	87,768,633	2,801,525	3.2%	3.2%	3,657,026	1,230,445	435,271	796,343	\$25.12

Source: CoStar, Transwestern

RECENT RETAIL LEASES

Central :: Balloon Museum

94,589 SF at Louis Shanks Furniture Bldg

South :: Crunch Fitness

40,440 SF at Southpark Meadows

CBD :: Renao Group Austin

15,085 SF at 6th + Rio Grande

North :: Crunch Fitness

43,663 SF at Scofield Crossing

RECENT RETAIL SALE

Far Northwest :: JC Penny

11200 Lakeline Mall Drive
 126,114 SF single-tenant big box store
 Buyer: Onyx Partners
 Seller: Copper Property Trust

RETAIL SALES STATISTICS

	Austin Trailing 12 Mo.	Austin This Quarter	U.S. Trailing 12 Mo.	U.S. This Quarter
Volume (\$ Mil)	\$484.4	\$64.1	\$60,318.5	\$12,543.8
Number of Properties	37	6	5,888	1,028
Total Square Feet	1,436,296	345,982	291,839,605	73,032,028
Average Price per SF	\$399	\$414	\$211	\$215
Average Cap Rate (Yield)	6.0%	6.0%	7.0%	7.0%

Source: Real Capital Analytics, Transwestern



Research 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.

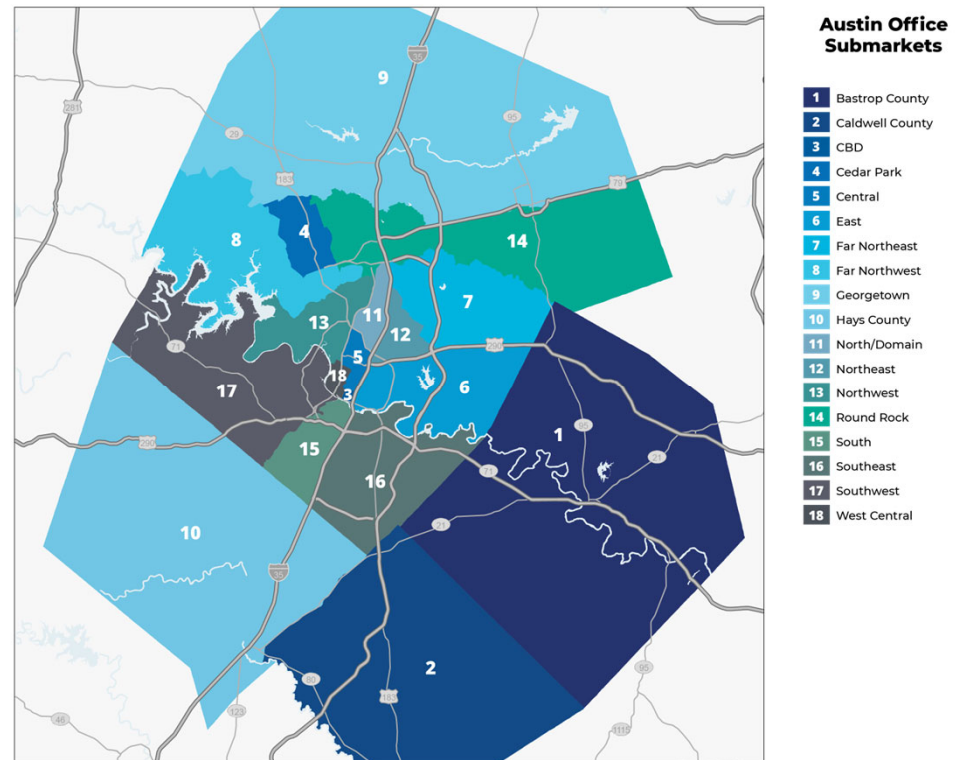
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Four dynamic, integrated companies make up the Transwestern enterprise, giving us the perspective to think broadly, deeply and creatively about commercial real estate. Clients and investors rely on us for expertise that spans institutional and opportunistic investment, development, hospitality, and brokerage and asset services. Our award winning, collaborative culture empowers team members with resources and independence to work across boundaries in pursuit of innovative solutions, reinforcing a reputation for service excellence that translates to measurable results. Through offices nationwide and alliance partners around the globe, we positively impact the built environment and our communities while fostering a work climate that champions career vitality for all. Learn more at transwestern.com and @Transwestern

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