

# Austin, Texas

Retail Market | Q1 2026

## Vacancy Remains Low, Rents Steady

### Market Observations

- The Austin retail market recorded positive absorption of 53K square feet for the quarter. This brings the trailing 12 month absorption to 1.16M square feet.
- Direct vacancy stood at 3.3% across all classes, which is unchanged from last quarter and a 0.7% increase year-over-year.
- There was 3.12M square feet under construction as of this quarter. A total of 329K square feet delivered this quarter, bringing the trailing 12 month total to 8.6M square feet delivered in the Austin MSA.
- The average asking rate totaled \$27.21 net per square foot for the Austin MSA, which is a 5.7% increase over last quarter and a 7.8% increase year over year.



**88.8M SF**  
Inventory



**52K SF**  
Net Absorption



**3.3%**  
Direct Vacancy



**3.3%**  
Total Availability



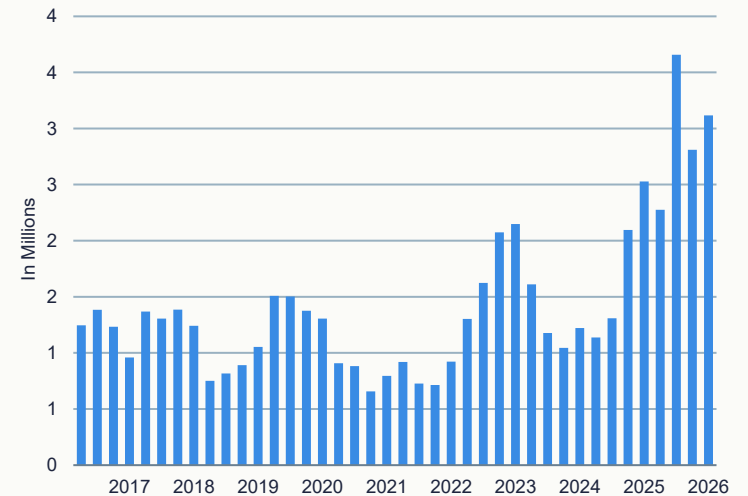
**3.12M SF**  
Under Construction



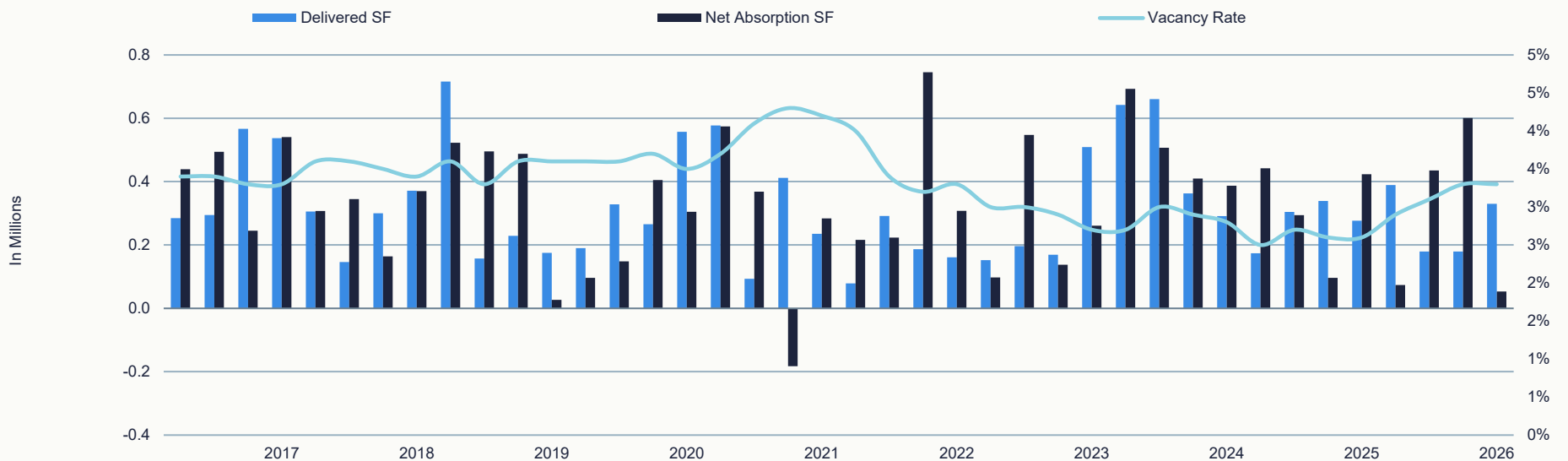
**\$27.21 PSF**  
Net Asking Rent

- The **vacancy rate** was 3.3% as of this quarter. This is unchanged last quarter and up 0.7% year over year. The submarkets with the highest vacancy included the Northeast with 11.6% vacancy and the Far Northwest with 6.1% vacancy as of this quarter.
- **Net absorption** totaled positive 53K for the quarter, making the trailing 12-month total 1.16M square feet of positive absorption. Submarkets with the highest absorption rate included the Southwest with 66K square feet of absorption and Cedar Park with 36K square feet of absorption for the quarter.
- Inventory for the Austin MSA totaled 88.8M square feet across 2,608 projects as of this quarter. **Under construction** projects totaled 3.12M square feet and new deliveries totaled 330K square feet for the quarter.

## Under Construction

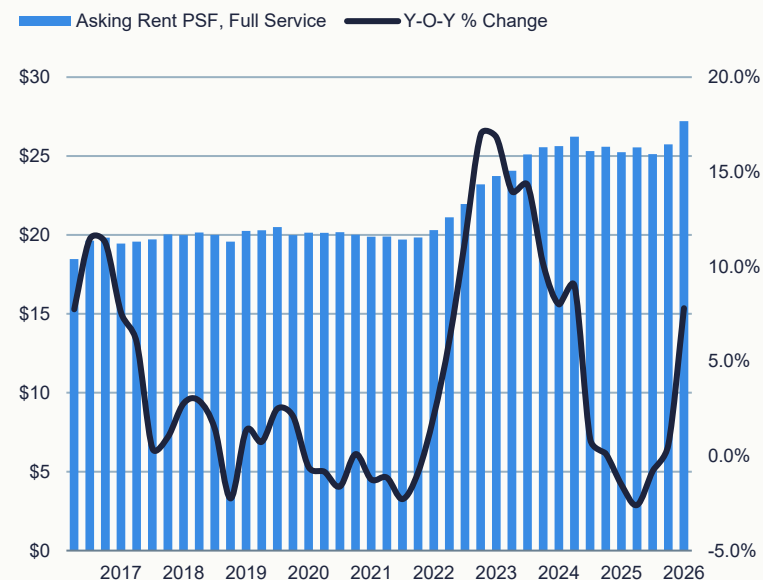


## Delivery Impact On Key Indicators



- **Net rents** averaged \$27.21 per square foot across all product types for the quarter, which up 5.7% from last quarter and up 7.8% year over year. The submarkets with the highest per square foot average rent included the CBD with \$35.00 net per square foot and Cedar Park with \$30.46 net per square foot for the quarter.
- Large **retail lease transactions** this quarter include Crunch Fitness' 43,818 square foot lease at the Burlington Coat Factory building in Southeast Austin; SoccerRoof's 35,200 square foot lease at Austin Marketplace in North Austin; Funky Play's 20,890 square foot lease at The Abby in Southeast Austin; and Black's BBQ's 18,725 square foot lease at 215 North Main in the Caldwell County submarket.
- Recent **retail sales transactions** include the sale of Gateway Market, a 478,093 grocery-anchored shopping center in the Northwest submarket. Washington Prime Group was the seller, and EDENS Real Estate was the buyer. The pricing was undisclosed.

## Asking Rent



## Retail Sales Statistics

|                                 | Austin<br>Trailing 12 Mo. | Austin<br>This Quarter | U.S.<br>Trailing 12 Mo. | U.S.<br>This Quarter |
|---------------------------------|---------------------------|------------------------|-------------------------|----------------------|
| <b>Volume (\$ Mil)</b>          | \$922.6                   | \$269.2                | \$73,077.4              | \$17,611.7           |
| <b>Number of Properties</b>     | 59                        | 16                     | 6,654                   | 1,470                |
| <b>Total Square Feet</b>        | 3,205,946                 | 1,145,500              | 311,868,651             | 67,756,864           |
| <b>Average Price per SF</b>     | \$319.00                  | \$415.00               | \$235.00                | \$250.00             |
| <b>Average Cap Rate (Yield)</b> | 6.6%                      | 6.2%                   | 7.0%                    | 6.9%                 |

Source: Real Capital Analytics, Transwestern

## Market Indicators Table

All Classes of Space | Q1 2026

| Submarket            | Inventory (SF)    | Direct Vacant (SF) | Direct Vacancy Rate (%) | Total Availability Rate (%) | Under Construction (SF) | Year to Date Deliveries (SF) | Quarterly Net Absorption (SF) | YTD Net Absorption (SF) | Average Net Asking Rent PSF |
|----------------------|-------------------|--------------------|-------------------------|-----------------------------|-------------------------|------------------------------|-------------------------------|-------------------------|-----------------------------|
| Bastrop (BAS)        | 2,505,815         | 13,628             | 0.5%                    | 0.5%                        | 288,540                 | 33,530                       | 2,543                         | 2,543                   | \$27.80                     |
| Caldwell County (CC) | 677,507           | 32,035             | 4.7%                    | 4.7%                        | 24,821                  | 0                            | 3,500                         | 3,500                   | \$23.40                     |
| CBD (CBD)            | 1,130,814         | 17,794             | 1.6%                    | 1.6%                        | 0                       | 0                            | 19,969                        | 19,969                  | \$35.00                     |
| Cedar Park (CP)      | 8,267,307         | 220,607            | 2.7%                    | 2.8%                        | 1,114,492               | 94,798                       | 35,866                        | 35,866                  | \$30.46                     |
| Central (C)          | 6,287,620         | 299,392            | 4.8%                    | 4.8%                        | 0                       | 12,097                       | (31,936)                      | (31,936)                | \$28.95                     |
| East (E)             | 3,095,373         | 108,928            | 3.5%                    | 3.5%                        | 20,000                  | 0                            | (14,439)                      | (14,439)                | \$26.54                     |
| Far Northeast (FNE)  | 4,635,568         | 92,191             | 2.0%                    | 2.0%                        | 103,864                 | 44,669                       | 4,846                         | 4,846                   | \$28.86                     |
| Far Northwest (FNW)  | 3,444,743         | 211,396            | 6.1%                    | 6.1%                        | 21,178                  | 4,250                        | 23,376                        | 23,376                  | \$24.27                     |
| Georgetown (GTN)     | 7,918,288         | 302,592            | 3.8%                    | 3.8%                        | 841,834                 | 37,905                       | (48,967)                      | (48,967)                | \$26.72                     |
| Hays County (HC)     | 8,552,358         | 135,757            | 1.6%                    | 1.7%                        | 438,788                 | 15,125                       | 19,449                        | 19,449                  | \$25.84                     |
| North (N)            | 6,159,180         | 253,163            | 4.1%                    | 4.1%                        | 6,120                   | 0                            | 2,896                         | 2,896                   | \$26.06                     |
| Northeast (NE)       | 3,342,554         | 388,366            | 11.6%                   | 12.2%                       | 66,608                  | 21,570                       | (16,405)                      | (16,405)                | \$22.51                     |
| Northwest (NW)       | 4,525,101         | 129,089            | 2.9%                    | 2.9%                        | 0                       | 0                            | (5,263)                       | (5,263)                 | \$24.91                     |
| Round Rock (RR)      | 7,050,567         | 232,190            | 3.3%                    | 3.3%                        | 31,301                  | 45,938                       | 33,699                        | 33,699                  | \$28.96                     |
| South (S)            | 10,258,011        | 226,574            | 2.2%                    | 2.3%                        | 0                       | 2,500                        | (40,976)                      | (40,976)                | \$26.49                     |
| Southeast (SE)       | 2,177,014         | 29,872             | 1.4%                    | 1.4%                        | 0                       | 8,900                        | (1,287)                       | (1,287)                 | \$29.87                     |
| Southwest (SW)       | 7,955,049         | 196,938            | 2.5%                    | 2.5%                        | 158,843                 | 8,500                        | 65,986                        | 65,986                  | \$26.54                     |
| West Central (WC)    | 820,335           | 26,580             | 3.2%                    | 3.2%                        | 0                       | 0                            | 127                           | 127                     | \$29.69                     |
| <b>TOTAL</b>         | <b>88,803,204</b> | <b>2,917,092</b>   | <b>3.3%</b>             | <b>3.3%</b>                 | <b>3,116,389</b>        | <b>329,782</b>               | <b>52,984</b>                 | <b>52,984</b>           | <b>\$27.21</b>              |

Source: CoStar, Transwestern



## Research Methodology

The information in this report is the result of a compilation of information on retail properties 10,000 square feet and larger, located in the Austin metro area. This report includes single tenant, multi-tenant and owner-user properties, excluding properties owned by a government agency.

## About Transwestern

Transwestern is a preeminent, vertically integrated commercial real estate firm dedicated to serving investors, partners and clients through expertise in investment, development, brokerage and property management. We own, lease and operate \$57 billion<sup>1</sup> in assets and have completed or commenced development on more than \$9 billion of real estate projects since 2012. Our experience spans diverse property types, including logistics, multifamily, retail, mixed-use, healthcare, office, data centers, hotel, and life sciences. Across 33 offices nationwide, our team is united by a culture that cultivates agility, mutual trust and high performance. Learn more at [transwestern.com](https://transwestern.com).

<sup>1</sup> Includes the Transwestern organization and RIA AUM as of June 30, 2025.

## For More Information

### Karen Judson

Senior Vice President  
Marketing & Research  
[Karen.Judson@transwestern.com](mailto:Karen.Judson@transwestern.com)  
(512) 328-5600

© 2026 Transwestern. All rights reserved. No part of this work may be reproduced or distributed to third parties without written permission of the copyright owner. The information contained in this report was gathered by Transwestern from CoStar and other primary and secondary sources.  
[transwestern.com](https://transwestern.com)

