

# SAN ANTONIO RETAIL MONTHLY MARKET SNAPSHOT | NOVEMBER 2021

## San Antonio Retail asking rents rise to all-time high

### MARKET HIGHLIGHTS

#### VACANCY RATE TIGHTENS TO 5.2%

Demand for retail space (1.1 million sq. ft. of net absorption) outpaced supply (747,000 sq. ft. of deliveries) during the first ten months of 2021 in the San Antonio metro. This is the first time since 2018 that the amount of net absorption was greater than the amount of square feet delivered from January through October. Rent growth has yet to decline since the beginning of the pandemic. Since this time last year asking rates are up 6.1% to an all-time high of \$17.06 per sq. ft. The effective rent growth may be greater as well, as concessions may have started to dissipate as the economy recovers.

#### HEALTHY LEASING ACTIVITY

The San Antonio retail market has recorded 2.1 million sq. ft. of leasing activity—which is comprised of both new leases and renewals—from January through October 2021, an equivalent amount from this time last year. Significant lease transactions in 2021 include: Floor & Decor leasing 91,031 sq. ft. at 13905 North I-35 Freeway in the Northeast submarket in May; LA Fitness inking a deal for 50,000 sq. ft. at 21003 Encino Commons—The Pinnacle at Encino Commons in the Far North Central submarket in September; and Crunch Fitness taking 30,000 sq. ft. at 8425 Bandera Road—Bandera Festival Center in the Northwest submarket in July.

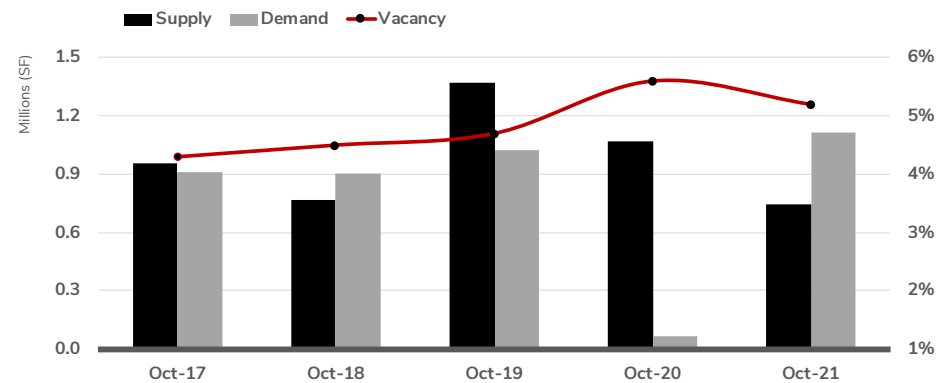
#### RETAIL AND ROOFTOPS

Home sales leveled out as summer ended, while still moving at a steady pace for this time of year. September reported 3,651 homes sold, no change from this same month last year according to the San Antonio Board of REALTORS. Both average and median sales prices showed increases of 15%, with an average sales price of \$351,379 and a median of \$296,900. The month ended with 1.8 months of inventory available, indicating a continued sellers' market.

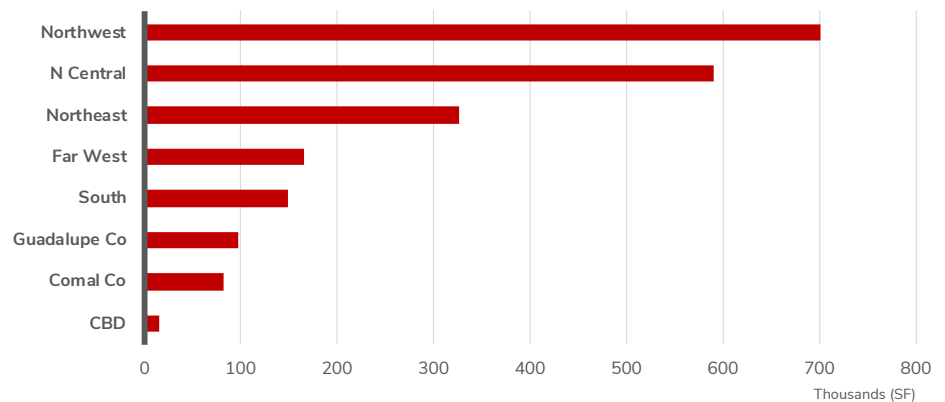
### MARKET ACTIVITY

	OCTOBER 2021	vs	OCTOBER 2020
Vacancy	5.2%	↓	5.6%
Availability	6.9%	↓	7.4%
Under Construction SF	876,309	↓	880,502
NNN Avg Asking Rent/MO	\$17.06	↑	\$16.08
Net Absorption SF YTD	1,113,682	↑	66,381
Leasing Activity SF YTD	2,124,024	↑	2,001,994
Deliveries SF YTD	747,192	↓	1,067,633

### SUPPLY & DEMAND | OCTOBER - YEAR OVER YEAR



### LEASING ACTIVITY | OCTOBER 2021 - YEAR-TO-DATE



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