

SAN ANTONIO RETAIL MONTHLY MARKET SNAPSHOT | SEPTEMBER 2021

San Antonio Retail absorption up significantly year-over-year

MARKET HIGHLIGHTS

SUPPLY & DEMAND

The amount of new supply (592,000 sq. ft.) outpaced demand for retail space (419,000 sq. ft.) during the first eight months of 2021 in the San Antonio metro. This has been the case since 2018 based on the amount of square feet delivered from January through August. There has been 592,000 sq. ft. delivered since the beginning of the year, 925,000 sq. ft. under construction, and another 2.2 million sq. ft. planned through 2022. According to CoStar, San Antonio ranks in the top 10 for inventory currently under construction among major markets.

OCCUPANCY

Occupancy in the San Antonio retail market is at 94.2%, down 20 basis points from this time last year. The net amount of square feet absorbed (move-ins minus move-outs) is 419,000 sq. ft. thus far in 2021—up significantly year-over-year from negative 12,000 sq. ft. Year-to-date through August, the San Antonio retail market has recorded 1.6 million sq. ft. of leasing activity—which is comprised of both new leases and renewals—down about 6.7% compared to this time last year.

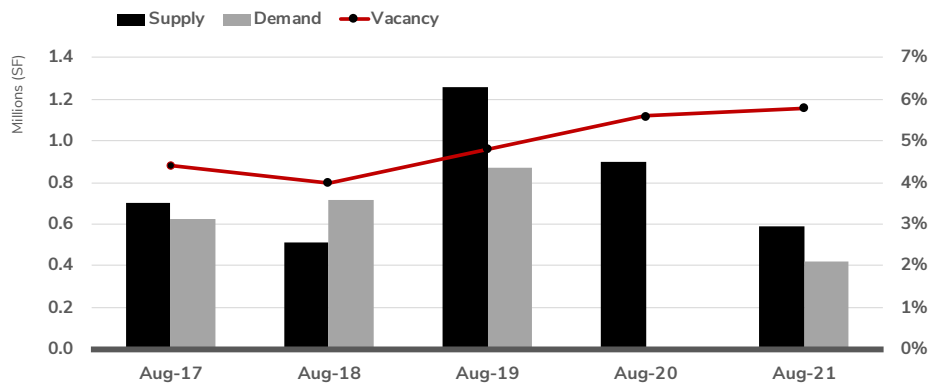
BUYERS AND SELLERS

The capital composition for buyers in 2021 was made up primarily of REIT/Listed investors at 73.3%, and 21.4% private investors. For sellers, the majority was 74.1% institutional investors and 13.4% private. A recent noteworthy transaction included Big V Property Group acquiring more than 460,000 sq. ft. across more than 63 acres in the Alamo Ranch shopping center. The retail center includes more than 900,000 sq. ft. of restaurant and retail space, including properties owned by tenants such as Lowe's, JCPenney and Target. On Big V's property, major tenants include Best Buy, Dick's Sporting Goods, Ross Dress for Less and Old Navy. An affiliate of Blackstone Inc. previously owned the property since 2016, according to Bexar County deed records.

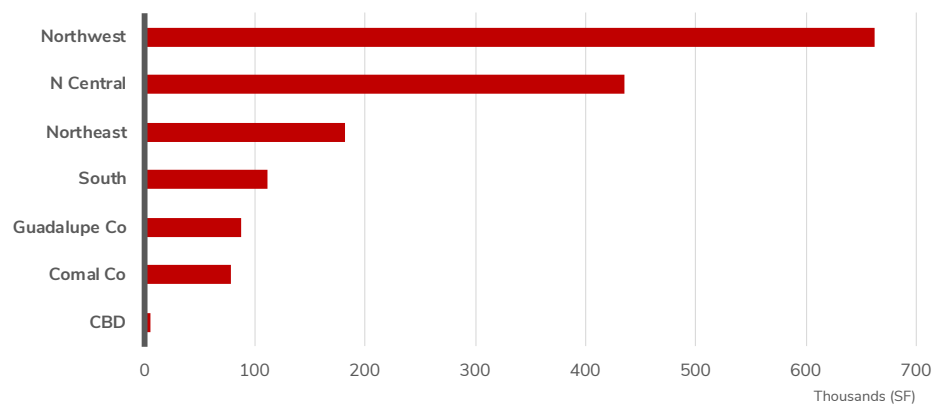
MARKET ACTIVITY

	AUGUST 2021	vs	AUGUST 2020
Vacancy	5.8%	▲	5.6%
Availability	7.5%	▲	7.2%
Under Construction SF	924,735	▲	889,820
NNN Avg Asking Rent/MO	\$16.83	▲	\$16.19
Net Absorption SF YTD	419,220	▲	(11,528)
Leasing Activity SF YTD	1,561,780	▼	1,674,711
Deliveries SF YTD	591,831	▼	899,974

SUPPLY & DEMAND | AUGUST - YEAR OVER YEAR



LEASING ACTIVITY | AUGUST 2021 - YEAR-TO-DATE



LETA WAUSON

DIRECTOR OF RESEARCH

leta.wauson@naipartners.com

tel 713 275 9618

NAIpartners
BROKERAGE SERVICES
www.naipartners.com