

Uptick in net absorption amid muted new supply

▼ 4.7%

Availability Rate

▲ 651K

SF Net Absorption (000s)

▼ 140K

SF Completed (000s)

▲ \$19.96

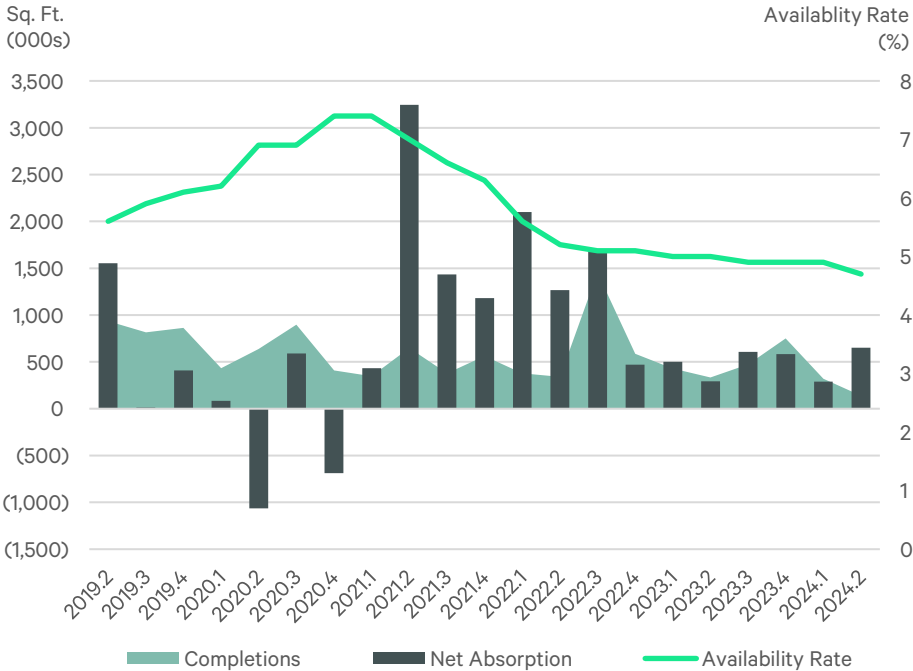
Avg. Asking Rent (NNN)

Note: Arrows indicate change from previous quarter.
Source: CBRE Econometric Advisors, Q2 2024.

MARKET HIGHLIGHTS

- The Dallas retail market closed Q2 2024 with an availability rate of 4.7%. This represented a -.2% decrease from Q1 2024.
- The total retail space absorbed in Q2 2024 was 651,000 sq. ft., compared to 288,000 sq. ft. in Q1 2024.
- There was 140,000 sq. ft. delivered in Q2 2024, compared to 320,000 sq. ft. in Q1 2024.
- The overall average net asking rent for retail in Dallas ended Q2 2024 at \$19.96, which was up \$0.17 from Q1 2024.
- The total retail investment sales in Q2 2024 amounted to \$452.7 million in total volume, compared to \$737.3 million in Q1 2024.

FIGURE 1: Completions, Net Absorption, and Availability Rate



Source: CBRE Econometric Advisors, Q2 2024.

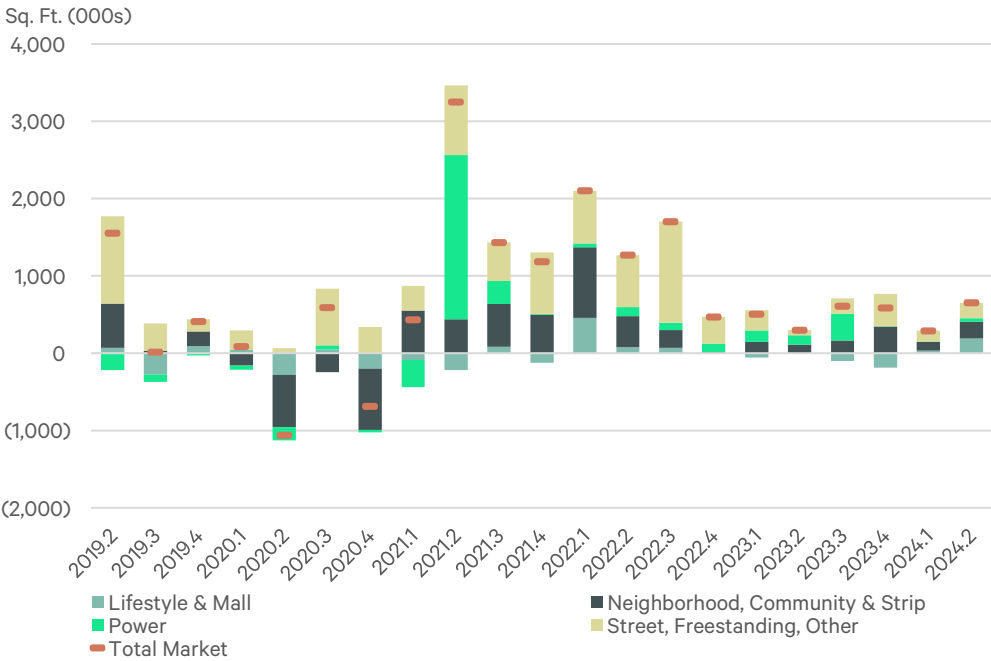
Market Overview

FIGURE 2: Market Statistics by Product Type

Market	Inventory (SF, 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Lifestyle & Mall	18,030	4.9	191	-	\$13.81
Neighborhood, Community & Strip	96,773	6.8	217	-	\$18.95
Power	22,088	4.2	46	-	\$31.57
Street, Freestanding, Other	115,330	3.0	197	140	-
Total Market	252,221	4.7	651	140	\$19.96

Source: CBRE Econometric Advisors, Q2 2024.

FIGURE 3: Net Absorption by Center Type



Source: CBRE Econometric Advisors, Q2 2024.

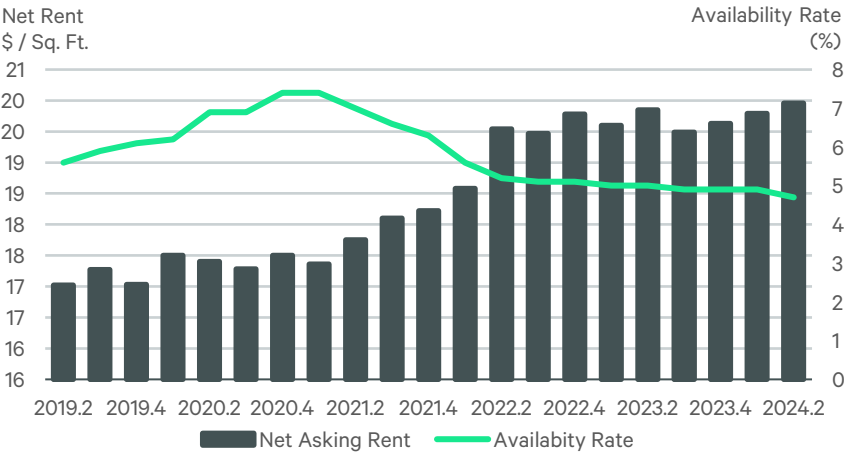
FIGURE 4: Market Statistics by Submarket

Market	Inventory (SF 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Total Market	252,221	4.7	651	140	\$19.96
Addison	2,828	5.0	55	-	\$20.09
Allen	7,624	5.0	28	25	\$22.36
Cedar Hill/Duncanv	8,644	5.5	(1)	-	\$15.74
Central Dallas	15,061	4.6	49	35	\$31.02
Central Plano	14,237	8.3	131	-	\$19.72
Denton / Flower Mc	7,797	5.8	(59)	5	\$15.96
E Lewisville / West	8,024	3.2	8	9	\$22.38
East Plano / North	3,596	1.4	1	-	\$34.48
Far North Dallas	8,378	6.5	(22)	5	\$24.34
Farmers Branch	2,366	13.7	1	-	\$24.47
Garland	14,894	5.6	(38)	4	\$19.06
Lancaster	1,975	4.2	(12)	-	\$12.30
Lewisville	17,232	4.4	142	-	\$20.21
McKinney	10,480	1.9	20	8	\$22.19
Mesquite	2,822	2.1	30	5	\$15.29
Murphy/Wylie / Sac	6,059	2.9	5	4	\$25.95
N Dallas / Upper Gr	12,318	3.9	(48)	-	\$30.05
North Carrollton	8,820	3.8	21	-	\$21.37
North Central Dalla	9,789	3.2	132	5	\$29.78
Northeast Dallas	5,845	5.3	25	-	\$13.94
Northwest Dallas	6,926	2.9	14	-	\$20.08
Outlying Dallas	21,251	3.9	174	35	\$15.73
Pleasant Grove/SE	8,131	2.6	(6)	-	\$13.99
Richardson	6,826	7.1	(19)	-	\$17.95
Rockwall / East Dal	5,460	1.9	(6)	-	\$29.88
South Carrollton	3,810	5.4	(11)	-	\$16.56
SW Dallas County	13,463	5.0	4	-	\$19.43
Town East	7,224	10.2	(52)	-	\$14.14
West Plano	10,341	3.2	85	-	\$29.37

Source: CBRE Econometric Advisors, Q2 2024.

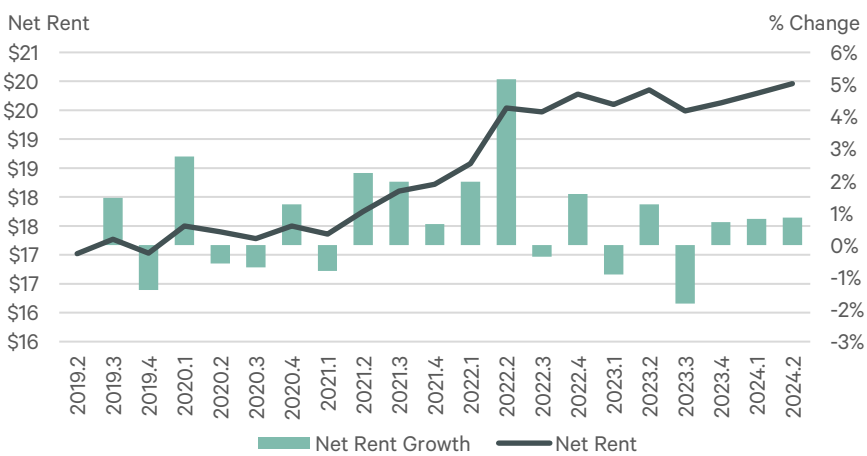
Asking Rents & Availability

FIGURE 5: Net Asking Rent and Availability Rate



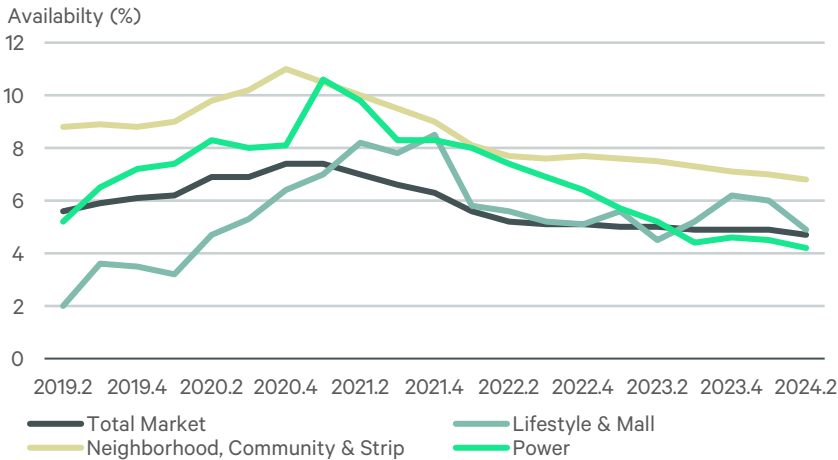
Source: CBRE Econometric Advisors, Q2 2024.

FIGURE 6: Net Rent and % Change



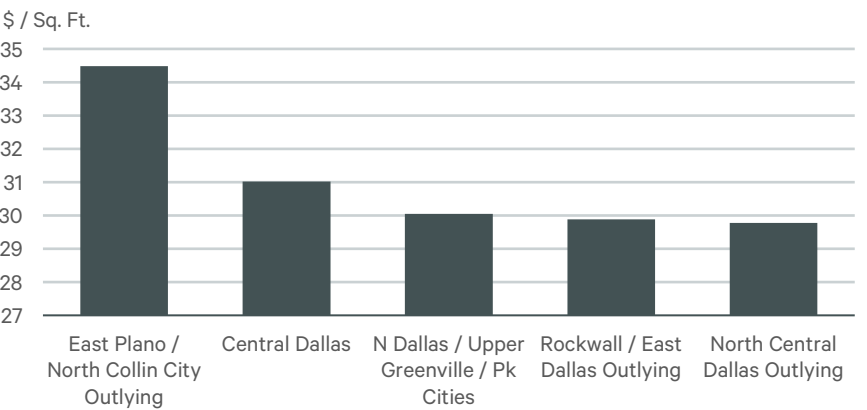
Source: CBRE Econometric Advisors, Q2 2024.

FIGURE 7: Availability by Center Type



Source: CBRE Econometric Advisors, Q2 2024.

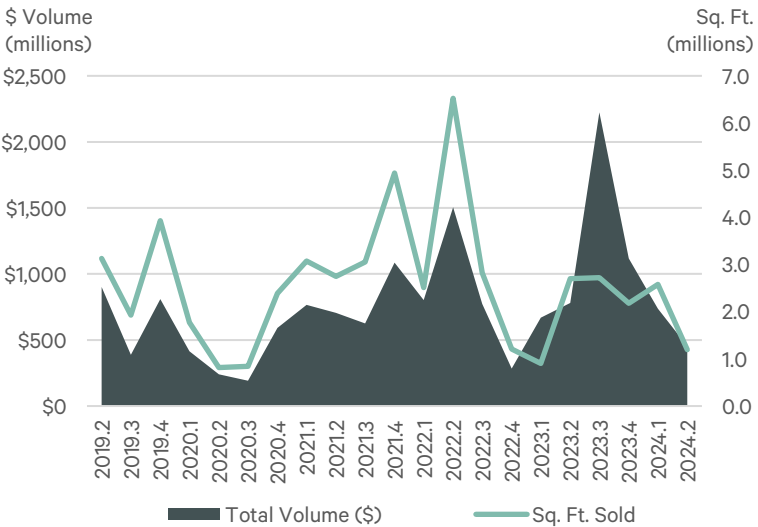
FIGURE 8: Top 5 Submarket by Net Rent



Source: CBRE Econometric Advisors, Q2 2024.

Investment Sales

FIGURE 9: Retail Investment Sale Volume



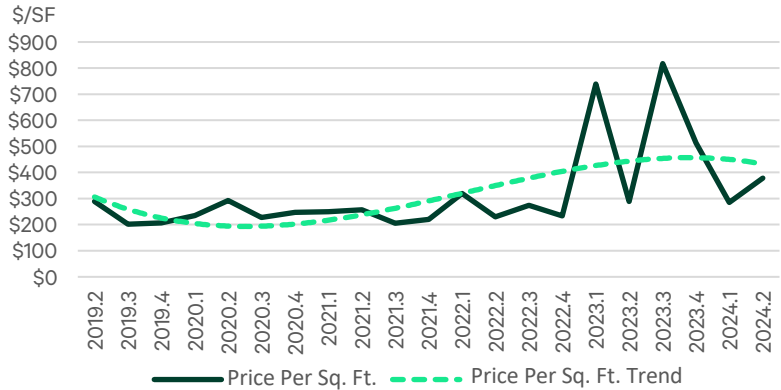
Source: MSCI Real Capital Analytics, Q2 2024.

FIGURE 10: Q2 2024 Sale Transactions

Property Name	City	Building SF	Year Built	Sale Price	Price / SF
Home Depot	Plano	137,271	2006	\$14,000,000	\$102
Muse Shops at Midtown	Dallas	111,357	1999	\$33,515,070	\$301
4514 Travis Street	Dallas	90,464	1985	\$18,250,000	\$202
Village Square	Plano	83,302	1980	\$5,221,700	\$63
Ridge Road Town Center	Rockwall	54,424	2005	\$16,164,472	\$297
3029 Forest Lane	Dallas	45,000	2008	\$8,000,000	\$178
Timber Valley Center	Lewisville	44,552	1985	\$4,800,000	\$108
LA Fitness	Dallas	43,000	2006	\$7,975,000	\$185
Cinemark McKinney Movies 14	McKinney	33,965	1994	\$4,900,000	\$144
Youfit Health Club	Dallas	22,522	1995	\$13,112,308	\$582
CVS	University Park	16,285	1946	\$5,871,000	\$361
CVS	Irving	13,056	2020	\$8,604,000	\$659

Source: MSCI Real Capital Analytics, Q2 2024.

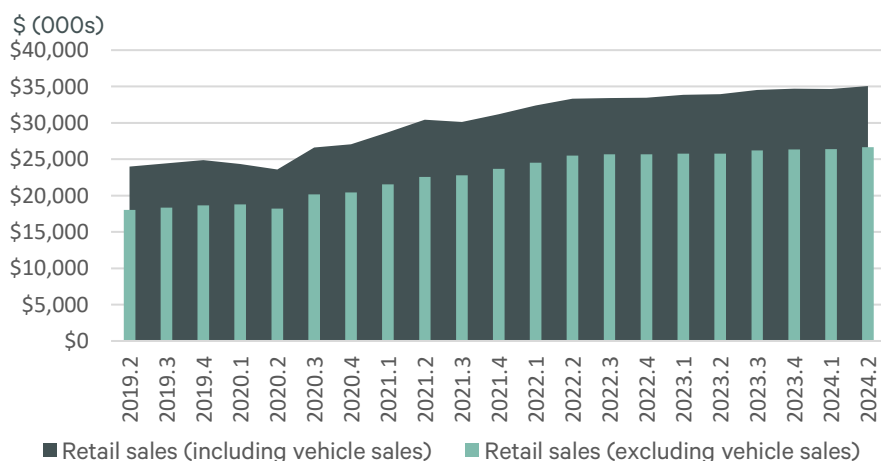
FIGURE 11: Retail Investment Sale Price Per Sq. Ft.



Source: MSCI Real Capital Analytics, Q2 2024.

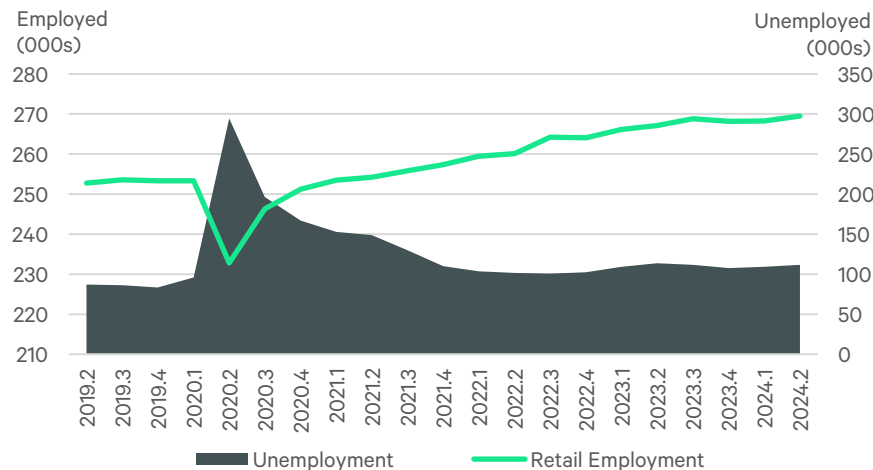
Economic Overview

FIGURE 12: Total Retail Sales



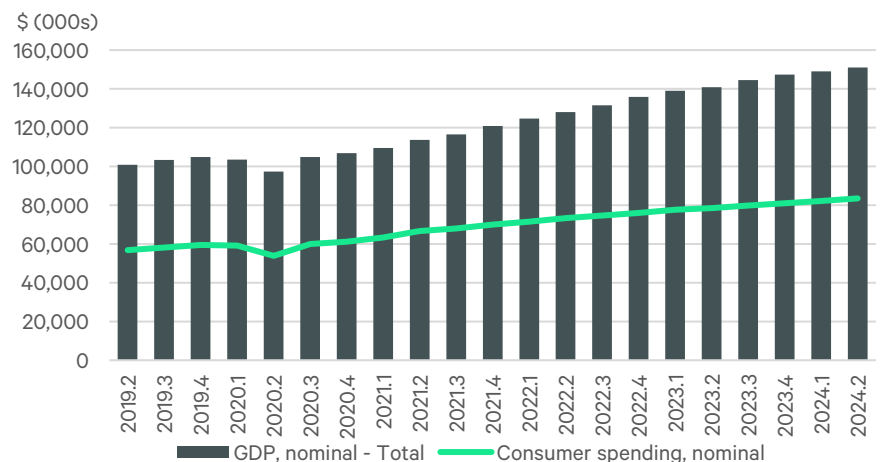
Source: Oxford Economics, Q2 2024.

FIGURE 13: Retail Employment vs. Unemployment



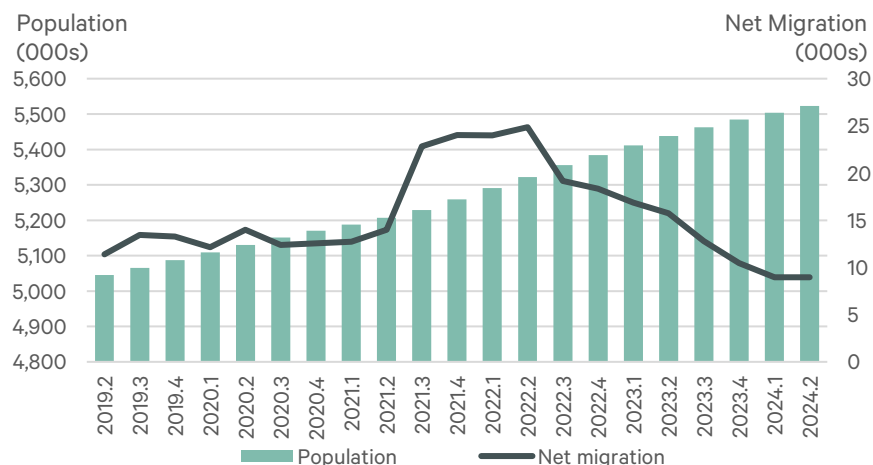
Source: Oxford Economics, Q2 2024.

FIGURE 14: GDP & Consumer Spending



Source: Oxford Economics, Q2 2024.

FIGURE 15: Total Population & Net Migration



Source: Oxford Economics, Q2 2024.

Contacts

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Retail Definitions

Neighborhood, community and strip centers are groupings of buildings where there is most often an anchor property (except strip). Neighborhood properties are the largest ranging from 125,000 to 400,000 sq. ft., followed by community at 30,000 to 125,000 sq. ft., and strip with 30,000 or less sq. ft.

Lifestyle are upscale national-chain specialty stores with dining and entertainment in an outdoor setting. Lifestyle centers range from 150,000 to 500,000 sq. ft. Malls, including both regional and super regional malls, can provide a wide range of goods and services. Regional malls are built around full-line department stores and usually range over 300,000 sq. ft. Super regional malls are usually over 750,000 sq. ft. with more department stores.

Power Centers are category-dominant anchors, including discount department stores, off-price stores, and wholesale clubs, with only a few small tenants. They range from 250,000 to 600,000 sq. ft. and have multiple anchors.

Freestanding Retail are single-tenant occupied retail buildings. All other variables may vary.

Market Definition

The Dallas market consists of Collin County, Dallas County, Denton County, Ellis County, Hunt County, Kaufman County, Rockwall County.

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