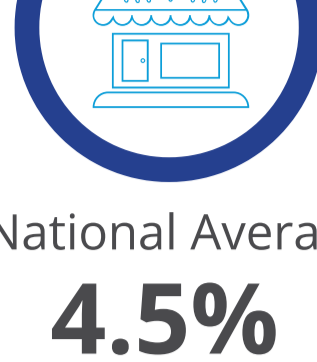


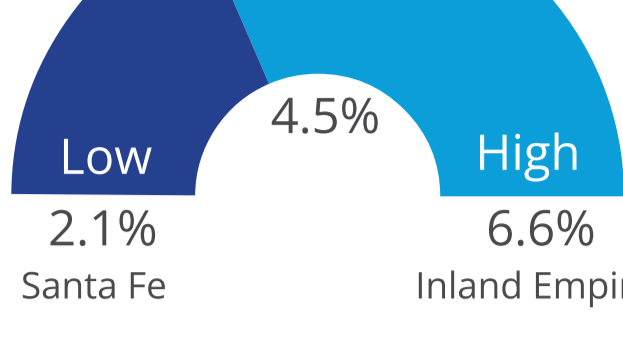
Vacancy Rate

The national retail vacancy rate dropped 10 basis points during the first quarter and stands at 4.5%. Leasing activity has accelerated back to pre-pandemic levels thanks to positive movement surrounding the physical retail environment.



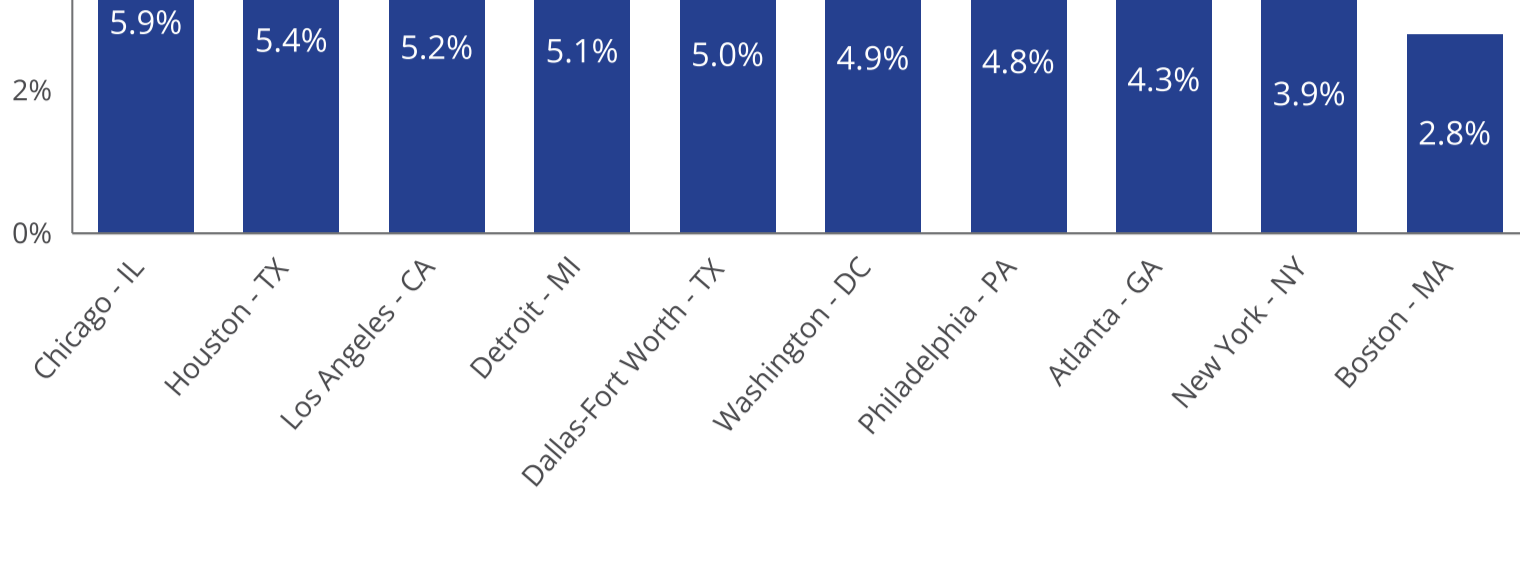
National Average

4.5%



Top 10 U.S. Metro Retail Markets

Vacancy Rates



Malls vs Shopping Centers



8.1%

Malls

Down 20 bps from Q4 2021

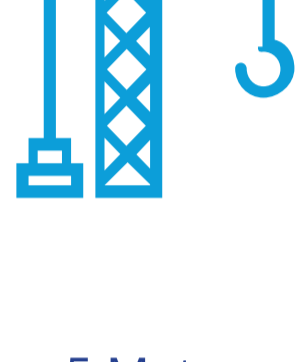
5.7%

Shopping Centers

Down 20 bps from Q4 2021

Under Construction

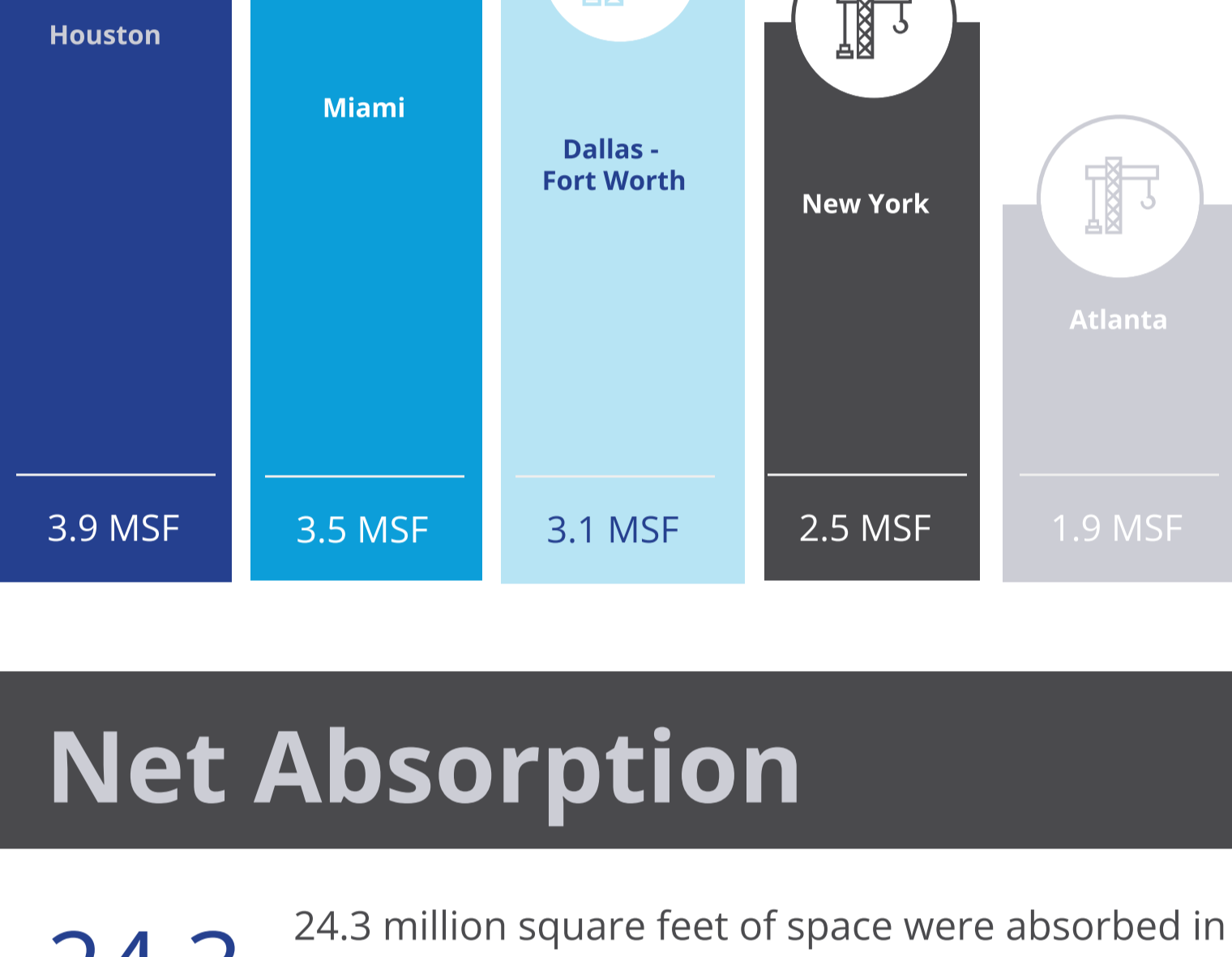
52.3 Million Square Feet



Retail space under construction stands at 52.3 million square feet, with 4.7 million square feet of new retail space delivered in the first quarter of 2022.

Top 5 Metros

by Square Feet Under Construction

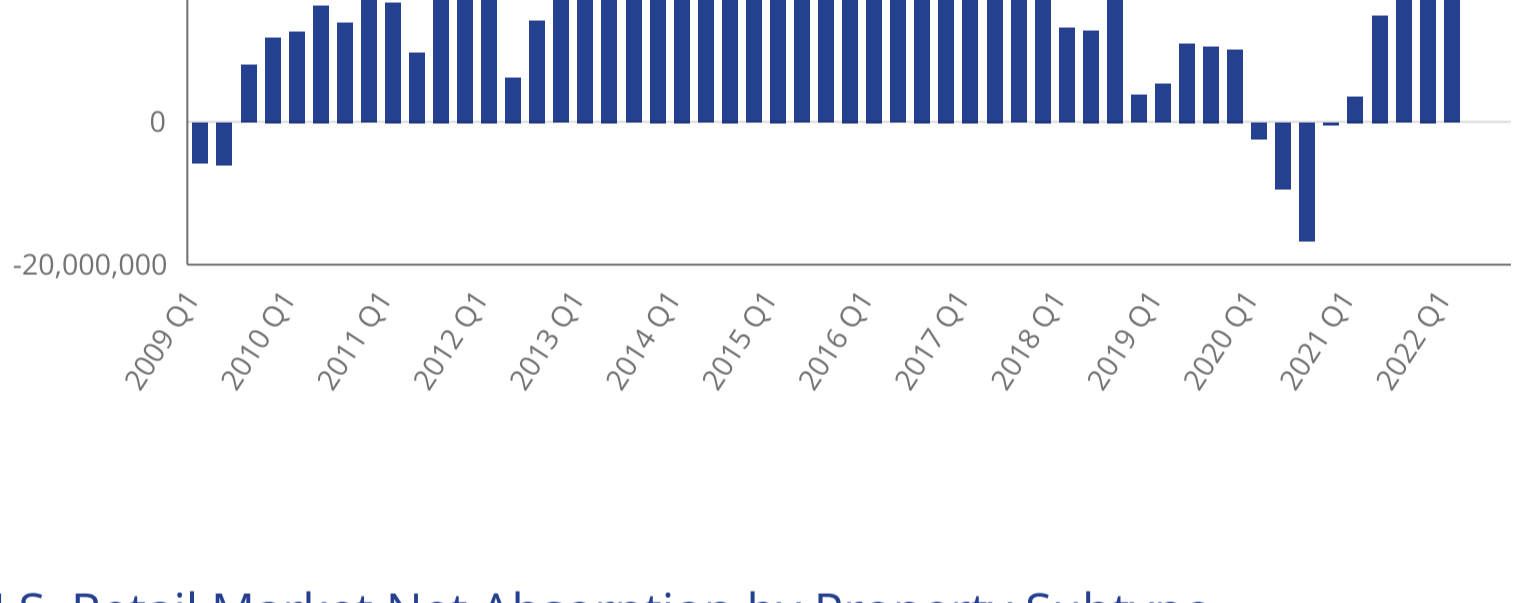


Net Absorption

24.3 Million

24.3 million square feet of space were absorbed in the first quarter as retailers focused their rapid expansion plans on faster-growing U.S. metros.

U.S. Retail Market Historical Net Absorption



U.S. Retail Market Net Absorption by Property Subtype

2.5 MSF

Malls

12.1 MSF

Shopping Centers

24.3 MSF

All Retail

Asking Rents

Average retail asking rents rose to \$22.91 per square foot in the first quarter of the new year. Suburban retail rents are expected to grow by 4.1%, while properties in urban markets are projected to increase by 3.8% by year-end.

Overall NNN Rates



\$22.91/SF

\$31.07/SF

Malls

\$22.39/SF

Shopping Centers

Average NNN Asking Rates

\$47.99

Honolulu

\$44.67

New York

\$43.89

San Francisco

\$41.55

Miami

\$40.20

San Jose

\$34.40

Orange County

\$34.26

Los Angeles

\$32.38

San Diego

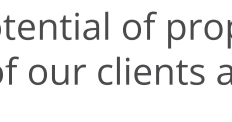
\$32.23

East Bay

Sources: Colliers Research, CoStar

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