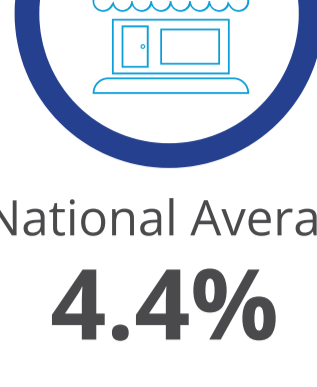


Market Statistics

Second Quarter - 2022

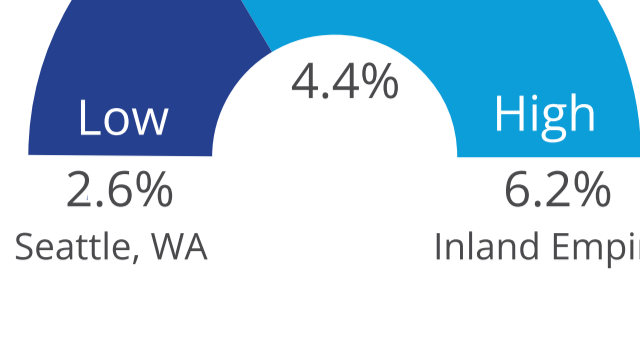
Vacancy Rate

The national retail vacancy rate dropped 10 basis points during the second quarter and stands at 4.4%. Leasing activity continues to improve as retailers open more stores, with growth being driven by the demand for smaller spaces.



National Average

4.4%



Low
2.6%

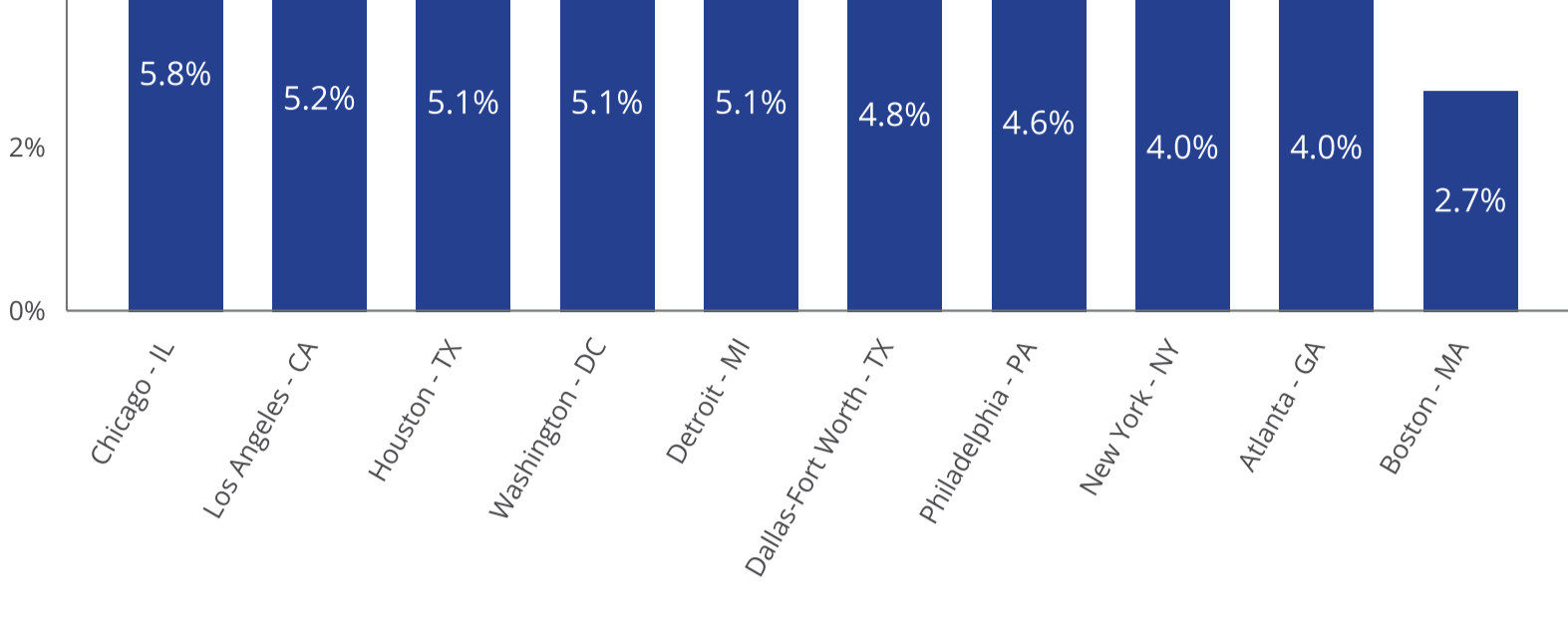
Seattle, WA

High
6.2%

Inland Empire, CA

Top 10 U.S. Metro Retail Markets

Vacancy Rates



Malls vs Shopping Centers



8.2%

Malls

Up 10 bps from Q1 2022

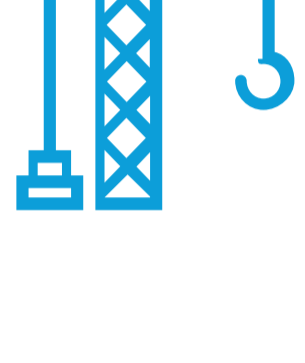
5.5%

Shopping Centers

Down 20 bps from Q1 2022

Under Construction

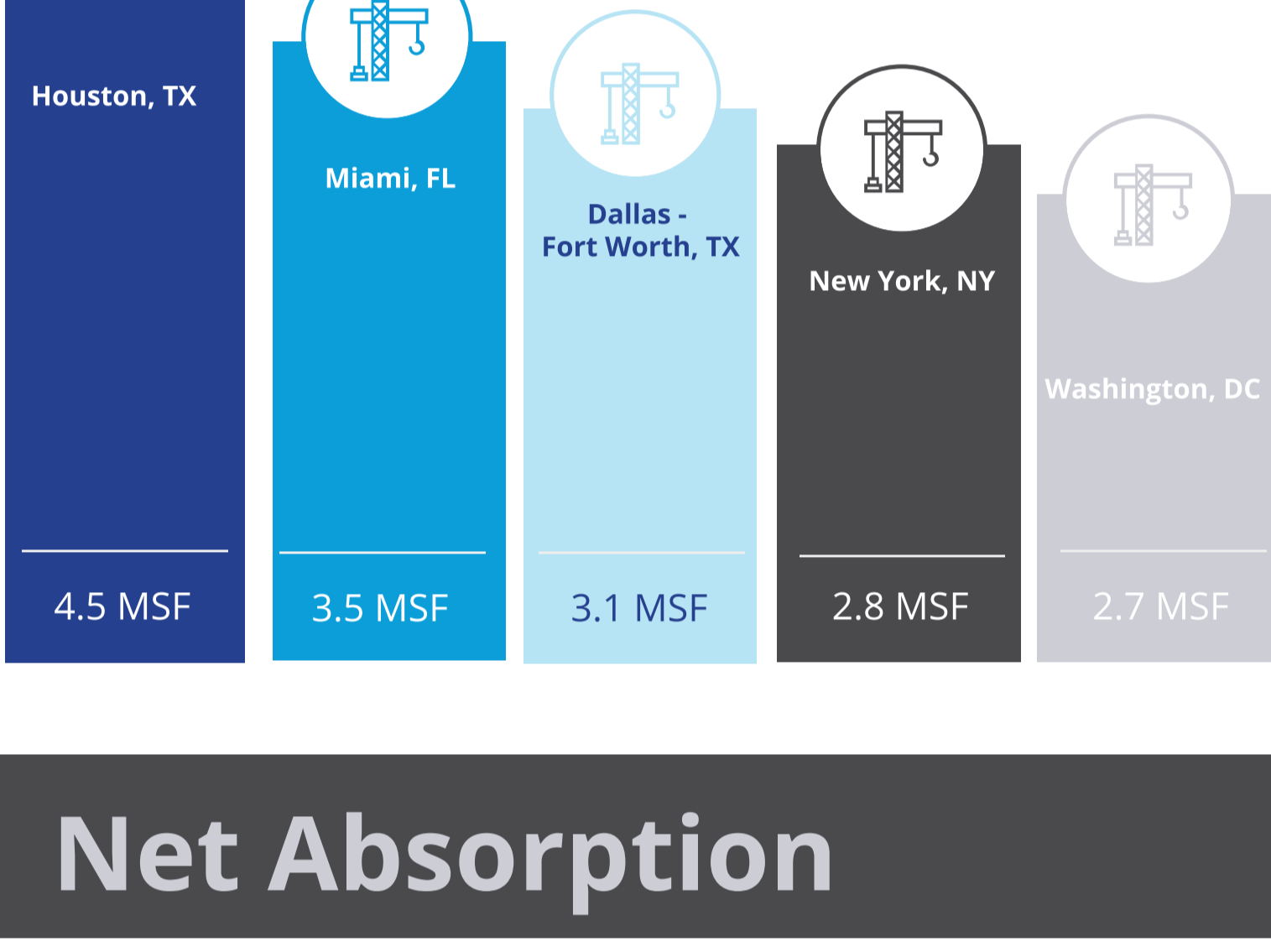
59.6 Million Square Feet



Retail space under construction stands at 59.6 million square feet, with 4.3 million square feet of new retail space delivered in the second quarter of 2022.

Top 5 Metros by Square Feet Under Construction

by Square Feet Under Construction

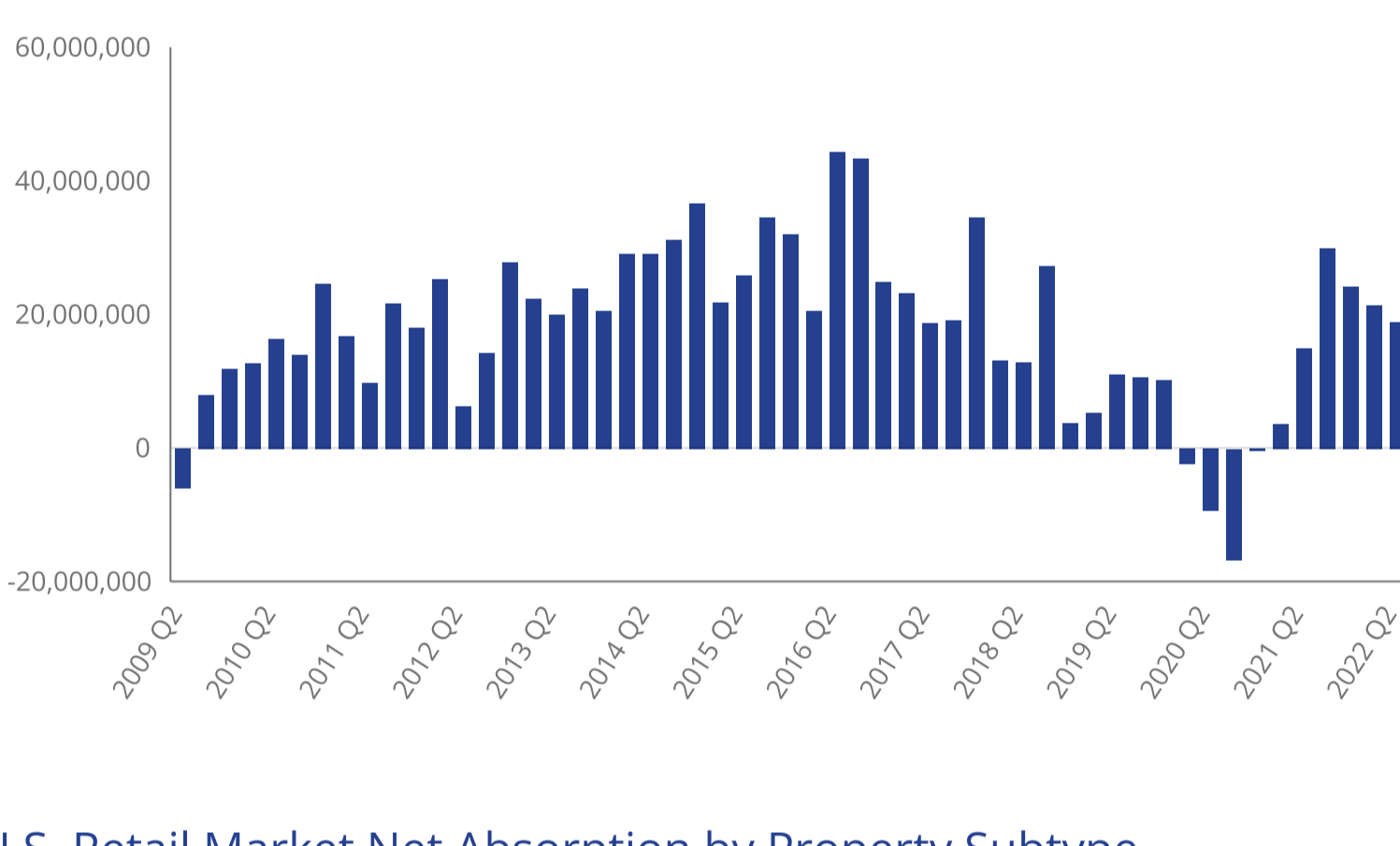


Net Absorption

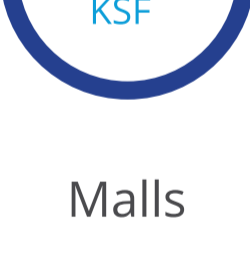
19 Million

19 million square feet of space were absorbed in the second quarter, with the vast majority of absorption flowing into general retail and shopping centers.

U.S. Retail Market Historical Net Absorption



U.S. Retail Market Net Absorption by Property Subtype



-7.3 KSF

Malls



9.4 MSF

Shopping Centers



19.0 MSF

All Retail

Asking Rents

Average retail asking rents rose to \$23.27 per square foot in the second quarter, an increase of 1.6% over the quarter. Tightening economic fundamentals are expected to push rents higher throughout the second half of the year.

Overall NNN Rates



\$23.27/SF

Malls

\$31.44/SF

Up 1.2% from Q1 2022

Shopping Centers

\$22.77/SF

Up 1.7% from Q1 2022

Average NNN Asking Rates

\$48.68

Honolulu, HI

\$45.26

New York, NY

\$43.42

Miami, FL

\$42.90

San Francisco, CA

\$40.33

San Jose, CA

\$35.06

Orange County, CA

\$34.93

Los Angeles, CA

\$33.52

Long Island, NY

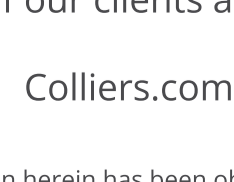
\$33.11

San Diego, CA

Sources: Colliers Research, CoStar

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