

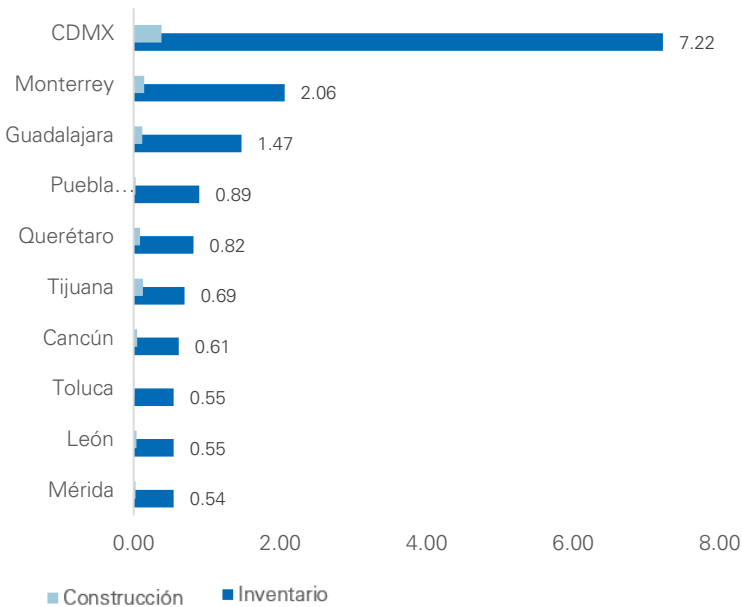
México

Mercado Comercial

El sector comercial se mantiene estable y avanzando con cautela

Ciudades con mayor inventario

SUPERFICIES EN MILLONES DE METROS CUADRADOS



Durante el último trimestre del 2022, el inventario se mantiene estable a nivel nacional, con pocas pero relevantes aperturas de centros comerciales. Destaca la inauguración del complejo de usos mixtos Mitikah al sur de la CDMX.

La afluencia a los centros comerciales durante los últimos meses del año mostró una tendencia al alza como era de esperarse por la temporada, incrementando un 10% con respecto con el mismo periodo del año anterior.

Estados como Hidalgo, Puebla y Veracruz tuvieron el mayor crecimiento en ventas durante este trimestre, con un aumento en el ticket promedio del 12% con respecto al mismo periodo del 2021.

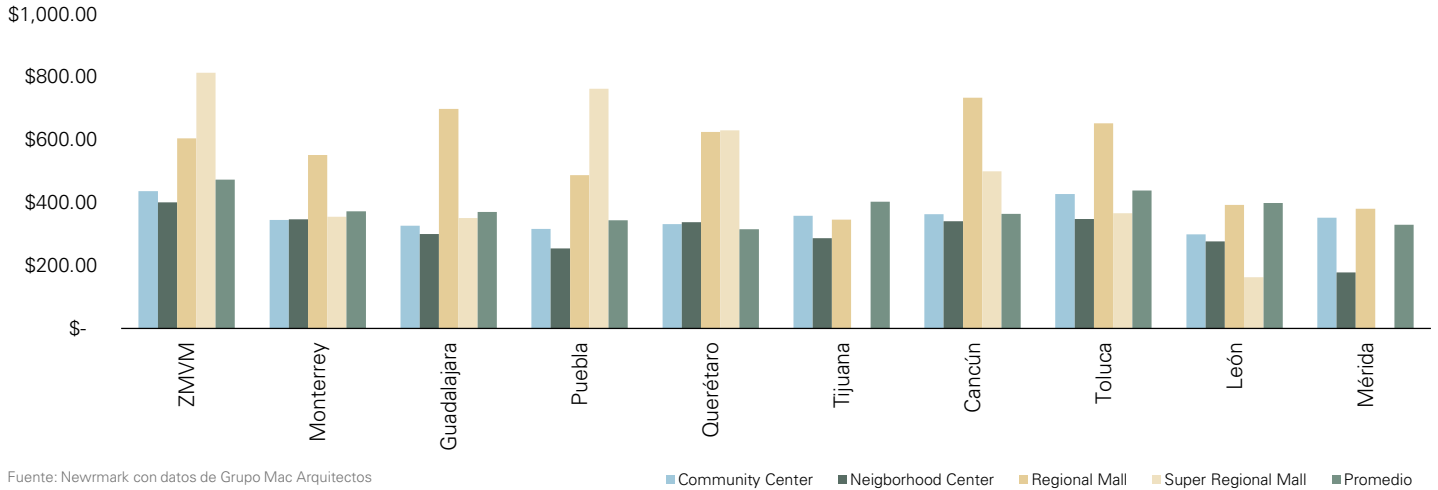
Se encuentran monitoreados 59 centros comerciales en construcción a nivel nacional, los cuales agregarían 1,417,999 m² al inventario.

Top 10 Inventario por ciudad

Ciudad	Centros Comerciales	AR Total (m ²)	AR En Construcción (m ²)	Tasa de Ocupación
ZMVM	232	7.22M	308,450	82%
Monterrey	91	2.06M	143,200	78%
Guadalajara	53	1.47M	115,700	82%
Puebla	34	0.89M	25,000	77%
Querétaro	28	0.82M	84,700	89%
Tijuana	29	0.69M	123,599	88%
Cancún	26	0.61M	46,700	11%
Toluca	18	0.55M	5,500	72%
León	24	0.55M	37,000	73%
Mérida	18	0.54M	23,300	89%

Precio de Renta (\$mxn/m²/mes)

POR TIPO DE CENTRO COMERCIAL EN CIUDADES CON MAYOR INVENTARIO

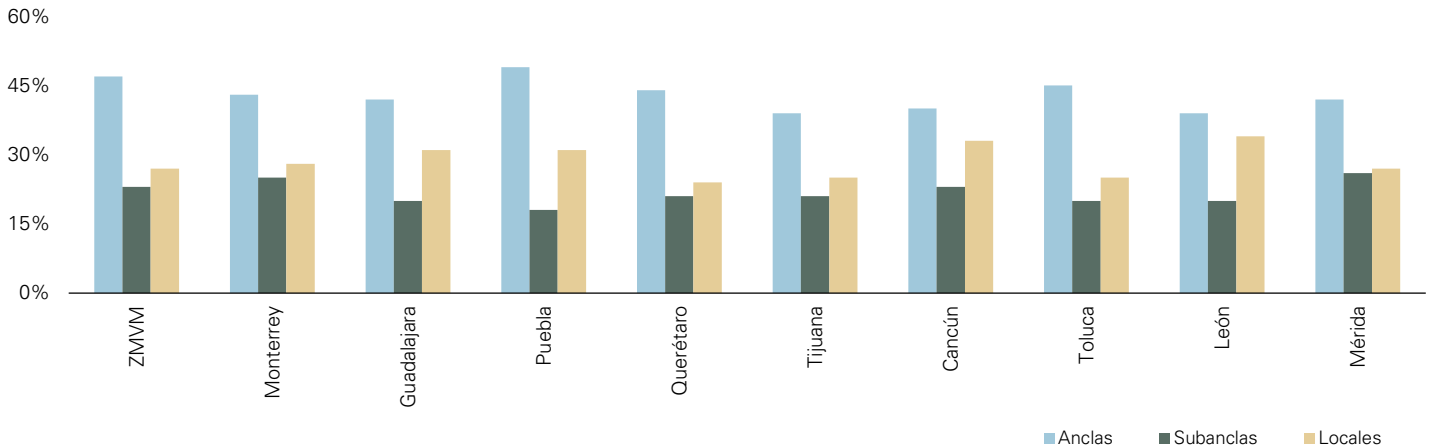


Fuente: Newmark con datos de Grupo Mac Arquitectos

Community Center Neighborhood Center Regional Mall Super Regional Mall Promedio

Composición de Centros Comerciales

EN CIUDADES CON MAYOR INVENTARIO



Fuente: Newmark con datos de Grupo Mac Arquitectos

Anclas Subanclas Locales

Ciudad de México
Espacio Santa Fe
Carr. Mexico-Toluca 5420-PH1
Santa Fe, Mexico, CDMX, 05320
t 52-55-5980-2000

Juan Flores
Director of Market Research
juan.flores@nmrk.com

Claudia Montoya
Market Research Analyst
claudia.montoya@nmrk.com

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/research.

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