

Q1 2023

St. Louis Retail Market Report



VACANCY
5.3% ↔

RENTAL RATES
\$14.36 PSF ↑

ABSORPTION
(68,153) SF ↓

CONSTRUCTION
20,036 SF
DELIVERED IN 2023
688,304 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Dierbergs / 9555 Watson Rd	110,000	South County
CF of Lake St. Louis / 6280-98 Ronald Reagan Dr	42,081	St. Charles County
SSM Cardinal Glennon / 2927 S Kingshighway	15,372	St. Louis City S
Foss Swim School / 12756-12812 Olive Blvd	11,238	West County
City Winery / 3700 Forest Park Ave	8,600	St. Louis City N

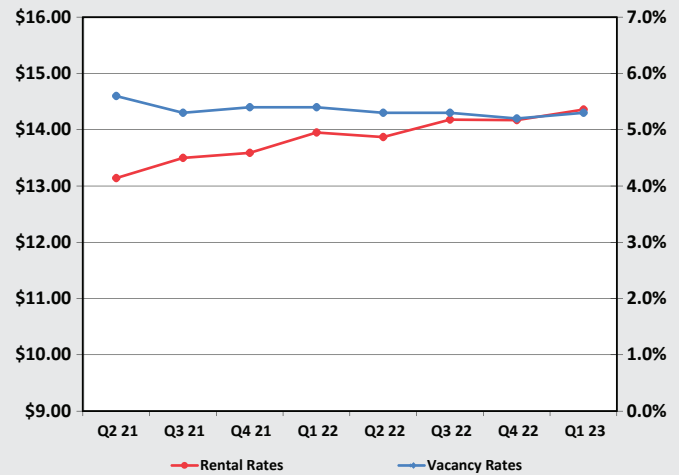
New Around Town



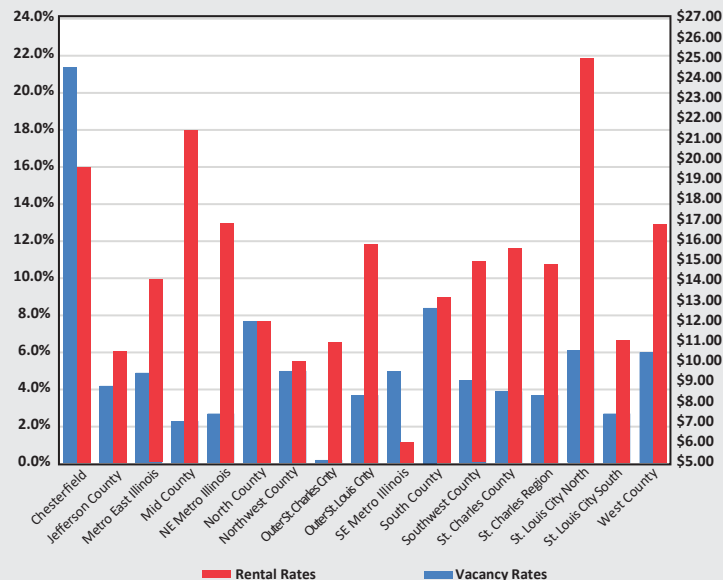
Recent Closings



Overall Retail Rental Rates & Vacancy Rates



Overall Retail Rental Rates & Vacancy Rates by Submarket



Total Retail Market Statistics

Submarket	Existing Inventory		Vacancy			Net Absorption	YTD Deliveries	Under Construction SF	Quoted Rates
	# Buildings	Total GLA	Direct SF	Total SF	Vacancy %				
Chesterfield	193	6,837,498	1,463,558	1,463,558	21.4%	(29,239)	0	0	\$19.63
Jefferson County	206	2,203,565	92,225	92,225	4.2%	(1,500)	0	0	\$10.56
Metro East Illinois	1,383	17,005,578	838,711	841,461	4.9%	(6,268)	0	6,600	\$14.10
Mid County	1,084	17,438,102	383,855	407,145	2.3%	21,568	0	6,142	\$21.46
NE Metro Illinois	1,014	11,326,565	301,426	309,582	2.7%	66,343	0	174,000	\$16.91
North County	506	7,595,625	581,150	581,150	7.7%	40,983	0	0	\$12.01
Northwest County	1,141	13,606,229	669,850	678,847	5.0%	(85,714)	0	0	\$10.09
Outer St. Charles County	163	2,201,090	5,281	5,281	0.2%	(2,541)	0	0	\$11.03
Outer St. Louis County	96	1,277,242	47,467	47,467	3.7%	7,375	0	0	\$15.86
SE Metro Illinois	297	2,983,617	149,221	149,221	5.0%	6,675	0	0	\$6.09
South County	639	10,450,390	877,363	882,471	8.4%	(94,890)	0	268,400	\$13.21
Southwest County	658	10,029,050	453,159	453,159	4.5%	15,763	0	0	\$14.99
St. Charles County	534	8,133,563	320,374	320,374	3.9%	55,477	9,820	12,620	\$15.65
St. Charles Region	939	12,794,780	475,674	475,674	3.7%	(75,162)	8,400	110,000	\$14.88
St. Louis City North	712	9,776,611	583,957	591,499	6.1%	(45,944)	0	0	\$25.07
St. Louis City South	1,732	11,528,265	275,732	309,102	2.7%	55,653	0	70,000	\$11.10
West County	551	10,757,309	631,813	649,016	6.0%	3,268	1,816	0	\$16.89
TOTAL	11,848	155,945,079	8,150,816	8,257,232	5.3%	(68,153)	20,036	688,304	\$14.36

*Disclaimer: All information is collected from CoStar Group at the end of 1st Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.

Featured Property



Village Plaza Center

16419-16461 Village Plaza View Dr, Wildwood, MO 63011

- 1,188 SF - 3,564 SF Retail/Office For Lease
- Great Neighborhood Center, Nested in the Heart of Wildwood
- Ideal for Office, Medical or Retail Tenants
- Ample Parking with Access to Manchester Rd
- Lease Rate: \$14.00 PSF, NNN* *Estimated NNN: \$5.82 PSF

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