



Q2 2016

Retail Market Report

MARKET TRENDS

Compared to Previous Quarter

Vacancy Rate ↔

Net Absorption ↑

Rental Rates ↔

Construction ↑

The overall retail market hasn't shown much change thus far in 2016. The retail vacancy rate in the St. Louis market slightly decreased at the end of the second quarter 2016 to 6.5%, compared to 6.6% at the end of the first quarter 2016.

The overall retail net absorption increased from last quarter. There were positive 273,494 square feet absorbed at the end of the second quarter 2016. At the end of the first quarter 2016, net absorption was positive 22,743 square feet.

Average quoted rental rates in the St. Louis retail market remained at \$12.15 per square foot per year at the end of the second quarter 2016. The Chesterfield and Mid County submarkets continued to have the highest reported asking rates.

During the second quarter 2016, three buildings totaling 229,592 square feet were delivered including a 215,000 square foot Menards in the Central St. Louis County submarket. There was still 343,358 square feet of retail under construction at the end of the second quarter 2016 including a 62,940 square foot Academy Sports in the West County submarket.

NEW AROUND TOWN

Mission Taco - Central West End

5 Star Burger - Creve Coeur

Louie's Wine Dive - Clayton

Fred & Ricky's - Creve Coeur

Menards - Richmond Heights

Joey B's - Ballwin

Club Taco - Kirkwood

Sym-Bowl - Chesterfield

Chase Club - Central West End

RECENT CLOSINGS

Krieger's Sports Bar & Grill
- Chesterfield

Stratford Bar & Grill - Fenton

Niche - Clayton

Cafe Eau - Central West End

Zydeco Blues - Des Peres

Social House II - Delmar Loop

TOTAL RETAIL MARKET STATISTICS

Market	# Bids	Existing Inventory Total GLA	Direct SF	Vacancy Total SF	Vac %	YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
Calhoun County	5	16,726	0	0	0.0%	0	0	0	\$0.00
Chesterfield Region	179	6,390,146	118,731	128,048	2.0%	882	0	19,250	\$18.33
Franklin County	468	4,968,010	172,461	172,461	3.5%	(2,757)	0	0	\$10.91
Jefferson County	182	1,773,249	79,675	79,675	4.5%	(998)	0	0	\$10.73
Lincoln County	121	1,335,007	95,927	95,927	7.2%	5,433	0	0	\$11.88
Metro East Illinois	1,197	15,435,096	972,495	994,495	6.4%	6,883	13,578	0	\$10.56
Mid County	981	16,271,043	455,149	459,666	2.8%	83,613	215,000	36,235	\$18.92
NE Metro Illinois	902	11,448,800	751,079	756,989	6.6%	48,037	51,472	0	\$9.19
North County	473	8,056,478	939,986	948,666	11.8%	(30,492)	0	0	\$9.74
Northwest County	1,020	14,005,168	1,080,312	1,119,362	8.0%	(5,810)	7,500	14,400	\$10.28
Outer Jefferson Cnty	179	1,928,902	55,548	55,548	2.9%	26,880	0	9,100	\$10.57
Outer Metro Illinois	142	1,127,038	47,656	47,656	4.2%	7,219	0	0	\$12.25
Outer Monroe County	7	43,105	0	0	0.0%	0	0	0	\$0.00
Outer St Charles Cnty	142	2,081,032	27,968	27,968	1.3%	18,572	8,400	0	\$8.48
Outer St Louis County	85	1,074,790	103,569	106,055	9.9%	12,006	0	23,000	\$15.40
SE Metro Illinois	248	2,687,256	234,717	234,717	8.7%	20,558	9,100	0	\$10.23
South County	594	12,084,597	1,565,316	1,565,316	13.0%	4,636	0	100,600	\$12.80
Southwest County	627	9,709,229	492,009	493,509	5.1%	10,501	6,000	0	\$12.51
St Charles County	470	7,556,947	429,840	431,260	5.7%	67,562	41,030	5,773	\$12.94
St Charles Region	847	12,222,517	798,844	798,844	6.5%	25,694	83,842	33,600	\$14.53
St Louis City North	621	8,572,623	675,565	675,565	7.9%	(15,526)	0	0	\$12.59
St Louis City South	1,589	10,602,475	379,052	380,522	3.6%	(17,820)	0	3,960	\$11.17
West County	523	10,731,450	797,173	812,173	7.6%	31,164	0	62,940	\$14.59
Totals	11,602	160,121,684	10,273,072	10,384,422	6.5%	296,237	435,922	406,298	\$12.15

Source: CoStar Property®



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Bob's Discount Furniture	Manchester Plaza	29,386	West County
Pan-Asia Market	Manchester Plaza	24,000	West County
OfficeMax*	6035 Mid Rivers Mall Dr.	20,000	St. Charles
Here Today	800 S. Duchesne	17,939	St. Charles
Bethesda Thrift Store	14660 Manchester Rd.	15,000	West County

*Renewal

FEATURED PROPERTY

**Westgate Centre**

12316-12392 Olive Blvd.
Creve Coeur, MO 63141

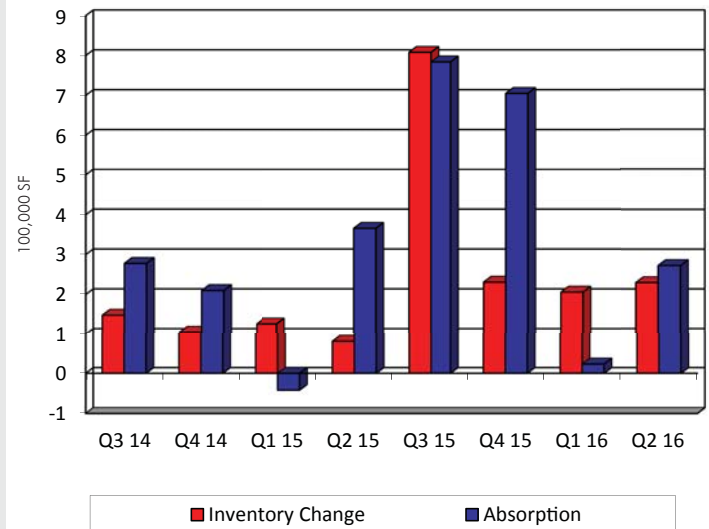
- 1,160 SF - 4,200 SF Available
- Monument Signage Visible from Olive Blvd.
- Easy Access to I-270
- Great Anchor Tenants Include: TGI Fridays, Edgewild Bistro & Tap, Jon Thomas Salon & La Bonne Bouchee
- Abundant Parking
- Lease Rate: \$18.00 PSF, NNN

CONTACT:

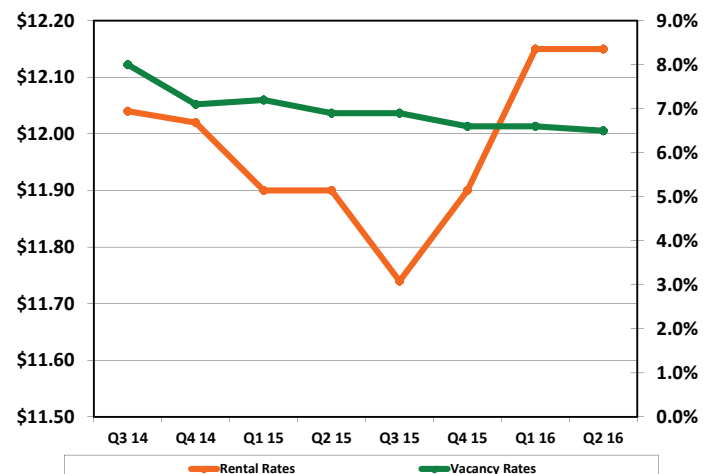
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Overall Retail Inventory & Absorption



Overall Retail Rental Rates & Vacancy Rates



*Disclaimer: All information is collected from CoStar Group at the end of 2nd Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.