



Q2 2020

Retail Market Report

MARKET TRENDS



VACANCY 4.6%



**RENTAL RATES
\$13.25 PSF**



**ABSORPTION
(157,418) SF**



**CONSTRUCTION
34,636 SF
DELIVERED IN Q2
599,098 SF
UNDER CONSTRUCTION**



TOTAL RETAIL MARKET STATISTICS

Submarket	Existing Inventory # Bldgs	Total RBA	Direct SF	Vacancy Total SF (w Sublease)	Vac %	Absorption	YTD Deliveries	Under Const SF	Quoted Rates NNN
Chesterfield	192	6,952,116	204,222	204,222	2.9%	11,468	9,726	3,500	\$15.28
Jefferson County	201	2,162,063	153,852	153,852	7.1%	1,445	0	0	\$10.62
Metro East Illinois	1,326	16,526,576	538,589	541,240	3.3%	12,042	0	38,513	\$13.91
Mid County	1,069	17,340,246	383,934	406,425	2.3%	(31,950)	10,720	9,000	\$20.65
NE Metro Illinois	998	11,493,485	354,147	427,347	3.7%	21,527	33,479	10,000	\$11.32
North County	505	7,943,350	703,254	753,837	9.5%	(47,586)	11,500	0	\$11.95
Northwest County	1,100	14,901,934	927,227	959,978	6.4%	(5,079)	5,000	3,520	\$9.27
Outer St. Charles County	157	2,111,639	49,471	49,471	2.3%	(1,600)	0	0	\$11.98
Outer St. Louis County	90	1,100,975	88,085	88,085	8.0%	5,903	0	25,215	\$17.79
SE Metro Illinois	278	2,977,882	325,879	325,879	10.9%	(16,884)	0	0	\$7.95
South County	630	10,885,566	647,213	647,213	5.9%	29,630	0	0	\$12.83
Southwest County	648	9,822,998	441,923	443,938	4.5%	(99,067)	0	18,400	\$14.28
St. Charles County	498	7,686,527	317,585	317,585	4.1%	8,336	5,000	147,200	\$13.94
St. Charles Region	915	13,098,297	379,843	395,767	3.0%	21,885	1,400	0	\$11.68
St. Louis City N	680	9,445,052	549,585	549,585	5.8%	(857)	0	335,000	\$18.37
St. Louis City S	1,688	11,253,182	288,286	294,586	2.6%	10,274	5,000	2,750	\$12.35
West County	544	10,698,341	608,673	636,873	6.0%	(76,905)	0	0	\$16.65
Totals	11,519	156,400,229	6,961,768	7,195,883	4.6%	(157,418)	81,825	599,098	\$13.25

Source: CoStar Property®

NOW OPEN & ADDITIONAL LOCATIONS

Beer * SAUCE

CHICKEN
OUT™

Marshalls.



SHAKE
SHACK



RECENT CLOSINGS



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Club Fitness	15434-15448 Manchester Road	40,000	West County
The Original Healthy Hair, Body & Spa	1023 Crossroads Plaza	6,400	Northwest County
MO Karate	15425-95 Clayton Road	5,162	Chesterfield Region
Wasabi Sushi Bar	4245 Duncan Avenue	5,000	St. Louis City North
Rosewood Landscape Signs	1250 Gravois Avenue	5,000	St. Louis City South

FEATURED PROPERTY

**Colonnade Center**

1131-1193 Colonnade Center
Des Peres, MO 63131

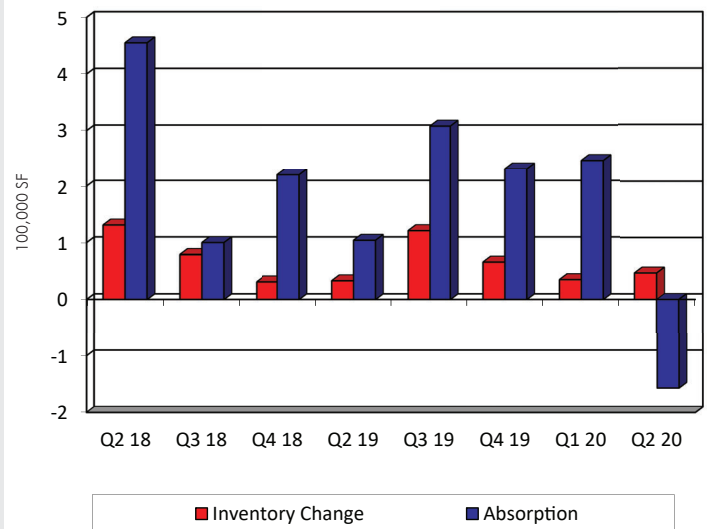
- 900 SF - 9,540 SF Retail Space Available
- Major Renovations Complete this Fall
- Great Central Location with Easy Access to Interstate 270
- 1 Block from West County Mall
- 6.0/1,000 SF Parking
- Chase Bank Coming Soon
- Lease Rate: \$26.00 PSF, NNN

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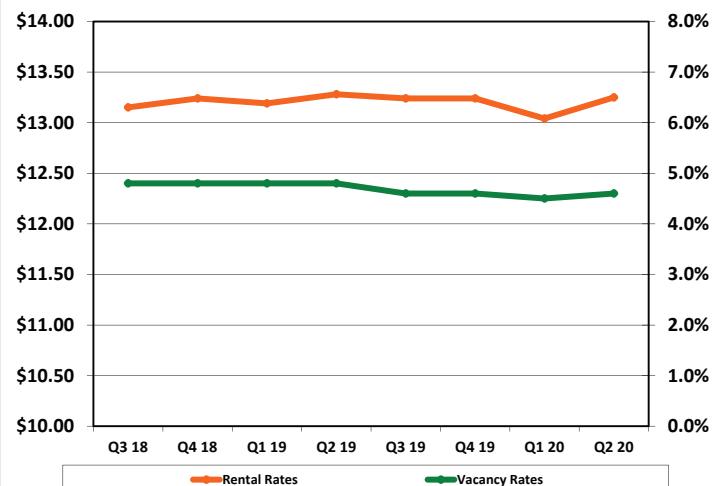
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Overall Retail Inventory & Absorption



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.