



# Q3 2013

## Retail Market Report

### MARKET TRENDS

**Vacancy Rate**



**Net Absorption**



**Rental Rates**



**Construction**



### NEW AROUND TOWN

**The Crafty Chameleon**  
- Ellisville

**Heavy Riff Brew Pub** - Dogtown

**THiSi Clothing Store**  
- University City

**Go Ape** - Creve Coeur

**Taubman Prestige Outlets**

**St. Louis Premium Outlets**

### RECENT CLOSINGS

**Frontenac Grill** - Frontenac

**Qdoba Mexican Grill** - St. Peters,  
Wentzville and Creve Coeur

**Jilly's a-Go-Go** - Des Peres

**Grappa Grill** - St. Charles

**Frank Patton Interiors**  
- Town & Country

**Culpeppers** - Kirkwood

The retail vacancy rate in the St. Louis market area slightly decreased to 8.3% at the end of the third quarter 2013. The vacancy rate was 8.4% at the end of second quarter 2013.

Retail net absorption in St. Louis increased for the third quarter 2013 with positive 826,103 square feet absorbed. In the second quarter 2013, net absorption was positive 62,085 square feet.

During the third quarter 2013, five new buildings totalling 697,800 square feet were delivered and 130,408 square feet were still under construction. Over the past four quarters, a total of 740,862 square feet of retail space has been built in St. Louis.

Average quoted rental rates in the St. Louis retail market are up over previous quarter levels and down from their levels four quarters ago. Quoted rents ended the third quarter 2013 at \$11.94 per square foot per year. That compares to \$11.93 per square foot in the second quarter 2013.

### TOTAL RETAIL MARKET STATISTICS

Market	Existing Inventory		Direct SF	Vacancy Total SF	Vac %	YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bids	Total GLA							
Calhoun County	2	3,245	0	0	0.0%	0	0	0	\$0.00
Chesterfield Region	170	6,250,463	263,748	264,798	4.2%	672,254	660,000	0	\$16.31
Franklin County	367	4,273,268	276,008	276,008	6.5%	13,594	3,000	0	\$8.68
Jefferson County	137	1,448,145	119,653	119,653	8.3%	(38,066)	0	0	\$12.49
Lincoln County	78	927,066	112,745	112,745	12.2%	10,706	0	0	\$11.86
Metro East Illinois	1,011	14,809,550	1,110,799	1,135,554	7.7%	92,612	21,111	9,600	\$10.93
Mid County	874	15,552,863	886,655	895,371	5.8%	120,800	0	34,880	\$15.47
NE Metro Illinois	731	9,818,574	451,054	451,054	4.6%	60,957	12,000	0	\$11.40
North County	425	7,915,937	869,642	892,922	11.3%	3,736	0	0	\$10.64
Northwest County	933	15,023,574	2,468,560	2,468,560	16.4%	96,028	4,000	0	\$10.31
Outer Jefferson Cnty	129	1,664,274	86,983	86,983	5.2%	(2,500)	0	0	\$7.04
Outer Metro Illinois	97	832,855	29,624	29,624	3.6%	(4,205)	0	0	\$12.22
Outer Monroe County	6	33,303	0	0	0.0%	0	0	0	\$0.00
Outer St Charles Cnty	112	1,875,569	39,805	39,805	2.1%	5,159	0	0	\$10.28
Outer St Louis County	77	1,159,142	111,314	111,314	9.6%	(9,613)	0	23,000	\$10.54
SE Metro Illinois	176	2,074,383	234,238	234,238	11.3%	17,309	0	21,600	\$8.75
South County	541	11,903,261	906,534	906,534	7.6%	(16,456)	0	4,317	\$12.13
Southwest County	571	9,265,855	899,323	900,098	9.7%	(91,563)	25,000	0	\$11.43
St Charles County	399	7,687,076	730,930	756,875	9.8%	11,703	0	8,731	\$13.53
St Charles Region	750	11,024,332	884,732	907,503	8.2%	110,292	0	0	\$10.97
St Louis City North	541	7,976,395	727,729	727,729	9.1%	(136,907)	0	28,280	\$14.83
St Louis City South	1,487	10,043,726	350,855	350,855	3.5%	68,210	3,517	0	\$10.41
West County	498	10,741,721	982,985	994,106	9.3%	69,986	0	0	\$13.58
<b>Totals</b>	<b>10,112</b>	<b>152,304,577</b>	<b>12,543,916</b>	<b>12,662,329</b>	<b>8.3%</b>	<b>1,054,036</b>	<b>728,628</b>	<b>130,408</b>	<b>\$11.94</b>

Source: CoStar Property®



## RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Golds Gym	13867 Manchester Rd.	34,961	West County Retail
Guitar Center Stores, Inc.*	Orchard Bend Shopping Center	15,007	Northwest County Retail
St. Anthony's Medical Center	Kennerly Center	7,130	South County Retail
The Melting Pot*	Louis London Building	5,433	Mid County Retail

\*Renewal

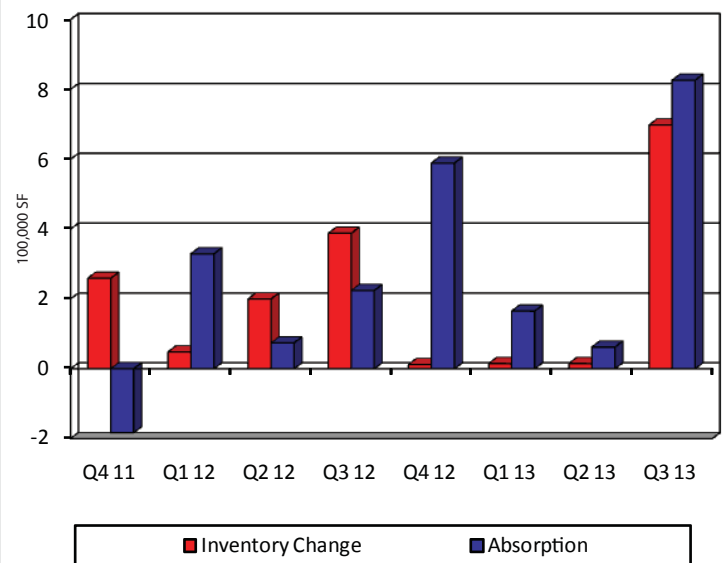
## FEATURED PROPERTY

**Woodchase Plaza**

13339-13399 Olive Boulevard  
Chesterfield, MO 63017

- 1,460 SF-6,832 SF Retail Space Available
- Up to 6,832 SF End Cap
- Monument Signage
- Located at New Hwy. 141 & Olive Blvd. Intersection
- Abundant Parking
- Strong Demographics
- Lease Rate: \$16.00 PSF, NNN

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\*Disclaimer: All information is collected from CoStar Group at the end of 3rd Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.