



Q4 2020

Retail Market Report

MARKET TRENDS

VACANCY ↑
4.9%

RENTAL RATES ↓
\$13.12 PSF

ABSORPTION ↓
(200,902 SF)

CONSTRUCTION
50,971 SF
DELIVERED IN Q4
140,824 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	6,935,505	184,855	184,855	2.7%	(4,778)	9,726	10,000	\$16.54
Jefferson County	201	2,162,305	126,052	126,052	5.8%	19,600	0	0	\$9.48
Metro East Illinois	1,337	16,582,286	739,273	743,167	4.5%	(245,021)	11,989	35,604	\$12.73
Mid County	1,079	17,368,884	507,747	530,238	3.1%	(84,065)	10,720	0	\$18.87
NE Metro Illinois	1,004	11,449,843	373,997	374,964	3.3%	27,559	0	0	\$10.21
North County	505	7,905,133	690,135	740,718	9.4%	26,402	11,500	0	\$11.91
Northwest County	1,112	14,942,031	769,787	781,023	5.2%	(211)	5,000	20,020	\$9.52
Outer St. Charles County	155	2,094,171	31,002	31,002	1.5%	14,197	9,500	0	\$12.37
Outer St. Louis County	91	1,132,086	94,179	94,179	8.3%	2,697	0	0	\$23.94
SE Metro Illinois	282	3,005,068	258,595	258,595	8.6%	5,404	0	0	\$7.76
South County	636	10,777,783	678,264	678,264	6.3%	7,046	10,000	0	\$12.53
Southwest County	650	9,798,309	458,649	458,649	4.7%	14,628	15,800	7,000	\$13.68
St. Charles County	507	7,764,243	291,511	291,511	3.8%	155,708	29,971	64,200	\$13.84
St. Charles Region	916	12,676,323	700,507	718,551	5.7%	(272,406)	12,990	4,000	\$13.00
St. Louis City N	686	9,551,873	610,564	610,564	6.4%	105,586	335,000	0	\$19.18
St. Louis City S	1,699	11,301,696	313,860	320,160	2.8%	(19,596)	5,000	0	\$12.55
West County	544	10,648,331	599,040	630,713	5.9%	46,348	0	0	\$16.28
Totals	11,598	156,110,070	7,428,017	7,573,205	4.9%	(200,902)	467,196	140,824	\$13.12

Source: CoStar Property®

NOW OPEN & ADDITIONAL LOCATIONS



RECENT CLOSINGS



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Dick's Sporting Goods*	6525-95 N Illinois St.	45,085	Metro East Illinois
Wallys	2055 Fenton Logistics Pkwy.	35,000	Southwest County
Ace Hardware	915-955 Jungermann Rd.	14,300	St. Charles Region
St. Louis Chess Club*	4651-57 Maryland Ave.	11,415	St. Louis City North
AB Spectrum	1030-1116 Wolfrum Rd.	8,000	St. Charles Region

*Renewal

FEATURED PROPERTY



Colonnade Center

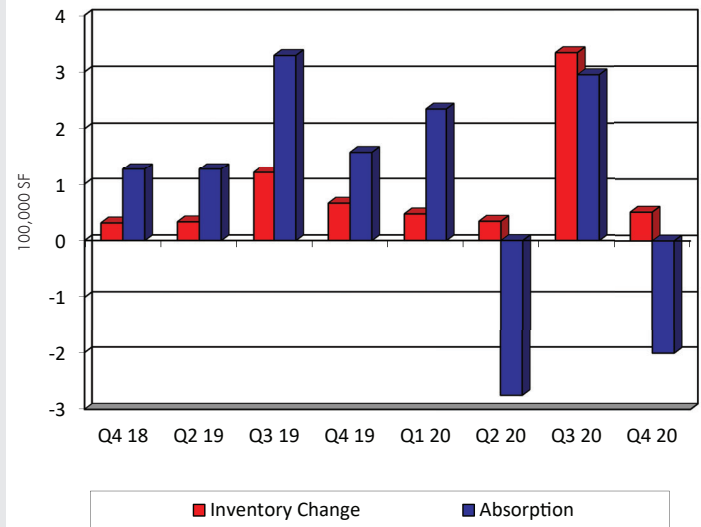
1131-93 Colonnade Center, Des Peres, MO

- 900 SF - 9,540 SF Available
- Great Central Location with Easy Access to Interstate 270
- 1 Block from West County Center
- Major Renovations Include: New Facade, Storefront Windows & Doors, Roof & Parking Lot
- Access to Ballas Rd. Through Des Peres Corners Schnucks Center
- Lease Rate: \$26.00 PSF, NNN

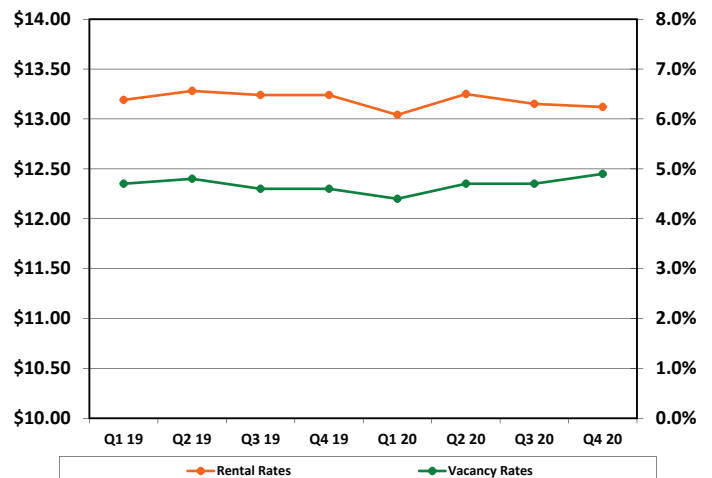
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Overall Retail Inventory & Absorption



Overall Retail Rental Rates & Vacancy Rates



*Disclaimer: All information is collected from CoStar Group at the end of 4th Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.