

AEDA Insights

Mainstreet Tenancy Report

Q3 2025

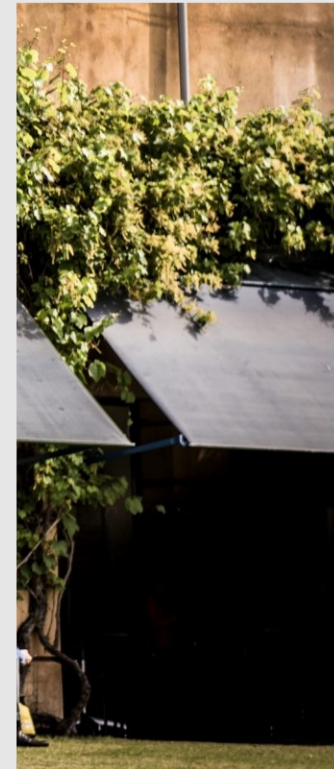
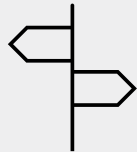


Table of Contents



- Page 3 - Overall Vacancy Snapshot – Q3 2025
- Page 4 - Traditional Mainstreet Vacancy Rates – City of Adelaide
- Page 5 - Traditional Mainstreet Tenancy Snapshot – Q3 2025
- Page 6 - Traditional Mainstreet Vacancy - Annual Comparison
- Page 7 - Traditional Mainstreet Vacancy Rates – Historic Comparison
- Page 8 - Secondary Commercial Streets Tenancy Snapshot – Q3 2025
- Page 9 - Secondary Commercial Streets Vacancy - Annual Comparison
- Page 10 - Example of new tenancies - City of Adelaide
- Page 11 - Need More Data
- Page 12 - Methodology - General
- Page 13 - Methodology - Street specifics
- Page 14 - Disclaimer
- Page 15 - Acknowledgement of Country

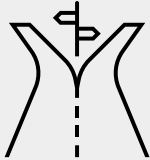
Overall Vacancy Snapshot – Q3 2025



Traditional
Mainstreets

9.1%

-1.3 pts on Q3 2024



Secondary
Commercial Streets

11.5%

-0.7 pts on Q3 2024



Overall

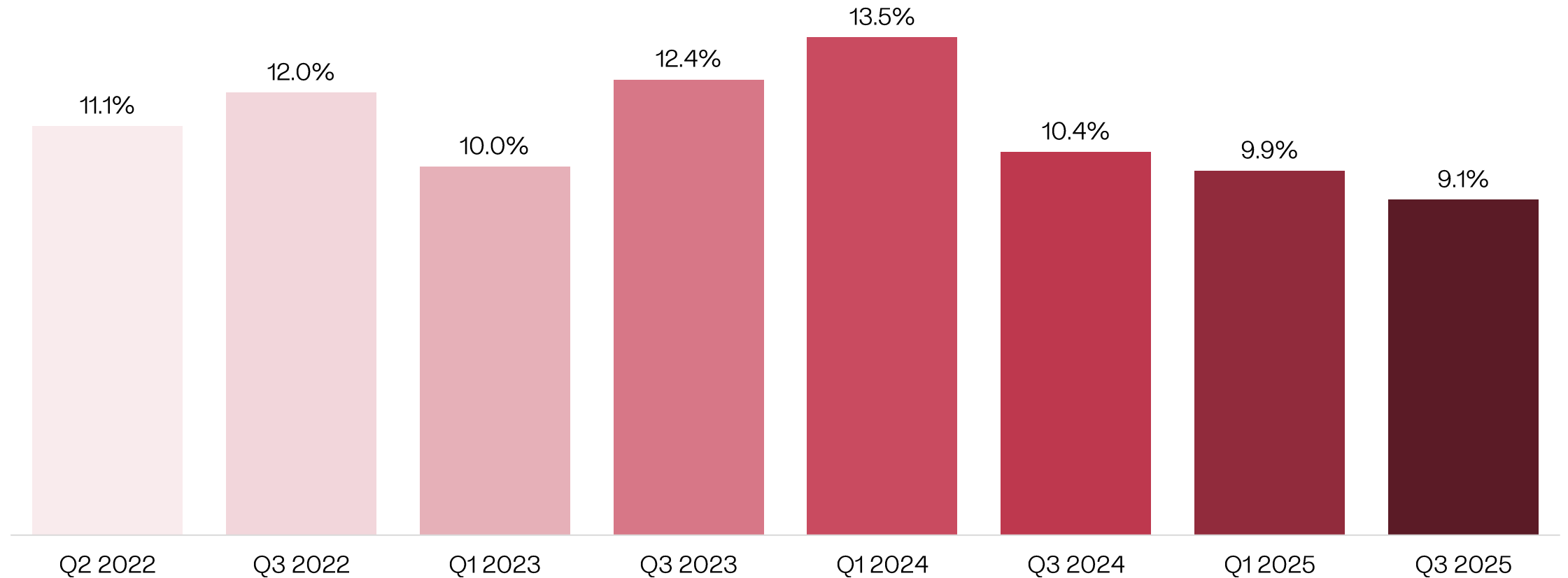
10.4%

-1.0 pts on Q3 2024

Traditional Mainstreet Vacancy Rates – City of Adelaide



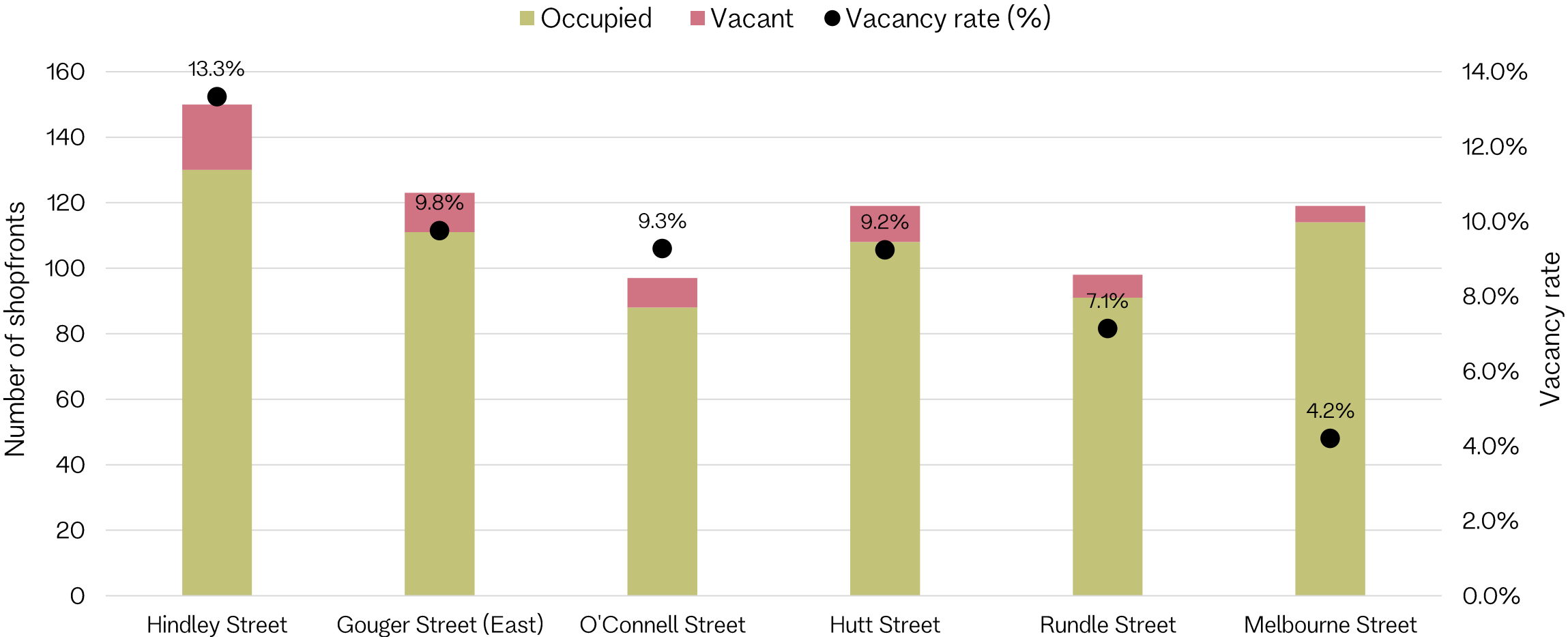
Mainstreet shopfront tenancy levels have continued to improve, reflecting a positive trend across the City of Adelaide.



Traditional Mainstreet Tenancy Snapshot – Q3 2025



In Q3 2025, Hindley Street had the most vacant premises, whilst Melbourne Street had the lowest.



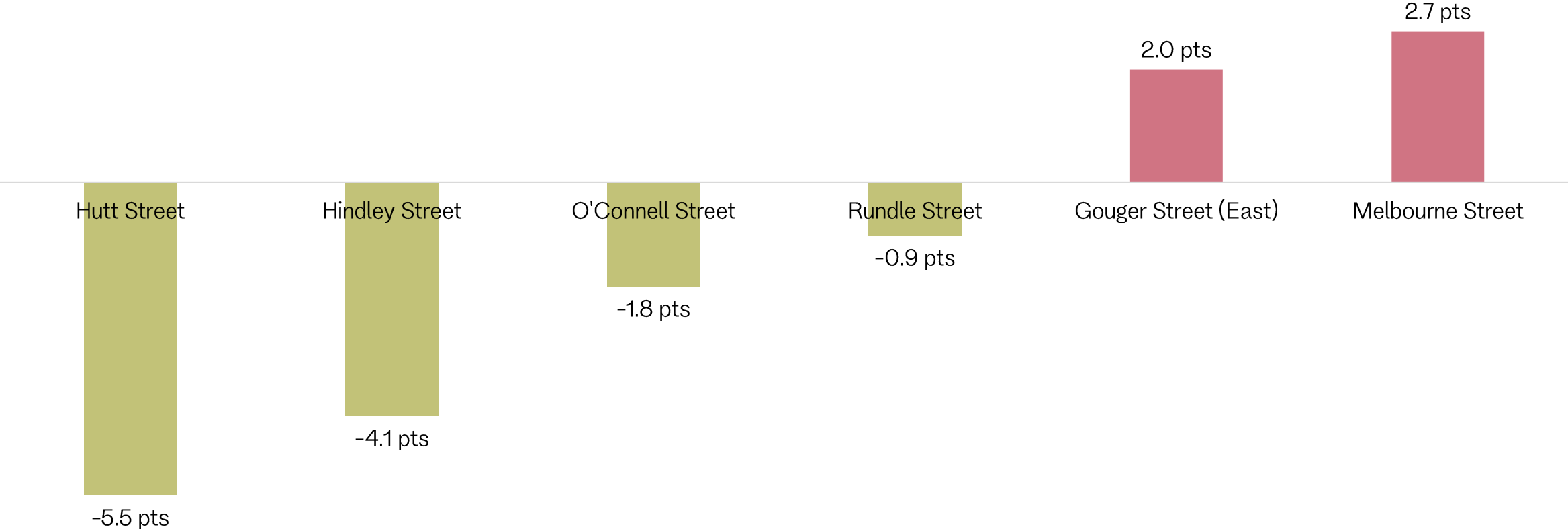
Source: AEDA

Traditional Mainstreet Vacancy – Annual Comparison



Hutt Street had the largest fall in the vacancy rate, whilst Melbourne Street recorded the highest rise.

Q3 2025 vacancy rate difference from Q3 2024

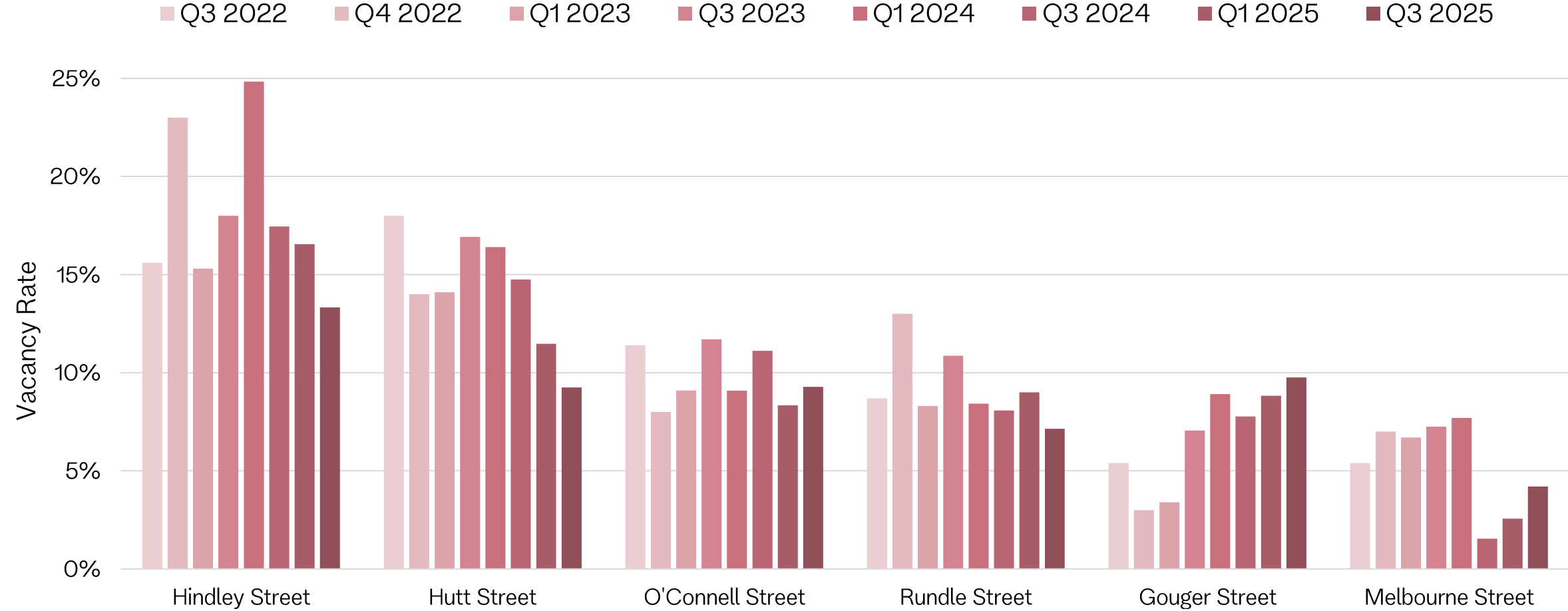


Source: AEDA

Traditional Mainstreet Vacancy Rates – Historic Comparison



Hindley Street recorded the highest vacancy rate; however, it has fallen over the past three quarters and is trending in a positive direction. Melbourne Street continues to have the lowest vacancy rate.

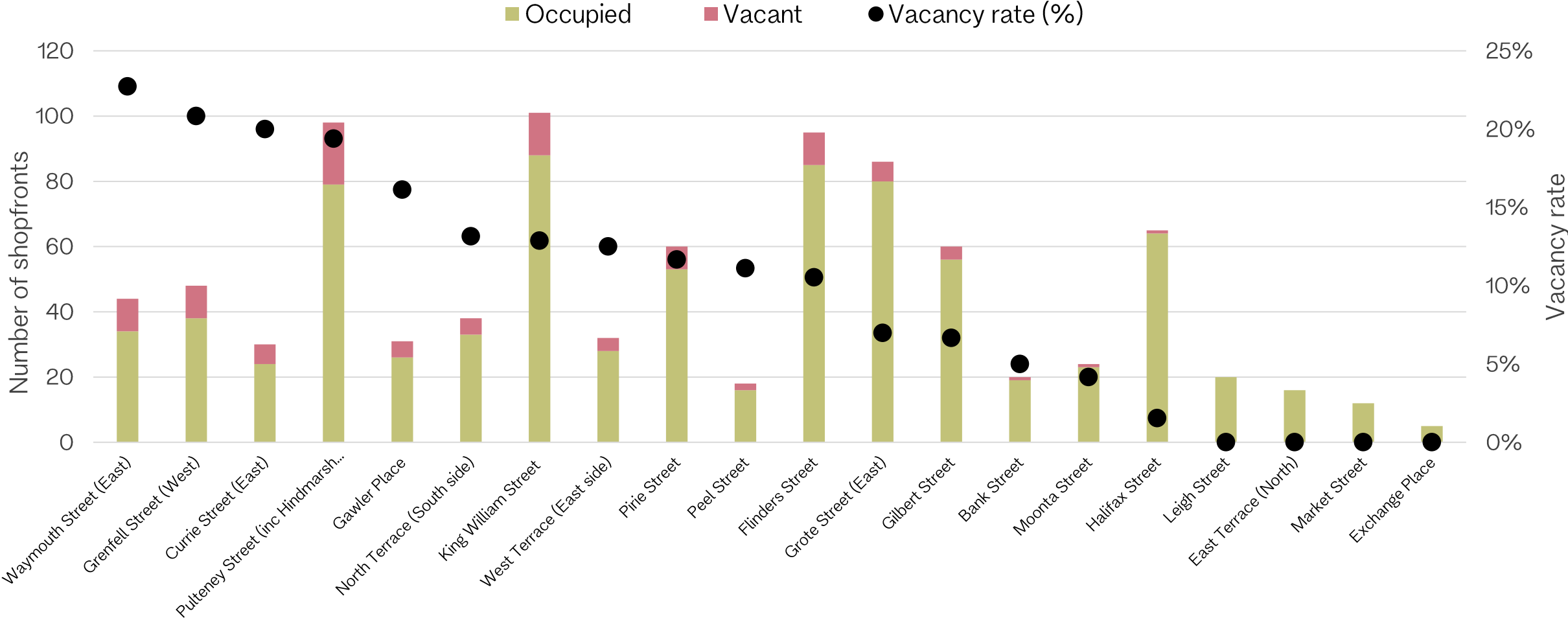


Source: AEDA

Secondary Commercial Streets Tenancy Snapshot – Q3 2025



Secondary streets showed stability, with several streets holding full to near full occupancy, whilst larger corridors like Weymouth Street (eastern end), Grenfell Street, and Pulteney Street continued to face high vacancy pressure.



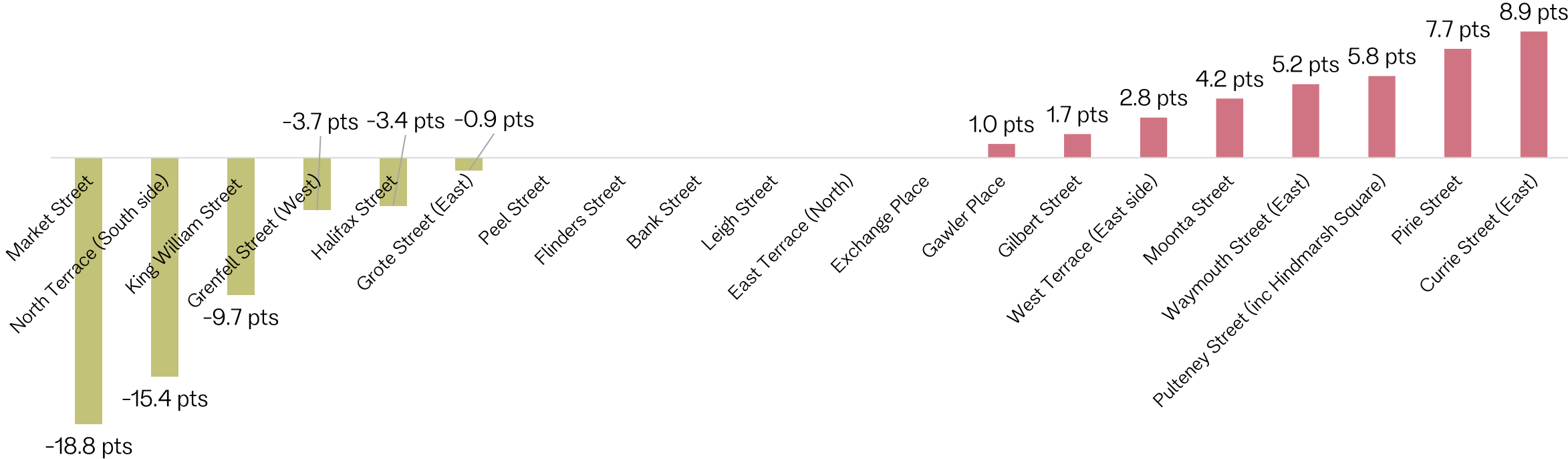
Source: AEDA

Secondary Commercial Streets Vacancy – Annual Comparison




Market Street and North Terrace (south side) showed strong improvements over the past 12 months, whilst Pirie Street and Currie Street (East) marked the highest uptakes in vacancy.

Q3 2025 vacancy rate difference from Q3 2024




Source: AEDA


Example of new tenancies – City of Adelaide – 2025




Cosmo's Pizza
Hindley Street




Bank St Burger
Bank Street




BB Thai Town
Gouger Street



Lotus Story
Melbourne Street



Reno's Bistro
Pirie Street



Tarantino's
Vardon Avenue

Need More Data?

If you have a specific data or research request, please scan the QR Code and complete the form at the bottom of the AEDA Data & Insights web page:



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Methodology – General

- Premises that were located on the corner of a street but had a physical contribution to the street were included in the count, even if the official address was not on the street.
- Premises located on level one or two of a building were not counted, as these premises are typically office spaces and whilst they do contribute to the overall occupancy of the street, they are not shopfronts which is what has been counted historically.
- Premises that were vacant but leased were counted as occupied.
- This report includes a number of commercial facing retail streets not included in previous reports. Streets were counted if they had 13 shops within 130 metres.

Methodology – Street specifics

- Melbourne Street (whole street not including residential / including all ground level premises of the Melbourne Street Gardens building)
- O'Connell Street (whole street not including shops inside the North Adelaide Village, only shops that are roadside with external facing premises)
- Hindley Street (whole street not including upstairs offices or the shops inside Millers Arcade and Station Arcade, only the external facing ones)
- Hutt Street (whole street including corner premises)
- Rundle Street (whole street including corner premises)
- Gouger Street (King William Street to Morphett Street)
- Grote Street (King William Street to Morphett Street)
- Halifax Street (whole street including corner premises)
- Gilbert Street (whole street including corner premises)
- Waymouth Street (east side of street not including west of Morphett Street)
- King William Street (whole street including corner premises)
- Gawler Place (whole street including corner premises)
- Pultney Street (whole street including corner premises)
- Currie Street (east side of street not including west of Morphett Street)
- Peel Street (whole street including corner premises)
- Leigh Street (whole street including corner premises)
- Bank Street (whole street including corner premises)
- Moonta Street (whole street including corner premises)
- Market Street (whole street including corner premises)
- Flinders Street (whole street including corner premises)
- Pirie Street (whole street including corner premises)
- North Terrace (south side of the street including corner premises)
- West Terrace (east side of street including corner premises)
- East Terrace (west side of street from Grenfell Street)

Disclaimer

All effort is made for representations to be true and accurate at the time of dispatch, although historical figures may change, and information contained in this document should be treated sensitively and not used wholly for investment decisions.

Acknowledgement of Country

The City of Adelaide acknowledges that we are located on the traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past, present and emerging.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We also extend that respect to visitors of other Aboriginal Language Groups and other First Nations.

Thank you



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