

Calgary Retail Market Update

First Quarter, 2018



Market Highlights

- Overall retail vacancy in Calgary spiked to 5.1% during Q1 2018.
- A little more than 2.1 million square feet of inventory is now available for lease, with approximately 650,000 square feet stemming from Sears Canada’s store closures.
- Removing the above-noted event, Calgary’s retail vacancy still rose to approximately 3.6%.
- Restaurant closures continue to be a significant source of CBD retail vacancy, though the main source of newly-available space has shifted to the Beltline from the Downtown core.
- Delivery of more than 1.7 million square feet of new retail inventory is anticipated this year. Overall, pre-leasing activity remains strong.
- With clarity given to Alberta’s retail cannabis strategy, retailers have stepped-up their efforts to secure locations. Landlords, for their part, have become increasingly open to this type of use.

Market Overview		Vacancy (%)		Asking Rate Ranges (p/sf)	Construction Pipeline (sf)		
Retail Inventory (sf)		Q4 2017	Q1 2018	Q1 2018	2017 Completions	2018 Deliveries	YTD 2018 Completions
Suburban NE	8,400,000	2.6%	5.3%	\$25 - \$40	148,000	396,000	-
Suburban NW	7,600,000	2.1%	4.7%	\$25 - \$70	30,000	717,000	-
Suburban SE	12,900,000	2.6%	4.7%	\$20 - \$55	369,000	580,000	-
Suburban SW	8,000,000	2.2%	3.0%	\$20 - \$55	-	-	-
Central Business District	3,800,000	9.7%	10.8%	\$20 - \$70	24,700	73,000	-
Overall	40,700,000	3.1%	5.1%	\$20 - \$70	571,000	1,766,000	-

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