

Calgary Retail Market Update

Third Quarter, 2018



Market Highlights

- Overall retail vacancy in Calgary decreased to 4.5% during Q3 2018.
- A little more than 1.8 million square feet of inventory was available for lease.
- Notable in regard to the above, a significant portion of space was under conditional lease during Q3. This included the 47,000 square foot former Sunridge Sears Centre.
- In the Central Business District, the Beltline was the main source of newly-available space, with approximately 29,000 sf coming available during the quarter. The Downtown was comparatively quiet.
- The Suburban NW experienced a drop in retail vacancy this quarter. This was a function of leasing and sales in Power Shopping Centres.
- Construction of several suburban retail projects has been pushed back, thereby reducing new retail inventory anticipated for this year. That said, a handful of hotspots remain - primarily in Seton and Mahogany.

Market Overview		Vacancy (%)		Asking Rate Ranges (p/sf)	Construction Pipeline (sf)		
Retail Inventory (sf)		Q2 2018	Q3 2018	Q3 2018	2017 Completions	2018 Pending Deliveries	YTD 2018 Completions
Beltline	1,137,000	15%	17.2%	\$28 - \$55	-	-	69,000
Downtown	2,640,000	7.9%	8.2%	\$15 - \$35	24,000	13,000	-
Suburban NE	8,400,000	4.8%	5.3%	\$25 - \$40	148,000	-	489,700
Suburban NW	7,600,000	5.1%	4.7%	\$28 - \$70	30,000	613,600	16,000
Suburban SE	12,900,000	4.3%	4.7%	\$30 - \$55	369,000	97,000	24,500
Suburban SW	8,000,000	3.0%	3.0%	\$30 - \$55	-	-	11,300
Overall	40,700,000	4.8%	4.5%	\$20 - \$70	571,000	723,600	601,500

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