

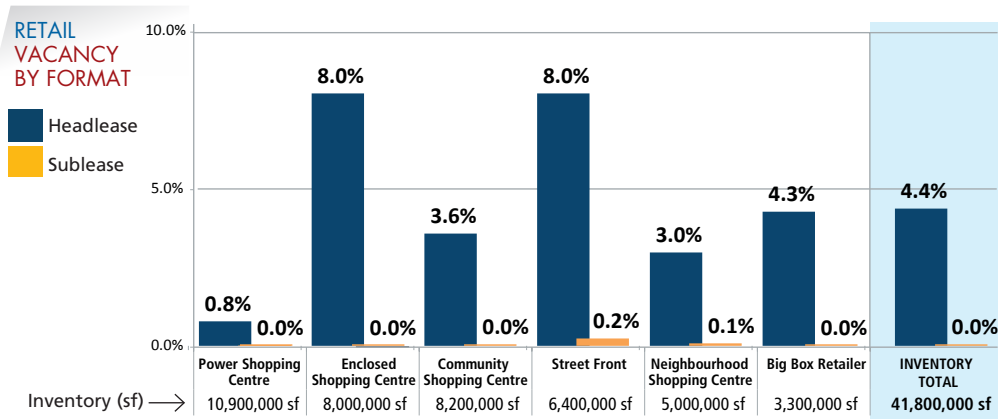
RETAIL MARKET UPDATE

4.4%
OVERALL
VACANCY RATE
↓ -0.2%
FROM Q4'18

RETAIL VACANCY/ASKING RATES BY LOCATION

Submarket	Retail Inventory (sf)	Vacancy (%)	Asking Rate Ranges (p/sf)
Beltline	1,200,000 sf	12.9%	\$28 - \$55 p/sf
Downtown	2,600,000 sf	8.6%	\$15 - \$35 p/sf
Suburban NE	9,000,000 sf	3.7%	\$25 - \$40 p/sf
Suburban NW	8,000,000 sf	3.8%	\$28 - \$70 p/sf
Suburban SE	13,000,000 sf	4.4%	\$30 - \$55 p/sf
Suburban SW	8,000,000 sf	3.1%	\$30 - \$55 p/sf
Overall	41,800,000 sf	4.4%	\$20 - \$70 p/sf

- Overall retail vacancy in Calgary was 4.4% at the end of Q1 2019.
- In the Suburban NE, *Save-On Foods* opened a new store in the former Canadian Tire space at Hunterhorn Plaza.
- The Beltline saw moderate activity, with three high-profile spaces taken off the market:
 - » *Beakerhead Creative Society* opened a shop in the former Sony space at 4th & 14th.
 - » *Rhythm Ride* took the final space in Landmark Centre.
 - » *Juul Labs* took the former Roots space in 399-17th Avenue SW.



- The beginning of the year was also marked by news of several Canada-wide retail chain closures, each of which will impact Calgary.
- In January, San Francisco-based children's apparel retailer *Gymboree* filed for bankruptcy for a second time. As a result, the company initiated plans to close all 49 of its Canadian Gymboree-branded locations. This will effect three locations in Calgary: CF Market Mall, CF Chinook Centre and Southcentre Mall.
- In February, *Payless ShoeSource Canada Inc.* announced its intention to file for creditor protection in Canada. This will effect eleven locations in Calgary; some in enclosed malls such as The Core and Southcentre Mall, but also several stand-alone stores in suburban powercentres.
- Also in February, *Hudson's Bay Co. (HBC)* announced the pending closure of its *Home Outfitters* housewares chain, to take place by the end of 2019. This will effect four locations in Calgary
- In the Downtown submarket, the *Sport Chek* on Stephen Avenue closed in mid-February.
- *GAP Inc.* announced in March that in plans to close a substantial number of its North American stores. No specifics were available on how many of the 230 Canadian stores would be shuttered. There are five GAP-branded stores in Calgary and one in Balzac.



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