

Calgary's Third Quarter Retail Landscape

Retail Market Update **Calgary • Q3 2023**

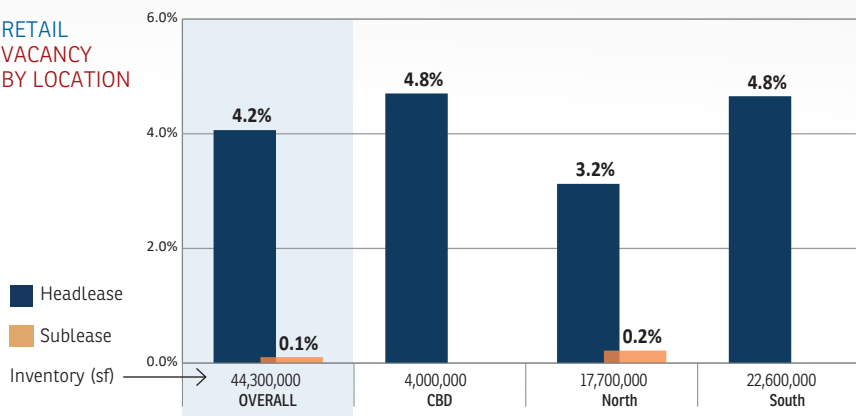
4.2%
OVERALL
VACANCY RATE

Calgary's overall retail vacancy rate continued to demonstrate remarkable consistency through the third quarter

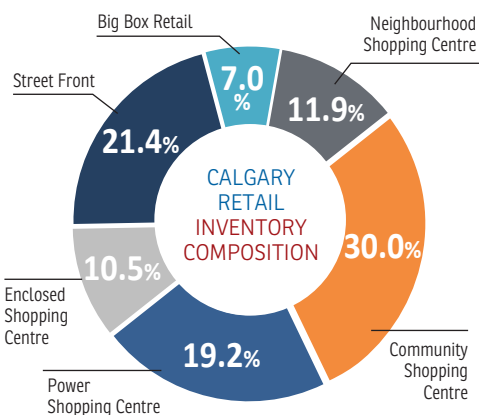
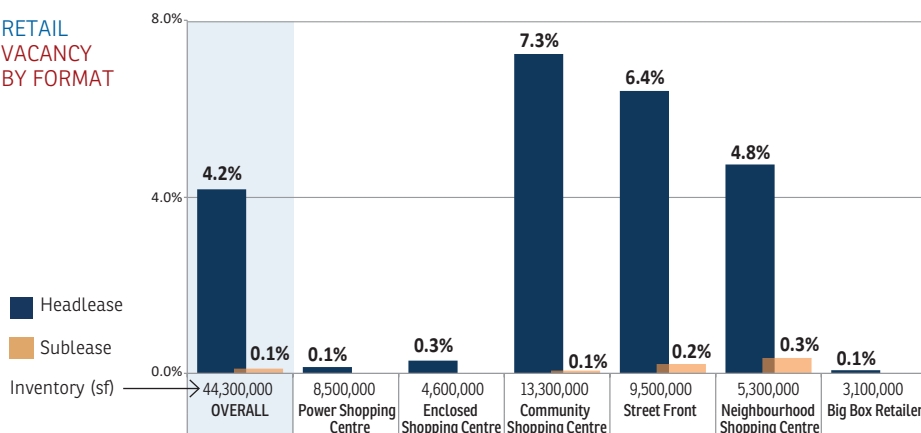
of 2023, remaining settled in the high-three to low-four percent range seen over the previous few years. The primary contributor to Calgary's vacancy is the vast inventory of street front spaces which have proliferated in recent years as small, local shopping destinations and mixed-use developments have gained favour over power centres.

Calgary's retail inventory has grown significantly in just the previous few years as major or final phases of major retail centres such as **East Hills**, **The Shops at Buffalo Run** and the **Deerfoot City** 'de-malling' project have come online. Together with other significant developments like

RETAIL
VACANCY
BY LOCATION



RETAIL
VACANCY
BY FORMAT



Sage Hill Crossing and **Trinity Hills**, more than three million square feet of retail space has been added to the Calgary market since 2020. As those developments moved through their respective completions, greater emphasis was placed on the 15-minute city/complete community concepts and local shopping & entertainment and densification. As a result, small 40,000 square foot convenience store-anchored retail plazas and mixed-use developments with ±12,000 square feet of main level retail have multiplied and their combined square footage currently rivals that of the largest retail format.

We anticipate that with efficient land use having become a priority for The City, large format retail centres—like enclosed malls before them—have run their course in the retail development continuum and small-scale retail will be the order of the day for many years to come. ■

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