

Appendix A

Retail Changes in Strathcona County

In order to provide a brief update to this report, TCI has used CBRE Edmonton Retail Market Update H1 2017 to provide an update of retail floorspace inventory changes:

- New inventory added in 2017: 129,985 sf
- New inventory under construction: 53,000 sf
- Vacancy rate: 11.3%

Since the 2014 Strathcona County Retail Market Update Report, the following retail developments have been completed:

- Emerald Hills District (2017): 190,000 sf of retail added to inventory (with future tenancies under construction) along three development sites
- Broadmoor Heritage Plaza (2017): 42,000 sf of retail added to inventory
- Aspen Plaza (2018): 97,000 sf of retail (85% pre-leased)

The following retailers are new to Strathcona County in 2017-2018:

Retailer	Development
River City Games	Aspen Plaza
Bright Horizons Childcare	Aspen Plaza
Drealee Fitness	Aspen Plaza
Bar Burrito	Superstore (Baseline)
Bone & Biscuit	Superstore (Baseline)
Fire Crust	Superstore (Baseline)
Q-Nails	Superstore (Baseline)
Wok Box	Superstore (Baseline)
Tommy Guns	Village Market
Peavey Mart	Stand Alone (Broadmoor)
Sofa Land	Emerald Hills Centre
Canadian Tire	Emerald Hills Centre

Appendix B

Retail Inventory Size Chart

Below is a summary of estimated floorspace for different types of retail tenants.

Tenant Type	Category	Suggested Size per Retailer (sf)
Alcohol	Convenience	2,000 – 7,000
Grocery	Convenience	20,000 – 45,000
Pharmacy	Convenience	10,000- 20,000
Services	Convenience	1,000 – 4,000
Comparison Box Retailer	Comparison	10,000 – 50,000
Comparison Boutiques	Comparison	1,500 – 4,000
Big Box General Merchandiser	Comparison	70,000 – 100,000
Quick Service Restaurants	Food & Beverage	500 – 2,500
Full Service Restaurants	Food & Beverage	4,000 – 10,000
Fitness	Leisure	2,000 – 20,000
Entertainment	Entertainment	5,000 – 30,000

Thomas

Thomas Consultants Inc.

910 - 1111 Melville Street
Vancouver BC, V6E 3V6
Canada

Phone: + 1 604 687 2110
Web: www.thomasconsultants.ca
FTP: www.thomasconsultants.sharefile.com
Email: info@thomasconsultants.ca