

Calgary



# Community and Core Retail

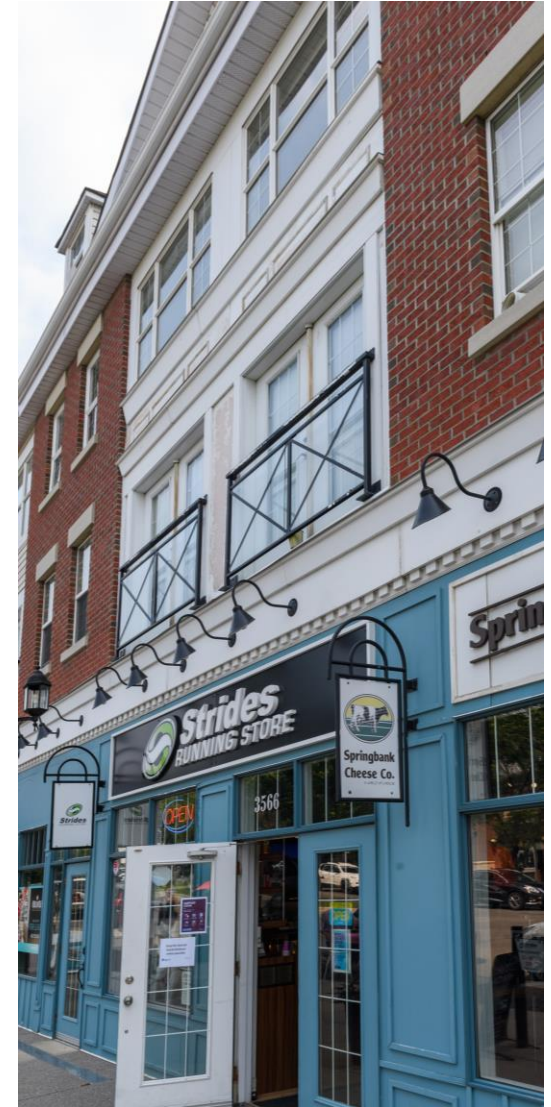
PRE-ROLL CONSULTATION PERIOD

Oct. 1 – Nov. 15, 2024

Information provided is preliminary information and is subject to change

# Agenda

- Market Overview
- Data Collection
- Sales
- Development Permits
- Inventory
- Valuation Overview
- Key Takeaways
- Make the Most of Pre-Roll
- Q&A







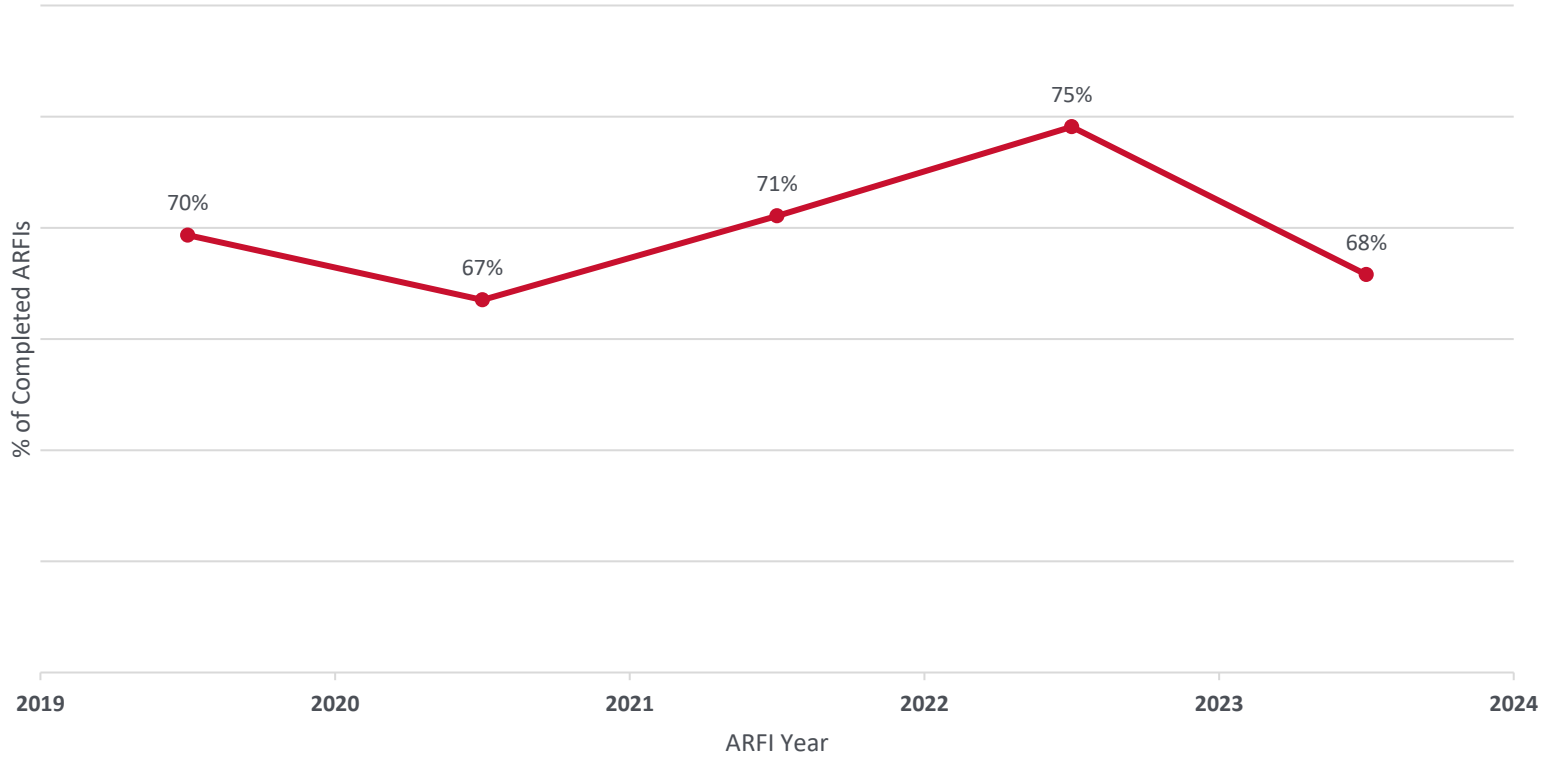
# Market Overview

1. Stable Retail Demand
2. Anchored Transactions
3. Trend Towards Mixed-Use High Density



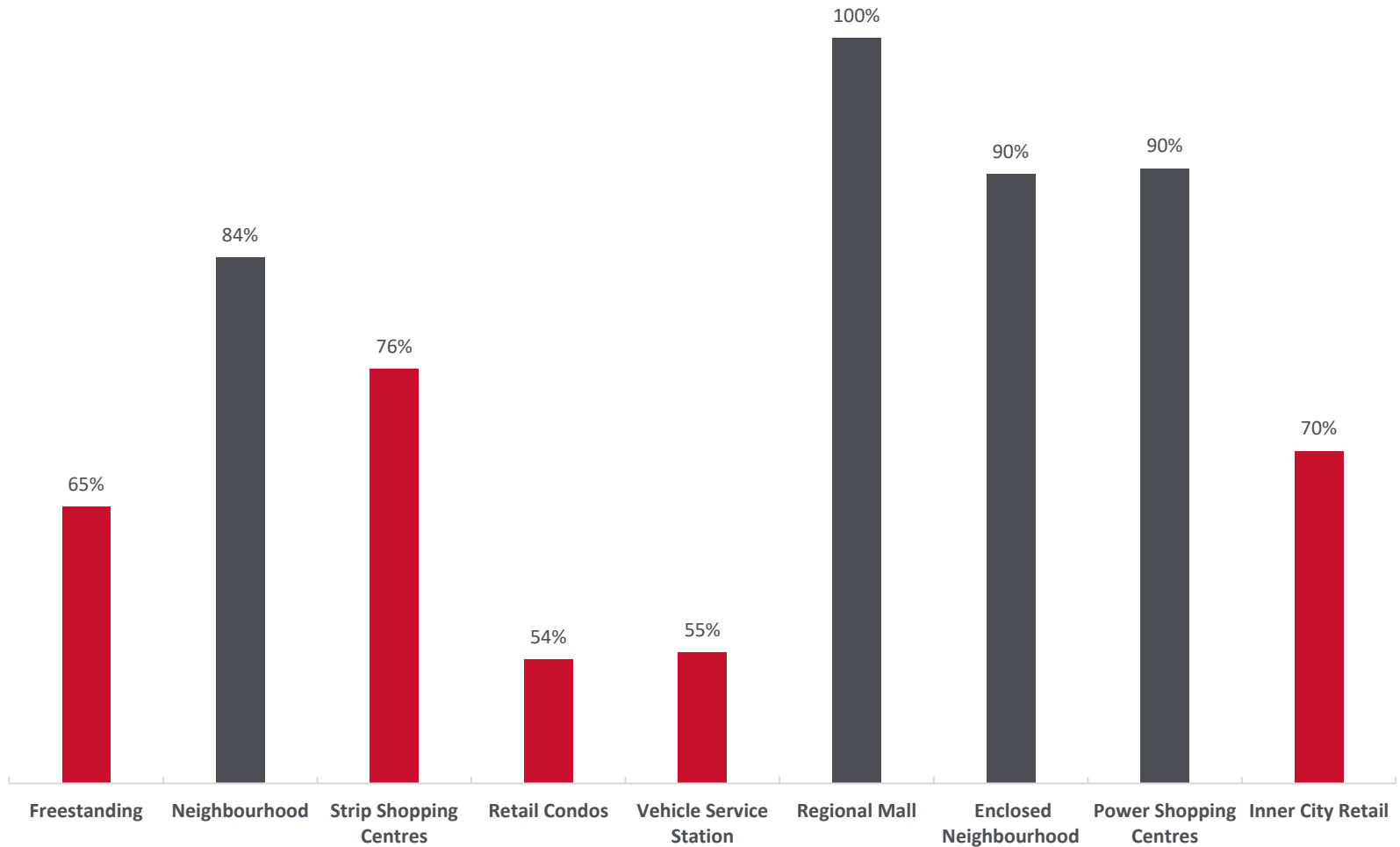
# Assessment Request for Information

## Retail ARFI Return Rates



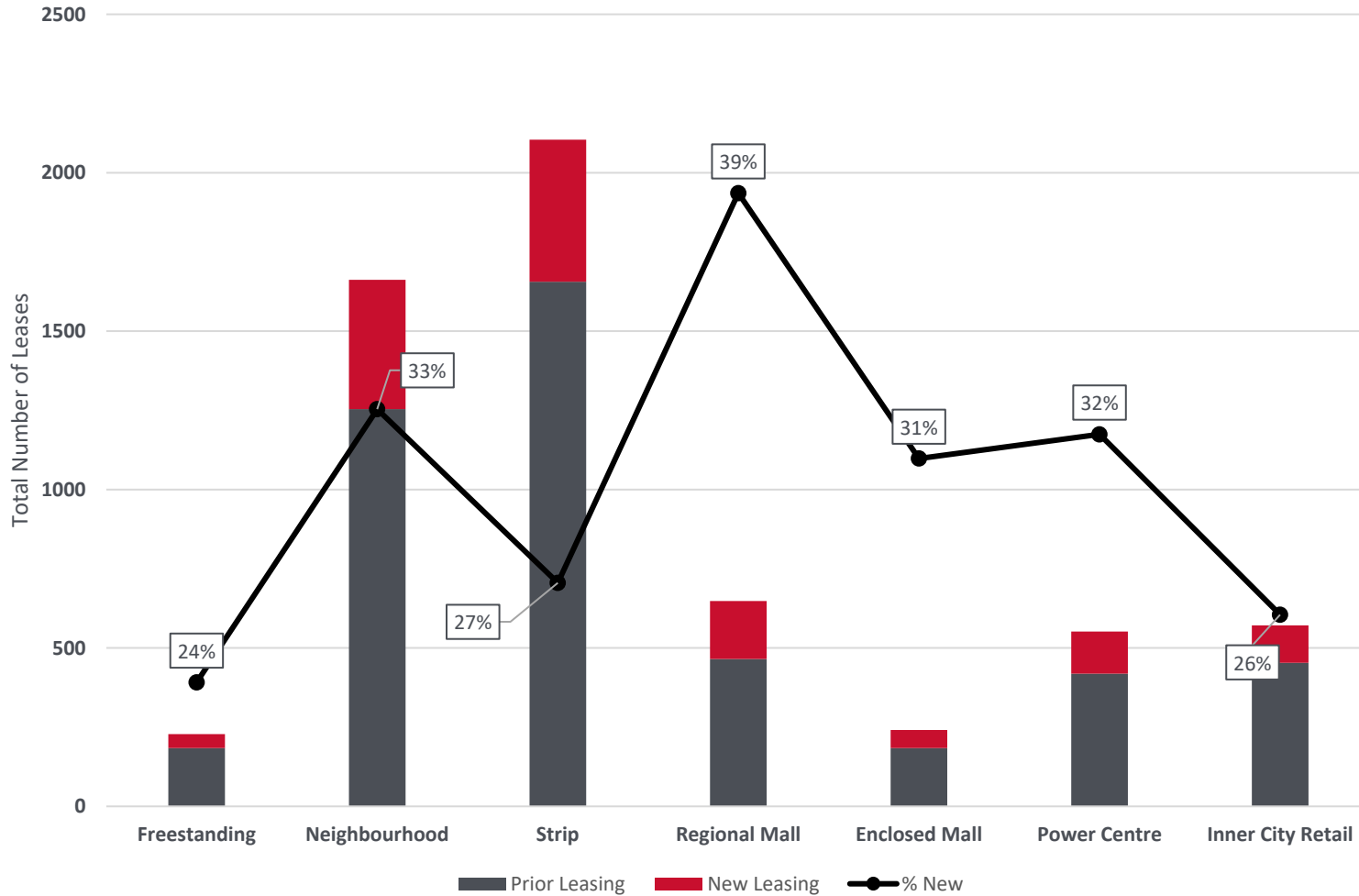


# 2024 ARFI Return Rate by Type





# Retail Leasing

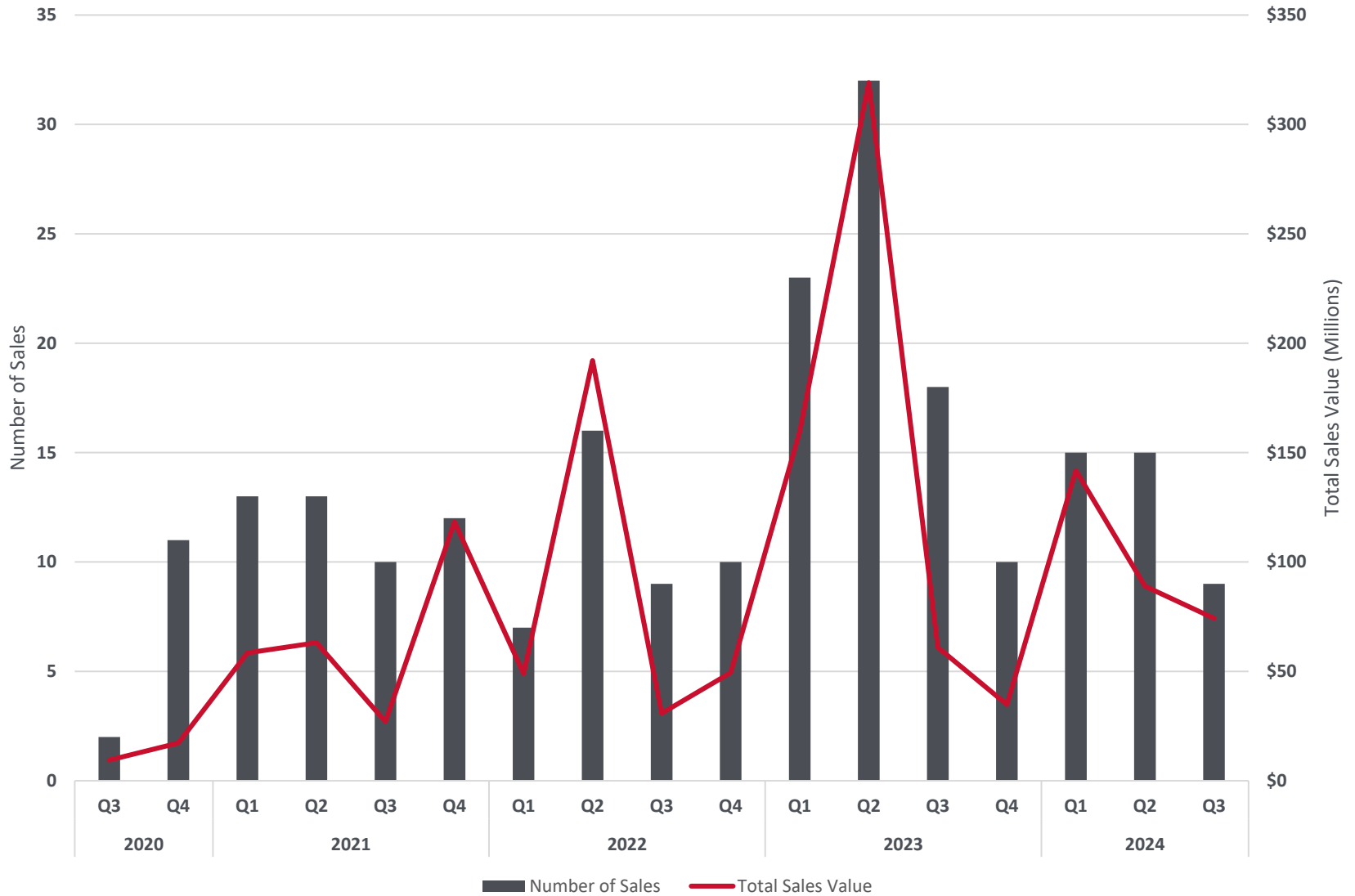


Prior leasing: July 1, 2021 – June 30, 2023

New Leasing: After July 1, 2023



# Retail Sales Activity



# Notable Sale



## Country Hills Power Center (A)

**430, 450, 500 Country Hills Blvd NE**

Registered Sale Date: January 4, 2024

Sale Price: \$83,750,000

Sale Area: 166,101 SF

Percentage of Total SF: 20%

Sale Price PSF: \$504







Source: JLL

## Deerfoot Meadows Power Center (A)

**750, 808 Heritage Dr SE**

Registered Sale Date: June 24, 2024

Sale Price: \$37,500,000

Sale Area: 130,857 SF

Percentage of Total SF: 9%

Sale Price PSF: \$287





## Crowfoot Power Center (A)

**140 Crowfoot Cr NW**

Registered Sale Date: July 11, 2024

Sale Price: \$34,670,000

Sale Area: 51,058 SF

Percentage of Total SF: 5%

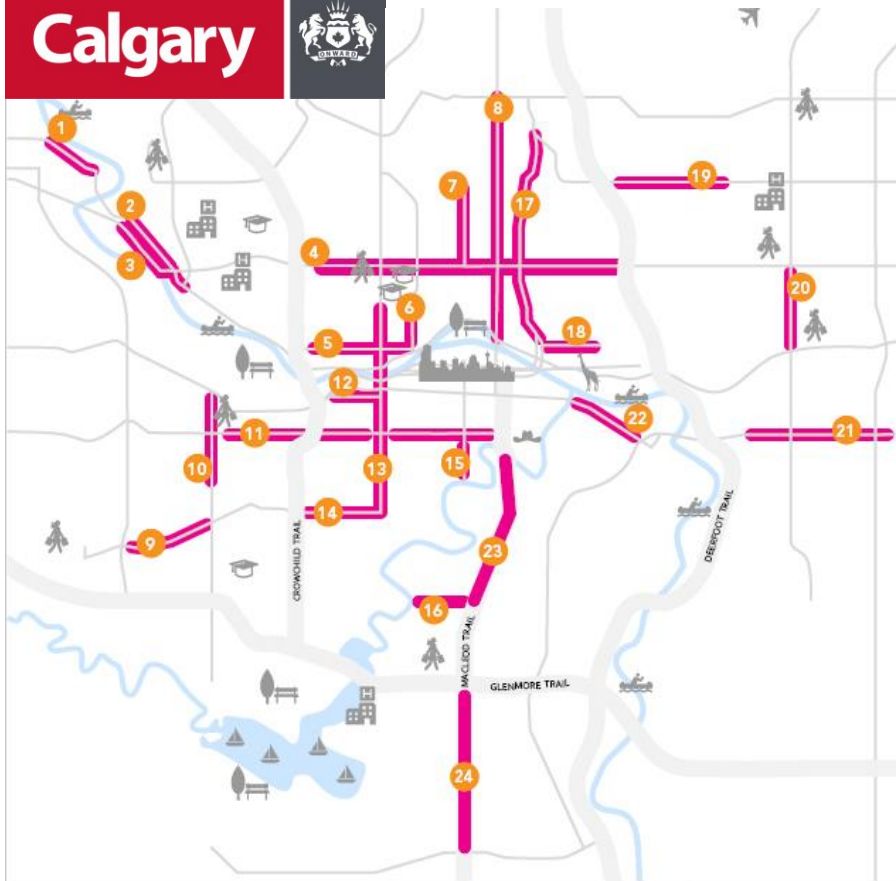
Sale Price PSF: \$679



# Notable Development Trends

- Main Street Implementation Plan
- Higher Density Allowance
- District Development





## Northwest

1. Bowness Rd NW (Bowness)
2. Bowness Rd NW (Montgomery)
3. 16 Ave NW (Montgomery)
4. 16 Ave N
5. Kensington Rd NW
6. 10 St NW
7. 4 St NW
8. Centre St North

## Southwest

9. Richmond Rd SW
10. 37 St SW
11. 17 Ave SW
12. 10 Ave SW
13. 14 St SW
14. 33 Ave SW
15. 4 St SW
16. 50 Ave SW

## Northeast

17. Edmonton Trail NE
18. 1 Ave NE
19. 32 Ave NE
20. 36 St NE

## Southeast

21. 17 Ave SE
22. 9 Ave SE
23. Macleod Trail S (north)
24. Macleod Trail SE

# Main Street Implementation Plan

- 24 Main Streets Identified
- Improvement and Revitalization
- Multi-model Transportation Networks





Source: QuantumPlace Consulting

## Notable Density Increases



201 10 Street NW, Kensington



1429 9th Avenue SE, Inglewood



North Hill Co-op




Mission Landing



Source: Truman Rentals

## District Development

 Broadcast Ave, West Springs

 Gateway at Trinity Hills

 University District

 Northland Village



# Permits & Development

Q3 2023 to Q2 2024

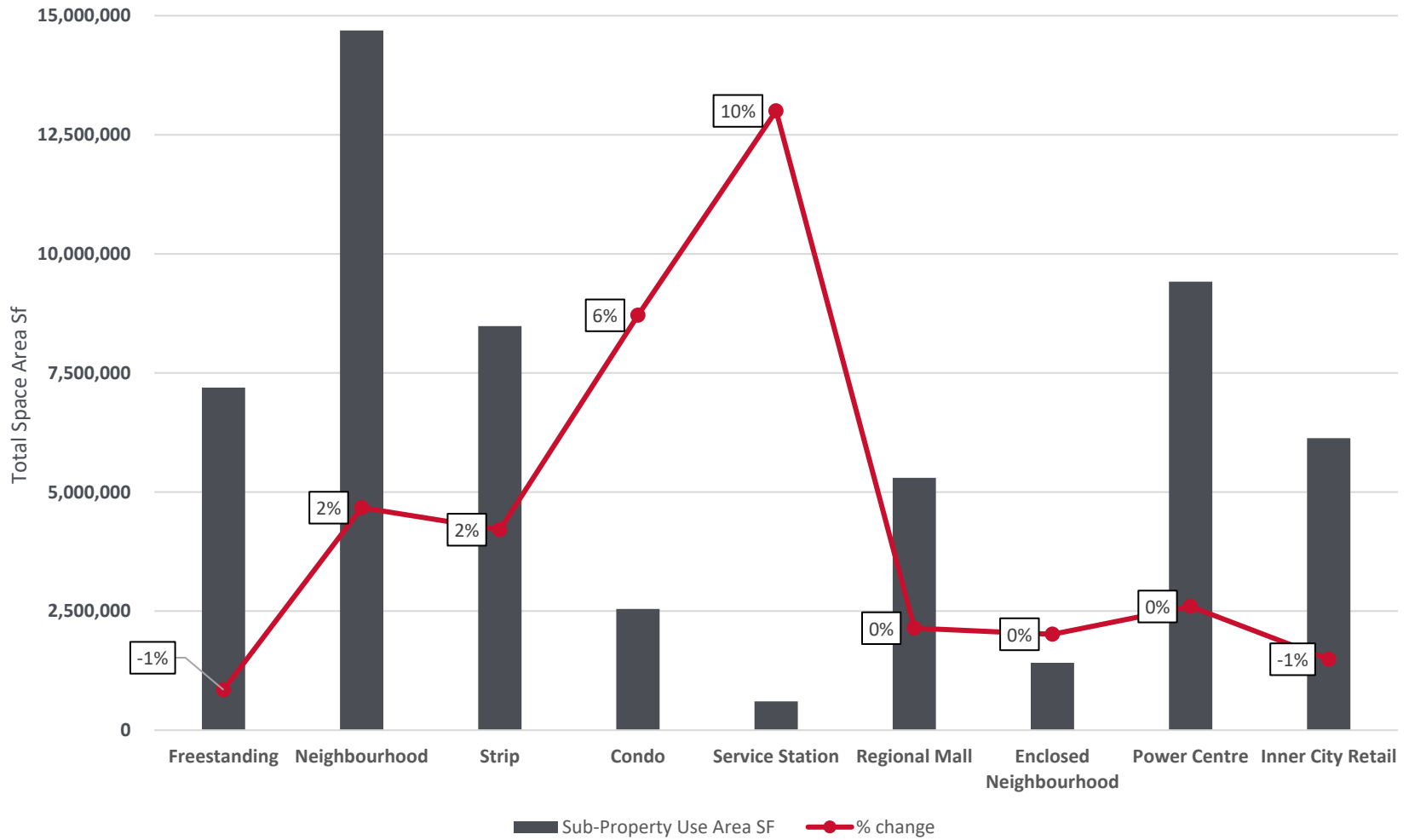


## New Retail Development

- Total permit value over \$70M
- 19 Permits over \$1M
- 760,000 SF added
- 1.35% Inventory increase



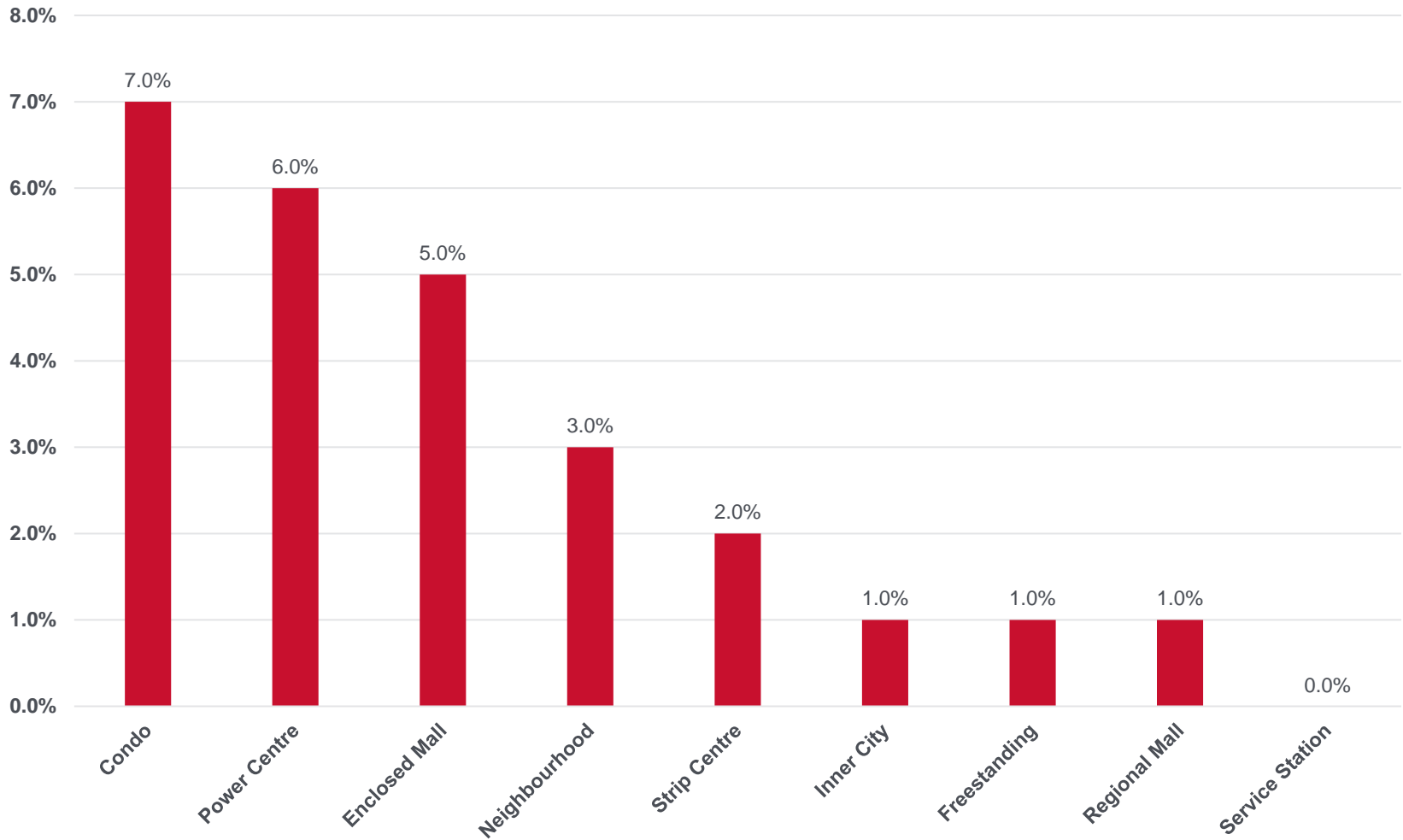
# 2025 Sub-Property Size Change







# Median Assessment Shift



Calgary



# Key Takeaways

1. Stable Retail Demand
2. Anchored Transactions
3. Trend Towards Mixed-Use High Density

Calgary



YOU CAN'T  
BEAT OUR *Food & Service.*

**Connect with us.**

[CALGARY.CA/PREROLL](https://CALGARY.CA/PREROLL)

403 - 268 - 2888

**Respond.**



Respond to  
your ARFI if you  
haven't yet.

**Review.**



Check your  
preliminary value.  
Get a tax  
estimate.

**Talk.**



Call us at 403-  
268-2888. We're  
committed to  
working with you.