



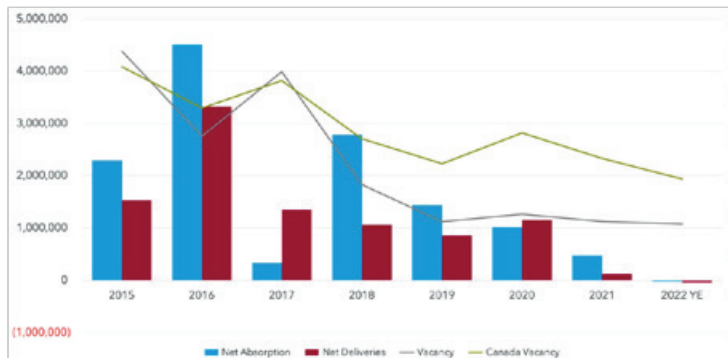
### RETAIL MARKET OVERVIEW

MACYN SCHOLZ, *Director of Research*

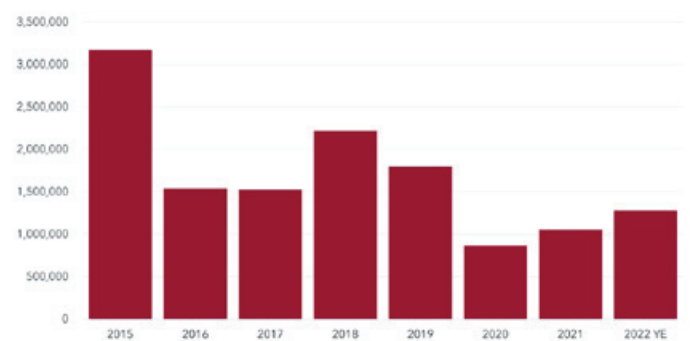
Due to a year of high inflation and ever-increasing interest rates, consumer purchasing power as well as confidence was low coming into the holiday season. Therefore, savings were top of mind as shoppers cut back on non-essential spending. Throughout 2023 to draw buyers back, retailers will need to prioritize improving the consumer experience with promotions, quality service, entertainment, and a seamless online/offline experience. However, landlords in Metro Vancouver needn't worry about the decrease in consumer spending. The low vacancy paired with the unique building constraints for new retail space keeps the area's demand, and therefore retail rental rates and sale prices, high.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▼ 12 Mo. Net Absorption SF	(20,146)	(5,699)	346,761	453,886	561,960
▲ Vacancy Rate	1.39%	1.23%	1.18%	1.21%	1.23%
▼ Avg NNN Asking Rate PSF	\$33.88	\$34.66	\$34.13	\$34.25	\$33.60
▼ SF Under Construction	1,281,001	1,691,477	981,631	1,035,635	1,055,271
▲ Inventory SF	124,936,794	123,983,104	124,611,189	124,572,052	124,502,880

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1034 Robson Street Vancouver, BC	8,636 SF	\$27,500,000* \$3,184 PSF	Crestpoint Real Estate Investments Vita Properties, Inc.	Single Tenant
8140 120th Street Surrey, BC	36,558 SF	\$22,200,000* \$607 PSF	Mortise Group of Companies Scott Road Centre, Inc.	Multi Tenant
2119-2131 W 4th Avenue Vancouver, BC	13,674 SF	\$20,600,000* \$1,507 PSF	Low Tide Properties Ltd. Bonnis Properties	Multi Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
650 W 41st Avenue Vancouver, BC	69,000 SF	Westbank & QuadReal	Time Out Market	Food Retailer
8119 Park Road Richmond, BC	10,439 SF	Grand Long Holdings Canada Ltd.	Sungiven Foods	Grocery
2929 Barnet Highway Coquitlam, BC	10,130 SF	Morguard	Cactus Club Café	Restaurant

\*All numbers shown are in Canadian dollars (CAD)

*The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.*

*The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©*

*© Copyright 2021 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com*