



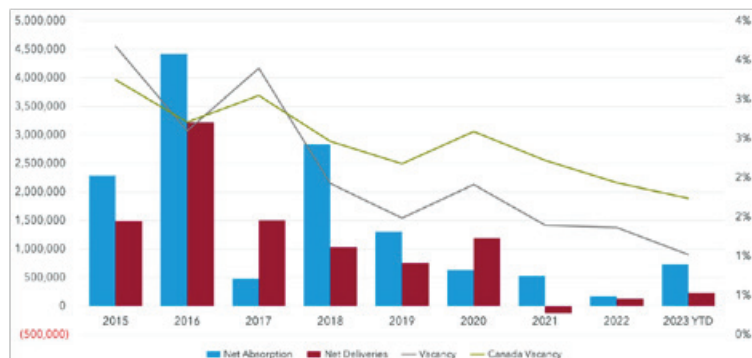
RETAIL MARKET OVERVIEW

MACYN SCHOLZ, *Director of Research*

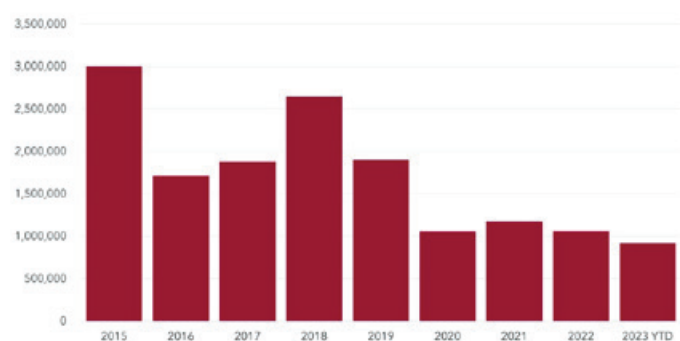
The Bank of Canada increased the policy interest rate this quarter to 5% and Canadian inflation was up to 4% in August. This quarter was also marked by more shocks to the economy including the port strike and wildfires, but most importantly consumer spending is down. Early estimates from Statistics Canada for this quarter suggest weak spending in the GDP numbers. With less disposable income due to high mortgage costs and wages not keeping up with inflation, consumers in Canada are cutting back on purchasing. Despite deceleration, the retail market in Metro Vancouver remains resilient. Robust demand for space paired with a vacancy of 1% keep Vancouver as one of North America's tightest leasing markets.

MARKET INDICATORS	Q3 2023	Q2 2023	Q1 2023	Q4 2022	Q3 2022
▲ 12 Mo. Net Absorption SF	799,655	555,884	482,748	170,181	263,816
◀ ▶ Vacancy Rate	1.00%	1.00%	1.10%	1.36%	1.29%
▲ Avg NNN Asking Rate PSF	\$35.27	\$33.68	\$34.28	\$34.45	\$34.42
▼ SF Under Construction	918,538	1,014,614	1,128,633	1,062,729	1,219,480
▲ Inventory SF	127,070,311	126,676,004	126,694,668	126,645,482	126,440,474

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2580 Capilano Road North Vancouver, BC	11,224 SF	\$14,000,000 \$1,247.00 PSF	1409174 BC Ltd. 1000813 BC Ltd.	Multi-Tenant
2-12 Powell Street Vancouver, BC	10,022 SF	\$10,200,000 \$1,108.00 PSF	Low Tide Properties Coment Industries Ltd.	Multi-Tenant
950-952 Brunette Avenue Coquitlam, BC	5,500 SF	\$4,800,000 \$873.00 PSF	952 Brunette Holdings Ltd. Q Special Ceramic Dental Lab Ltd.	Multi-Tenant

*All numbers shown are in Canadian dollars (CAD)

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1477 W. Broadway Vancouver, BC	22,000 SF	PCI Developments	Loblaws	Grocery
8250 Fraser Street Vancouver, BC	15,285 SF	Undisclosed	Nella Cutlery	F&B Supplies
4567 Lougheed Highway Burnaby, BC	5,000 SF	Shape Properties	Rivian Spaces	Automotive

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