

# INDUSTRIAL MARKET SNAPSHOT METRO VANCOUVER | Q1 2017

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## METRO VANCOUVER OVERVIEW

### Statistics

- ▶ Vacancy continues its decline, dropping to 1.64% this quarter, down from 1.67%
- ▶ Net absorption totaled 458,047 square feet this quarter, slightly above the 5-year average.
- ▶ New supply surges this quarter with over 700,000 square feet coming to the market
- ▶ Average asking rental rates rise again this quarter, increasing to \$10.55 per square foot compared to \$10.54 last quarter

### Sales

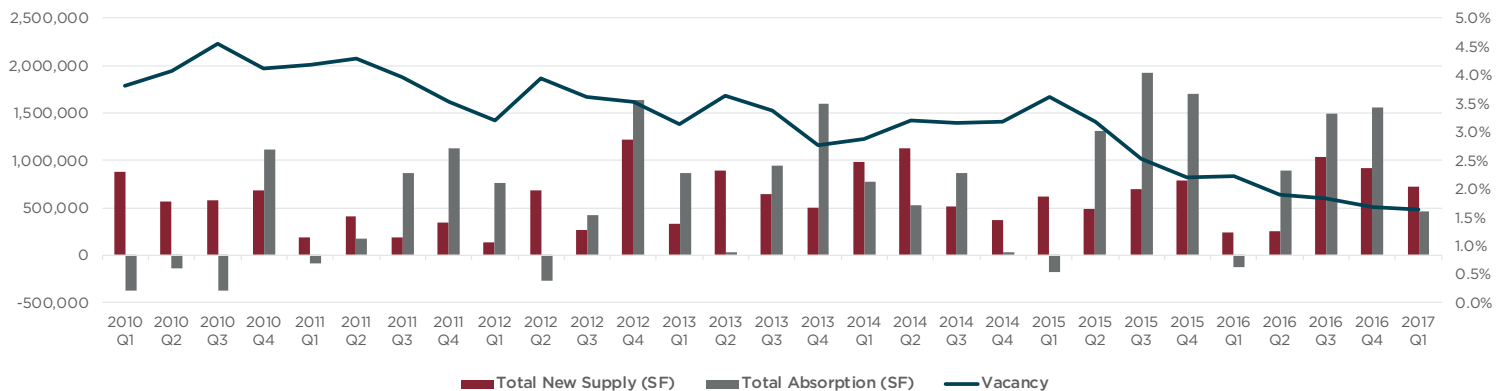
- ▶ Reported sales of \$271,596,139 is set to surpass Q4 2016 reported sales of \$439,416,791
- ▶ Price per square foot for building sales continues to rise with YTD sales averaging \$240 per square foot

INDICATOR	TREND	Q1 2017	Q4 2016
Vacancy Rate	▼	1.64%	1.67%
Net Absorption (SF)	▼	458,047	1,513,382
Avg. Asking Rent (PSF)	▲	\$10.55	\$10.54
Avg. Additional Rent (PSF)	▲	\$4.25	\$4.11
Sales Volume	▼	\$271,596,139	\$439,416,791

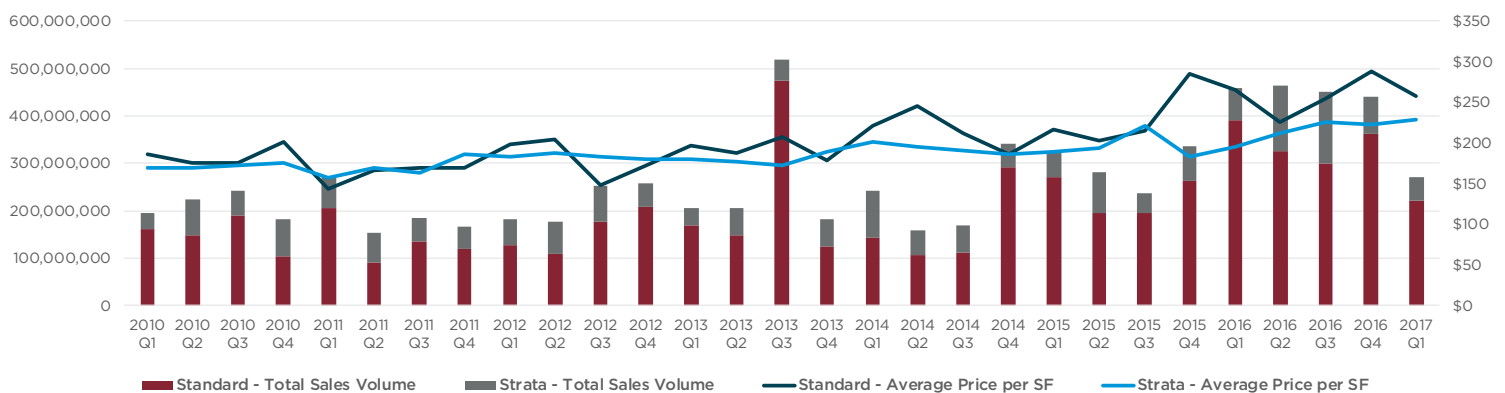
### LOOKING AHEAD

- ▶ Q2 2017 and Q3 2017 are projected to follow typical absorption rates, this along with over 1.5 million square feet of new supply expected to become available, this will result in a slight drop in vacancy over the next year and stay in the 1.5% to 1.75% range.
- ▶ As the vacancy rate continues to drop we will see asking rental rate rise across the Greater Vancouver Market.

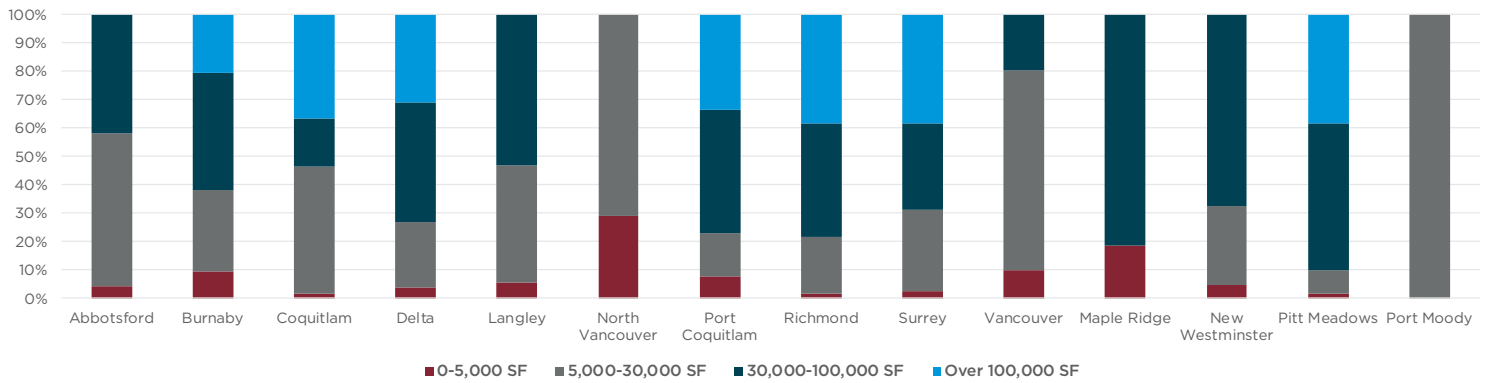
## ABSORPTION, NEW CONSTRUCTION AND VACANCY



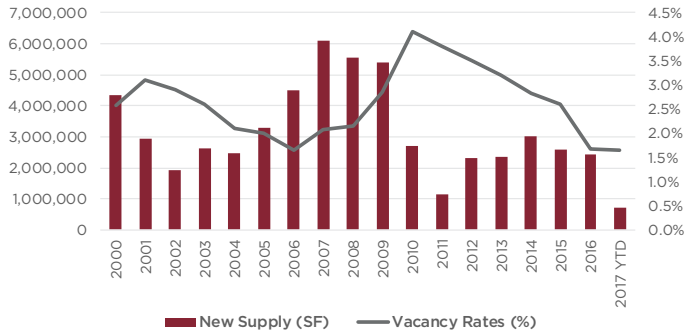
## QUARTERLY SALES VOLUME & AVERAGE PRICE PER SF



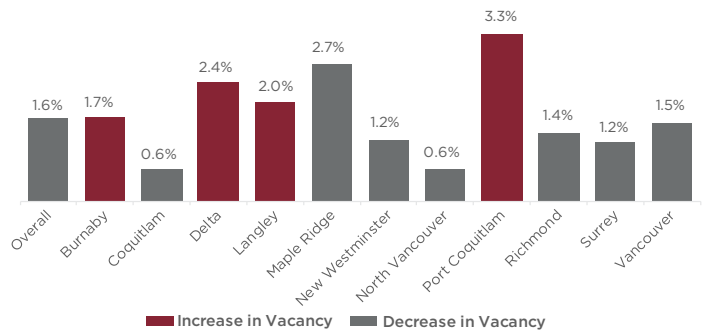
## PERCENTAGE OF TOTAL AVAILABLE SPACE FOR LEASE BY SIZE



## VACANCY AND NEW SUPPLY



## MUNICIPAL VACANCY RATES



## NOTABLE SALES

ADDRESS	MUNICIPALITY	SIZE (SF)	PRICE	PURCHASER
1488 Coast Meridian Road	Port Coquitlam	\$22,450,000.00	100,000	Sears (Sears Canada Inc.)
1140-1150 Raymur Avenue	Vancouver	\$19,000,000.00	56,556	Republic Industries Inc.
8041 132nd St; 13139-13145 80th Ave	Surrey	\$15,500,000.00	124,251	Keif Music (Keif Holdings Ltd.)
12331-12351 Bridgeport Road	Richmond	\$13,608,000.00	54,000	Bryce Construction Ltd. Date Construction Ltd.

## NOTABLE LEASES

ADDRESS	MUNICIPALITY	SIZE (SF)	TYPE	TENANT
9300 Van Horne Way	Richmond	114,045	New	DWS Logistics
598 Ebury Place	Delta	104,193	New	Kintetsu World Express (Canada) Incorporated
3737 Marine Way	Burnaby	37,291	New	Acme Prop Shop Ltd.
13600 Maycrest Way	Richmond	35,449	New	Miniso Store Inc.

## LEASING STATISTICS BY MUNICIPALITY

MUNICIPALITY	TOTAL INVENTORY (SF)	TOTAL VACANCY (SF)	VACANCY RATE	AVERAGE ASKING LEASE RATE PSF
Abbotsford	8,073,582	144,310	1.64%	\$9.11
Burnaby	28,566,970	474,256	0.82%	\$11.85
Coquitlam	8,691,916	54,486	1.48%	\$9.51
Delta	25,138,386	594,729	1.29%	\$9.20
Langley	20,550,503	403,548	1.57%	\$9.28
Maple Ridge	2,308,553	62,837	5.43%	\$9.51
New Westminister	4,809,861	58,667	1.59%	\$7.38
North Vancouver	5,076,829	32,066	0.76%	\$14.75
Port Coquitlam	8,903,339	296,171	2.45%	\$9.45
Richmond	36,217,523	490,269	2.27%	\$9.30
Surrey	32,726,581	379,731	1.87%	\$9.17
Vancouver	24,269,446	373,480	1.66%	\$14.93
<b>Total</b>	<b>205,333,489</b>	<b>3,364,550</b>	<b>1.64%</b>	<b>\$10.55</b>

## FOR INQUIRIES PLEASE CONTACT

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