



### RETAIL MARKET OVERVIEW

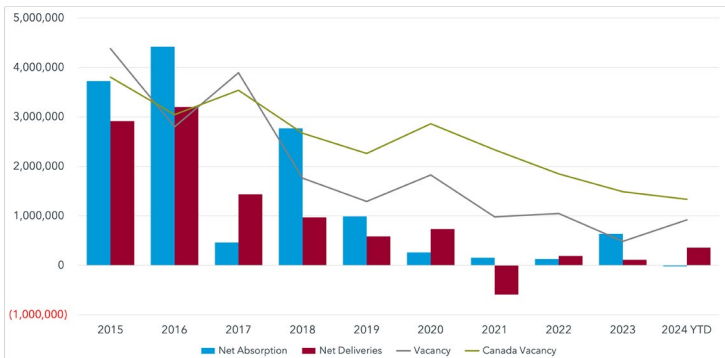
DERRICK GONZALES, *Director of Research*

The Vancouver retail market continues to experience strong tenant demand coupled with limited availabilities. Significant tenant movement to note include Muji, a Japanese household goods retailer, closing its Guildford Town Centre shopping location vacating 15,800 SF of two-floor space while Arc'teryx opened a new 4,199 SF location in Coquitlam Centre. Grocery, childcare and fitness tenants have been active in the Vancouver market, particularly along transit-adjacent development projects. This quarter, daycare tenants have secured leases throughout the region catering to and complementing the region's overall growing population.

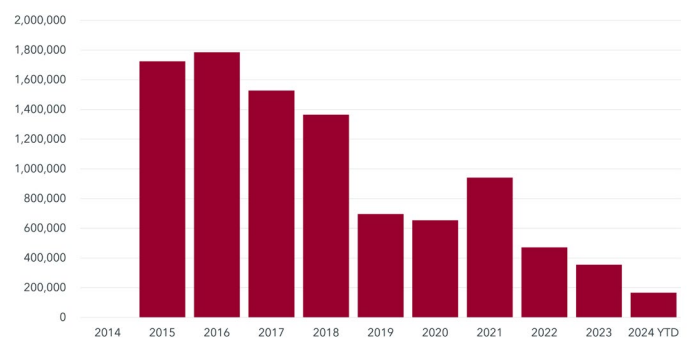
*\*All numbers shown are in Canadian dollars (CAD)*

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▼ 12 Mo. Net Absorption SF	48,460	163,794	218,629	635,164	648,647
▲ Vacancy Rate	1.30%	1.13%	1.15%	0.99%	1.04%
▲ Avg NNN Asking Rate PSF	\$37.88	\$37.37	\$36.92	\$36.65	\$36.23
▲ Sale Price PSF	\$719.00	\$711.00	\$698.00	\$699.00	\$702.00
▼ Cap Rate	4.23%	4.24%	4.26%	4.24%	4.19%
▼ Under Construction SF	566,021	749,643	833,867	864,916	829,936
▲ Inventory SF	130,360,657	130,111,086	129,982,407	129,952,455	129,974,242

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
210 12th Street New Westminster, BC	10,000 SF	\$16,000,000 \$1,600.00 PSF	210 12th St Holdings Ltd. Butt Enterprises	Single-Tenant
1634 East 41st Avenue Vancouver, BC	12,003 SF	\$7,500,000 \$625.00 PSF	Chinese Tabernacle Baptist Church British Columbia Conference Prpty	Single-Tenant
45820-45826 Wellington Avenue Chilliwack, B	10,996 SF	\$5,500,000 \$500.00 PSF	1480294 B.C. Ltd. Prosper Credit Union	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1700 W. 75th Avenue Vancouver, BC	28,000 SF	Angus Corporate Centre Ltd.	Rothewood Academy	Childcare
2556 Montrose Avenue Abbotsford, BC	8,891 SF	Ghayumi Ventures, Inc.	Shining Star Daycare	Childcare
9675 King George Boulevard Surrey, BC	6,145 SF	Square Nine Developments, Inc.	Kinderbees Early Learning Centre	Childcare

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