

# 5.0 Retail Sales Gap Analysis

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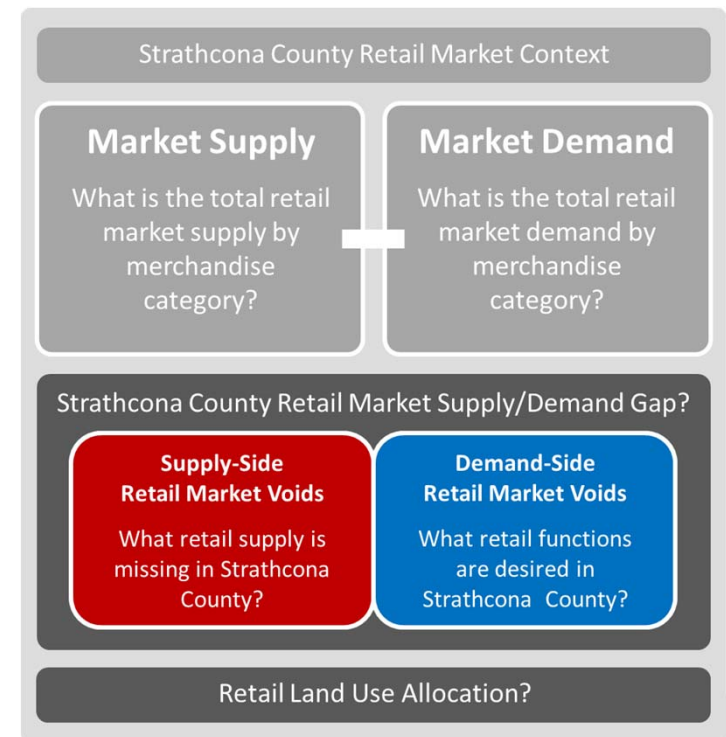
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### 5.1 Retail Sales Gap Analysis Introduction

- The following section summarizes the market supply/demand gap for the purposes of identifying the following recommendations:
  - A. Supportable Retail Supply in Strathcona County;
  - B. Optimal Retail Role & Function in Strathcona County;
  - C. Strathcona County Retail Market Voids;
  - D. Strathcona County Retail Land Use Allocation.

## 5.2 Supply/Demand Gap Quantification 2010

- Base on the above Supply and Demand analysis it has been determined that Strathcona County retail market in 2010 experiences a retail sales leakage of roughly 29%. When factoring in for inflow, this figures increases to 34% and 38% respectively depending on the estimated source of sales from inflow. While it is estimated that very little outflow occurs for Convenience goods & services (negative outflow for Strathcona County); Comparison sale leakage is estimated at 40% and Food & Beverage and Leisure & Entertainment at 5% and 69% respectively.

Table 5.1: Supply Demand Gap 2010

Retail Floorspace Demand	2010 Total Supply		2010 Total Strathcona County Demand		Supply Demand Gap		2010 Total SC Demand + Baseline Inflow		Supply Demand Gap		2010 Total SC Demand + High Inflow		Supply Demand Gap		
	SF	GLA	%	SF	GLA	%	SF	GLA	%	SF	GLA	%	SF	GLA	%
<b>Retail Categories</b>	<b>SF</b>	<b>GLA</b>	<b>%</b>	<b>SF</b>	<b>GLA</b>	<b>%</b>									
<b>Convenience</b>	<b>868,210</b>		<b>35%</b>	<b>798,972</b>		<b>23%</b>	<b>(69,239)</b>		<b>-9%</b>	<b>871,052</b>		<b>23%</b>	<b>2,842</b>		<b>0%</b>
Grocery & Specialty Food	597,184		24%	495,325		14%	(101,859)		-21%	542,561		15%	(54,623)		-10%
Pharmacy	31,025		1%	41,327		1%	10,302		25%	45,934		1%	14,909		32%
Alcohol & Tobacco	69,805		3%	75,950		2%	6,145		8%	83,090		2%	13,285		16%
Services	170,197		7%	186,370		5%	16,174		9%	199,467		5%	29,270		15%
<b>Comparison</b>	<b>1,227,794</b>		<b>50%</b>	<b>2,046,158</b>		<b>59%</b>	<b>818,363</b>		<b>40%</b>	<b>2,210,992</b>		<b>59%</b>	<b>983,198</b>		<b>44%</b>
Apparel	226,669		9%	369,272		11%	142,602		39%	400,645		11%	173,975		43%
Footwear, Luggage & Fashion Accessories	45,026		2%	156,814		5%	111,788		71%	168,885		5%	123,858		73%
Cosmetics, Health, Bath & Beauty	122,698		5%	186,450		5%	63,752		34%	202,426		5%	79,728		39%
Jewelry, Watches & Accessories	38,427		2%	37,821		1%	(607)		-2%	40,621		1%	2,194		5%
Home Improvement	218,474		9%	240,264		7%	21,791		9%	258,432		7%	39,958		15%
Home Furnishings & Accessories	271,966		11%	464,998		14%	193,032		42%	501,222		13%	229,256		46%
Electronics & Appliances	108,675		4%	227,364		7%	118,689		52%	246,667		7%	137,992		56%
Toys, Hobbies & Pets	84,311		3%	187,916		5%	103,604		55%	202,151		5%	117,840		58%
Sports & Recreational Goods	69,193		3%	77,447		2%	8,254		11%	83,415		2%	14,222		17%
Multimedia, Books & Music	42,354		2%	97,813		3%	55,459		57%	106,529		3%	64,175		60%
<b>Food &amp; Beverage</b>	<b>267,037</b>		<b>11%</b>	<b>282,214</b>		<b>8%</b>	<b>15,177</b>		<b>5%</b>	<b>300,722</b>		<b>8%</b>	<b>33,685</b>		<b>11%</b>
Casual / Sit Down Restaurants	267,037		11%	282,214		8%	15,177		5%	300,722		8%	33,685		11%
<b>Leisure &amp; Entertainment</b>	<b>96,612</b>		<b>4%</b>	<b>316,301</b>		<b>9%</b>	<b>219,689</b>		<b>69%</b>	<b>337,448</b>		<b>9%</b>	<b>240,837</b>		<b>71%</b>
Entertainment	-		-	90,213		3%	-		-	98,154		3%	-		-
Leisure	96,612		4%	226,089		7%	129,477		57%	239,294		6%	142,682		60%
<b>Total Retail Floorspace</b>	<b>2,459,654</b>		<b>100%</b>	<b>3,443,645</b>		<b>100%</b>	<b>983,991</b>		<b>29%</b>	<b>3,720,215</b>		<b>100%</b>	<b>1,260,561</b>		<b>34%</b>

## 5.3 Supply/Demand Gap Quantification 2030

- Assuming there are no increases to retail supply, the Strathcona County retail market in 2030 is expected to experience a retail sales leakage of roughly 51%. When factoring in for inflow, this figures increases to 54% and 57% respectively depending on the estimated source of sales from inflow.
- Outflow for Convenience goods & services is estimated at 26%; Comparison at 59%; Food & Beverage at 32% and Leisure & Entertainment at 79%.

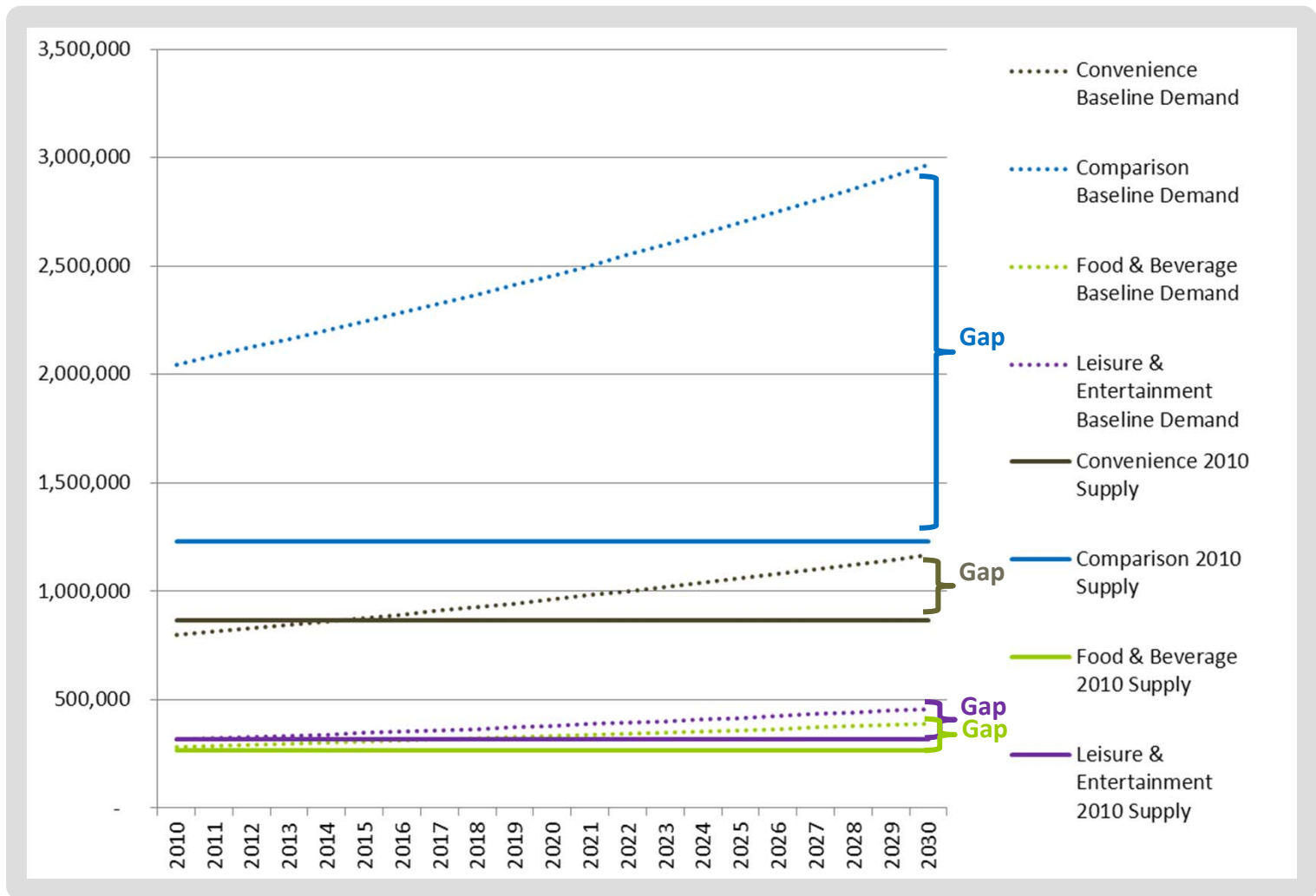
Table 5.2: Supply Demand Gap 2030

Retail Floorspace Demand	2010 Total Supply		2030 Total Strathcona County Demand		Supply Demand Gap		2030 Total SC Demand + Baseline Inflow		Supply Demand Gap		2030 Total SC Demand + High Inflow		Supply Demand Gap	
	SF GLA	%	SF GLA	%			SF GLA	%			SF GLA	%		
<b>Retail Categories</b>														
<b>Convenience</b>	<b>868,210</b>	<b>35%</b>	<b>1,166,772</b>	<b>23%</b>	<b>298,562</b>	<b>26%</b>	<b>1,257,527</b>	<b>24%</b>	<b>389,316</b>	<b>31%</b>	<b>1,348,281</b>	<b>24%</b>	<b>480,071</b>	<b>36%</b>
Grocery & Specialty Food	597,184	24%	731,607	15%	134,423	18%	791,208	15%	194,024	25%	850,809	15%	253,625	30%
Pharmacy	31,025	1%	61,437	1%	30,412	50%	66,846	1%	35,821	54%	72,256	1%	41,231	57%
Alcohol & Tobacco	69,805	3%	108,581	2%	38,776	36%	117,297	2%	47,492	40%	126,013	2%	56,208	45%
Services	170,197	7%	265,148	5%	94,952	36%	282,176	5%	111,979	40%	299,203	5%	129,006	43%
<b>Comparison</b>	<b>1,227,794</b>	<b>50%</b>	<b>2,965,696</b>	<b>60%</b>	<b>1,737,902</b>	<b>59%</b>	<b>3,173,303</b>	<b>60%</b>	<b>1,945,509</b>	<b>61%</b>	<b>3,380,909</b>	<b>60%</b>	<b>2,153,115</b>	<b>64%</b>
Apparel	226,669	9%	539,997	11%	313,327	58%	579,912	11%	353,243	61%	619,827	11%	393,158	63%
Footwear, Luggage & Fashion Accessories	45,026	2%	223,418	4%	178,392	80%	238,868	4%	193,841	81%	254,317	4%	209,291	82%
Cosmetics, Health, Bath & Beauty	122,698	5%	270,313	5%	147,614	55%	290,805	5%	168,107	58%	311,297	5%	188,599	61%
Jewelry, Watches & Accessories	38,427	2%	54,978	1%	16,551	30%	58,571	1%	20,144	34%	62,165	1%	23,738	38%
Home Improvement	218,474	9%	344,207	7%	125,733	37%	366,781	7%	148,307	40%	389,355	7%	170,881	44%
Home Furnishings & Accessories	271,966	11%	682,775	14%	410,809	60%	728,423	14%	456,457	63%	774,071	14%	502,105	65%
Electronics & Appliances	108,675	4%	324,591	7%	215,917	67%	349,179	7%	240,504	69%	373,767	7%	265,092	71%
Toys, Hobbies & Pets	84,311	3%	268,829	5%	184,517	69%	286,027	5%	201,716	71%	303,226	5%	218,914	72%
Sports & Recreational Goods	69,193	3%	112,155	2%	42,962	38%	119,312	2%	50,119	42%	126,470	2%	57,277	45%
Multimedia, Books & Music	42,354	2%	144,434	3%	102,080	71%	155,424	3%	113,070	73%	166,414	3%	124,061	75%
<b>Food &amp; Beverage</b>	<b>267,037</b>	<b>11%</b>	<b>391,723</b>	<b>8%</b>	<b>124,686</b>	<b>32%</b>	<b>415,414</b>	<b>8%</b>	<b>148,376</b>	<b>36%</b>	<b>439,104</b>	<b>8%</b>	<b>172,066</b>	<b>39%</b>
Casual / Sit Down Restaurants	267,037	11%	391,723	8%	124,686	32%	415,414	8%	148,376	36%	439,104	8%	172,066	39%
<b>Leisure &amp; Entertainment</b>	<b>96,612</b>	<b>4%</b>	<b>458,521</b>	<b>9%</b>	<b>361,909</b>	<b>79%</b>	<b>485,752</b>	<b>9%</b>	<b>389,140</b>	<b>80%</b>	<b>512,983</b>	<b>9%</b>	<b>416,371</b>	<b>81%</b>
Entertainment	-	-	135,018	3%	-	-	145,184	3%	-	-	155,351	3%	-	-
Leisure	96,612	4%	323,503	6%	226,891	70%	340,568	6%	243,956	72%	357,632	6%	261,021	73%
<b>Total Retail Floorspace</b>	<b>2,459,654</b>	<b>100%</b>	<b>4,982,713</b>	<b>100%</b>	<b>2,523,060</b>	<b>51%</b>	<b>5,331,995</b>	<b>100%</b>	<b>2,872,341</b>	<b>54%</b>	<b>5,681,277</b>	<b>100%</b>	<b>3,221,623</b>	<b>57%</b>
<b>Total Incremental Demand</b>					<b>1,539,069</b>				<b>1,611,781</b>				<b>1,684,493</b>	

## 5.4 Strathcona County Supply/Demand Gap Quantification 2010 - 2030

- The figure to the right illustrates the Supply/Demand gap for each major retail category over the next 2 decades.
- It has been determined that there is a:
- Negative gap for Conveniences in 2010 (i.e. sufficient supply), growing to a positive gap over the medium term.
- A large gap for Comparison in 2010, growing even larger by 2030.
- A smaller gap for Food & Beverage and large gap for Entertainment uses, both also growing over time.

Figure 5.1: Supply Demand Gap 2010-2030



### 5.5 Supply / Demand Gap Interpretation: Qualitative Consumer Research Survey Overview

- In order to interpret this retail leakage data and vet it with the qualitative experience of Strathcona residents themselves, in order to determine what type of retail could 'fill this gap', a consumer market research study was conducted by the Mustel Group.
- This study consisted of a survey conducted on 500 Strathcona residents aged 18 or over (proportionate representation of the Urban and Rural portions of the County was employed).
- Key objectives of the survey include:
  - Frequency of shopping outside of the County;
  - Specific destinations visited;
  - Types of Merchandise sought;
  - Reasons for shopping elsewhere;
  - Approximate amount of expenditure made outside of the County?
- The detailed findings of this study can be found in Appendix A.
- This study, along with interviews conducted with local market experts, retail brokers, retail centre developers, owners and operators, have all been used to inform the strategy recommendations found on the following pages.

## 5.6 Recommendation A: Supportable Retail Supply

- The table below outlines the warranted retail supply for Strathcona County based on a reasonable level of outflow with a weighted average of 25% (more for Comparison (30%) and Leisure & Entertainment (40%) and less for Convenience and Food & Beverage (10%)).
- According to this level of outflow, Strathcona County plus Baseline Inflow, could likely support an additional 345,000 sf of retail in the County today, mostly in Comparison retail that is currently lacking in the district.
- This figure is forecasted to grow to 610,000 sf by 2015 and 890,000 by 2020.

Table 5.3: Supportable Retail Supply 2010-2020

Retail Floorspace Demand	2010 Total Supply		Warranted Outflow	2010 Total SC Demand + Baseline Inflow		Warranted Supply 2010	Difference	2015 Total SC Demand + Baseline Inflow		Warranted Supply 2015	Difference	2020 Total SC Demand + Baseline Inflow		Warranted Supply 2020	Difference
	SF GLA	%		SF GLA	%			SF GLA	%			SF GLA	%		
<b>Retail Categories</b>	<b>SF GLA</b>	<b>%</b>		<b>SF GLA</b>	<b>%</b>										
<b>Convenience</b>	<b>868,210</b>	<b>35%</b>	<b>10%</b>	<b>871,052</b>	<b>23%</b>	<b>783,947</b>	<b>(84,264)</b>	<b>955,895</b>	<b>23%</b>	<b>860,306</b>	<b>(7,905)</b>	<b>1,044,917</b>	<b>24%</b>	<b>940,425</b>	<b>72,215</b>
Grocery & Specialty Food	597,184	24%	10%	542,561	15%	488,305	(108,879)	597,181	15%	537,463	(59,721)	654,443	15%	588,998	(8,185)
Pharmacy	31,025	1%	10%	45,934	1%	41,341	10,316	50,512	1%	45,461	14,436	55,327	1%	49,794	18,769
Alcohol & Tobacco	69,805	3%	10%	83,090	2%	74,781	4,976	90,598	2%	81,538	11,733	98,472	2%	88,625	18,820
Services	170,197	7%	10%	199,467	5%	179,520	9,324	217,605	5%	195,844	25,648	236,675	5%	213,008	42,811
<b>Comparison</b>	<b>1,227,794</b>	<b>50%</b>	<b>30%</b>	<b>2,210,992</b>	<b>59%</b>	<b>1,547,695</b>	<b>319,901</b>	<b>2,421,856</b>	<b>59%</b>	<b>1,695,299</b>	<b>467,505</b>	<b>2,643,690</b>	<b>59%</b>	<b>1,850,583</b>	<b>622,789</b>
Apparel	226,669	9%	30%	400,645	11%	280,451	53,782	439,977	11%	307,984	81,315	481,288	11%	336,902	110,232
Footwear, Luggage & Fashion Accessories	45,026	2%	30%	168,885	5%	118,219	73,193	184,242	5%	128,969	83,943	200,370	5%	140,259	95,233
Cosmetics, Health, Bath & Beauty	122,698	5%	30%	202,426	5%	141,699	19,000	221,845	5%	155,292	32,593	242,203	5%	169,542	46,844
Jewelry, Watches & Accessories	38,427	2%	30%	40,621	1%	28,435	(9,993)	44,552	1%	31,186	(7,241)	48,692	1%	34,085	(4,343)
Home Improvement	218,474	9%	30%	258,432	7%	180,902	(37,572)	282,138	7%	197,496	(20,978)	307,124	7%	214,987	(3,487)
Home Furnishings & Accessories	271,966	11%	30%	501,222	13%	350,855	78,889	550,935	14%	385,654	113,689	603,342	14%	422,339	150,373
Electronics & Appliances	108,675	4%	30%	246,667	7%	172,667	63,992	269,200	7%	188,440	79,765	292,806	7%	204,964	96,290
Toys, Hobbies & Pets	84,311	3%	30%	202,151	5%	141,506	57,195	220,467	5%	154,327	70,015	239,815	5%	167,870	83,559
Sports & Recreational Goods	69,193	3%	30%	83,415	2%	58,391	(10,802)	91,247	2%	63,873	(5,320)	99,529	2%	69,671	478
Multimedia, Books & Music	42,354	2%	30%	106,529	3%	74,570	32,217	117,253	3%	82,077	39,724	128,521	3%	89,964	47,611
<b>Food &amp; Beverage</b>	<b>267,037</b>	<b>11%</b>	<b>10%</b>	<b>300,722</b>	<b>8%</b>	<b>270,650</b>	<b>3,612</b>	<b>325,854</b>	<b>8%</b>	<b>293,268</b>	<b>26,231</b>	<b>352,300</b>	<b>8%</b>	<b>317,070</b>	<b>50,033</b>
Casual / Sit Down Restaurants	267,037	11%	10%	300,722	8%	270,650	3,612	325,854	8%	293,268	26,231	352,300	8%	317,070	50,033
<b>Leisure &amp; Entertainment</b>	<b>96,612</b>	<b>4%</b>	<b>40%</b>	<b>337,448</b>	<b>9%</b>	<b>202,469</b>	<b>105,857</b>	<b>369,878</b>	<b>9%</b>	<b>221,927</b>	<b>125,315</b>	<b>404,107</b>	<b>9%</b>	<b>242,464</b>	<b>145,852</b>
Entertainment	-	-	40%	98,154	3%	58,893	58,893	108,470	3%	65,082	65,082	119,310	3%	71,586	71,586
Leisure	96,612	4%	40%	239,294	6%	143,576	46,965	261,408	6%	156,845	60,233	284,796	6%	170,878	74,266
<b>Total Retail Floorspace</b>	<b>2,459,654</b>	<b>100%</b>	<b>25%</b>	<b>3,720,215</b>	<b>100%</b>	<b>2,804,760</b>	<b>345,106</b>	<b>4,073,483</b>	<b>100%</b>	<b>3,070,800</b>	<b>611,146</b>	<b>4,445,014</b>	<b>100%</b>	<b>3,350,543</b>	<b>890,889</b>

## 5.6 Recommendation A: Supportable Retail Supply

- By 2030, Strathcona County has been determined to be able to support up to an additional 1.5 million sf of retail.

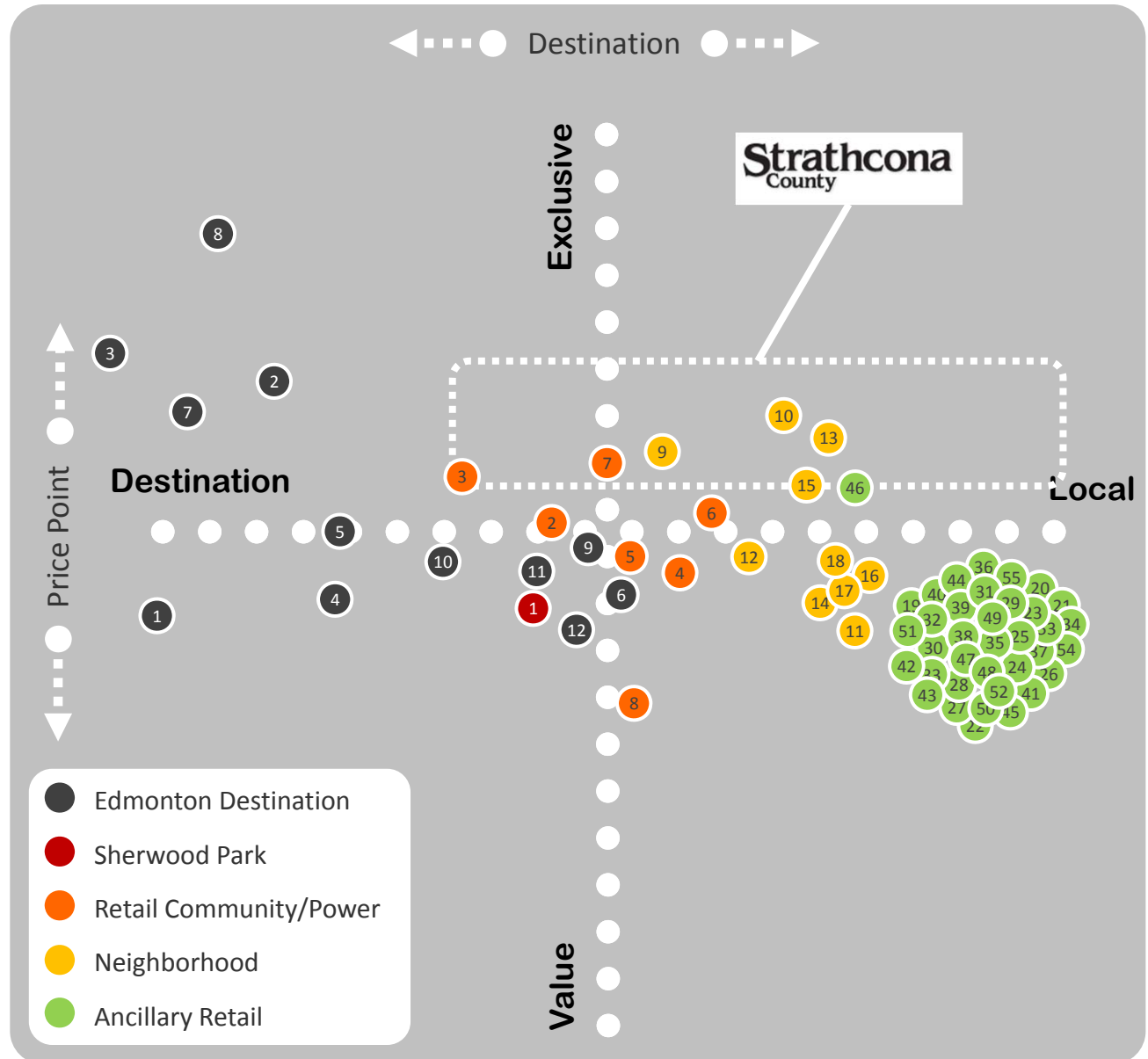
Retail Floorspace Demand	2010 Total Supply		Warranted Outflow	2025 Total SC Demand + Warranted Supply 2025			2030 Total SC Demand + Warranted Supply 2030				
	SF GLA	%		Baseline Inflow	Difference	Baseline Inflow	Difference				
<b>Retail Categories</b>	<b>SF GLA</b>	<b>%</b>									
<b>Convenience</b>	<b>868,210</b>	<b>35%</b>	<b>10%</b>	<b>1,145,806</b>	<b>24%</b>	<b>1,031,225</b>	<b>163,015</b>	<b>1,257,527</b>	<b>24%</b>	<b>1,131,774</b>	<b>263,564</b>
Grocery & Specialty Food	597,184	24%	10%	719,342	15%	647,407	50,224	791,208	15%	712,087	114,903
Pharmacy	31,025	1%	10%	60,791	1%	54,712	23,687	66,846	1%	60,162	29,137
Alcohol & Tobacco	69,805	3%	10%	107,403	2%	96,663	26,858	117,297	2%	105,567	35,762
Services	170,197	7%	10%	258,270	5%	232,443	62,247	282,176	5%	253,958	83,762
<b>Comparison</b>	<b>1,227,794</b>	<b>50%</b>	<b>30%</b>	<b>2,895,012</b>	<b>59%</b>	<b>2,026,509</b>	<b>798,714</b>	<b>3,173,303</b>	<b>60%</b>	<b>2,221,312</b>	<b>993,518</b>
Apparel	226,669	9%	30%	528,091	11%	369,664	142,994	579,912	11%	405,938	179,269
Footwear, Luggage & Fashion Accessories	45,026	2%	30%	218,640	4%	153,048	108,022	238,868	4%	167,207	122,181
Cosmetics, Health, Bath & Beauty	122,698	5%	30%	265,268	5%	185,688	62,989	290,805	5%	203,564	80,865
Jewelry, Watches & Accessories	38,427	2%	30%	53,381	1%	37,367	(1,061)	58,571	1%	41,000	2,573
Home Improvement	218,474	9%	30%	335,432	7%	234,803	16,329	366,781	7%	256,747	38,273
Home Furnishings & Accessories	271,966	11%	30%	662,699	14%	463,889	191,923	728,423	14%	509,896	237,930
Electronics & Appliances	108,675	4%	30%	319,558	7%	223,691	115,016	349,179	7%	244,425	135,751
Toys, Hobbies & Pets	84,311	3%	30%	261,741	5%	183,218	98,907	286,027	5%	200,219	115,907
Sports & Recreational Goods	69,193	3%	30%	108,915	2%	76,241	7,048	119,312	2%	83,519	14,326
Multimedia, Books & Music	42,354	2%	30%	141,287	3%	98,901	56,547	155,424	3%	108,797	66,443
<b>Food &amp; Beverage</b>	<b>267,037</b>	<b>11%</b>	<b>10%</b>	<b>382,252</b>	<b>8%</b>	<b>344,027</b>	<b>76,990</b>	<b>415,414</b>	<b>8%</b>	<b>373,872</b>	<b>106,835</b>
Casual / Sit Down Restaurants	267,037	11%	10%	382,252	8%	344,027	76,990	415,414	8%	373,872	106,835
<b>Leisure &amp; Entertainment</b>	<b>96,612</b>	<b>4%</b>	<b>40%</b>	<b>442,856</b>	<b>9%</b>	<b>265,713</b>	<b>169,102</b>	<b>485,752</b>	<b>9%</b>	<b>291,451</b>	<b>194,839</b>
Entertainment	-	-	40%	131,590	3%	78,954	78,954	145,184	3%	87,111	87,111
Leisure	96,612	4%	40%	311,266	6%	186,760	90,148	340,568	6%	204,341	107,729
<b>Total Retail Floorspace</b>	<b>2,459,654</b>	<b>100%</b>	<b>25%</b>	<b>4,865,926</b>	<b>100%</b>	<b>3,667,474</b>	<b>1,207,821</b>	<b>5,331,995</b>	<b>100%</b>	<b>4,018,409</b>	<b>1,558,756</b>

Table 5.4: Supportable Retail Supply 2020-2030

## 5.7 Recommendation B: Optimal Retail Role & Function

- The figure to the right outlines the recommended positioning, role & function and format opportunities for Strathcona retail going forward.
- The market survey determined that there is a strong desire for some larger format destination stores such as full service department stores (e.g. The Bay & Sears), which are important to further developing a major fashion-oriented draw. As these stores already exist nearby in some of the Edmonton based shopping centers, the feasibility of placing a store in Strathcona County must be determined by the corporations considering their logistics.
- As such, an Enclosed Regional Mall format is not recommended for the County and it is expected that some sales leakage for such formats will continue into the future.
- Recommended retail formats for Strathcona County include hybrid-style super-community, community, and neighborhood centres that add to and improve upon 'dated' and underperforming retail assets with new to the market tenants.

Figure 5.2: Market Positioning



## 5.8 Recommendation C: Retail Market Voids

- Based on the findings of the above study and survey data found in Appendix A, the following brands include a sample of some of the major retail market tenants that have been determined appropriate for the Strathcona County marketplace in order to meet some of the retail demands of Strathcona County residents and curb some of the retail leakage occurring now and into the future.

Figure 5.3: Retail Brands Voids



## 5.9 Recommendation D: Retail Land Use Allocation

- Additional warranted retail GLA floorspace demand amounts to the following in terms of land use:
  - At 0.3 FSR, a total of 26 acres in 2010 growing to 119 acres in 2030 at 4 – 5 acres per year.
  - At 0.4 FSR, a total of 23 acres in 2010 growing to 90 acres in 2030 at 3 – 4 acres per year.
- Land parcels to be utilized for this development are outlined in the 12 nodes identified in the figure below.

Table 5.5: Future Retail Land Use

	Total Additional Warranted Demand	Annual Additional Warranted Demand	Annual Acreage @ 0.3 FSR	Annual Acreage @ 0.3 FSR	Annual Acreage @ 0.4 FSR	Annual Acreage @ 0.4 FSR
2010	345,106		26.4		19.8	
2011	397,701	52,595	30.4	4.0	22.8	3.0
2012	448,729	51,028	34.3	3.9	25.8	2.9
2013	500,817	52,089	38.3	4.0	28.7	3.0
2014	559,326	58,509	42.8	4.5	32.1	3.4
2015	611,146	51,820	46.8	4.0	35.1	3.0
2016	663,993	52,847	50.8	4.0	38.1	3.0
2017	717,918	53,925	54.9	4.1	41.2	3.1
2018	772,899	54,981	59.1	4.2	44.4	3.2
2019	831,292	58,392	63.6	4.5	47.7	3.4
2020	890,889	59,597	68.2	4.6	51.1	3.4
2021	951,716	60,827	72.8	4.7	54.6	3.5
2022	1,013,796	62,081	77.6	4.8	58.2	3.6
2023	1,077,157	63,360	82.4	4.8	61.8	3.6
2024	1,141,823	64,666	87.4	4.9	65.5	3.7
2025	1,207,821	65,998	92.4	5.1	69.3	3.8
2026	1,275,178	67,357	97.6	5.2	73.2	3.9
2027	1,343,921	68,744	102.8	5.3	77.1	3.9
2028	1,414,080	70,158	108.2	5.4	81.2	4.0
2029	1,485,681	71,602	113.7	5.5	85.3	4.1
2030	1,558,756	73,074	119.3	5.6	89.5	4.2

