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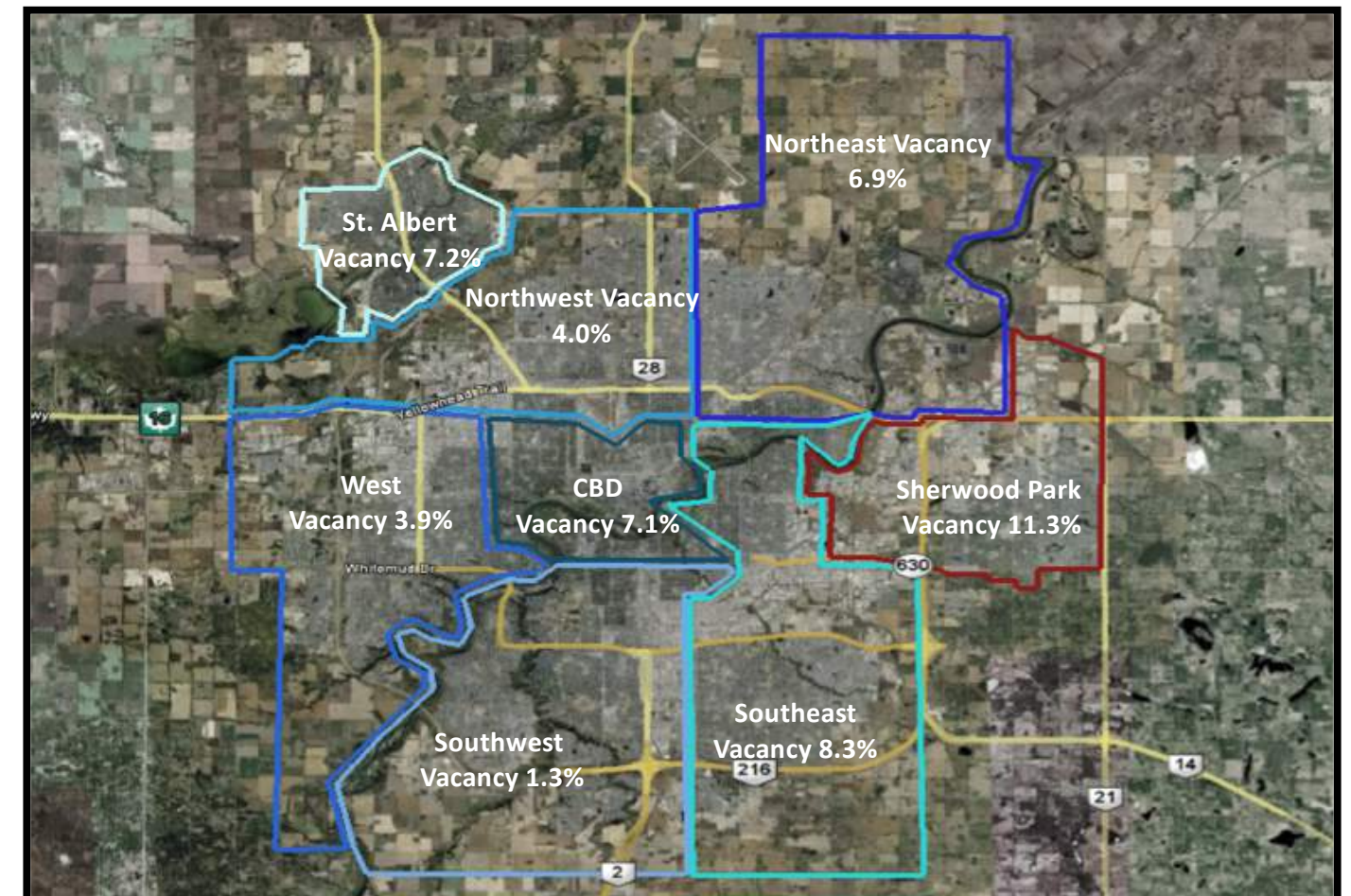
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3.1 Strathcona County Retail Market Overview

- Edmonton's vacancy levels have increased due to the new supply of retail and lower net absorption rates. Many new-to-market retailers continue to be introduced to Alberta, and despite the economic downturn, retail sales have been steadily increasing since Q3 2016.
- According to CBRE research, overall Edmonton retail vacancies witnessed a 30 basis point decline in H1 2017, and presently sits at 4.9%. Vacancy within Sherwood park is 11.3%, allowing tenants greater choice and negotiating power due to the abundance of inventory on the market. According to brokers in the Edmonton area, retail floorspace in larger community centres, as well as new-to-market inventory is highly sought out by tenants.
- There has been a notable increase in retail inventory for Sherwood Park in 2017, with 130,000 sf of new retail construction completed, and another 50,000 sf of retail inventory currently under construction.
- A significant number of commercial retail units in new-to-market developments in the Greater Edmonton Area are pre-leased prior to opening, signaling value in the new inventory. New retail developments, along with anchored centres are seeing higher lease rates, around \$30 - \$40 per square foot, while smaller strip centres and neighborhood retail are overall seeing lower rental rates.
- Notable additions include Aspen Plaza, adding 97,000 sf of GLA to the County in 2018, along with The Market at Centre in the Park, Salisbury Market, and Emerald Hills Centre developments (all currently under construction).
- In spite of challenges, developers will likely continue to seek to take advantage of retail market voids in the County in coming years.



3.0 Retail Market: Supply Analysis

3.2 Retail Market Supply Map by Retail Sub District

Sherwood Park features a total of 4 million sf of retail¹ operating in the 7 key retail zones below:

Baseline Road

- Comprising of over 1 million sf of retail in Strathcona County, Baseline Road runs through the centre of the County between Sherwood Drive and Broadmoor Blvd.

Wye Road

- 700,000 sf of retail between the Anthony Henday Dr. and Brentwood Blvd.

Sherwood Drive South

- Just over 500,000 sf of retail including Sherwood Park Mall (upgraded in 2012) and the surrounding ancillary retail centres.

Clover Bar Road

- 300,000 sf of retail across several neighborhood centres serving communities to the east of Sherwood Park.

Broadmoor Boulevard

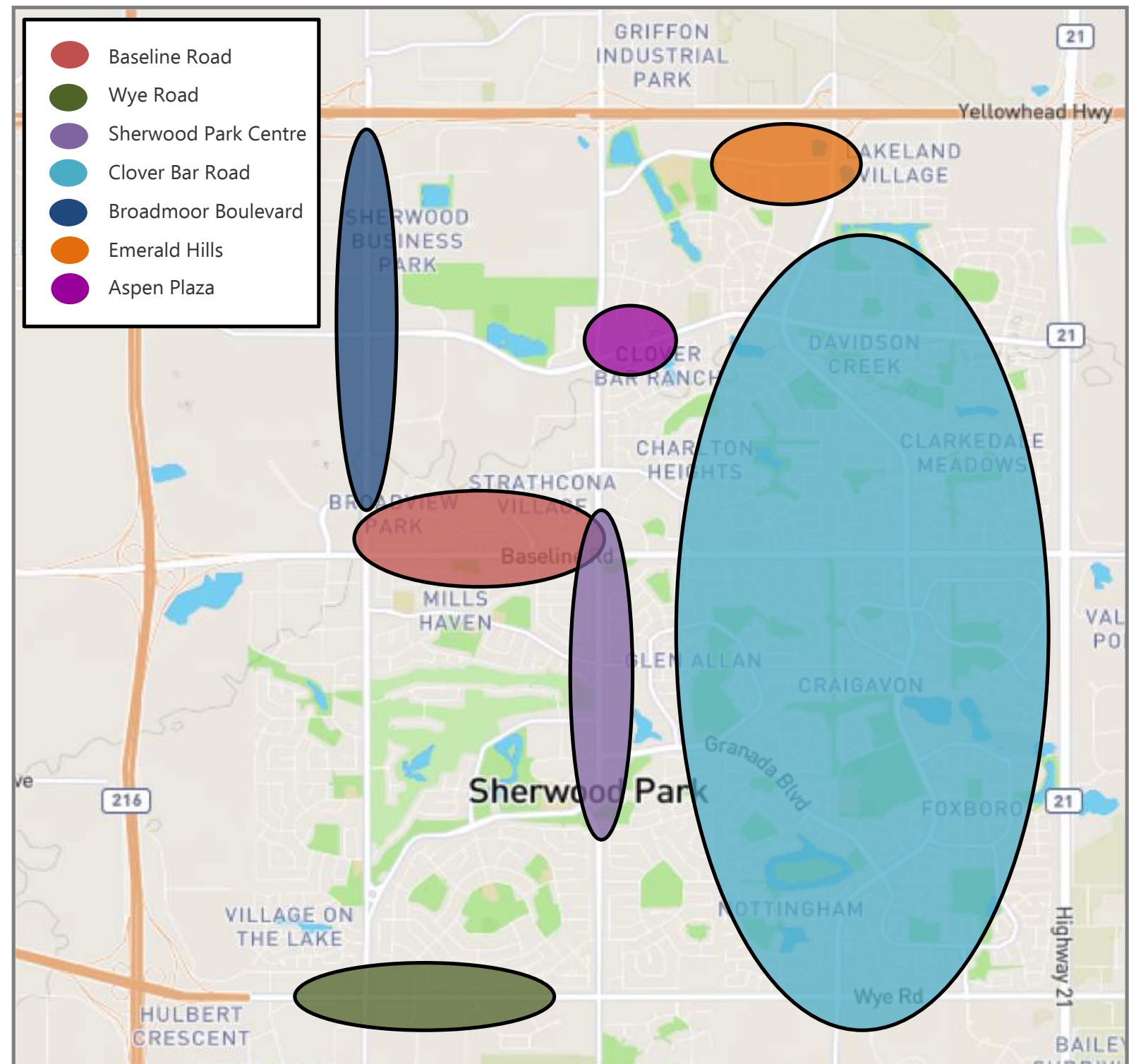
- 660,000 sf of retail as part of newly developed mixed-use projects that comprise of office, light industrial, and retail tenancies.

Emerald Hills District

- A new area of continuing growth within Sherwood Park currently contains 680,000 sf of retail in Emerald Hills Centre and Emerald Hills Urban Village.

Aspen Plaza

- The latest development area in the County to be under construction, Aspen Plaza contains 97,000 sf of retail amenities.



¹Based on TCI retail categories, and retail development data provided by Strathcona County. Retail sub-districts are intended to show general regional areas and are for illustrative purposes only.

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3.3 Retail Market Supply by Merchandise District

The Strathcona County retail supply has been tabulated by retail category* and summarized in the table to the right. The total retail supply includes major retail inventory and ancillary retail in the County.

Convenience

- 1.4 million sf of convenience-oriented retail, including grocery, pharmacy, alcohol and tobacco, and services, totaling 41% of all retail.

Comparison

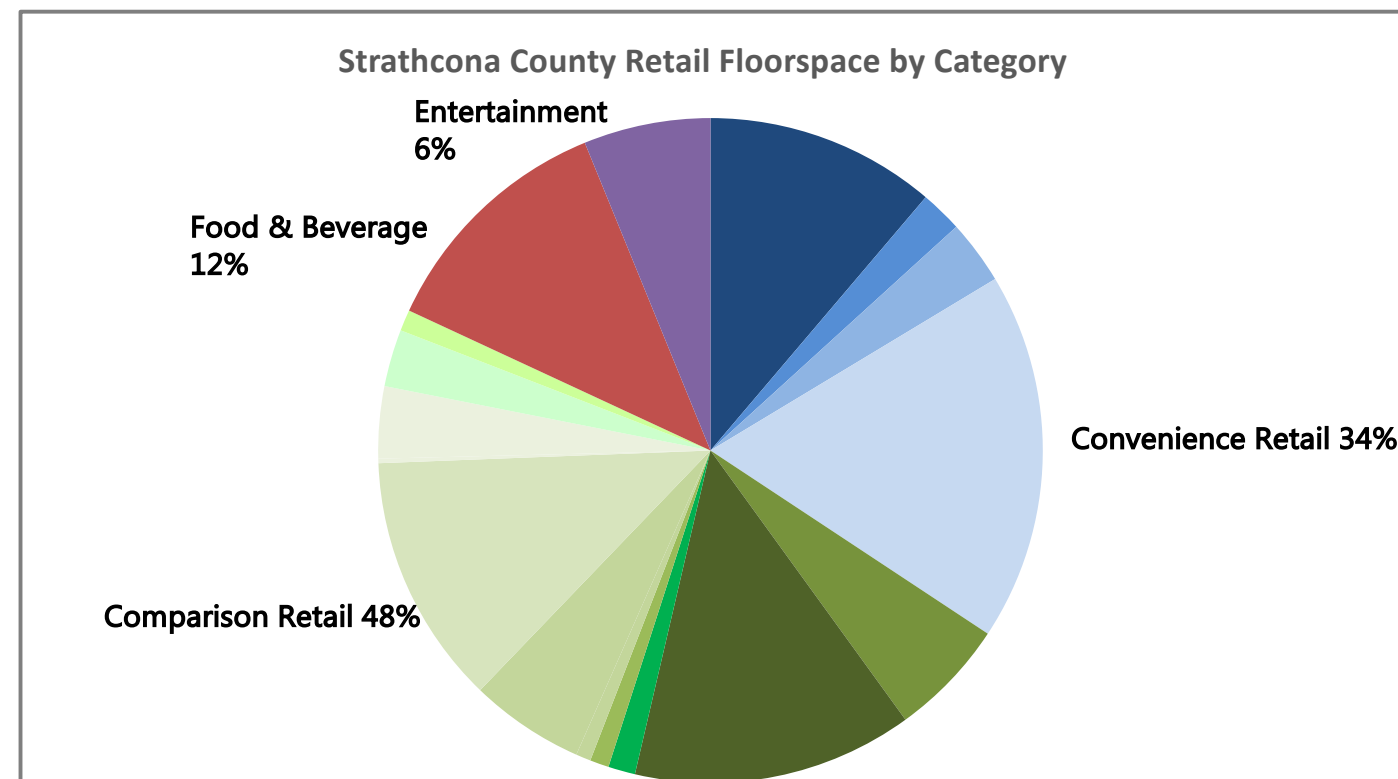
- 1.7 million sf of comparison shopping retail, among 11 different categories, totaling 41% of all retail.

Food & Beverage

- 450,000 sf of food and beverage oriented retail, including quick-service restaurants, cafés, and full service dining restaurants, for a total of 12% of all retail.

Entertainment & Leisure

- 230,000 sf of leisure, entertainment, and fitness venues, comprising of 6% of the total retail in the County.



Retail Categories	GLA (sf)	%
Convenience	1,282,820	33.9%
Grocery & Specialty Food	426,245	11.2%
Pharmacy	77,771	2.0%
Alcohol & Tobacco	115,488	3.1%
Services	666,316	17.6%
Comparison	1,818,055	48.0%
General Merchandise	518,247	13.7%
Apparel	217,879	5.8%
Electronics & Appliances	50,005	1.3%
Footwear, Luggage, Accessories	35,004	0.9%
Cosmetics, Health, Bath, Beauty	27,537	0.7%
Home Furnishings & Accessories	211,821	5.6%
Home Improvement	463,928	12.3%
Jewelry, Watches, Accessories	8,285	0.1%
Multimedia	132,992	3.5%
Toys, Hobbies, Pets	113,283	3.0%
Sports Goods & Recreation Goods	39,075	1.0%
F&B	452,802	12.0%
Casual & Sit-down	452,802	12.0%
Entertainment & Leisure	234,677	6.2%
Entertainment, Leisure, Fitness	234,677	6.2%
Total Retail	3,785,066	100.0%
Automotive Retail	72,599	
Vacancy**	226,035	6.0%
Total Floorspace	4,086,988	

*TCI has defined retail tenancies into specific retail categories. Large format "big box" retailers with multiple merchandise categories fall under "general merchandise" comparison category for this chart.

**Vacancy has been determined through the inventory supplied and methodology used in the retail supply analysis.

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3.4 Retail Market Supply Map by Format

In terms of hierarchy, retail centres in Strathcona County are features in 4 distinct formats that are spread throughout the County. The map to the right displays major retail centres:

Regional Enclosed Shopping Centre

- Sherwood Park Mall is the only enclosed regional shopping mall in the County, at 457,000 sf.

Community-Scale Centres, Power Centres, and Big Box Retailers

- There are 1.8 million sf of retail within community-scale centres, power centres and stand alone large format retailers in the County. The majority of the retail centres in this format are found along Baseline Road, Wye Road, and the Emerald Hills District and each project is larger than 120,000 sf.

Neighborhood Centres

- 940,000 sf of smaller neighborhood-scale centres that are often anchored by a grocer or pharmacy are found throughout Sherwood Park. Neighborhood centre developments are between 30,000 sf – 120,000 sf.

Ancillary Retail

- Throughout the County there is 880,000 sf of ancillary retail, which includes stand alone retailers, small strip centres, and retail in mixed-use office and light industrial projects.



Sherwood Park Retail Aerials 2017 Map

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3.4 Retail Market Supply by Format

The table to the right summarizes existing Strathcona County retail supply by format and the breakdown of merchandising categories for each development type.

- Community/power centres have the most retail floor space by format. These centres are designed to allow retailers of many different categories to co-tenant in a specific area to draw customers for different purposes.
- The largest floor space of convenience retail is found in community centres/power centres and neighborhood centres in order to provide an ease of access to basic everyday necessities that all customers need, including grocery, pharmacy, alcohol stores, and a variety of services. As per the map on the previous page, these centres are spread throughout Strathcona County.
- Large format “big box” retailers are a major source of comparison retail within Strathcona County, and offer one-stop shopping for a variety of merchandise. Large format retailers within the County include Walmart, Costco, and Superstore.
- Ancillary retail is a large proportion of the total floor space, however retail tenants in these locations are non-destinational, and are largely represented by of the services category (due to service tenancies in mixed-use business centres).

Retail Categories	Total GLA*	Community/Power Centres	Enclosed Shopping Centre	Big Box Retailers	Neighborhood Centres	Ancillary Centres
Convenience	1,553,468	396,163	99,362	215,133	451,607	391,203
Grocery & Specialty						
Food	580,507	177,673	57,997	158,944	147,281	38,612
Pharmacy & Convenience	124,734	39,454	5,117	24,350	31,296	24,517
Alcohol & Tobacco	123,117	40,381	-	14,369	36,896	31,471
Services	676,797	98,986	27,604	17,470	236,134	296,603
Comparison	1,548,425	718,919	202,420	329,479	162,891	134,716
Apparel	309,699	182,234	28,906	59,986	10,384	28,189
Footwear, Luggage, Accessories	47,875	4,869	25,428	12,871	2,174	2,533
Cosmetics, Beauty, Health	53,165	15,019	11,843	19,061	7,242	-
Jewelry, Watches	23,909	6,567	6,967	9,057	1,318	-
Electronics	69,322	38,663	6,335	14,299	5,025	5,000
Multimedia, Books	154,805	16,643	117,988	15,246	-	4,928
Home Furnishings	279,561	141,280	11,032	49,540	55,451	22,258
Home Improvement	475,737	241,436	-	125,942	63,506	44,853
Toys, Hobbies, Pets	117,594	70,030	977	10,608	13,991	21,988
Sporting Goods	58,513	35,284	1,588	12,871	3,800	4,970
F&B	451,732	119,095	12,143	4,653	154,688	161,153
Entertainment & Leisure	231,009	28,345	72,437	-	47,401	82,826
Vacant	226,035	28,421	32,254	-	103,994	61,366
Auto	72,899	2,500	-	-	18,537	51,862
Total Floorspace	4,086,988	1,293,443	418,616	549,264	942,539	883,126

Retail categories used in Retail Market Supply by Format chart amended for the Demand Analysis. Large format retail tenant floorspace is broken down into categories.

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3.5 Strathcona County Retail Market Supply Major Inventory

The below table outlines the floorspace by retail merchandise category for major regional shopping centres, community centres, big box retailers, and neighborhood centres in Strathcona County.

Retail Centre			Retail GLA	Convenience Retail				Comparison Retail										F&B	Entertainment	Vacant	Auto	
Location	Centre Format	Retail GLA		Grocery & Specialty Food	Pharmacy & Convenience	Alcohol & Tobacco	Services	Apparel	General Merchandise	Footwear, Luggage, Accessories	Cosmetics, Beauty, Health	Jewelry, Watches	Electronics	Multimedia, Books	Home Furnishings	Home Improvement	Toys, Hobbies, Pets	Sporting Goods	F&B	Entertainment, Leisure	Vacant	Auto
Emerald Hills Centre	Emerald Hills District	Community Centre	510,688	38,782	6,567	17,998	21,056	160,328		11,436	6,567	6,567	18,072	14,147	77,179	36,567	27,193	27,784	33,138		7,307	
Sherwood Park Mall	Sherwood Drive	Enclosed Format	418,616	53,675	18,083	-	27,604	28,906	-	25,428	3,199	6,967	6,335	117,988	11,032	-	977	1,588	12,143	72,437	32,254	
Sherwood Town Square	Baseline Road	Community Centre	221,120	2,350		1,575	12,203	14,325	-	-	-	-	19,325	-	30,181	100,550	22,744	-	17,867	-	-	
Baseline Village	Baseline Road	Community Centre	219,342	42,558	10,000	12,000	24,774	1,600	-	-	-	-	1,266	-	30,600	-	7,928	7,500	40,101	25,000	16,015	
Costco	Baseline Road	Big Box Retailer	152,580	68,661	7,629	7,629	-	15,258		7,629	7,629	3,815	3,815	3,815	15,258	-	3,815	7,629			-	
Superstore Centre	Baseline Road	Big Box Retailer	146,363	74,199	5,879	6,740	3,890	18,517		-	6,190	-	-	6,190	18,556	-	1,551	-	4,653		-	
Village Market	Wye Road	Community Centre	134,168	46,527	32,465	4,100	19,807	4,976	-	-	-	-	-	-	-	-	4,669	-	17,019	2,545	2,060	
Broadmoor Place 1-8, Broadmoor Plaza A&B	Broadmoor Blvd	Neighborhood Centre	119,818	2,675	-	-	35,132	6,050	-	-	-	-	-	-	11,864	7,361	-	-	3,896	15,750	31,982	5,108
Walmart on Wye	Wye Road	Big Box Retailer	107,474	10,484	5,242	-	-	26,211	-	5,242	5,242	5,242	10,484	5,242	15,726	5,242	5,242	5,242			-	
Emerald Hills Site E	Emerald Hills District	Community Centre	104,319	-	-	-	-	-	-	-	-	-	-	-	104,319	-	-	-			-	
Sherwood Centre	Wye Road	Community Centre	103,810	103,810	42,456	422	4,708	17,342	1,005	-	-	8,452	-	-	2,496	3,320	-	2,496	10,970	800	3,039	2,500
Lakeland Ridge Plaza	Clover Bar Rd	Neighborhood Centre	100,504	34,716	18,202	5,346	15,047	-	-	-	-	-	-	-	2,595	-	-	-	16,227	1,473	5,234	1,664
Aspen Plaza	Aspen Plaza	Neighborhood Centre	96,330	-	3,677	3,242	43,282	-	-	-	-	-	-	-	-	-	3,160	-	8,701	1,993	32,275	
Wye Crossing	Wye Road	Neighborhood Centre	96,101	-	11,200	-	16,751	-	-	-	-	-	-	-	6,808	52,695	2,344	-	6,303	-	-	
Summerwood Centre	Clover Bar Rd	Neighborhood Centre	83,904	41,265	16,911	2,201	18,821	-	-	-	-	-	-	-	-	-	-	-	2,345	-	2,361	
Canadian Tire	Wye Road	Big Box Retailer	80,700	-	-	-	-	-	-	-	-	-	-	-	-	80,700	-	-			-	
Nottingham Centre	Clover Bar Rd	Neighborhood Centre	76,684	42,537	-	9,710	13,513	-	-	-	-	-	-	-	5,394	-	-	-			5,530	
Wye & Odze	Wye Road	Neighborhood Centre	73,032	2,000	-	4,234	8,286	-	-	885	1,642	-	1,654	-	3,465	-	2,323	3,800	20,239	19,964		4,540
Rona Baseline Centre	Baseline Road	Big Box Retailer	62,780	-	11,200	-	11,580	-	-	-	-	-	-	-	-	40,000	-	-			-	
Emerald Hills Urban Village	Emerald Hills District	Neighborhood Centre	57,200	1,069	3,050	3,100	25,710	-	-	-	-	-	875	-	-	-	2,200	-	12,146	-	9,050	
Broadmoor/Baseline Crossing	Baseline Road	Neighborhood Centre	53,136	-	-	2,340	9,373	3,106	-	-	-	-	2,496	-	11,458	3,450	-	-	16,377	-	4,536	
Millennium Ridge	Broadmoor Blvd	Neighborhood Centre	48,119	-	-	2,428	9,567	1,228	-	1,289	-	-	-	-	4,948	-	-	-	19,035	1,082	8,542	
Heritage Plaza	Baseline Road	Neighborhood Centre	42,906	-	-	3,936	11,718	-	-	-	-	1,318	-	-	-	-	-	-	15,304	10,635		
Broadview Plaza	Baseline Road	Neighborhood Centre	42,137	-	2,290	1,057	5,613	-	-	-	-	-	-	-	8,919	-	-	-	15,787	-	1,246	7,225

3.0 Retail Market: Supply Analysis

3.6 Retail Market Supply by Sub District

3.6.1 Overview

Each sub district in Strathcona County features a distinct retail offering with a concentration of specific merchandise categories to reflect the residential population, traffic routes, and customer needs:

Baseline Road

- Baseline Road is the main arterial entryway into Strathcona County. This is reflected with the largest amount of retail floor space in community centres, neighborhood centres, and big box retailers, offering customers a strong balance of convenience, comparison, and food and beverage options.

Wye Road

- Wye Road is another gateway into Strathcona County from Edmonton, and has a similar merchandise offering as Baseline Road. This road has a slightly smaller floor space area, but still offers community centres and neighborhood centre formats.

Sherwood Drive South

- Sherwood Drive South consists of Sherwood Park Mall, offering a high concentration of specialty comparison retail, and surrounding ancillary stand alone retailers and smaller strip centres.

Clover Bar Road

- Clover Bar Road is largely comprised of convenience oriented retail, with a heavy focus on grocery, pharmacy, and services to offer necessities for the smaller communities east of the County.

Broadmoor Boulevard

- Retail along Broadmoor Boulevard serves the large working population of in the surrounding business parks, and consists of a strong offering of food and beverage and services retailers in ancillary mixed-use and smaller strip centres.

Emerald Hills District

- The growing Emerald Hills District has highest proportion of comparison retail, and offers multiple comparison shopping retailers in the community power centre format. The area is directly off the Yellowhead Hwy and is expected to see significant future development.

Aspen Plaza

- Aspen Plaza is the newest development in the County, to be completed in 2018. The neighborhood centre is service-oriented, and provides retail amenities to the surrounding community.



3.0 Retail Market: Supply Analysis

3.6 Retail Market Supply by Sub District

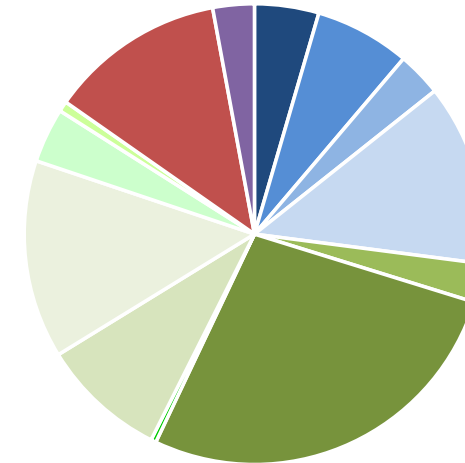
3.6.2 Baseline Road

- Baseline Road consists of just over 1 million sf of retail running through the centre of Sherwood park between Broadmoor Boulevard and Sherwood Drive. This district has the largest amount of retail, due to easy access and high traffic counts into Edmonton via the Anthony Henday Drive.
- Majority of the retail in this area is on the northern side of the road, with residential to the southern side. The format in this area is focused on community centres and big box retailers, along with ancillary mixed-use office/industrial retail pockets.
- The retailers in this area represent a strong mix of convenience, dining, and services, along with big box home improvement and general merchandisers. There is potential for this area to grow, especially with new commercial areas for development available.



Floor Space Breakdown

- Convenience:** 220,000 sf (21%)
- Comparison:** 630,000 sf (61%)
- Food & Beverage:** 14,000 sf (14%)
- Entertainment:** 38,000 sf (4%)
- Vacancy:** 29,000 sf (3%)



Key Centres:

- Baseline Village
- Beaverbrook Plaza
- Broadmoor/Baseline Crossing
- Broadview Plaza
- Graham Road
- Heritage Hills Crossing
- Mills Haven Centre
- Sherwood Towne Square
- Broadview Business Park
- Heritage Plaza



Retail Centres:

- Community & Big Box Retail:** 740,000 sf of total retail (66%) in Baseline Village, Sherwood Town Square, and big box retailers Costco, Superstore, and Rona.
- Neighborhood Retail:** 155,000 sf of retail (13%) in 3 neighborhood centres.
- Ancillary Retail:** 160,000 sf of retail in strip centres and stand alone tenancies.

Anchor Tenants



Key Tenants



3.0 Retail Market: Supply Analysis

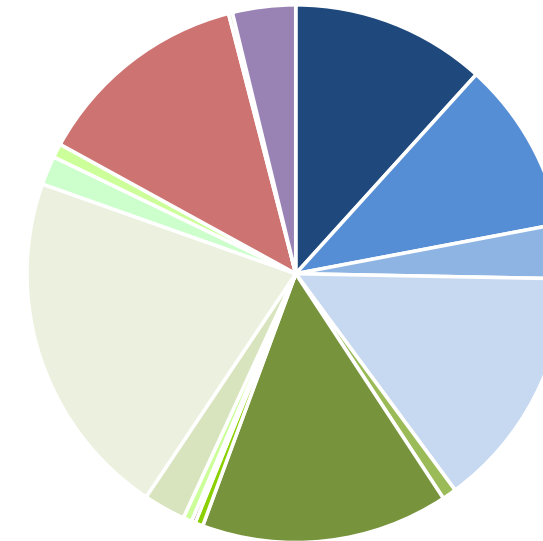
3.6 Retail Market Supply by Sub District

3.6.3 Wye Road

- Wye Road comprises of 720,000 sf of retail floorspace between the Anthony Henday Drive and Brentwood Blvd. This area is the second largest retail node, likely due to the close connections and strong traffic count entering Edmonton.
- Community and neighborhood centre formats surround both the northern and southern sides of Wye Road, and provide a mix of convenience retail (grocery, services, pharmacy) and comparison options (general merchandise, home improvement, home furnishings). This area also has select restaurants and the Sherwood Bowl entertainment area.
- The Wye Road area has experienced growth with new low-rise dwellings, which will add to the future population and create the potential need for retail amenities.

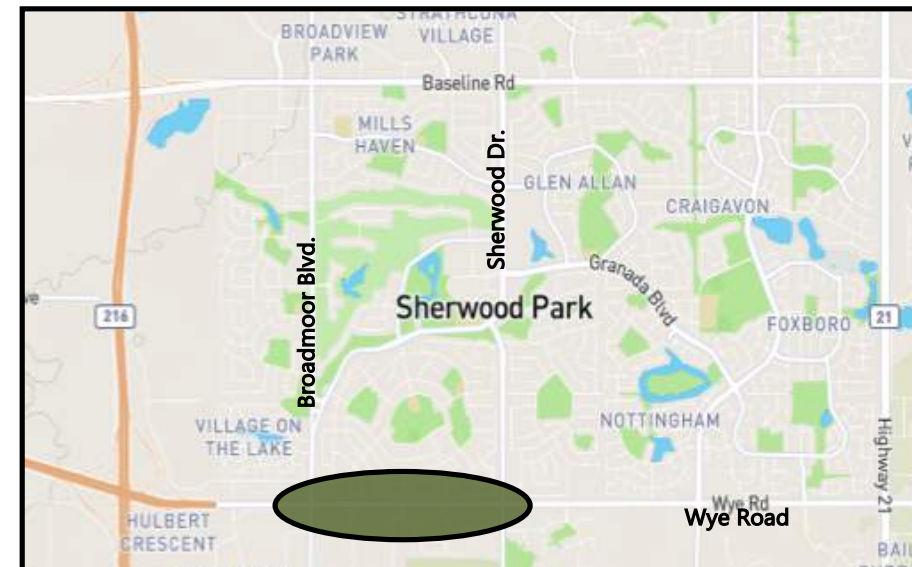
Floor Space Breakdown

- Convenience:** 245,000 sf (35%)
- Comparison:** 340,000 sf (48%)
- Food & Beverage:** 91,000 sf (13%)
- Entertainment:** 26,000 sf (4%)
- Vacancy:** 7,000 sf (1%)



Key Centres:

- 1000 Sherwood Centre
- Ash Street Centre
- Maplewood Plaza
- Midas Centre
- Sherwood Centre
- Village Market
- Wye and Odze
- Wye Road Crossing
- Salisbury Gate



Retail Centres:

- Community Retail & Big Box:** 430,000 sf of retail (60%) within the Village Market, Sherwood Centre, and big box retailers, Canadian Tire and Walmart.
- Neighborhood Retail:** 170,000 sf of retail within two neighborhood centres (24%)
- Ancillary Retail:** 125,000 sf within smaller retail strip centres and stand alone tenancies.

Anchor Tenants



Key Tenants

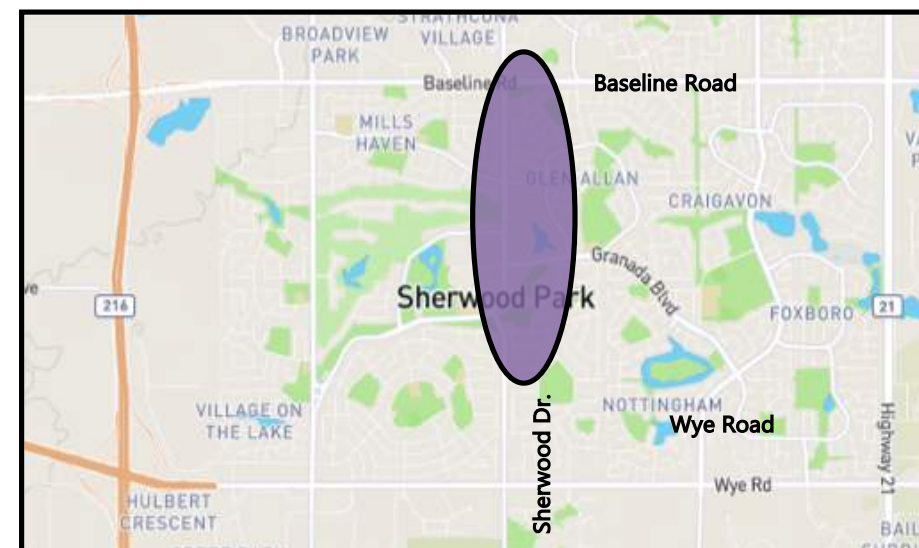
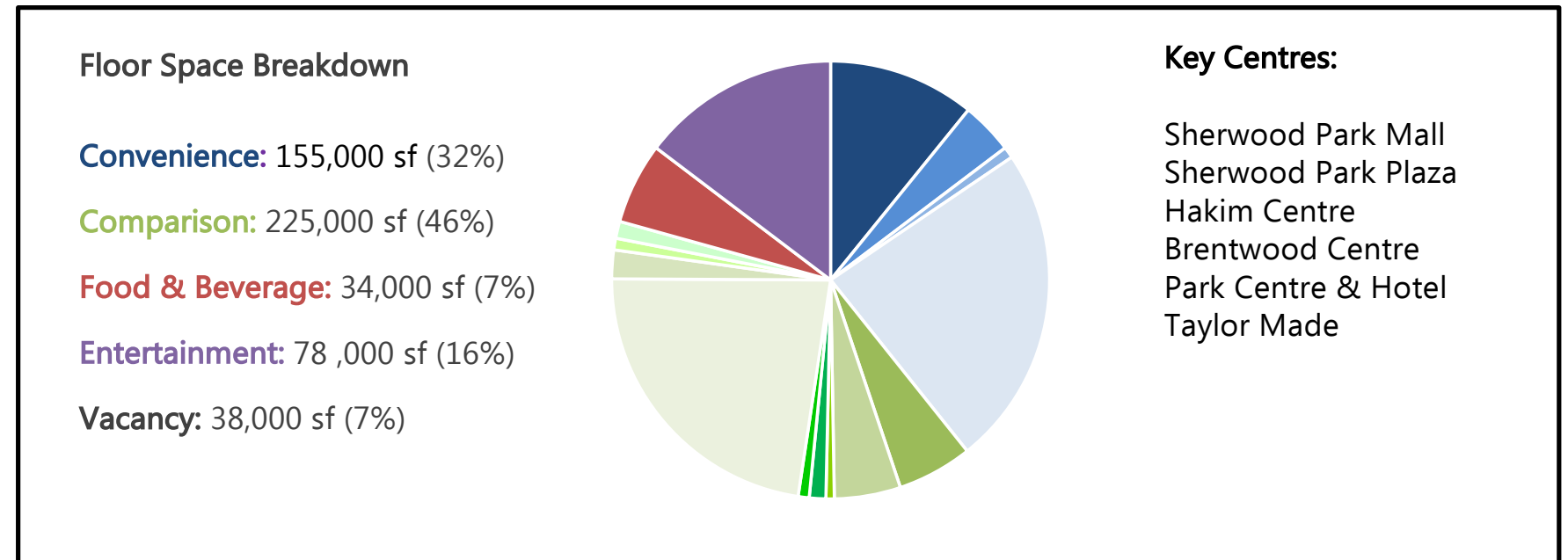


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3.6 Retail Market Supply by Sub District

3.6.4 Sherwood Drive South

- Sherwood Drive south includes 530,000 sf of retail, and comprises of Sherwood Park Mall and the surrounding ancillary stand-alone retail strip centres.
- The 420,000 sf of retail in Sherwood Park Mall accounts for 79% of the retail in this sub district. The shopping centre is anchored by entertainment, (Galaxy Cinema), comparison retailers (Indigo, DSW, Pier 1 Imports), and a fitness centre (Goodlife), as well as multiple well-known shopping brands.
- For future use, new-to-market fashion and specialty retailers or full service restaurants would position the centre as a shopping and entertainment destination within the County, and decrease outflow to regional shopping centres within Edmonton.
- The surrounding smaller ancillary centers in the area focus on retail services, and primarily provide healthcare related offerings.



Retail Centres:

- Regional Mall:** 420,000 sf is in Sherwood Park Mall (79% of the total retail).
- Neighborhood Retail:** 40,000 sf of retail is in the neighborhood centre of Sherwood Park Plaza.
- Ancillary Retail:** 70,000 sf of retail is in smaller ancillary strip centres and stand alone retailers.

Anchor Tenants

SAFEWAY GALAXY CINEMA

DSW GoodLife FITNESS Indigo

Pier 1 imports SHOPPERS DRUG MART

Key Tenants

Bath & Body Works MONTANA'S town shoes

La Senza LE CHATEAU

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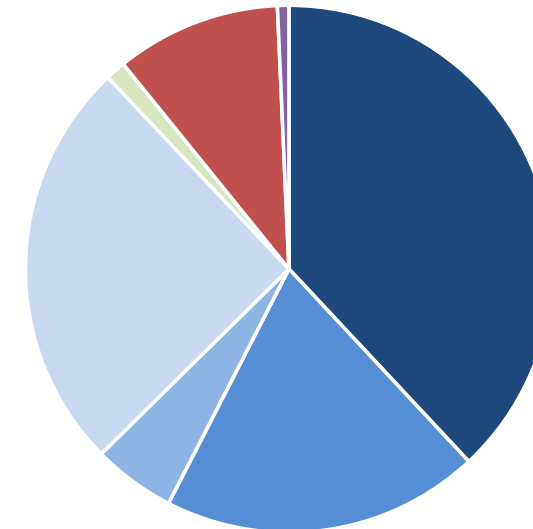
3.6 Retail Market Supply by Sub District

3.6.5 Clover Bar Road

- Along the Clover Bar Road area there is 300,000 sf of retail that spans across three neighborhood centres to serve the growing communities east of Sherwood Park.
- Retail in these centres focuses heavily on convenience, with three large grocers, two major pharmacies, and many service providers.
- This area has a smaller concentration of retail compared to other sub districts, as major retail centres are adjacent to arterial roads, and future retail nodes are developed with closer connections to Edmonton.

Floor Space Breakdown

- Convenience:** 250,000 sf (89%)
- Comparison:** 8,000 sf (3%)
- Food & Beverage:** 21,000 sf (8%)
- Entertainment:** 2,000 sf (1%)
- Vacancy:** 15,000 sf (5%)



Key Centres:

- Heritage Hills Crossing
- Lakeland Ridge Plaza
- Summerwood Centre
- The Ridge
- Nottingham Centre



Retail Centres:

Neighborhood Retail: 260,000 sf of retail (87%) is in the three centres (Lakeland Ridge, Summerwood Centre, and Nottingham Centre).

Ancillary Retail: 37,000 sf of retail (13%) is in standalone and smaller retail strip plazas.

Anchor Tenants



Key Tenants

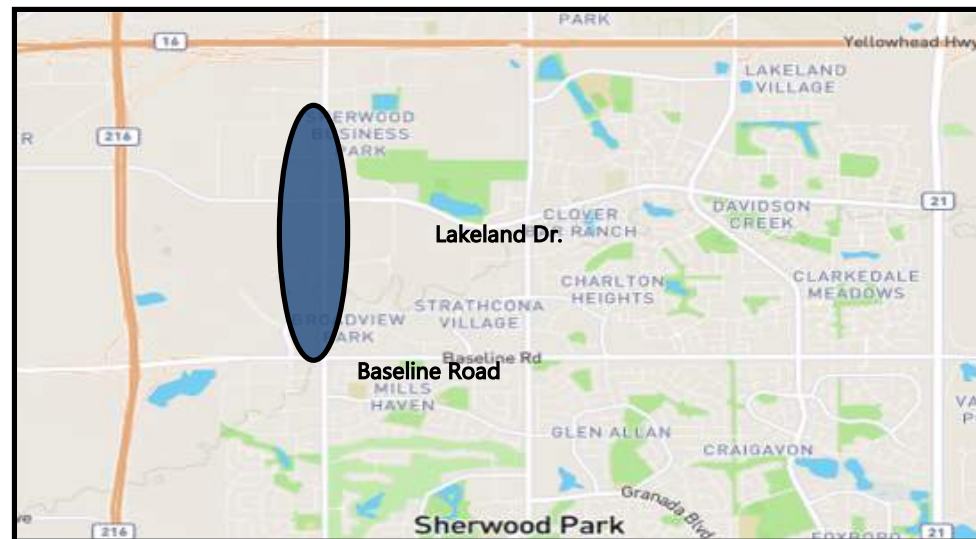
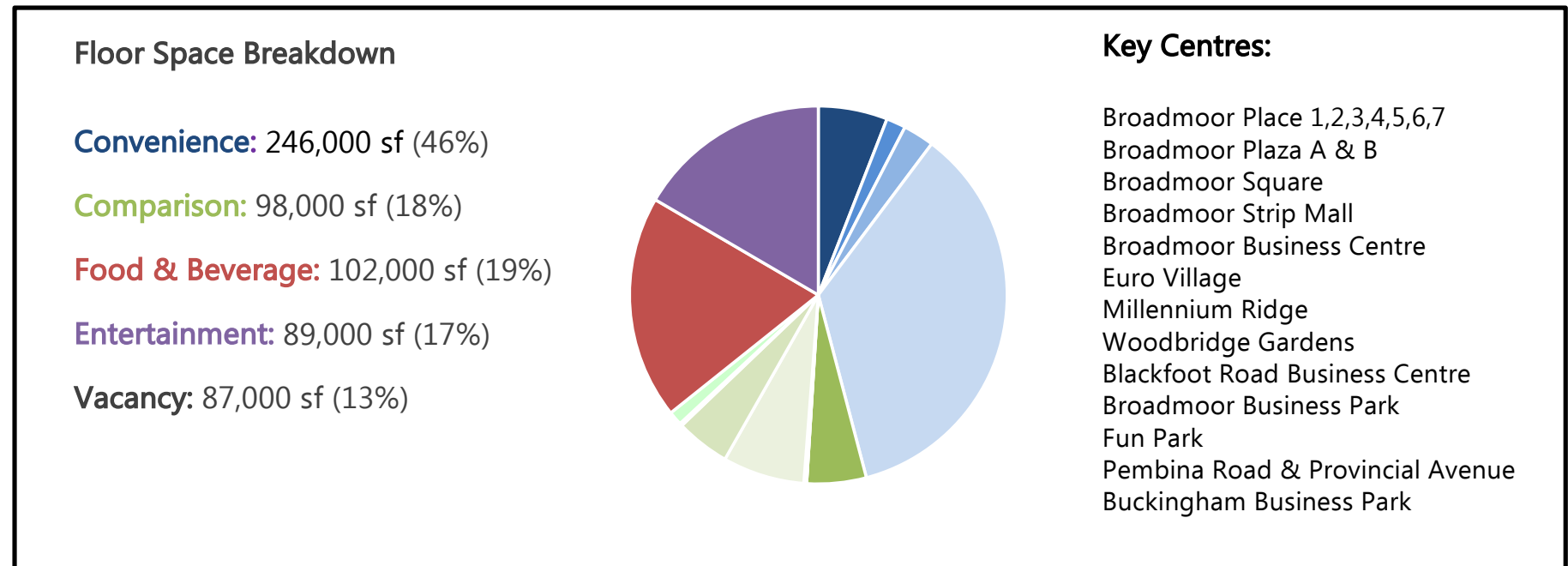


3.0 Retail Market: Supply Analysis

3.6 Retail Market Supply by Sub District

3.6.6 Broadmoor Boulevard

- Along Broadmoor Blvd. there is an estimated 660,000 sf of retail. A majority of the retail is in ancillary strip centres and part of mixed-use projects that also contain office and light industrial tenants. There are also two neighborhood centres that offer a mix of convenience and comparison retailers.
- New ancillary neighbourhood-scale retail continues to emerge alongside office developments, and a majority of these retailers cater to a variety of services, including automotive offerings, medical centres, dental centres, realty offices, and beauty services.
- Broadmoor Blvd. also offers entertainment options (FunPark, 360 Fitness, and the UFC Gym), as well as full service restaurants.



Retail Centres:

Neighborhood Retail: 170,000 sf (25%) of retail is in neighborhood centres (including the Broadmoor Place buildings and Millennium Ridge).

Ancillary Retail: 495,000 sf (77%) of retail is in mixed-use business centres, medical buildings, and business parks.

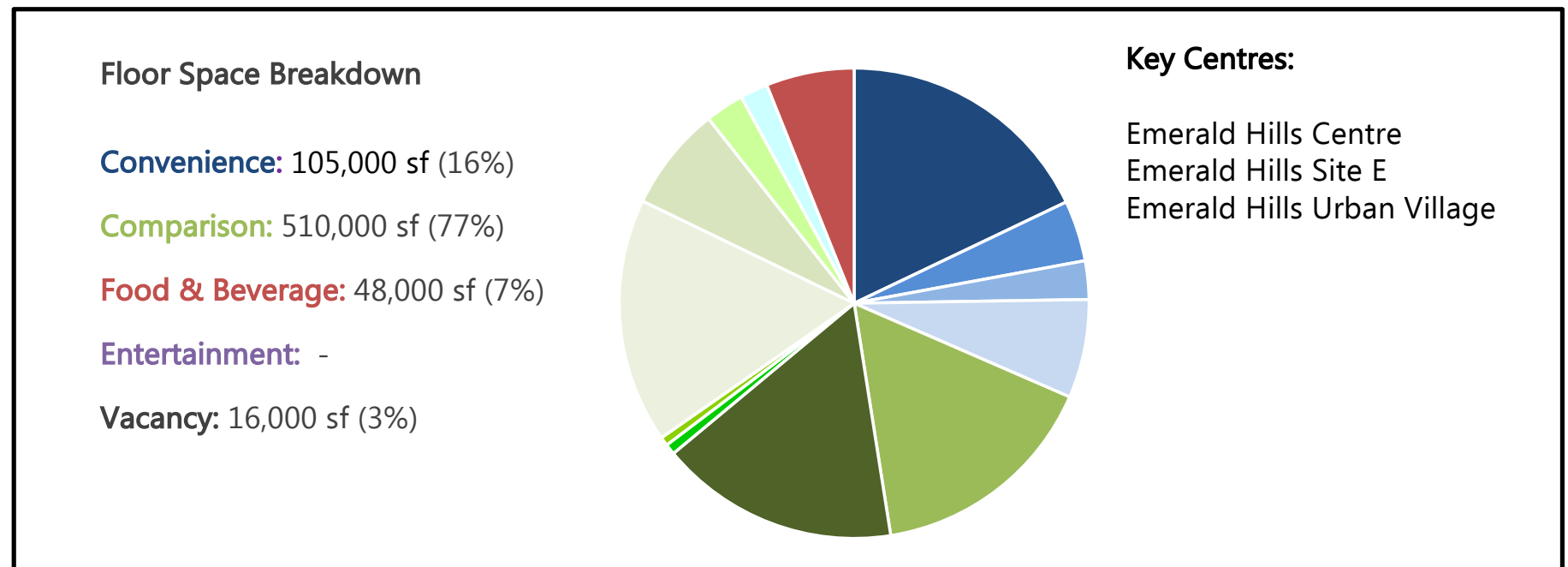
Key Tenants

3.0 Retail Market: Supply Analysis

3.6 Retail Market Supply by Sub District

3.6.7 Emerald Hills District

- The Emerald Hills District currently has 680,000 sf of retail, with additional retail units to be added in future phases. This area is a strong future retail growth area, with potential for commercial development in the adjacent lands.
- Emerald Hills is directly off the Yellowhead Hwy, and serves the residential communities in northern Strathcona County and northeastern Edmonton.
- The two community centres are anchored by Walmart (general merchandiser), as well as two large home improvement retailers (Canadian Tire and Lowe's).
- The area has considerable comparison shopping retailers, and offers basic fashion, home furnishings, and home furnishing essentials.



Retail Centres:

Community & Big Box Retail: 615,000 sf of retail (92% of total) in Emerald Hills Centre & Lowe's.

Neighborhood Retail: 57,000 sf in the Emerald Hills Urban Village.

Anchor Tenants

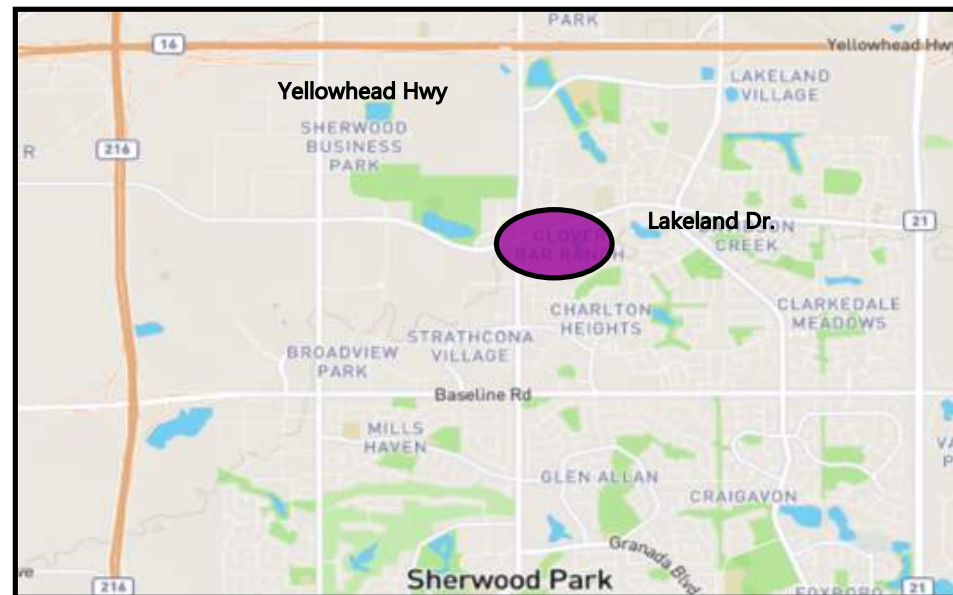
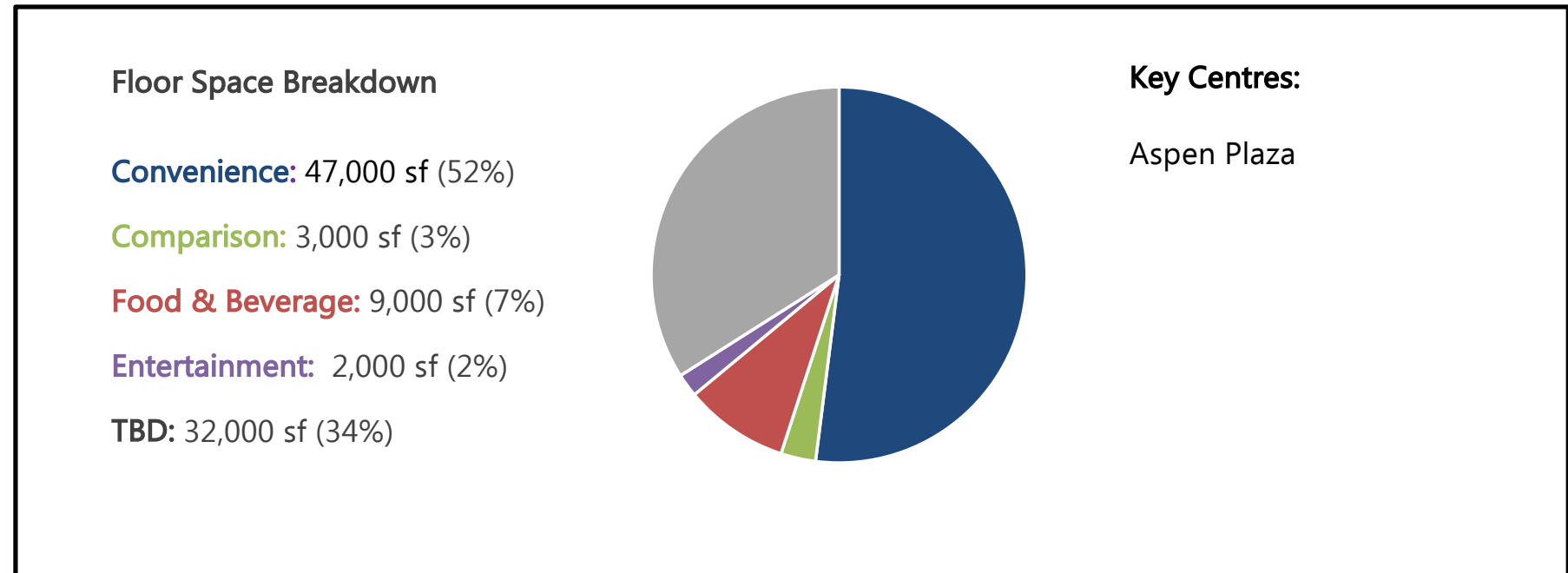
Key Tenants

3.0 Retail Market: Supply Analysis

3.6 Retail Market Supply by Sub District

3.6.8 Aspen Plaza

- Aspen Plaza is one of the newest retail development areas in Sherwood Park, with the majority of the 97,000 sf of retail scheduled to open in 2018. As of November 2017, the neighborhood centre was 85% leased, mainly with convenience oriented retail (convenience store, dental centre, medical services, childcare services, etc.), along with a few full service and quick service restaurants.
- The area is quickly growing due to new multifamily residential developments in the area, as well as its close proximity to the Yellowhead Hwy and the Emerald Hills District.



Retail Centres:

Neighborhood Retail: 97,000 sf (100% of retail in Aspen Plaza).

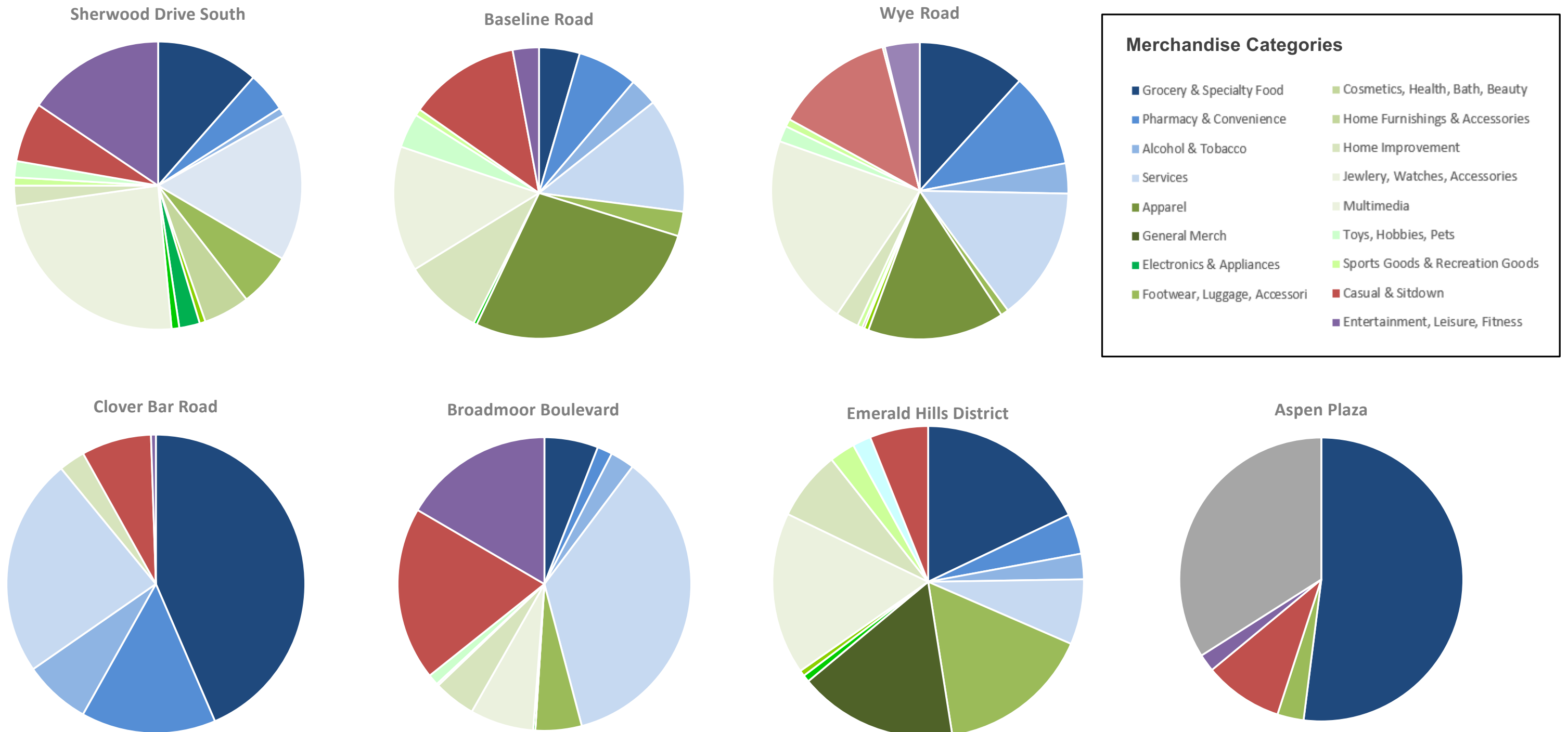
- Key Tenants**
- Car Wash
 - Pharmacy
 - Thai & Japanese Restaurant
 - Convenience Store
 - Childcare Centre

3.0 Retail Market: Supply Analysis

3.6 Retail Market Supply by Sub District

3.6.9 Retail Supply Summary

Below is a summary of the merchandise categories* for each retail district within Strathcona County.



*Vacancies and auto retail not included in merchandise categories by sub district. Large format retailers in “general merchandise” category.

3.0 Retail Market: Supply Analysis

3.7 Future Retail Supply

In addition to the existing retail inventory, below are future retail and mixed-use commercial projects within Strathcona County that are anticipated to add to the retail market over the short to medium term. These developments include, but are not limited to:

- 1. Sherwood Drive North Retail:** 9.88 acres of vacant land available for commercial redevelopment directly across from the Emerald Hills District development area and adjacent to the Sandman, Four Points by Sheraton, and Marriott Towne Place hotels.
- 2. Buckingham Business Park:** 42,000 sf business park bordering Broadmoor Blvd. and Lakeland Dr., comprising of two buildings, and up to 24 retail, light industrial, or office tenancies. The park has future potential for large format entertainment and retail amenities.
- 3. Emerald Hills District:** 172,000 sf of additional retail is planned for the Emerald Hills District, and will add to the community centre within three development sites; Emerald Hills Centre, Emerald Hills Corner, and Emerald Hills Site E. Additional multifamily residential developments is also planned for the area.
- 4. Salisbury Market Shopping Centre:** 63,000 sf neighborhood retail centre comprising of four buildings, and adjacent to the larger community retail centres along Wye Road.
- 5. Shivam Park Commercial Land:** 23 acres of commercially zoned land, available for a wide range of mixed uses, and is directly adjacent to the busiest retail district and intersection within the County (Baseline Road and Broadmoor Blvd).
- 6. Sherwood Common:** Four development sites (totaling 75 acres) of commercially zoned land for future retail and mixed-use projects across from the Emerald Hills District development.
- 7. "The Market", at Centre in the Park:** The Market is a 43,000 sf grocery anchored strip centre directly across from Sherwood Park Mall with leased tenancies.

