



# Retail

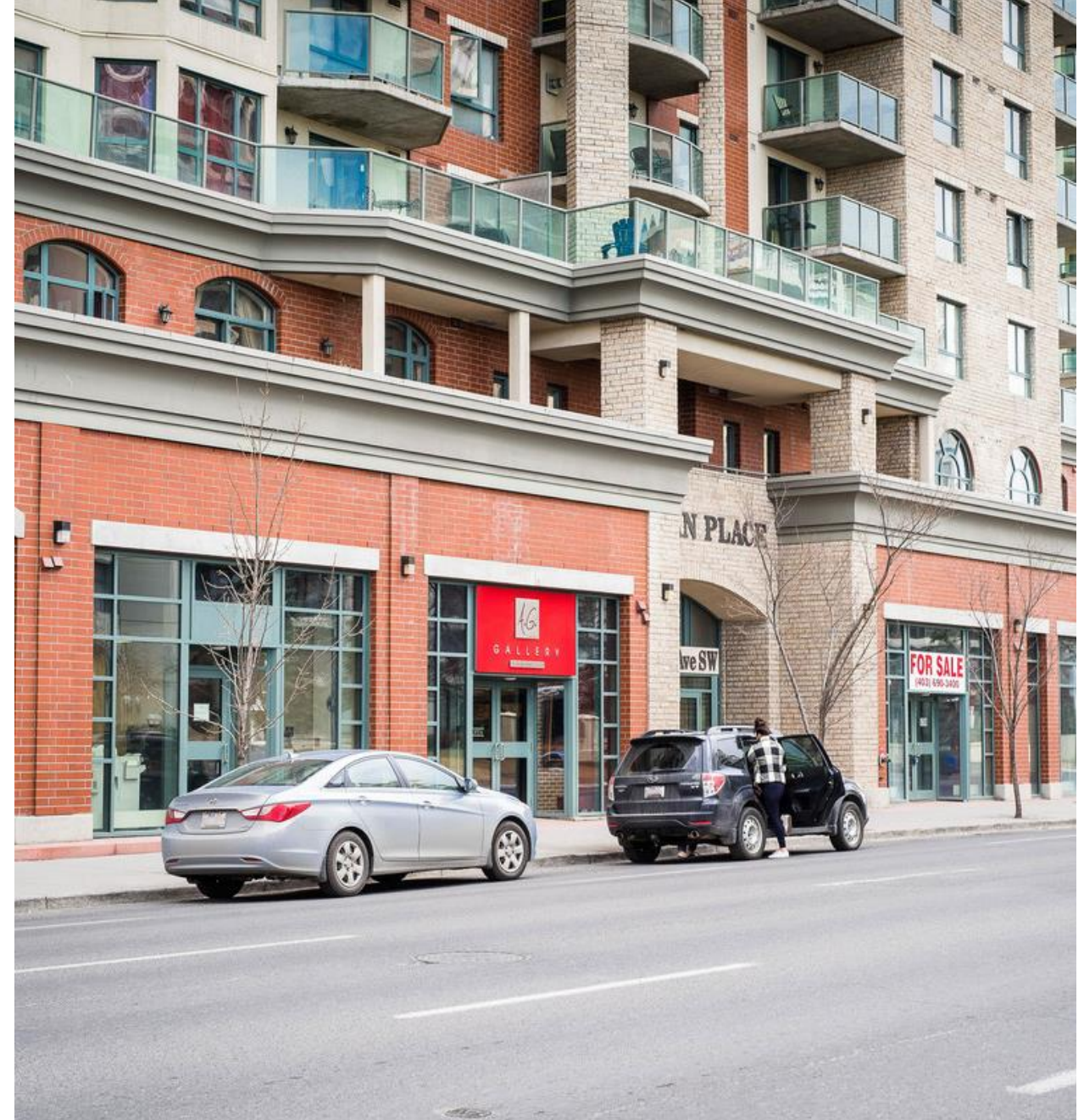
Pre-Roll Consultation Period

Oct. 1 – Nov. 14, 2025



# Agenda

- Market Overview
- Data Collection
- Sales
- Retail Market Trends
- Development Permits
- Assessment Shifts
- Key Takeaways
- Make the Most of Pre-Roll
- Q&A



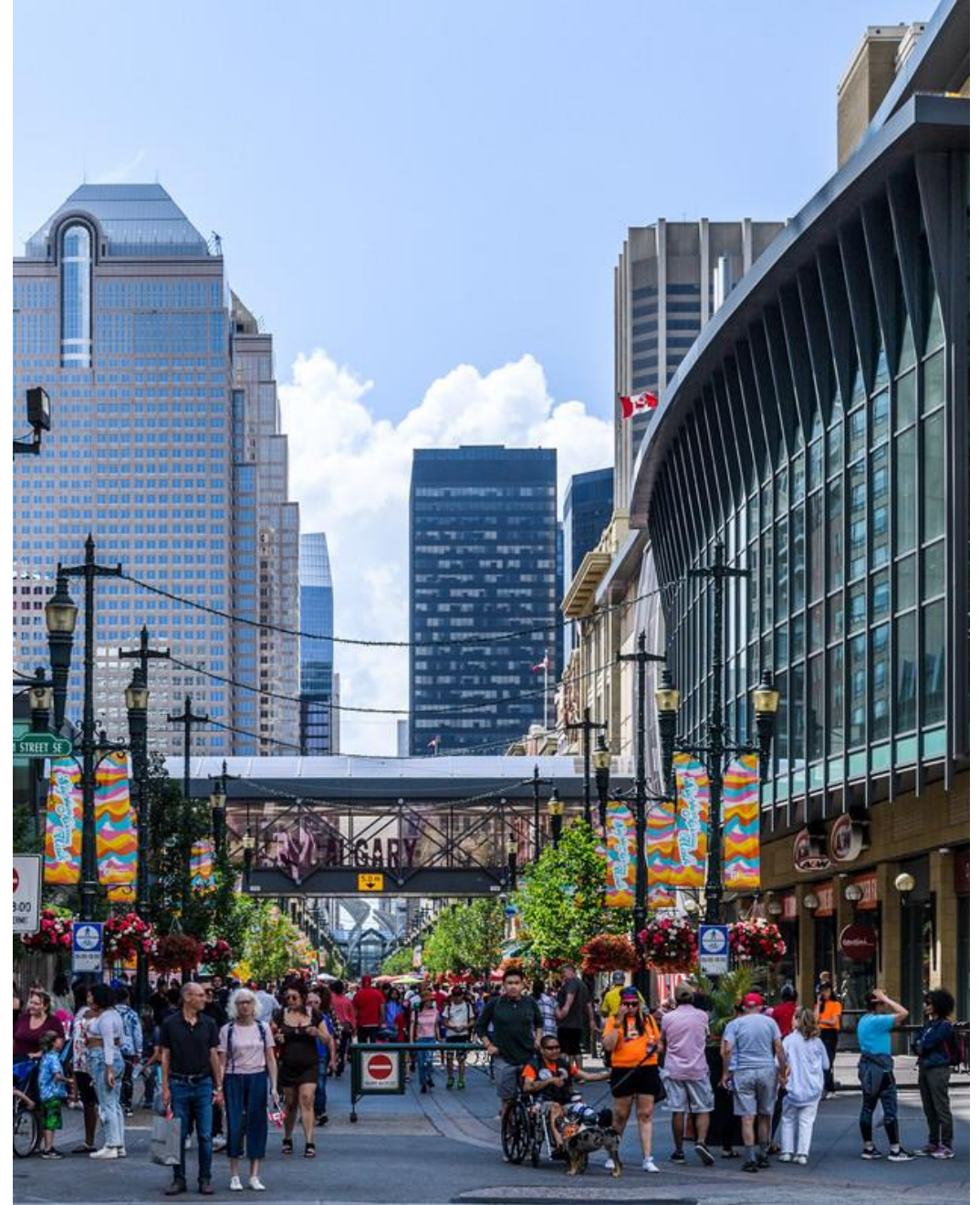


# Market Overview

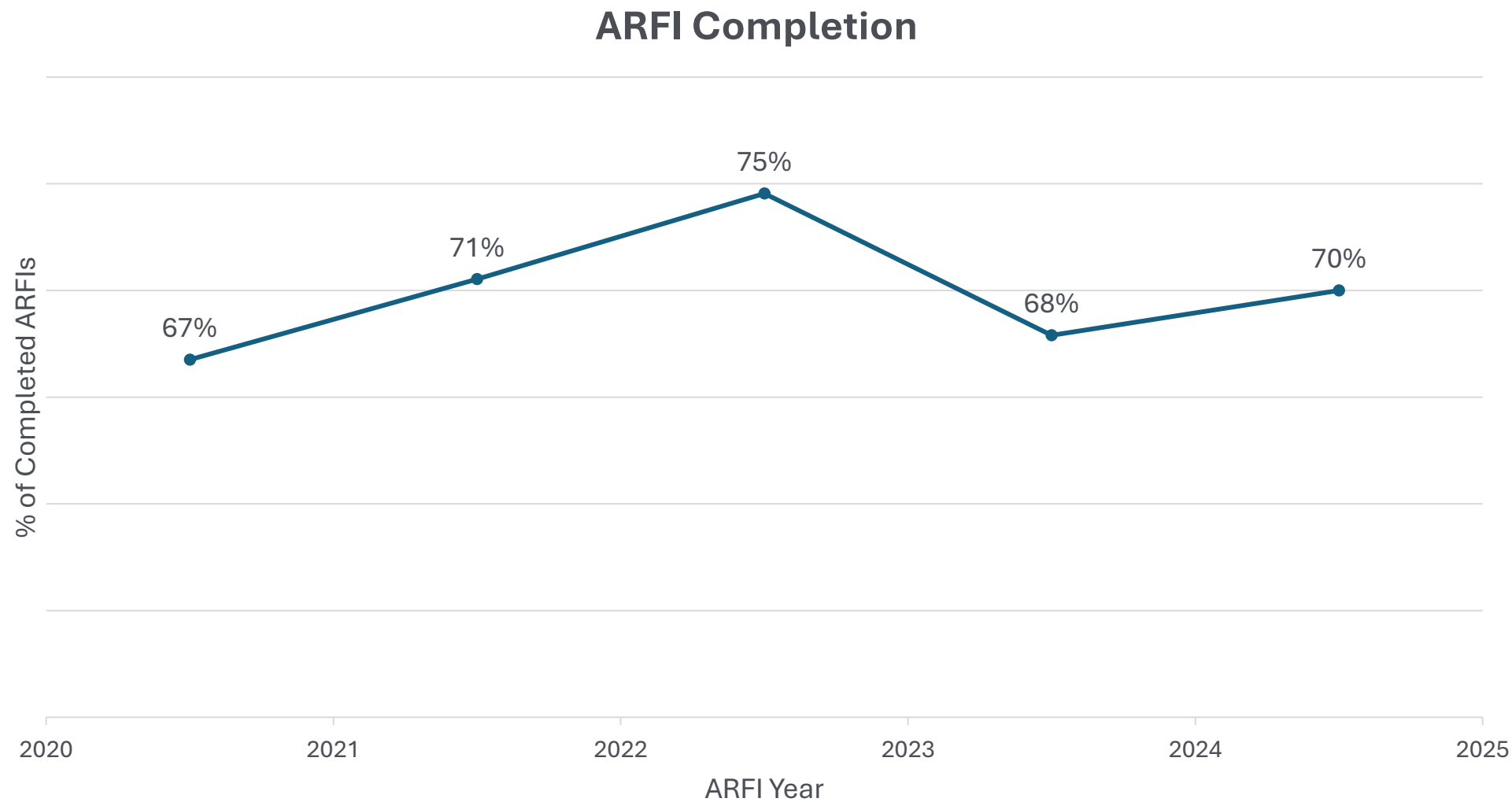
Department Store Reimagination

Retail Adaptability

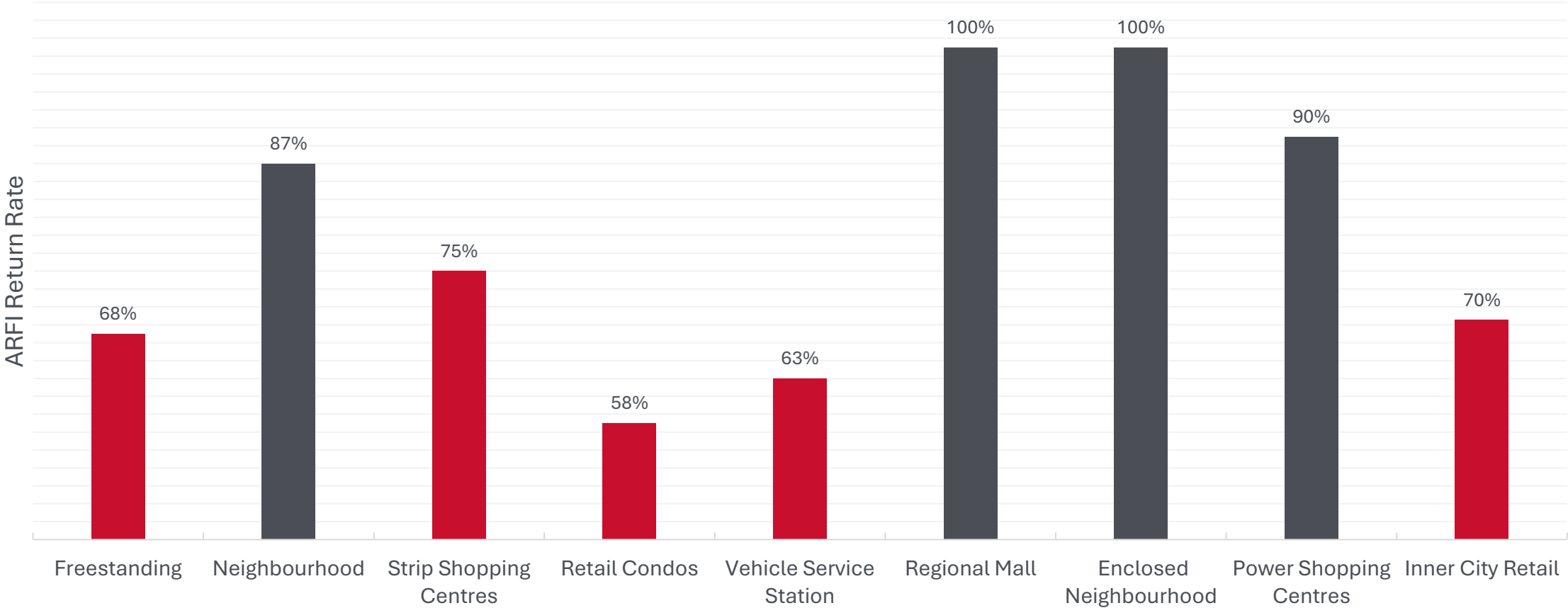
Fast Food Flurry



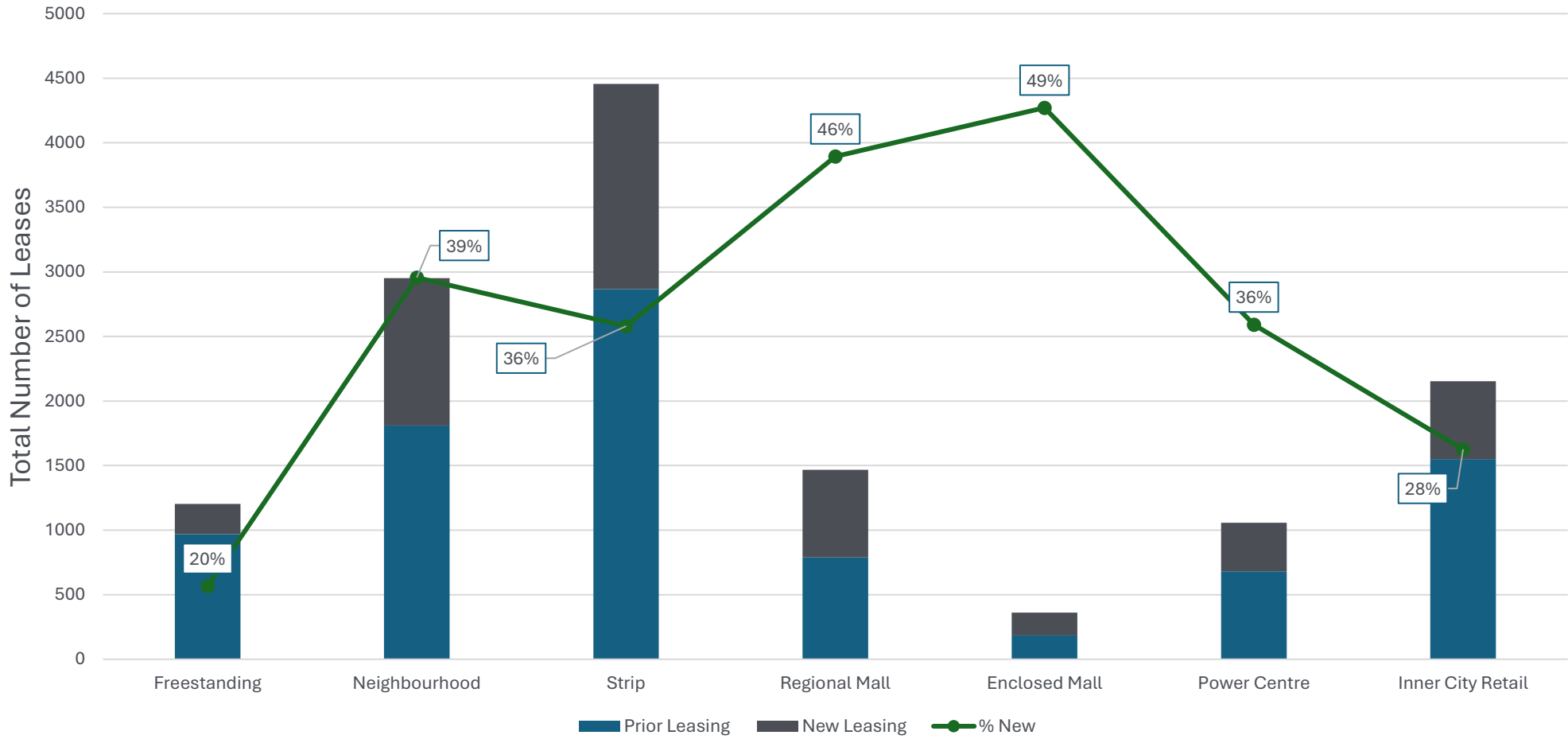
# Assessment Request for Information



# 2025 ARFI Return Rate by Type

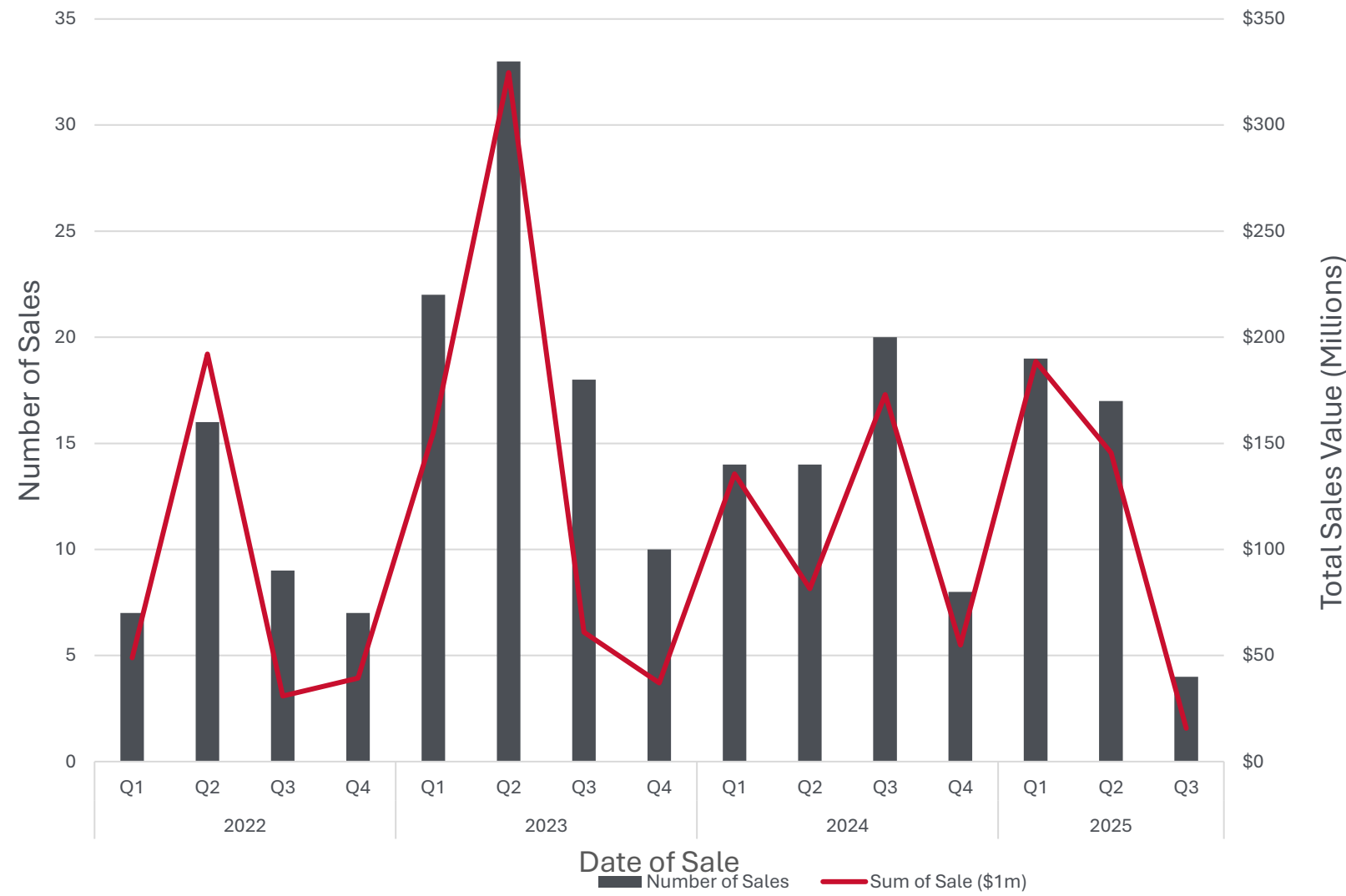


# Retail Leasing



Prior leasing: July 1, 2022 – June 30, 2024  
 New Leasing: After July 1, 2024

# Retail Sales Activity







## Notable Sales

- The Market at Quarry Park (AA)
- Deer Point Plaza (B/C)
- Royal Oak Park and Place (AA)



## The Market at Quarry Park (AA)

**163 Quarry Park Boulevard SE**

**Registered Sale Date:** April 14, 2025

**Sale Price:** \$52,450,000

**Sub-Property Use:** Neighbourhood Centre

**Quality:** AA

**Sale Area:** 96,658 SF

**Sale Price PSF:** \$543



## Deer Point Plaza (B/C)

**14919 Deer Ridge Drive SE**

**Registered Sale Date:** Dec. 18, 2024

**Sale Price:** \$21,387,000

**Sub-Property Use:** Neighbourhood Centre

**Quality:** B/C

**Sale Area:** 74,077 SF

**Sale Price PSF:** \$289





**Royal Oak Park and Place (AA)**  
**8650 112 AV NW & 8756 COUNTRY**  
**HILLS Boulevard NW**

**Registered Sale Date:** July 17, 2024

**Sale Price:** \$79,000,000

**Sub-Property Use:** Neighbourhood Centre

**Quality:** AA

**Sale Area:** 145,263 SF

**Sale Price PSF:** \$544



# Retail Market Trends

Department Store Reimagination

Retail Adaptability

Fast Food Flurry







## Department Store Departure

- Hudson's Bay Company
- Saks Fifth Avenue
- Bed, Bath and Beyond
- Nordstroms



## Department Store Reimagination

- Sunridge Mall
- Market Mall
- Southcentre Mall





## Retail Adaptability



Large Format Consolidations



Retail Retrofits





## Retail Adaptability



Town Centre Development



Mixed-Use Retail Podiums





## Fast Food Flurry



Chick-fil-A



Krispy Kreme



Fire House Subs



Dave's Hot Chicken

# Permits & Development

Q3 2024 to Q2 2025

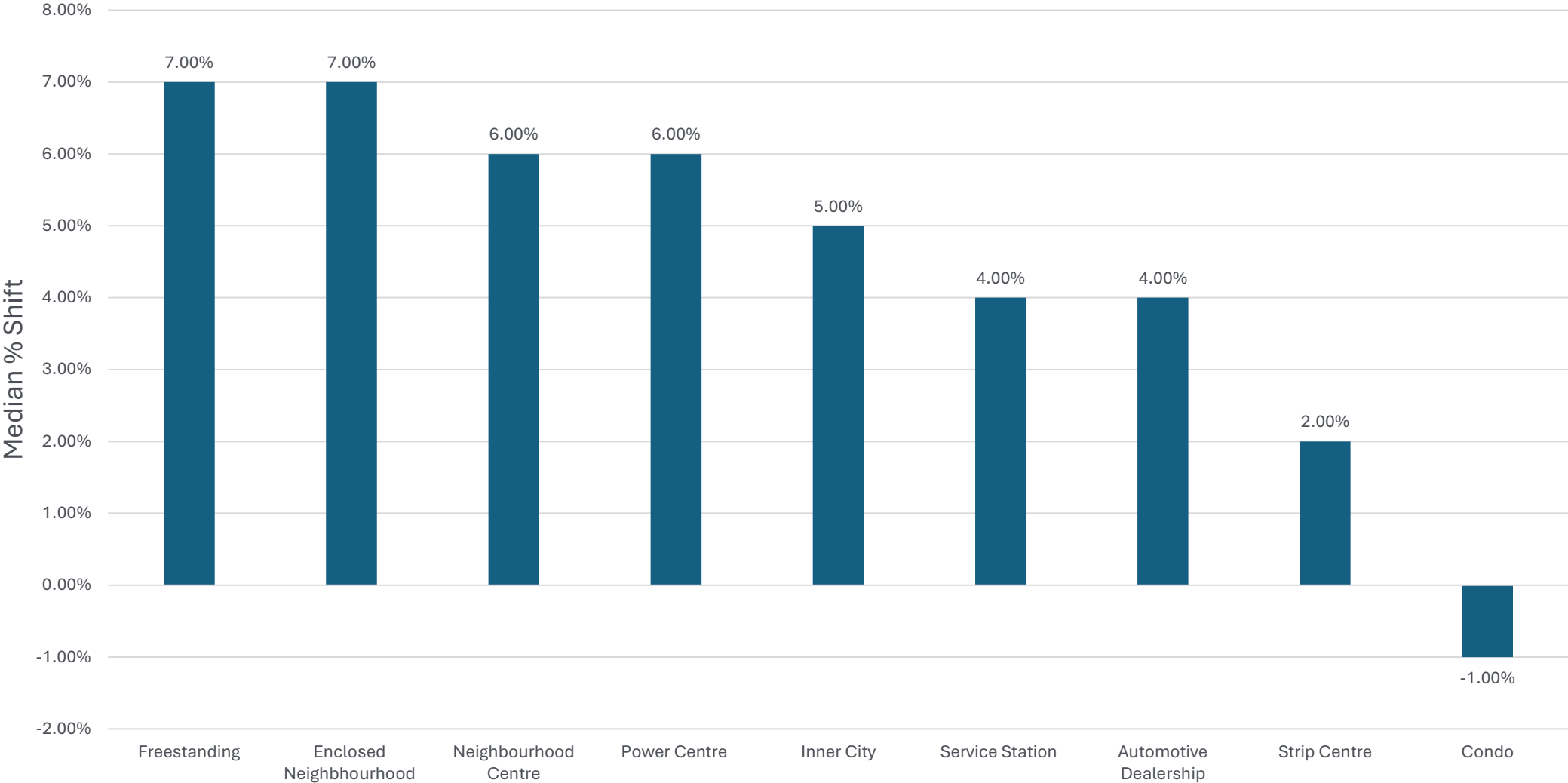
## New Retail Development

- Total Permit Value over \$70 million
- 26 Permits over \$1 million
- 615,000 SF Added
- 1% Inventory Increase





# Median Assessment Change



## Key Takeaways

Department Store  
Reimagination

Retail Evolution

International Investment

Presentation



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### Chat.



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