

# Retailer demand launches shopping development wave

BY BILL MAH, EDMONTONJOURNAL.COM JUNE 13, 2011 2:03 PM

Edmonton Journal  
daily newspaper  
Edmonton, AB  
June 13, 2011



This is an artist's rendering of a proposed development on 104 Ave. where Crosstown Chrysler used to stand. The strip mall would be called West 4th Avenue.

**Photograph by:** Supplied, edmontonjournal.com

EDMONTON - A new wave of shopping developments is set to spring up in the Edmonton region to meet demand from retailers looking for space in a tight market.

"We're effectively at zero vacancy in the better shopping centres and the better retail environments," said Arlyn Stoik, principal at Avison Young Real Estate Alberta Inc.

The current retail vacancy rate in the Edmonton marketplace was at 2.65 per cent, effective June 2010, Stoik said at the 2011 Edmonton Real Estate Forum.

This comes as latest figures show Alberta ranks as the No. 1 province in Canada for retail sales per capita for the year to date, at \$2,303.

"This has created some major challenges for businesses and retailers to grow their market share in this city.

"We anticipate a very strong 2011 and I anticipate a stronger 2012."

Avison Young forecasts developers will add about 1.1 million square feet of retail space in 2011.

“In essence, we’re playing catch-up. There’s significant retail demand in the province. In 2010 and 2009, a lot of projects were put on hold or slowed down.”

### **Anticipated Retail Developments:**

#### **North St. Albert**

North of Highway 633 on Highway 2, St. Albert.

Planned 44-acre shopping proposed to start in 2012/13 by Landrex.

#### **Manning Town Centre**

Northeast corner of Manning Drive and 153rd Avenue.

A Cameron Developments 70-acre shopping centre proposed to open summer/fall 2012.

#### **Albany Market Square**

Northwest corner of 127th Street and 167th Avenue.

40-acre Cameron Developments expected to be anchored by Walmart.

#### **Griesbach**

Northwest corner of 97th Street and 137th Avenue.

Canada Lands retail site expected to proceed over next couple of years.

#### **West Granville Centre**

South of Whitemud Drive on 215th Street.

Yet-to-be announced large anchor.

30-acre development with early 2012 timing.

#### **West Henday Promenade**

Northwest corner of 199th Street and 87th Avenue.

Melcor Developments 27-acre project with expected 2012 timing.

#### **West 4th Avenue**

A 6.5-acre site on the northeast corner of 120th Street and 104th Avenue on the former Crosstown Motors site is proposed to emphasize smaller-scale, unique retail. The \$45-million development will

house about 30 stores between 1,000 and 5,000 square feet. Combined with the office space, the total area is 150,000 sq. ft.

### **Emerald Hills**

Southwest corner of Emerald Drive and Clover Bar Road, Sherwood Park

Cameron Development Corp. 11-acre grocery-anchored shopping centre.

### **Emerald Hills**

Southwest corner of Highway 16 and Sherwood Drive, adjacent to the Cameron site.

Fifty-acre retail project by WAM Development Group expected to be anchored by Walmart and other box stores.

### **Century Crossing**

Northeast corner of Highway 16A and Century Road, Spruce Grove.

Camgill Enterprises is developing a 40-acre shopping centre with grocery and box-store retailers.

*Source: Avison Young/Edmonton Real Estate Forum*

*Pick up a copy of The Next Wave in Wednesday's Journal for more on Edmonton's economic outlook.*

© Copyright (c) The Edmonton Journal

[Previous](#)

[Next](#)



This is an artist's rendering of a proposed development on 104 Ave. where Crosstown Chrysler used to stand. The strip mall would be called West 4th Avenue.

**Photograph by:** Supplied, edmontonjournal.com

---

