

The StarPhoenix

Saskatoon **3°C**
Overcast
Detailed Forecast

Quick Links: [Shopping](#), [Obituaries](#), [Horoscopes](#)

- Home
- News
- Opinion
- Business
- Sports
- Entertainment
- Life
- Health
- Technology
- Travel
- Jobs
- Driving
- Homes
- Classifieds

Smaller cities cashing in on retail expansion

BY SCOTT LARSON, THE STARPHOENIX OCTOBER 18, 2013

- LikeRecommend
- Tweet 1
- +1 0
- Pin it
- ShareThis

We all know Saskatoon and Regina have been booming for the last few years, but smaller cities are also getting in on the action, says Alvaro Campos, market research analyst with ICR Commercial Real Estate.

ICR has just released its first-ever Small Market Outlook report that looks at the commercial retail market in nine smaller centres — Prince Albert, Yorkton, North Battleford, Swift Current, Lloydminster, Moose Jaw, Estevan, Martensville and Warman.

“When you think about Saskatchewan, you really only think of Saskatoon and Regina,” Campos said. “But there is all of these little markets out there that are actually doing quite well and expanding.”

Most of the retail vacancies in the smaller markets are in the four to six per cent range, except for Warman, Martensville and Yorkton which are closer to 10 per cent.

“But that is a little deceiving,” he said. “There is interest fuelling those three markets for expansion so new developments are being constructed.

“Give them six to 10 months and (those three places) will be down to about six per cent or lower.”

Campos said newer national tenants that have gone into Saskatoon and Regina are now moving into smaller centres.

“When you look at a restaurant like Original Joe’s, they have opened up in Moose Jaw. Brown’s Social House opened in Saskatoon this year and will soon open up in Yorkton.”

ICR Report Highlights

Martensville

Martensville has increased the inventory of commercial lands and lease space in the community for business ventures. Proposed or currently under construction projects include a Wellness Center (8,000 square

STORY TOOLS

E-mail this Article

Print this Article

Font: A A A A

SPOTLIGHTS

The StarPhoenix

LikeLike

You like this.

LikeLike

You and 5,838 others like The StarPhoenix. 5,838 people like The StarPhoenix.



MOST POPULAR NEWS

MOST READ E-MAILED SHARED

- Schools to try new report card systems
- One dead in Rosetown crash
- Therapy dog spreads paw-sitive vibe
- New marathon record time set
- Oil, gas obsession mean 'game over for the planet,' says filmmaker
- Waldheim council backs pet limit bylaw

more >>

THE STARPHOENIX BREAKING NEWS

feet), Black Iron Crossing, 721 Centennial Drive (8,000 square feet).

Warman

The newest development in the city is The Legends Plaza shopping complex. Co-op is currently constructing a 25,000 square foot store on the site that is expected to open in the summer of 2014.

Prince Albert

Recent constructions of retail developments have been met with high demand as many of the new development areas are completely leased. As the city continues to grow, it is anticipated expansion of the retail sector will continue.

Moose Jaw

Moose Jaw's boom is being driven by several multi-billion dollar mega projects in the area, including the \$3.25 billion K+S Potash Canada greenfield mine. There are also plans for a new \$100.9 million hospital for the city which is nearing the construction phase. A new \$27 million shopping Civic Centre Plaza is under construction.

Lloydminster

The local economy is driven primarily by the petroleum industry. Agriculture remains an important economic activity, although many farmers in the area are sustained financially by lease payments resulting from oil wells drilled on their land. Retail trade is strong in the city as Lloydminster serves as a regional trading hub due to its location between Saskatoon and Edmonton.

Yorkton

Yorkton is the third largest trading area in Saskatchewan and is a vibrant economic centre for the east central Saskatchewan region. Recent developments include the York Station which will consist of various phases totalling 100,000 square feet of retail space with anchor tenants such as Dollarama, Brown's Social House and Dad's Organic Market. Harvard Developments Inc. has recently prepared a 10 acre commercial development site called Broadway Corners by Parkland Mall in northeast Yorkton. The first phase of this project includes a Days Inn Hotel currently under construction.

North Battleford

The southeast commercial district has an established retail commercial area that include Wal-Mart, Canadian Tire and Staples. Its north commercial district is anchored by both the Co-op and Sobeys' grocery stores and is located adjacent to residential neighbourhoods.

Swift Current

Development is expected to continue as investment has taken place in the commercial downtown core in efforts to revitalize the city's main area. Many new and existing businesses have developed along the highway commercial district, which allows them to take advantage of the high volume of traffic travelling along the Trans-Canada Highway.

Estevan

Sign up to receive breaking news alerts from The StarPhoenix.

SUBMIT

[Our Privacy Statement](#)

LATEST UPDATES »



Sparks fly as Garneau confronts Trudeau over experience

OTTAWA — Sparks flew Saturday as federal Liberal leadership candidates Marc Garneau and Justin Trudeau faced each other for the first

time since Garneau launched an unprecedented attack on the campaign frontrunner earlier in the week. The confrontation in Toronto [...]

COMMENTS ()



Aboriginal Affairs Minister John Duncan resigns over letter to judge

OTTAWA — Prime Minister Stephen Harper's cabinet is reeling from an ethical slip-up that has caused the

resignation of its aboriginal affairs minister and left political critics questioning why Finance Minister Jim Flaherty hasn't also quit. The political bombshell was [...]

COMMENTS ()

Canada declares Mexico, Israel 'safe,' listing limits recourse for failed refugee claimants

COMMENTS ()

Canada among worst offenders for hosting malware online: Report

COMMENTS ()

Fisherman Philip Halliday returning home after 3 years in Spanish jail

COMMENTS ()

Estevan has an expanding mix of national and international companies working side by side with owner operated retail outlets and home based businesses. The multitude of outlets provides an ever changing retail experience for locals and visitors on a daily basis for some and a quick shop for others.

The nature of the retail market in Estevan is growing stronger and becoming more dynamic as the city's economic development initiatives support the development of new retail projects.

© Copyright (c) The StarPhoenix

[E-mail this Article](#) [Print this Article](#) [Share this Article](#)

LOCAL FLYER DEALS



Go Beyond the Ordinary. Dell's Super Sale.
Dell



Save 25% on Select Vintage Apparel at Mark's
Mark's



Discover the Vistek Difference
Vistek



This Week at Sport Chek: Buy One, Get One 50% on Footwear
Sport Chek

powered by **flyer city.ca**

INSIDE THE STARPHOENIX



Rebel to realist: A five-part feature on Stephen Harper



Keeping Up With The Royals



Adventurous eating: Chefs Alex Atala and Daniel Patterson on insects and openness



Widowed with children: support groups aid in road to recovery



Gallery: The 11 most affordable cars in Canada



MORE TO SEE, MORE TO READ

Get The StarPhoenix delivered to your door, desktop, laptop, tablet and smartphone.

LEARN MORE

[Home](#) [News](#) [Opinion](#) [Business](#) [Sports](#) [Entertainment](#) [Life](#) [Health](#) [Technology](#) [Travel](#) [Jobs](#) [Driving](#) [Homes](#) [Classifieds](#)

DON'T MISS

[Roughriders](#)
[Gridiron Gamble Contest](#)
[Taste Saskatoon](#)

MOST POPULAR

[Schools to try new report card systems](#)
[One dead in Rosetown crash](#)

FORMATS

[Sitemap / RSS](#)
[Contests](#)
[Blogs](#)

THE STARPHOENIX

[About Us](#)
[Contact Us](#)
[Advertise with Us](#)

TOOLS

[Search for a Job](#)

[Place a Classified Ad](#)

SEARCH

[SP on Facebook](#)

[Bridges](#)

[SP on Twitter!](#)

[Photo galleries](#)

[Movie Guide](#)

[Tee Off Golf Pool](#)

[FlyerCity.ca](#)

[Therapy dog spreads paw-sitive vibe](#)

[Columnists](#)

[Photo Galleries](#)

[Videos](#)

[Mobile](#)

[iPad App](#)

[Subscribe to the Print Edition](#)

[Buy/Sell a Car](#)

[Real Estate Listings](#)

[E-mail Alerts](#)

[Flyercity.ca](#)

[Infomart](#)



[About canada.com](#) | [Privacy Statement](#) | [Terms](#) | [Copyright & Permissions](#)

© 2010 - 2013 Postmedia Network Inc. All rights reserved. Unauthorized distribution, transmission or republication strictly prohibited.