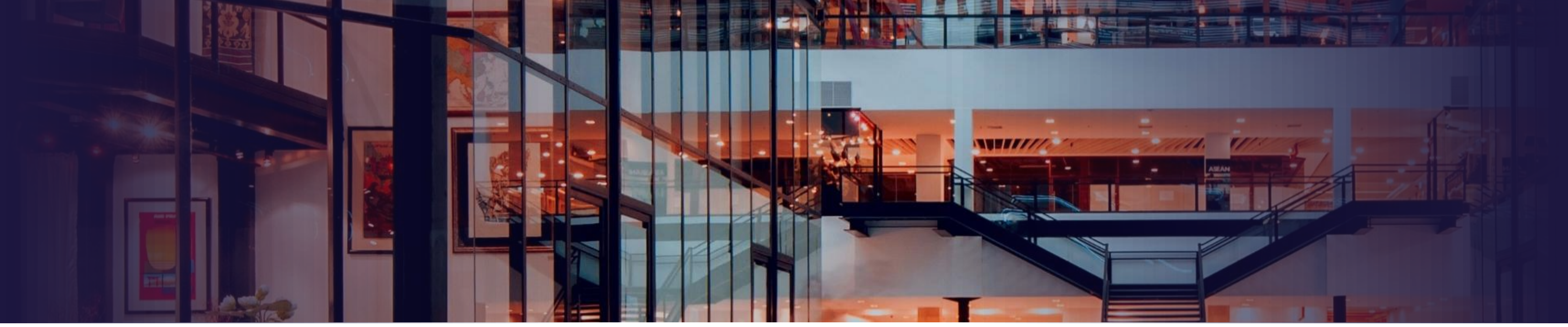


MARKETBEAT
Ottawa
RETAIL H1 2026

CUSHMAN & WAKEFIELD
Ottawa

MARKET FUNDAMENTALS

	YOY Chg	Outlook
$79,120 NCR Median HH Income	▲	▲
-1.0% NCR Population Growth	▼	—
6.1% Ottawa Unemployment Rate	▲	▲

Source: Statistics Canada/Moody's Analytics
NCR: Ottawa-Gatineau

ECONOMIC INDICATORS

	YOY Chg	Outlook
-0.4% NCR GDP Growth	▼	▲
2.9% NCR Consumer Price Index	▲	▼
9.6% NCR Retail Sales Growth*	▲	▼

Source: Statistics Canada/Moody's Analytics
NCR: Ottawa-Gatineau
**Seasonally adjusted Retail Sales, YTD 2025 vs. YTD 2026*

ECONOMY

In May 2026, Canada's unemployment rate decreased by 10 basis points (bps) from February to 6.6%, while employment grew by 88,000, marking the first increase since November 2025. Ontario added 42,000 jobs in May, representing a second consecutive month of employment growth. The province's unemployment rate fell to 7.0%, its lowest level since September 2024. Ottawa also continued to see labour market improvement, with the unemployment rate declining to 6.1%, extending the downward trend observed since the beginning of 2026.

DEMAND

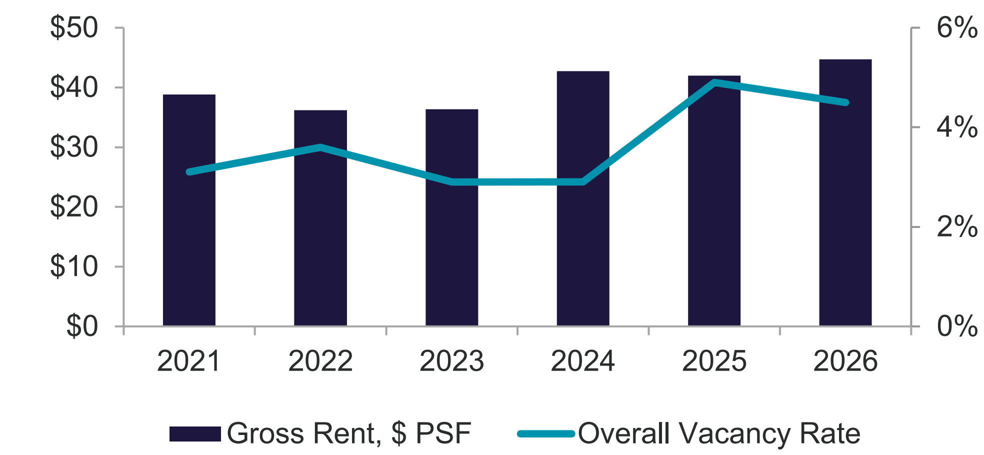
In the first half of 2026 (H1), Ottawa's overall retail vacancy rate declined by 40 bps to 4.5%. Vacancy rates improved in both regional malls and the downtown core, falling to 10.3% and 5.1%, respectively. Meanwhile, community and neighbourhood shopping malls continued to maintain low and stable vacancy levels at 1.4%. Leasing activity was particularly strong at CF Rideau Centre, which recorded 94,430 square feet (sf) of positive absorption in H1 2026. Several retailers, including Victoria's Secret, V12 Truckside International, and Aimee Boutique, opened new stores during the period. In addition, the leasing of the third floor of the former Nordstrom space contributed significantly to the shopping centre's positive absorption.

In June 2026, the 332,000-sf former flagship Hudson's Bay store on Rideau Street was sold for $21.5 million to a numbered company associated with Claridge Homes. Although the purchaser has not announced redevelopment plans, the acquisition has fueled industry speculation that the site could be redeveloped into a mixed-use project. The prospect of redevelopment has raised optimism among businesses in the ByWard Market area, as it could increase pedestrian activity and strengthen the surrounding retail environment.

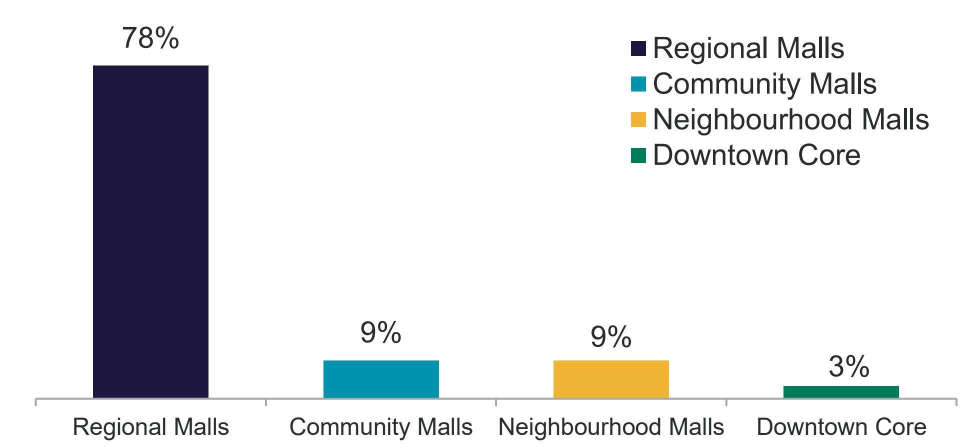
PRICING

In H1 2026, Ottawa's overall retail asking gross rent increased notably to $44.73 per square foot. While asking gross rent in the downtown core remained stable, both regional and community malls recorded modest increases. The largest rent growth was observed in neighbourhood malls, where both net and additional rents increased significantly from the last half of 2025.

GROSS ASKING RENT / VACANCY RATE



AVAILABILITY BY PRODUCT TYPE



MARKET STATISTICS

MARKET SEGMENTS	INVENTORY (SF)	TOTAL BUILDINGS	H1 2026 VACANCY RATE	H2 2025 VACANCY RATE	CURRENT NET OVERALL ABSORPTION (SF)	OVERALL GROSS ASKING RENT*
REGIONAL MALLS & LARGER POWER CENTRES	9,814,907	15	9.5%	10.3%	81,741	$50.27
COMMUNITY MALLS & SMALLER POWER CENTRES	8,022,176	38	1.4%	1.4%	3,035	$38.82
DOWNTOWN CORE	735,572	19	5.1%	6.2%	7,965	$53.22
Ottawa East	662,042	23	1.4%	2.3%	6,369	$46.43
Gloucester	490,086	15	11.1%	11.8%	3,718	$29.04
Orleans	1,247,596	35	0.1%	0.1%	0	$41.63
Ottawa South	938,124	27	0.1%	0.6%	4,770	$51.17
Kanata / Stittsville	1,697,471	33	0.5%	0.2%	-5,398	$42.94
Bell’s Corners	338,383	10	1.3%	2.8%	5,110	$36.03
Nepean (Merivale Road Area)	668,204	20	1.5%	0.4%	-7,654	$45.87
Nepean / Other / Barrhaven	753,246	20	1.4%	1.1%	-2,234	$42.32
Ottawa West / Westboro	755,709	29	0.6%	0.4%	-900	$30.96
NEIGHBOURHOOD MALLS TOTAL	7,550,861	212	1.4%	1.4%	3,781	$38.15
OTTAWA TOTALS	**26,123,516**	**284**	**4.5%**	**4.9%**	**96,522**	**$44.73**

**Weighted Average Asking Gross Rents*

KEY SALES TRANSACTIONS H1 2026

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / $ PSF
1880 Innes Road	Gloucester	Ottawa (RI) Portfolio Inc / Crestpoint Real Estate (Prometheus) Inc	476,546*	$20,200,000 / N/A
59-95 Rideau Street	Lowertown / Sandy Hill	Ontario Superior Court of Justice / 2808771 Ontario Ltd	332,000	$21,500,000 / $65
1137 Ogilvie Road	Gloucester	Soul Aviation GP Inc Soul Aviation LP / Cbofsa Holdings Inc	49,658*	$8,329,057 / $168
890-900 Bank Street	Glebe / Main	8694605 Canada Inc / 900 Bank Street Management Inc	35,283*	$11,000,000 / N/A
300 Richmond Road	Ottawa West Dispersed	2C London Inc / 17722672 Canada Inc	18,546	$8,400,000 / $453

** Land Area*

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