

MARKET FUNDAMENTALS

	YOY Chg	Outlook
\$82,578 NCR Median HH Income	▬	▬
0.0% NCR Population Growth	▬	▬
5.6% Ottawa Unemployment Rate	▲	▲

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

ECONOMIC INDICATORS

	YOY Chg	Outlook
0.4% NCR GDP Growth	▼	▼
2.0% NCR Consumer Price Index (June 2025)	▼	▲
9.8% NCR Retail Sales Growth*	▲	▼

*Source: Statistics Canada/Moody's Analytics
 NCR: Ottawa-Gatineau
 Seasonally adjusted Retail Sales

ECONOMY

In May 2025, Canada's unemployment rate edged up to 7.0%. The wholesale and retail trade sector recorded the largest gain in employment, adding 42,000 jobs, while the public administration sector shed 32,000 jobs. The Ontario unemployment rate stood at 7.9% in May. Despite the rise in unemployment rates across most of the largest census metropolitan areas, Ottawa's unemployment rate posted a slight year-over-year decline, down to 5.6%, 140 basis points (bps) lower than the national average.

DEMAND

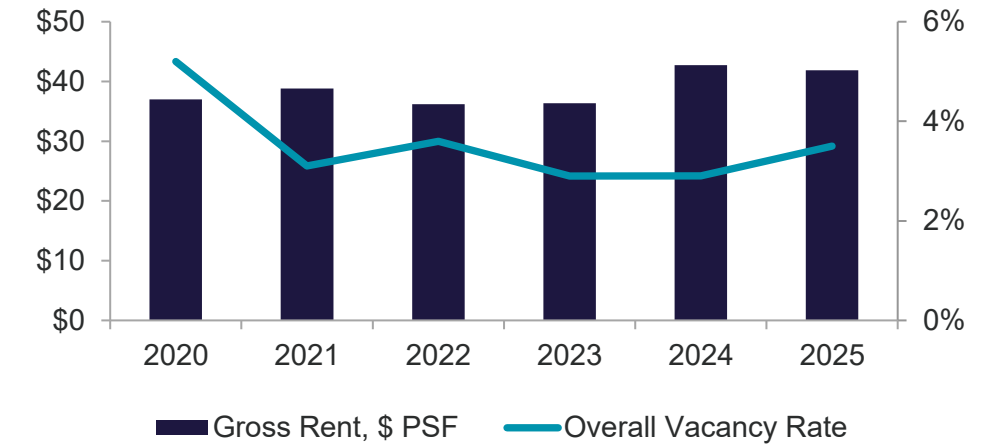
In the first half of 2025 (H1), Ottawa's retail market posted a 70-bps increase in the overall vacancy rate, rising to 3.5%. This uptick was primarily driven by an increase in vacancy in the regional mall segment, where the vacancy rate climbed from 3.4% at the end of 2024 to 5.9%, and resulted in 237k square feet (sf) of negative absorption. Key contributors to this negative absorption included increased vacancy at Rideau Centre, RioCan Belcourt, and Trinity Common. In contrast, community malls posted a slight improvement over the last six months, with vacancy declining from 2.4% to 2.0%. The West End remains a particularly active retail submarket, with Tanger Outlets and Stittsville Corners accounting for 47k sf of positive absorption in H1 2025.

The downtown core is also showing signs of renewed activity. Increased occupancy of ground-floor retail space in office towers led to 11k sf of positive absorption and a 150-bps drop in the vacancy rate, now at 7.6%. Neighbourhood malls continued their downward vacancy trend, declining from 2.0% to 1.8% over the past six months. Leasing activity was concentrated in Kanata/Stittsville, Merivale Road, and Ottawa West, reflecting stable and healthy demand across these areas.

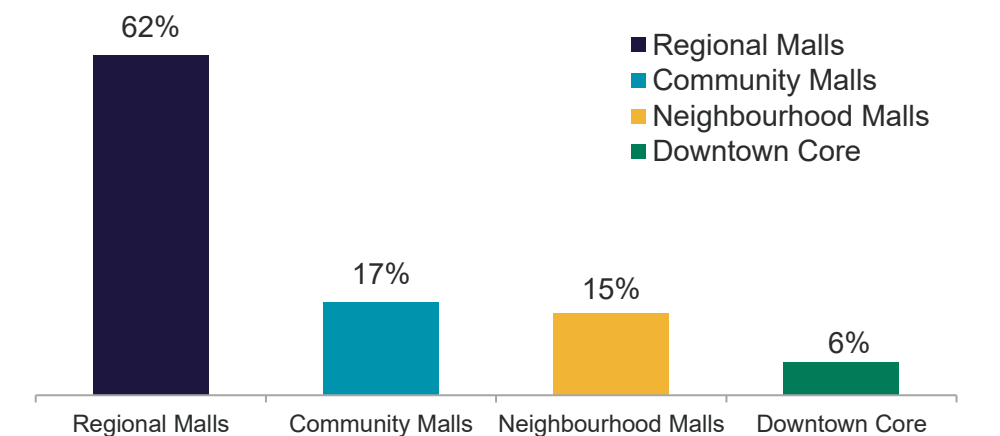
PRICING

In H1 2025, the overall asking gross rent for Ottawa's retail market declined by \$0.86 per square foot (psf) from the second half of 2024, settling at \$41.87 psf. Downtown core and community malls recorded drops to \$44.82 psf and \$36.03 psf, respectively. Meanwhile, neighbourhood malls also experienced a modest \$1.33 psf decrease to \$37.12 psf. In contrast, despite higher vacancy levels, regional malls posted an increase in asking gross rent, rising to \$49.37 psf.

GROSS ASKING RENT / VACANCY RATE



AVAILABILITY BY PRODUCT TYPE



MARKET STATISTICS

MARKET SEGMENTS	INVENTORY (SF)	TOTAL BUILDINGS	H1 2025 VACANCY RATE	H2 2024 VACANCY RATE	CURRENT NET OVERALL ABSORPTION (SF)	OVERALL GROSS ASKING RENT*
REGIONAL MALLS & LARGER POWER CENTRES	9,392,062	14	5.9%	3.4%	-236,985	\$49.37
COMMUNITY MALLS & SMALLER POWER CENTRES	8,344,349	39	2.0%	2.5%	33,673	\$36.03
DOWNTOWN CORE	728,047	21	7.6%	9.1%	11,456	\$44.82
Ottawa East	662,042	23	2.9%	0.6%	-8,150	\$44.22
Gloucester	490,086	15	11.5%	11.0%	-2,329	\$31.02
Orleans	1,247,596	35	0.9%	1.1%	2,188	\$32.80
Ottawa South	1,019,124	28	1.8%	1.2%	-5,627	\$35.06
Kanata / Stittsville	1,697,471	33	0.2%	1.0%	12,583	\$32.83
Bell's Corners	338,383	10	5.4%	6.4%	3,430	\$40.19
Nepean (Merivale Road Area)	668,204	20	0.8%	2.7%	12,664	\$52.00
Nepean / Other / Barrhaven	753,246	20	0.1%	0.2%	158	\$33.67
Ottawa West / Westboro	755,709	29	0.4%	1.8%	11,067	\$38.59
NEIGHBOURHOOD MALLS TOTAL	7,631,861	213	1.8%	2.0%	25,984	\$37.12
OTTAWA TOTALS	26,096,319	287	3.5%	2.9%	-165,872	\$41.87

*Weighted Average Asking Gross Rents

KEY SALES TRANSACTIONS H2 2024 – H1 2025

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / \$ PSF
250 Greenbank Road	Ottawa West Dispersed	Burnford Realty Ltd / Epic Greenhank Inc	278,348*	\$35,943,436 / NA
285 West Hunt Club Road	Ottawa West Dispersed	Piscidelle Nepean Inc / 16671551 Canada Inc	168,577*	\$6,490,000 / NA
30 - 34 Highbury Park Drive	Barrhaven	Highbury Park Property Ltd Highbury Park Property Limited Partnership / Cristall Group Investments Inc	42,011	\$21,540,000 / \$513
474 Hazeldean Road	Kanata South	474 Hazeldean Nominee Ltd / 474 Hazeldean Road Inc	28,629	\$11,100,000 / \$388
347-375 St Laurent Boulevard	Vanier / St. Laurent / Industrial	Domeron Inc / Newgen Rockcliffe Ltd	21,751	\$7,775,000 / \$357

* Land Area

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