



CITY OF VANCOUVER
STOREFRONT REPORT
FALL 2023

Revised January 2024

ABOUT THE REPORT

The [2023 Storefronts Report](#) published in June 2023 provided an overview of city-wide retail health in Vancouver based on the annual Storefronts Inventory. The annual March Inventory provides a snapshot of change in ground floor commercial retail units along retail high streets and smaller retail clusters.

This report updates the spring report providing more detailed retail health metrics for each of Vancouver's 22 Business Improvements Areas (BIAs) including additional metrics such as sales and visitors to each BIA.

The report includes 22 sections for each BIA followed by a Methodology & Assumptions section detailing the specific use and source of the data employed.

BIA sections include metrics on:

- Retail Mix
- Ownership model (Independents vs. Chains)
- Top 3 Business Types
- Vacancy rates
- Business openings and closings
- Storefront change in status
- Sales
- Visitors

WHAT'S NEXT?

The annual cycle continues with the next Storefronts Inventory scheduled for March 2024.



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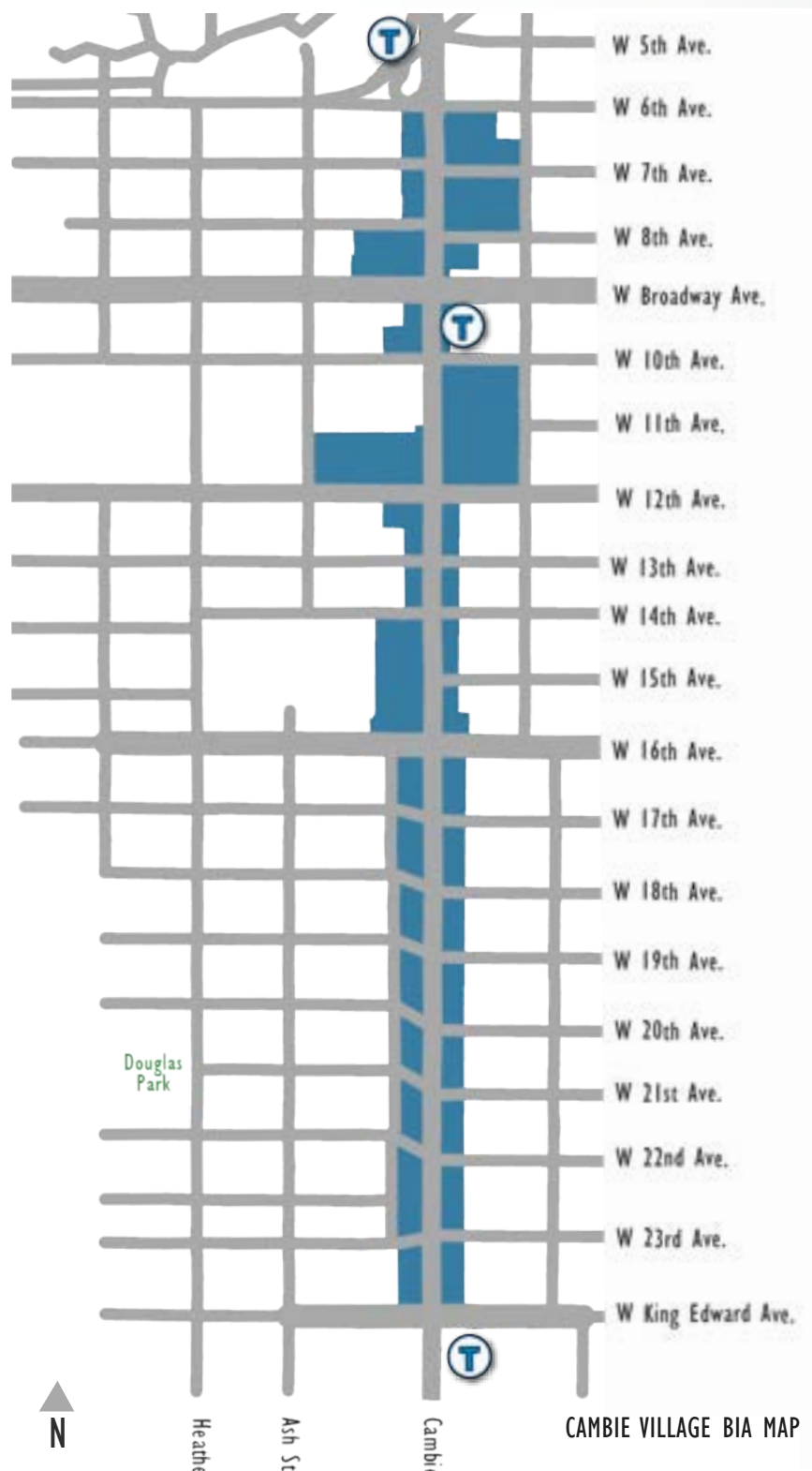
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1

CAMBIE VILLAGE BIA

i.

OPERATED BY
THE CAMBIE
VILLAGE
BUSINESS
ASSOCIATION
AND FOUNDED
IN 2006.





CAMBIE VILLAGE AT A GLANCE.

The Cambie Village business improvement area covers both sides of Cambie Street from West 6th Avenue in the north to King Edward Avenue in the south.

194
TOTAL
STOREFRONTS

18
LINEAR
BLOCKS

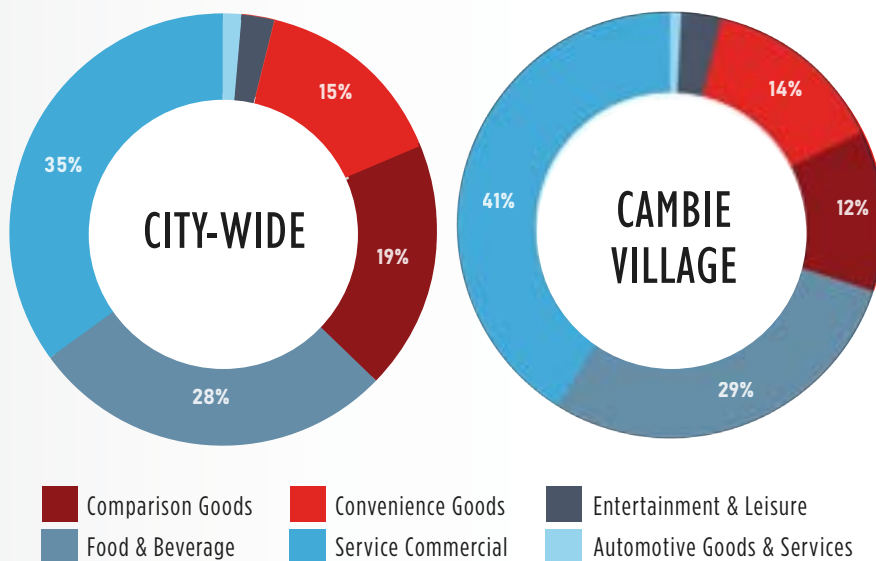
80
COMMERCIAL
PROPERTIES



Cambie Village/Facebook

COMMERCIAL MIX

Cambie Village BIA serves both the neighbourhood and the local employment area with proportionally high numbers of service and food & beverage-oriented businesses, totaling 70% of area storefronts compared to 63% city wide.





73%

OF BUSINESSES IN THE CAMBIE VILLAGE BIA ARE INDEPENDENT

The Cambie Village BIA saw a slight increase of independent businesses compared to 2020 (72%). This is lower than the city-wide rate (77%).



121

Independent Retail
Storefronts



45

Chain Retail
Storefronts

+0.9%

Change in share of
Independent stores
since 2020.



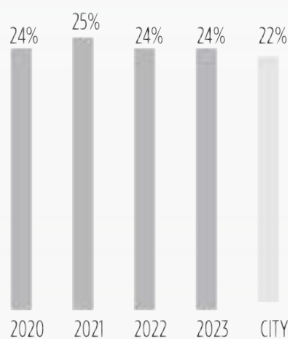
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE CAMBIE VILLAGE BIA ARE FOOD SERVICES**, PERSONAL SERVICES** AND PROFESSIONAL SERVICES**.



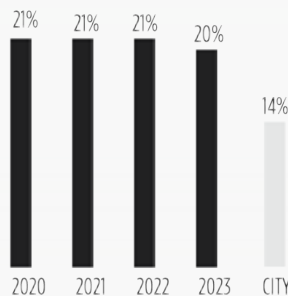
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants), at 24% of BIA storefronts, is comparable to the city average (22%).



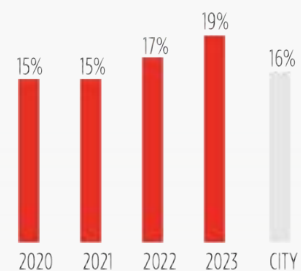
PERSONAL SERVICES

Personal Services (e.g., hair salons, dry cleaners, and shoe repairs), at 20% of BIA storefronts, is more common in the BIA than city-wide (14%).



PROFESSIONAL SERVICES

Professional Services (e.g., medical and dental practices, insurance and financial services), at 19% of BIA storefronts, has become more common in the past two years in the BIA than city-wide (16%).



*Business Types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy increased by **1.2%** to **10.8%** in the Cambie Village BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 21 vacant storefronts, an increase of 3 vacancies compared to 2022.

10.8%

Storefront Vacancy
Rate

CITY WIDE

2023

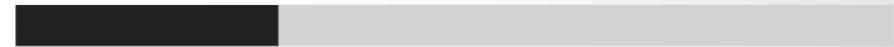
10.6%



CAMBIE VILLAGE

2023

10.8%



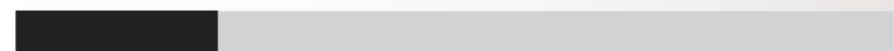
2022

9.6%



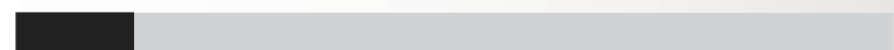
2021

8.2%



2020

4.8%



+0.2%

Compared to
City-Wide Total

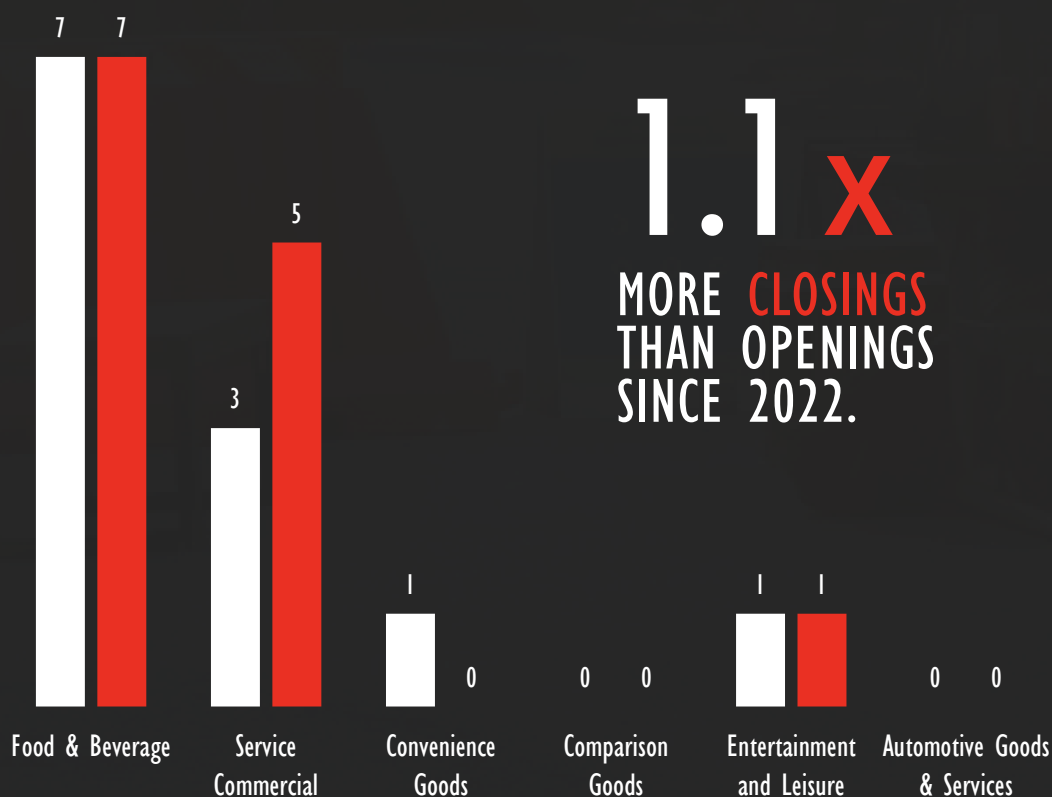
+1.2%

Change since 2022

Vacancy in the BIA has steadily increased since 2020. However, the center of the Cambie Village between 14th Avenue and 19th Avenue has been stable with only 1 recent vacancy. Most vacancies are concentrated between 14th Avenue and 7th Avenue, and the cluster near King Edward Avenue.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 9.8% OF STOREFRONTS IN THE CAMBIE VILLAGE BIA. THIS INCLUDED 12 NEW BUSINESSES THAT OPENED AND 13 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements. See Methodology and Assumptions section for more details.

SALES AND VISITATION

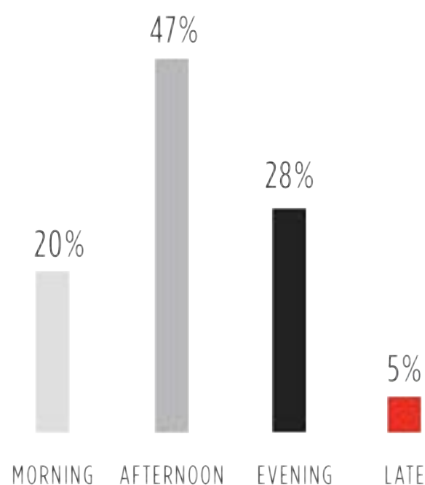
Dollars spent in the Cambie Village BIA were up between 2021 and 2022.

+5 %

AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

47%

OF VISITS ARE IN THE
AFTERNOON.



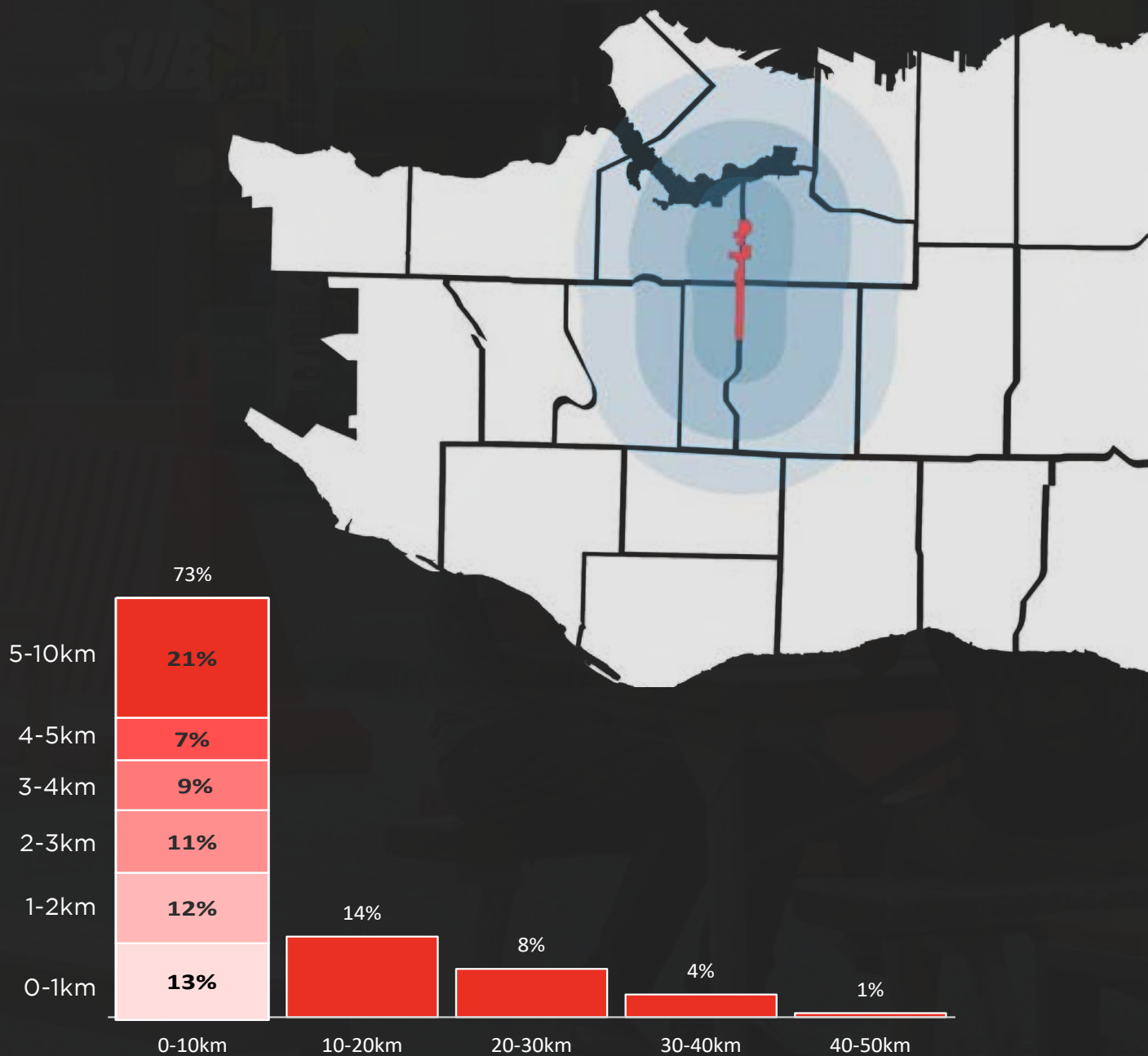
ORIGIN OF VISITORS*

25% of visitors live locally (within 2km) of the BIA and 73% come from within 10km away.



73%

OF VISITORS ARE FROM WITHIN 10KM.



*The data only includes visitors living within 50km of the BIA

2

CHINATOWN BIA

i. OPERATED BY THE VANCOUVER CHINATOWN BIA SOCIETY AND FOUNDED IN 2000.





CHINATOWN AT A GLANCE.

The Chinatown business improvement area generally covers the area bounded by Taylor Street, Union Street, Gore Avenue, and lane south of Hastings Street.

287
TOTAL
STOREFRONTS

20
LINEAR
BLOCKS

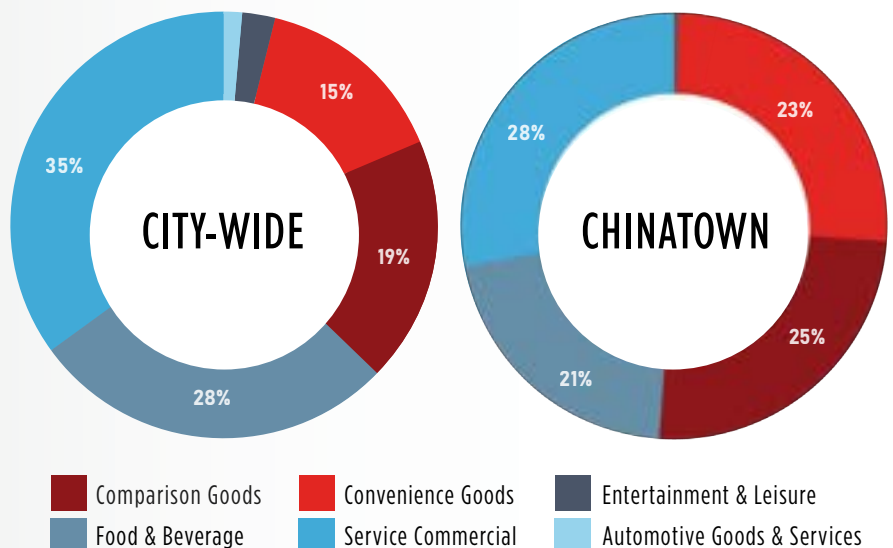
202
COMMERCIAL
PROPERTIES



<https://dailyhive.com/vancouver/vancouver-chinatown-festival-2023>

COMMERCIAL MIX

Chinatown BIA has a much higher rate of storefronts selling goods (48%) compared to the city-wide rate (34%).





91%

OF BUSINESSES IN THE CHINATOWN BIA ARE INDEPENDENT

Chinatown has the second highest rate of independent businesses (91%) of all BIAs. This is slightly down from the 2020 rate (92%).



203

Independent Retail
Storefronts



20

Chain Retail
Storefronts

▲ -1.0%

Change in share of
Independent stores
since 2020.



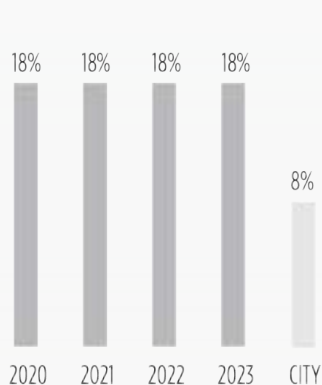
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE BIA ARE FOOD RETAIL**, FOOD SERVICES** AND PROFESSIONAL SERVICES**.



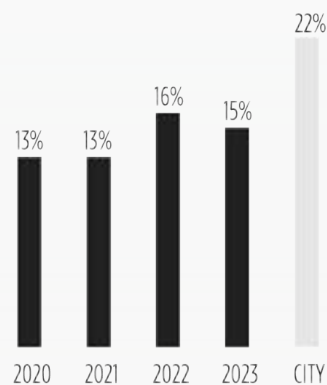
FOOD RETAIL

Food Retail spaces (e.g., supermarkets, grocery/corner stores, and convenience stores) are twice as common in the BIA (18%) as they are city-wide (8%).



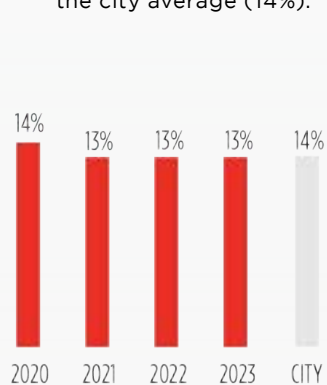
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants) became more common in recent years, at 15% of all BIA storefronts, but below the city average (22%).



PROFESSIONAL SERVICES

Professional Services (e.g., medical and dental practices, insurance and financial services) stores have been steady at 13% of BIA storefronts comparable with the city average (14%).



*Business Types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy increased by **3.2%** to **20.2%** in the Chinatown BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 58 vacant storefronts, an increase of 8 vacancies compared to 2022.

20.2%

Storefront Vacancy
Rate

CITY WIDE

2023

10.6%

CHINATOWN

2023

20.2%

2022

17.0%

2021

18.2%

2020

16.8%

+9.6%

Compared to
City-Wide Total

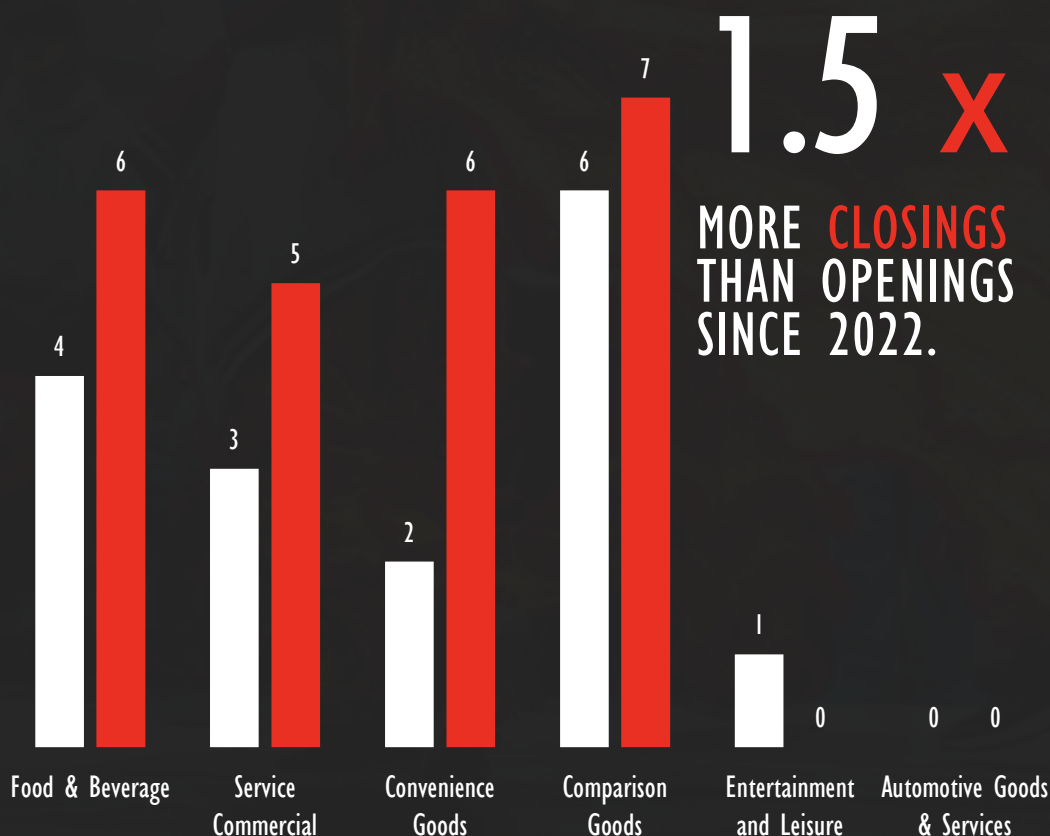
+3.2%

Change since 2022

Chinatown BIA has seen a steady increase in vacancy since the start of the pandemic. This is in contrast to a general decline in the city-wide vacancy rate since 2021. Recent initiatives for the City to provide expanded or new services to enhance Chinatown began in early 2023 and would not be captured in the storefronts data collected in March 2023.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 13.2% OF STOREFRONTS IN THE CHINATOWN BIA. THIS INCLUDED 16 NEW BUSINESSES THAT OPENED AND 24 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements.
See Methodology and Assumptions section for more details.

SALES AND VISITATION

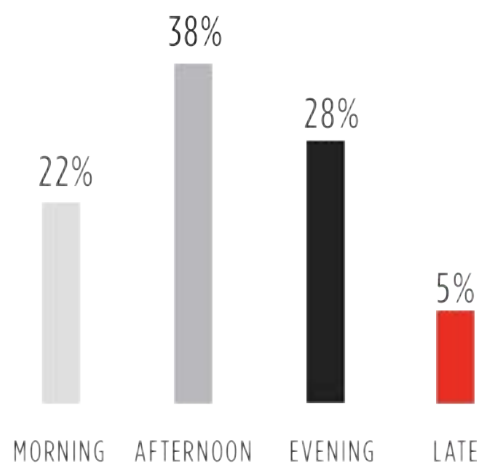
Dollars spent in the Chinatown BIA were up significantly between 2021 and 2022.

+20 %

AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

38%

OF VISITS ARE IN THE
AFTERNOON.



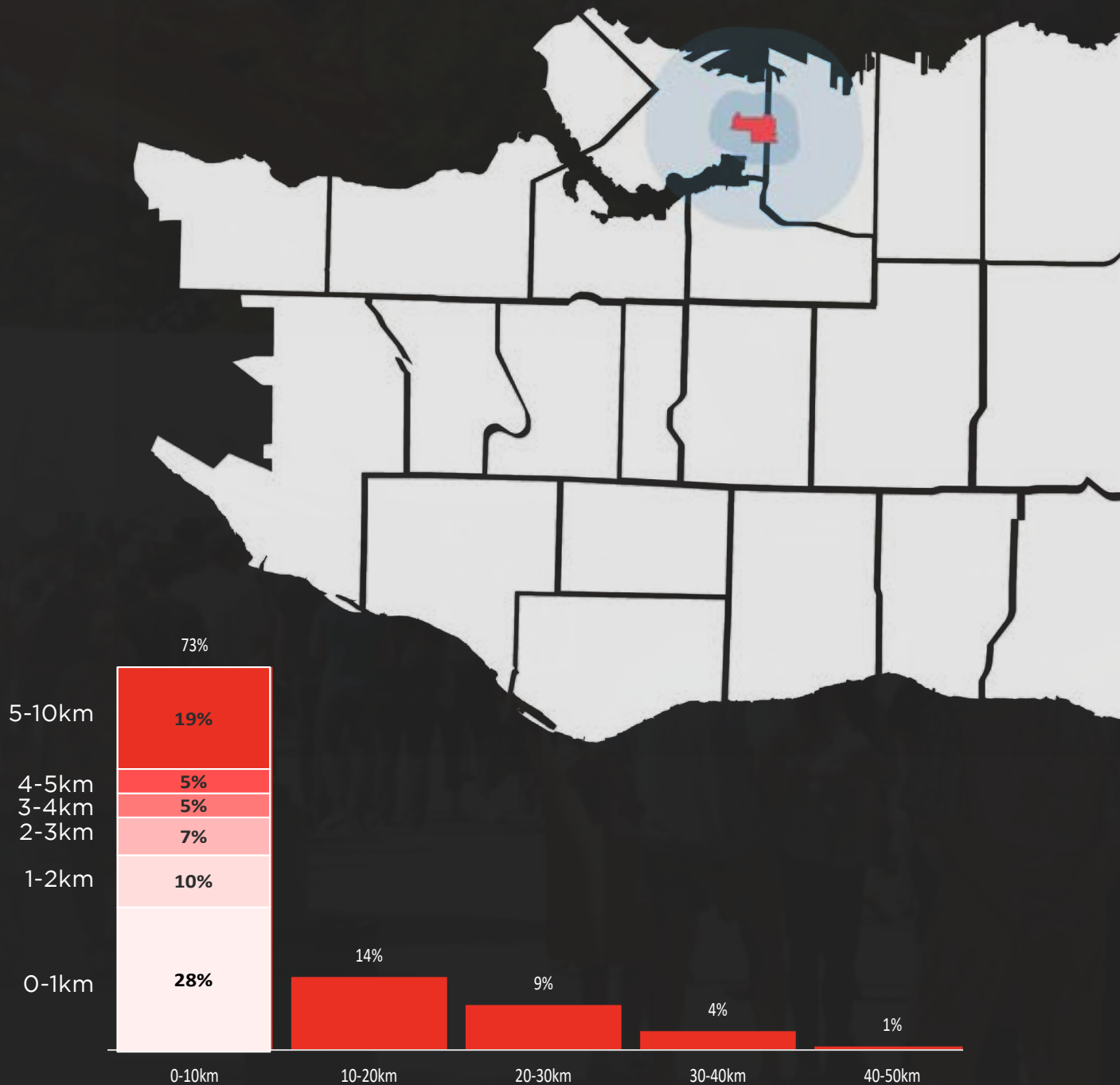
ORIGIN OF VISITORS*

37% of visitors are coming locally (less than 2km away), and 73% come from within 10km from the BIA.



73%

OF VISITS ARE FROM WITHIN 10KM.



*The data only includes visitors living within 50km of the BIA

3

COLLINGWOOD BIA

i. FOUNDED IN 2001 AND OPERATED BY THE COLLINGWOOD BUSINESS IMPROVEMENT ASSOCIATION.



COLLINGWOOD BIA MAP



COLLINGWOOD AT A GLANCE.

The Collingwood business improvement area generally covers both sides of Kingsway from Rupert Street in the west to Boundary Road in the east.

218
TOTAL
STOREFRONTS

17
LINEAR
BLOCKS

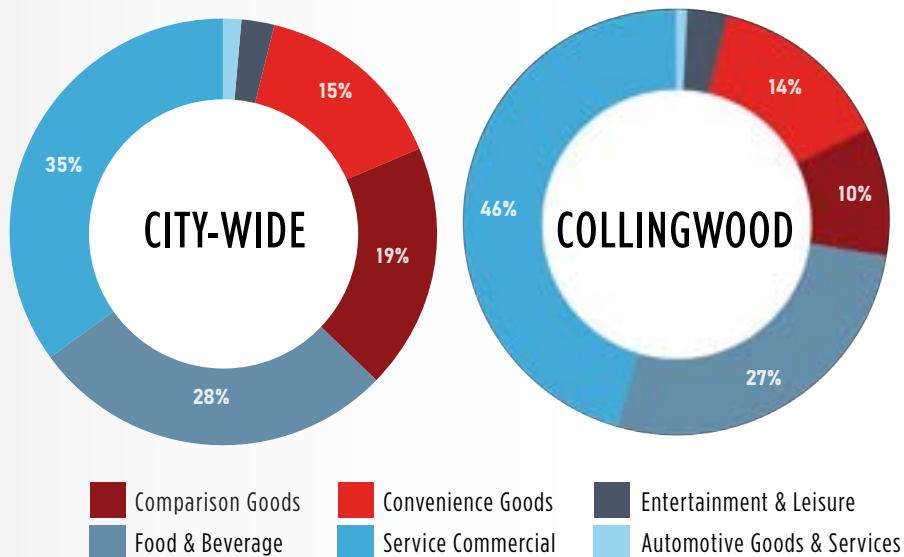
150
COMMERCIAL
PROPERTIES



https://en.wikipedia.org/wiki/Joyce%E2%80%93Collingwood_station

COMMERCIAL MIX

Service Commercial, the largest category of retail in the BIA, accounts for approximately half of BIA storefronts (46%) followed by Food & Beverage (28%). The BIA has an 11% greater share of Service Commercial storefronts and 9% fewer storefronts dealing Comparison Goods than city-wide.





85%

OF BUSINESSES IN THE COLLINGWOOD BIA ARE INDEPENDENT

Most businesses (85%) in the BIA are independent. This is higher compared to 2020 (82%) and the city-wide rate (77%).



167

Independent Retail
Storefronts



30

Chain Retail
Storefronts

▲
+2.9%

Change in share of
Independent stores
since 2020.



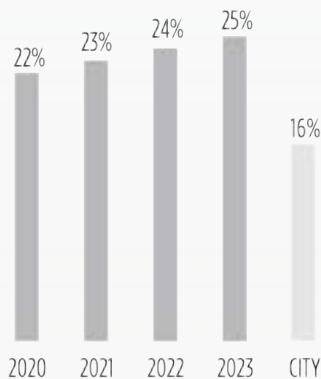
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE BIA ARE PROFESSIONAL SERVICES**, FOOD SERVICES** AND PERSONAL SERVICES**.



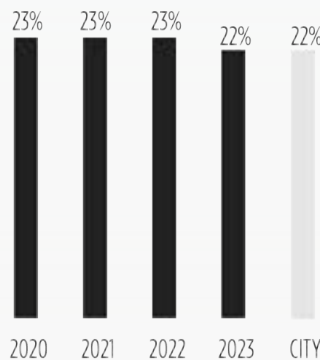
PROFESSIONAL SERVICES

Professional Services (e.g., medical and dental practices, insurance and financial services) is almost twice as common (25%) in the BIA compared to city-wide (16%).



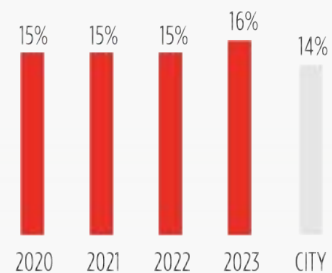
FOOD SERVICES

Food Services (e.g., fast food joints and full service restaurants) has been a fairly steady at 22% of BIA storefronts matching the city average (22%).



PERSONAL SERVICES

Personal Services (e.g., hair salons, barber shops, dry cleaners and shoe repairs) has been fairly steady at 16% of BIA storefronts, slightly more common than the city average (14%).



*Business Types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **3.3%** to **6.4%** in the Collingwood BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 14 vacant storefronts, a decrease of 7 vacancies compared to 2022.

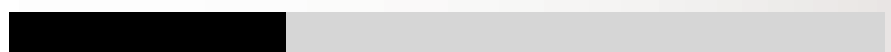
6.4%

Storefront Vacancy
Rate

CITY WIDE

2023

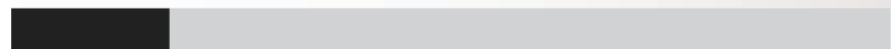
10.6%



COLLINGWOOD

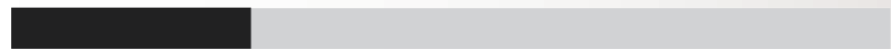
2023

6.4%



2022

9.7%



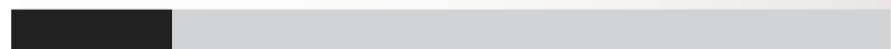
2021

13.5%



2020

6.5%



-4.2%

Compared to
City-Wide Total

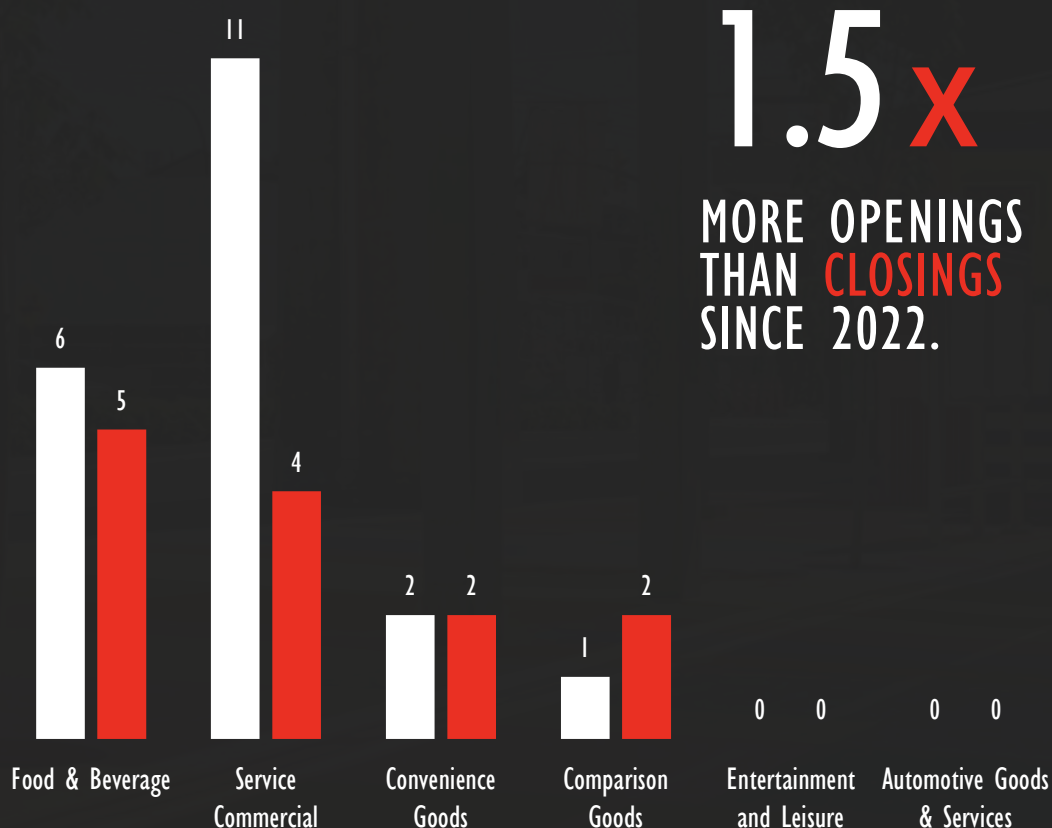
After peaking at 13.5% in 2021, The Collingwood BIA's vacancy rate has returned to a healthy 6.4%.

-3.3%

Change since 2022

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 11.5% OF STOREFRONTS IN THE COLLINGWOOD BIA. THIS INCLUDED 20 NEW BUSINESSES THAT OPENED AND 13 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements.
See Methodology and Assumptions section for more details.

SALES AND VISITATION

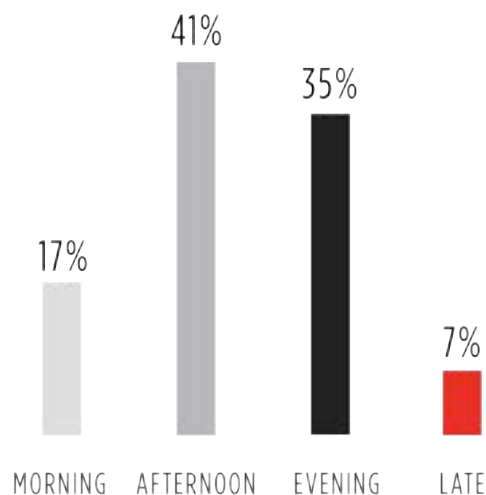
Dollars spent in the Collingwood BIA were up slightly between 2021 and 2022.

+2%

AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

41%

OF VISITS ARE IN THE
AFTERNOON.



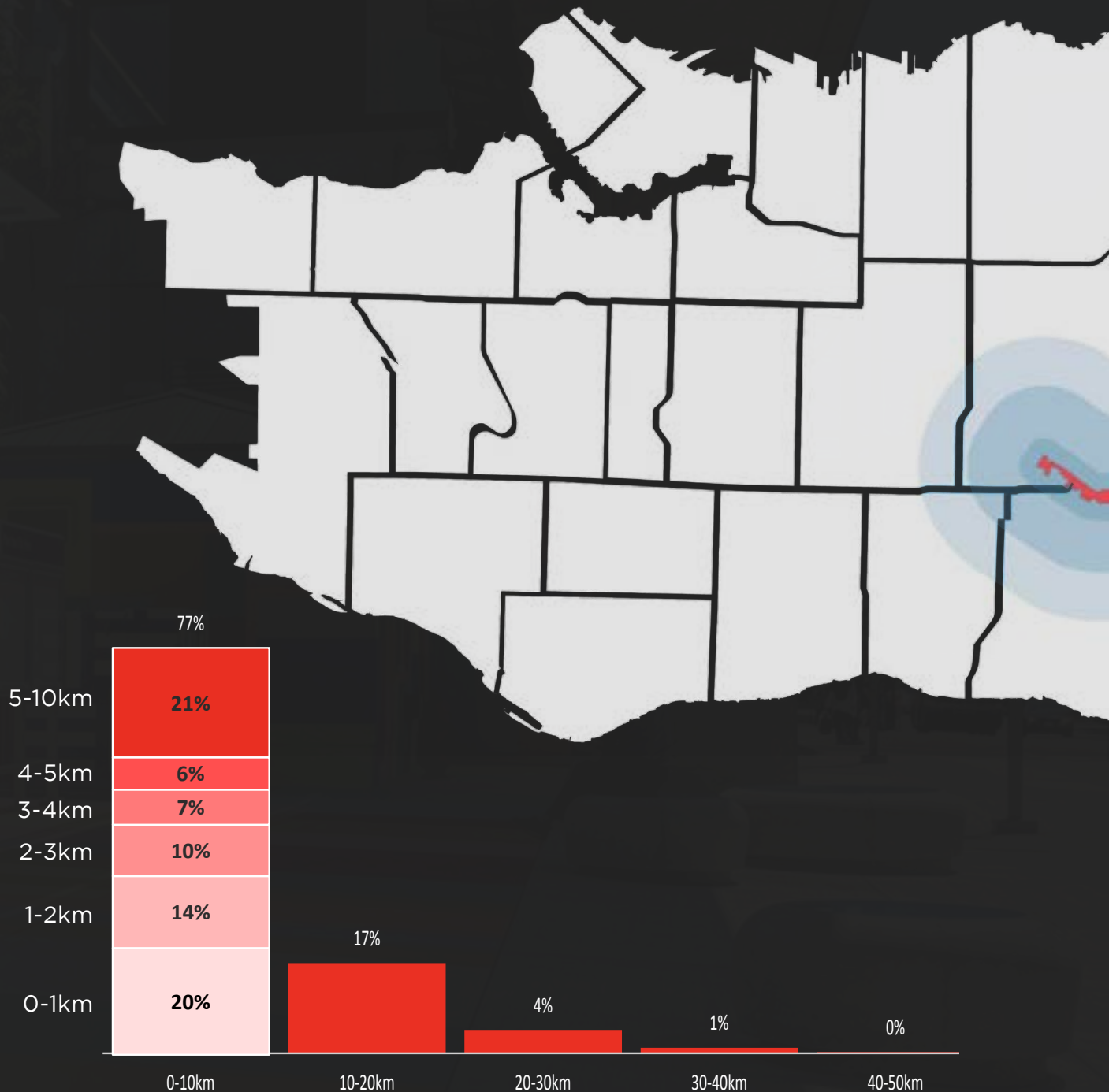
ORIGIN OF VISITORS*

34% of visitors to the BIA travel from under 2km away. 77% come from within 10km away.



77%

OF VISITORS ARE FROM WITHIN 10KM.



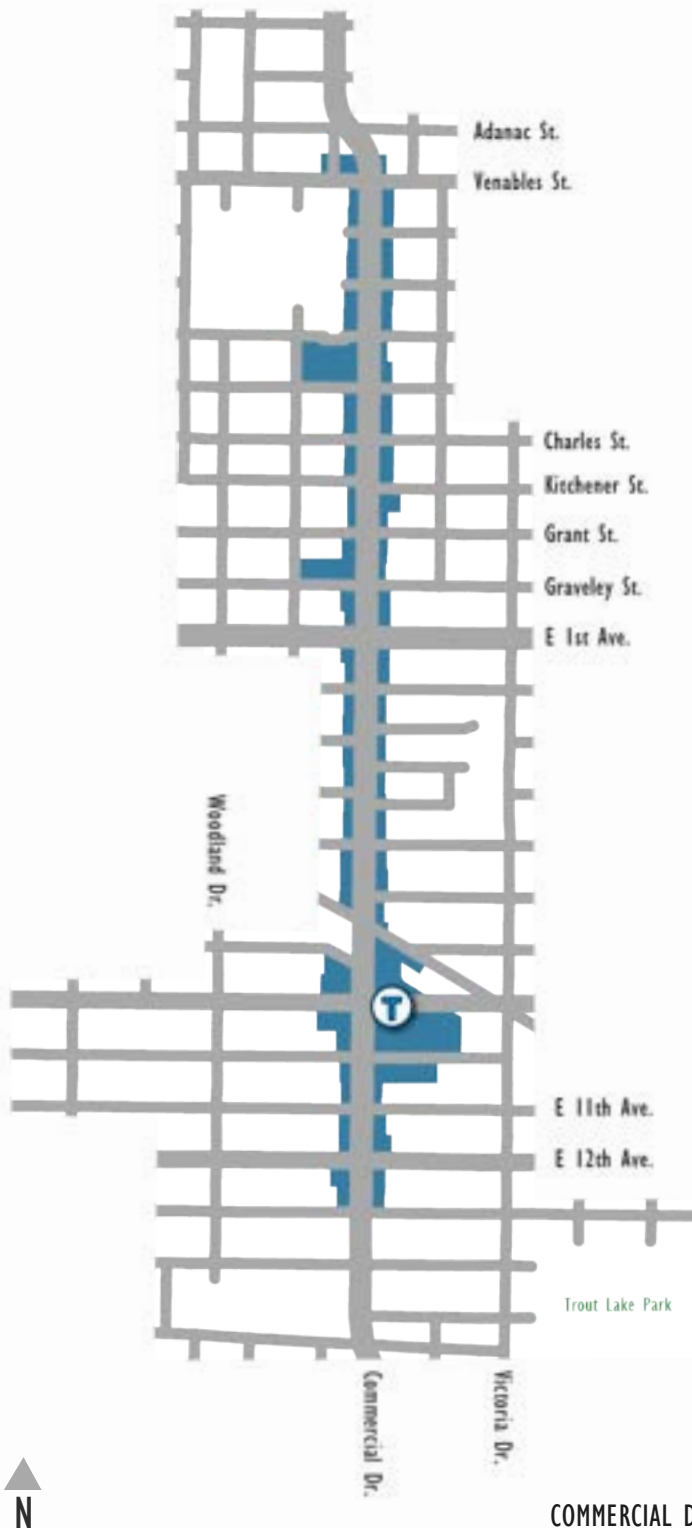
*The data only includes visitors living within 50km of the BIA

4

COMMERCIAL DRIVE BIA

i.

FOUNDED IN 2000
AND OPERATED BY
COMMERCIAL DRIVE
BUSINESS SOCIETY.





COMMERCIAL DRIVE AT A GLANCE.

The Commercial Drive business improvement area generally covers both sides of Commercial Drive from the lane North of Venables Street to 13th Avenue in the South.

358
TOTAL
STOREFRONTS

25
LINEAR
BLOCKS

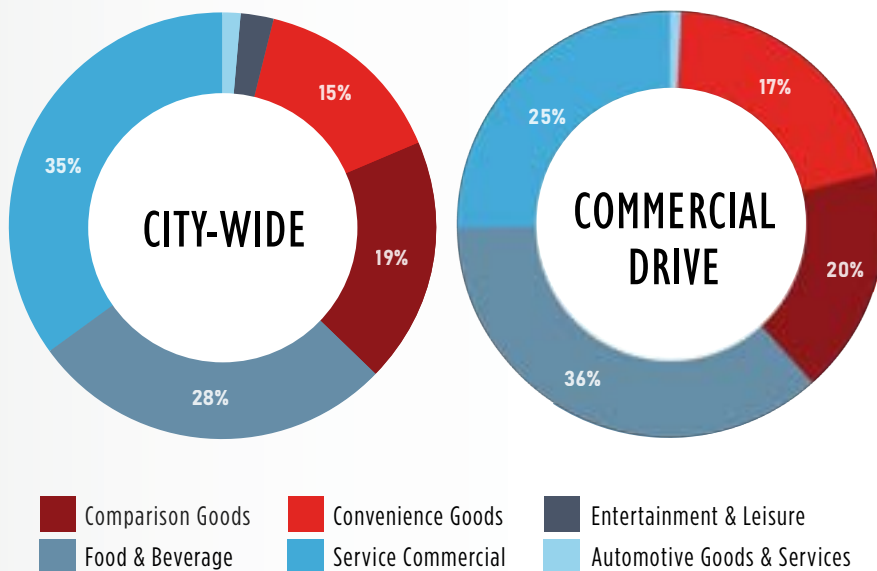
267
COMMERCIAL
PROPERTIES



<https://www.flickr.com/photos/claytonperry/18653889928>

COMMERCIAL MIX

The largest category of retail in the Commercial Drive BIA is Food & Beverage (36%) followed by Service Commercial (25%). Food & Beverage is proportionally much more common in the BIA than city-wide (28%).





83%

OF BUSINESSES IN THE COMMERCIAL DRIVE BIA ARE INDEPENDENT

Most businesses (83%) in the BIA are independent. This is similar to the rate in 2020 (84%) and higher than the city-wide rate (77%).



275

Independent Retail Storefronts



55

Chain Retail Storefronts

▲ -0.7%

Change in share of Independent stores since 2020.



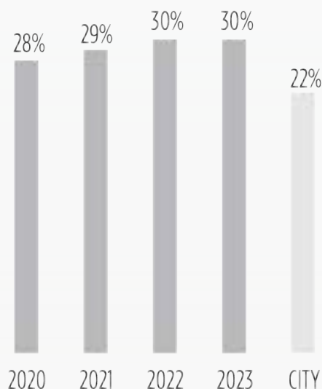
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE BIA ARE **FOOD SERVICES****, **FOOD RETAIL**** AND **PERSONAL SERVICES****.



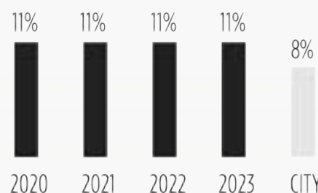
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants), at 30% of BIA storefronts, has increased steadily over the last few years and is much more common in the BIA than city-wide (22%).



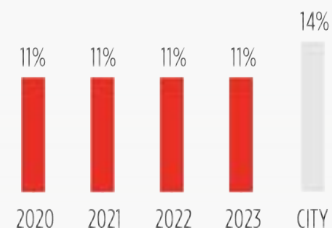
FOOD RETAIL

Food Retail (e.g., supermarkets, grocery/corner stores, and convenience stores) has remained steadily at 11% of all BIA storefronts since 2020.



PERSONAL SERVICES

Personal services (e.g., hair salons, dry cleaners, shoe repairs) has remained steadily at 11% of all BIA storefronts since 2020, but lower than the city-wide average (14%).



*Business Types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **3.3%** to **5.3%** in the Commercial Drive BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 19 vacant storefronts, a decrease of 12 vacancies compared to 2022.

5.3%

Storefront Vacancy
Rate

CITY WIDE

2023

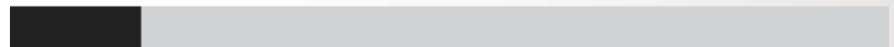
10.6%



COMMERCIAL DRIVE

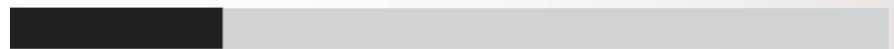
2023

5.3 %



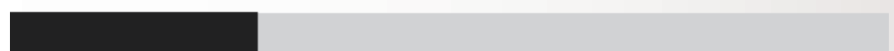
2022

8.6%



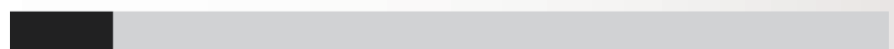
2021

10.0 %



2020

4.2%



-5.3%

Compared to
City-Wide Total

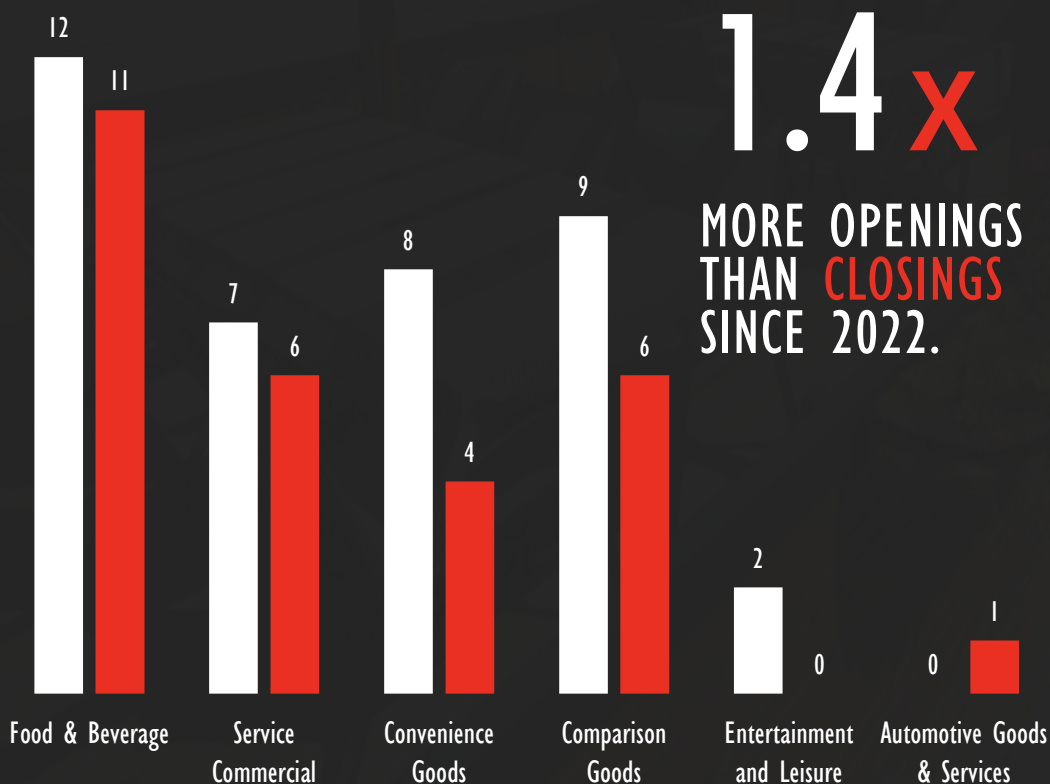
-3.3%

Change since 2022

The vacancy rate decreased to 5.3%, which is at the lower end of the healthy range (5%-7%) after peaking at 10.0% in 2021. Low vacancy may emerge as an issue if the trend continues potentially preventing business movement and driving rent upwards.

BETWEEN 2022 AND 2023, 12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 12.6% OF STOREFRONTS IN THE COMMERCIAL DRIVE BIA. THIS INCLUDED 38 NEW BUSINESSES THAT OPENED AND 28 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements.
See Methodology and Assumptions section for more details.

SALES AND VISITATION

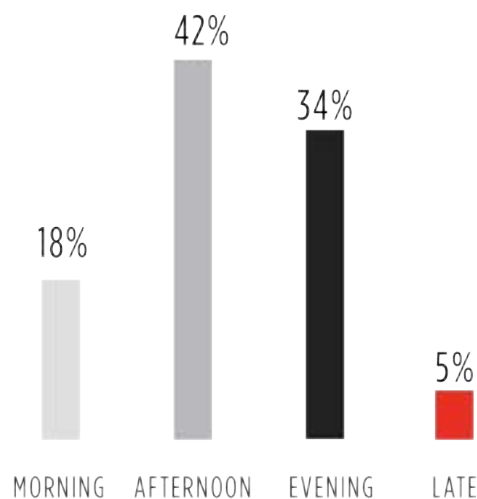
Dollars spent in the Commercial Drive BIA were up slightly between 2021 and 2022.

+8 %

**AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).**

42%

**OF VISITS ARE IN THE
AFTERNOON.**



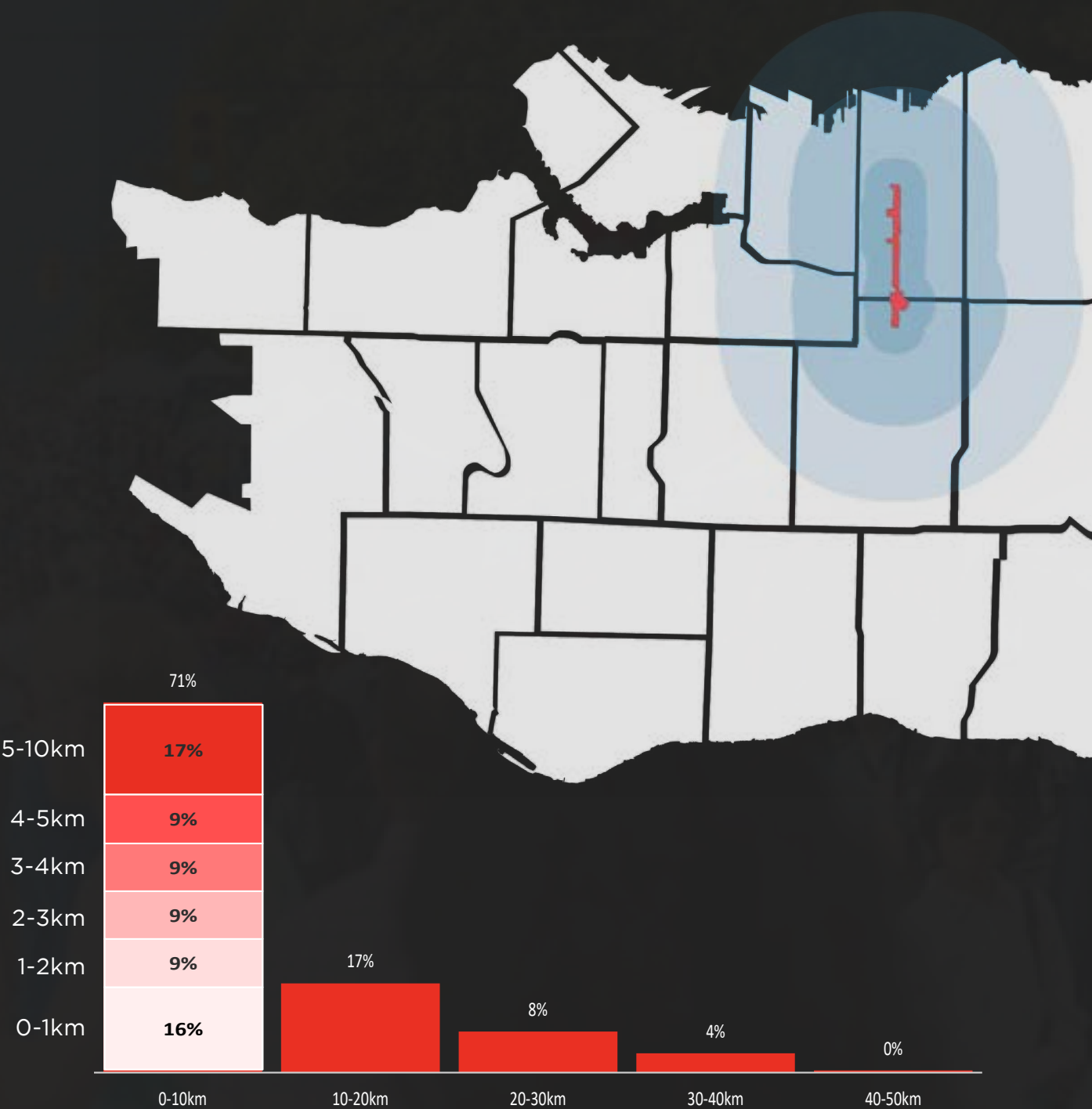
ORIGIN OF VISITORS*

25% of visitors come from less than 2km away. 71% of visitors come from within 10km.



71 %

OF VISITORS ARE FROM WITHIN 10KM.



*The data only includes visitors living within 50km of the BIA

5

DOWNTOWN VANCOUVER BIA

i.

FOUNDED IN 1990 AND OPERATED BY THE
DOWNTOWN VANCOUVER BUSINESS ASSOCIATION.



DOWNTOWN VANCOUVER BIA MAP



DOWNTOWN VANCOUVER AT A GLANCE.

The Downtown Vancouver business improvement area generally covers Burrard to Richards Streets from Pacific Street to the water. The storefront inventory includes most major retail streets in the BIA.

842
INVENTORIED
STOREFRONTS

106
LINEAR
BLOCKS

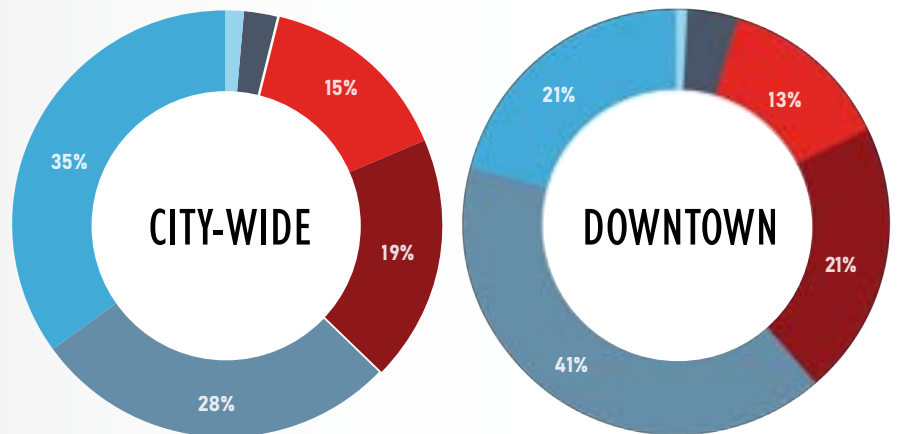
3159
COMMERCIAL
PROPERTIES



<https://www.dtvancouver.ca/>

COMMERCIAL MIX

The largest category of retail in the Downtown Vancouver BIA is Food & Beverage (41%), which is in a much higher rate than city-wide (28%).



Comparison Goods Convenience Goods Entertainment & Leisure
Food & Beverage Service Commercial Automotive Goods & Services



61%

OF BUSINESSES IN THE DOWNTOWN VANCOUVER BIA ARE INDEPENDENT

Two-thirds of businesses (61%) in the BIA are independent. This is similar to the rate in 2020 (62%) and lower than the city-wide rate (77%).



448

Independent Retail Storefronts

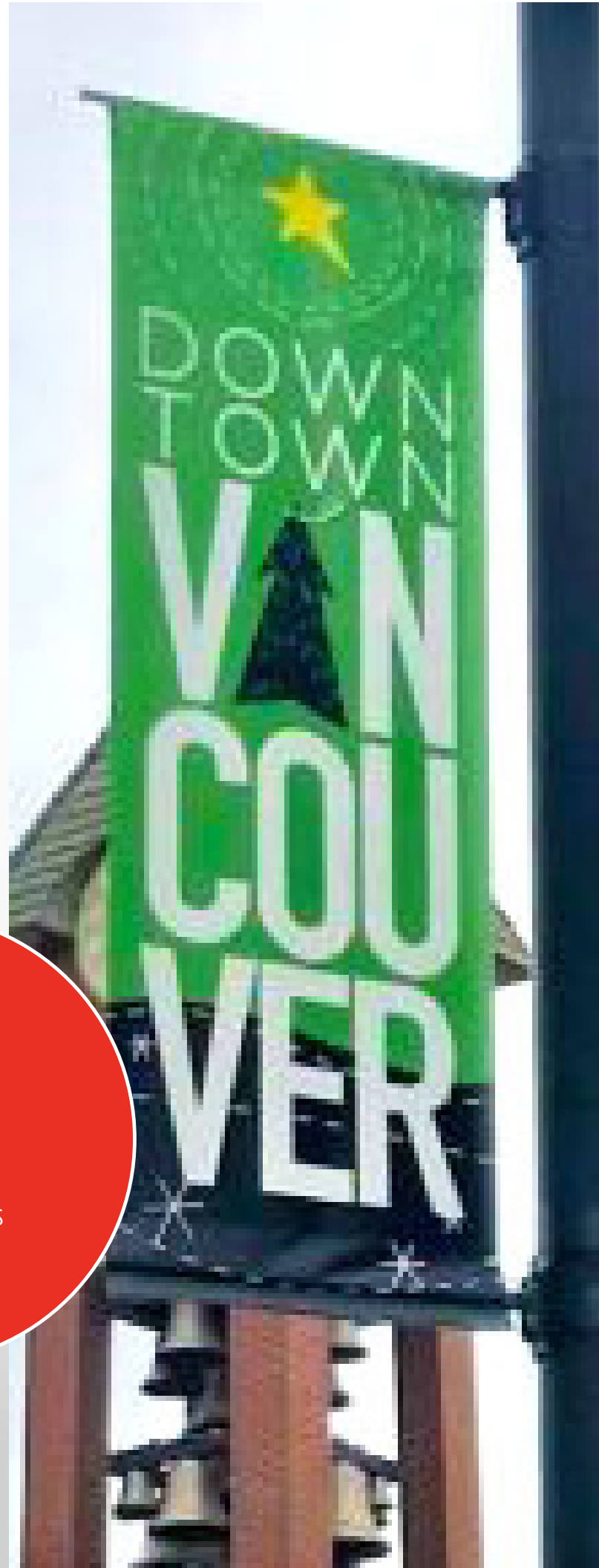


284

Chain Retail Storefronts

-0.7%

Change in share of Independent stores since 2020.



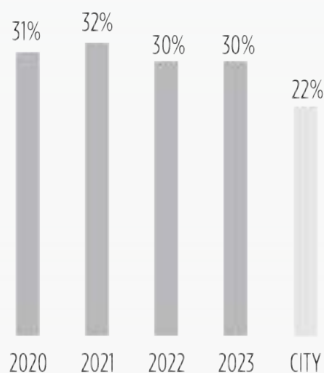
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** FOR THE BIA ARE **FOOD SERVICES****, **PERSONAL SERVICES**** AND **DRINKS & BEVERAGES****.



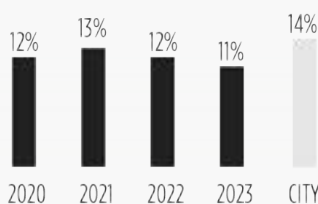
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants), is steady at 30% of BIA storefronts, much higher than the city average (22%).



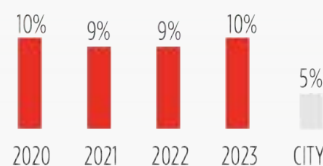
PERSONAL SERVICES

At 11% of BIA storefronts, the proportion of Personal Services (e.g., salons, barber shops, dry cleaners, shoe repair) has dropped steadily since 2021, and now is notably lower than the city average (14%).



DRINKS & BEVERAGES

Drinks & Beverages Retail (e.g., cafés, bars, and pubs) has been fairly steady at 10% of BIA storefronts, double the city-wide average (5%).



*Business Types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **0.8%** to **11.8%** in the Downtown Vancouver BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 99 vacant storefronts, a decrease of 3 vacancies compared to 2022.

11.8%

Storefront Vacancy
Rate

CITY WIDE

2023

10.6%

DOWNTOWN

2023

11.8%

2022

12.5%

2021

10.2%

2020

4.7 %

+1.2%

Compared to
City-Wide Total

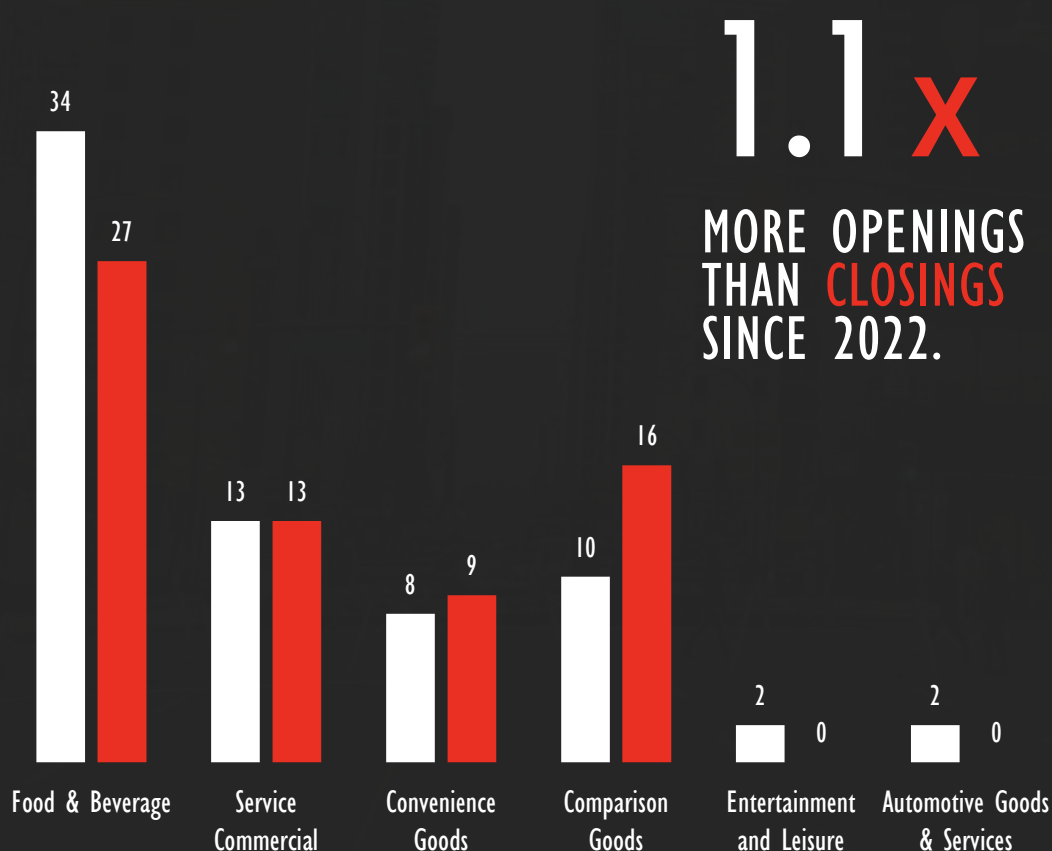
-0.8%

Change since 2022

While storefront vacancy in the Downtown Vancouver BIA increased substantially to March 2022, by March 2023 vacancies dropped consistent with the city-wide trend.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 12.8% OF STOREFRONTS IN THE DOWNTOWN VANCOUVER BIA. THIS INCLUDED 69 NEW BUSINESSES THAT OPENED AND 65 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



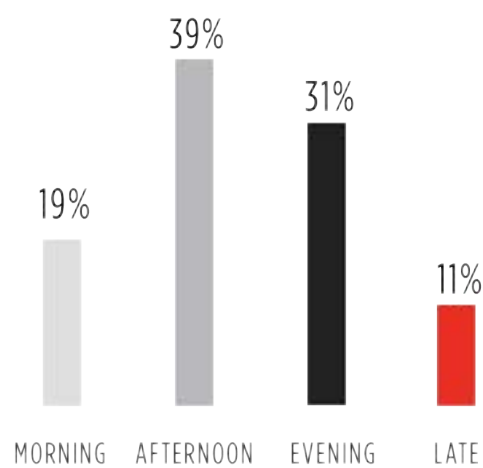
*Became occupied, became vacant, or were in the process of tenant improvements.
See Methodology and Assumptions section for more details.

SALES AND VISITATION*

Dollars spent in the Downtown Vancouver BIA were up significantly between 2021 and 2022.

+39 %
AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

39%
OF VISITS ARE BETWEEN
12 AND 6 PM.



**Visitation data only for Granville Street section of Downtown Vancouver BIA.*

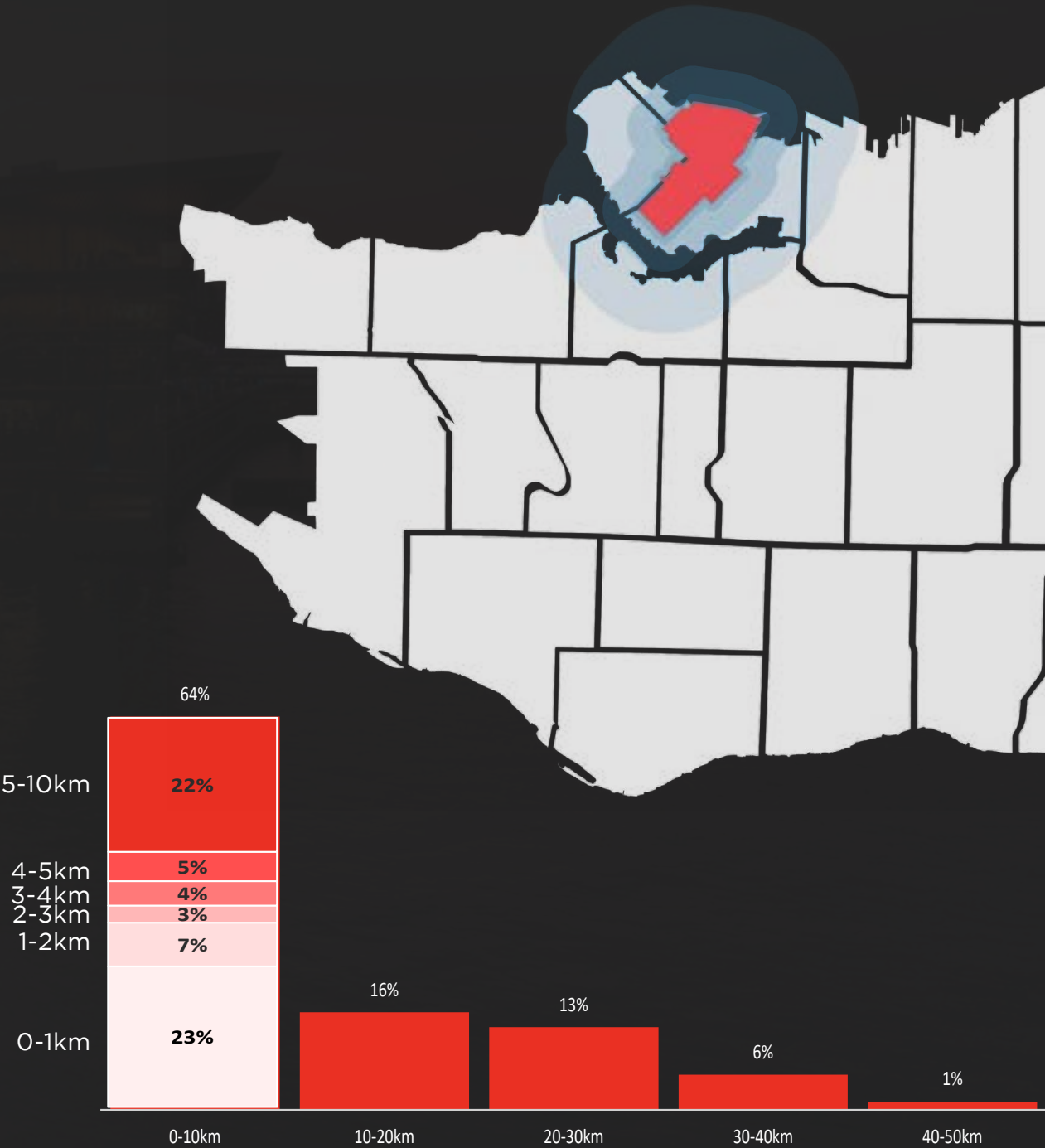
ORIGIN OF VISITORS*

30% of visitors live locally, less than 2km away, with 64% coming from within 10km.



64%

OF VISITORS ARE FROM WITHIN 10KM.*



*The data only includes visitors living within 50km of the Granville Street.

6

DUNBAR VILLAGE BIA

i.

FOUNDED IN 2008
AND OPERATED
BY THE DUNBAR
VILLAGE BUSINESS
ASSOCIATION.



DUNBAR VILLAGE BIA MAP



DUNBAR VILLAGE AT A GLANCE.

The Dunbar Village business improvement area is made of three distinct areas along Dunbar: 16th to 19th Avenue; King Edward to 30th Avenue, and 39th to 41st including 41st Avenue between Dunbar and Collingwood Streets.

144
TOTAL
STOREFRONTS

16
LINEAR
BLOCKS

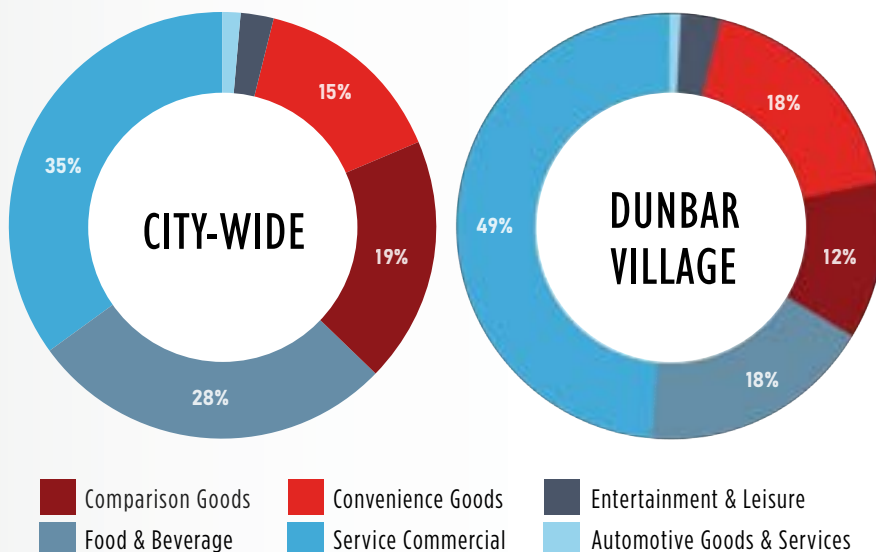
110
COMMERCIAL
PROPERTIES



<https://www.facebook.com/dunbarvillage/photos>

COMMERCIAL MIX

Half of all storefronts in the Dunbar Village BIA are Service Commercial (49%), a much higher proportion than the city average of 35%.





72%

OF BUSINESSES IN THE DUNBAR VILLAGE BIA ARE INDEPENDENT

Most businesses (72%) in the BIA are independent. This is similar to the rate in 2020 (73%) but lower than the city-wide rate (77%).



85

Independent Retail Storefronts

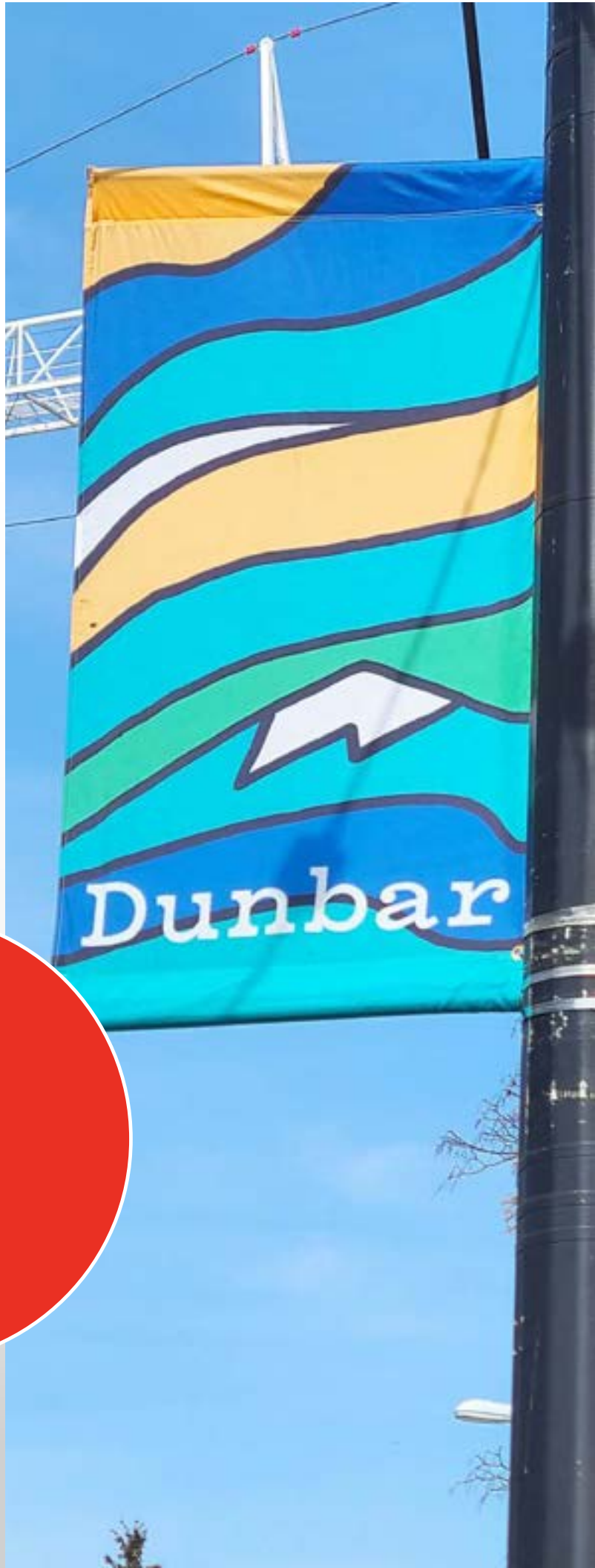


33

Chain Retail Storefronts

▲
-0.4%

Change in share of Independent stores since 2020.



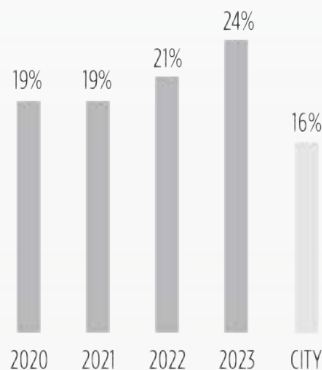
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** FOR DUNBAR VILLAGE BIA ARE PROFESSIONAL SERVICES**, PERSONAL SERVICES** AND FOOD SERVICES**.



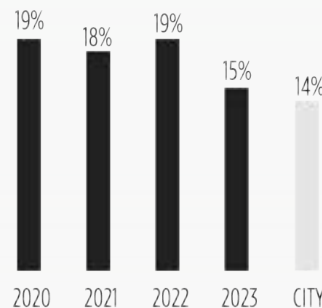
PROFESSIONAL SERVICES

Professional Services (e.g., medical and dental practices, insurance and financial services) has grown substantially since 2020 at 24% of storefronts in the BIA.



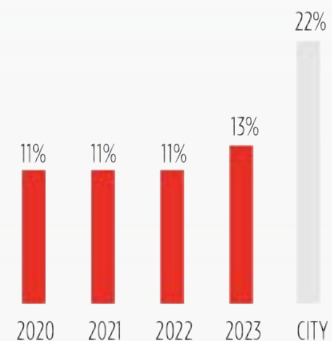
PERSONAL SERVICES

Personal Services (e.g., salons, barber shops, dry cleaners and shoe repairs) has dropped significantly as a percentage of storefronts in the BIA since last year, near the city average of 14%.



FOOD SERVICES

Food Services (e.g. fast food and full service restaurants) has seen a modest increase in the last year to 13% of BIA storefronts, but is still much lower than the city-wide average (22%)



*Business Types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **0.6%** to **15.3%** in the Dunbar Village BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 22 vacant storefronts, a decrease of 1 vacancy compared to 2022.

15.3%

Storefront Vacancy
Rate

CITY WIDE

2023

10.6%

DUNBAR

2023

15.3%

2022

15.9%

2021

20.3%

2020

13.3%

+4.7%

Compared to
City-Wide Total

-0.6%

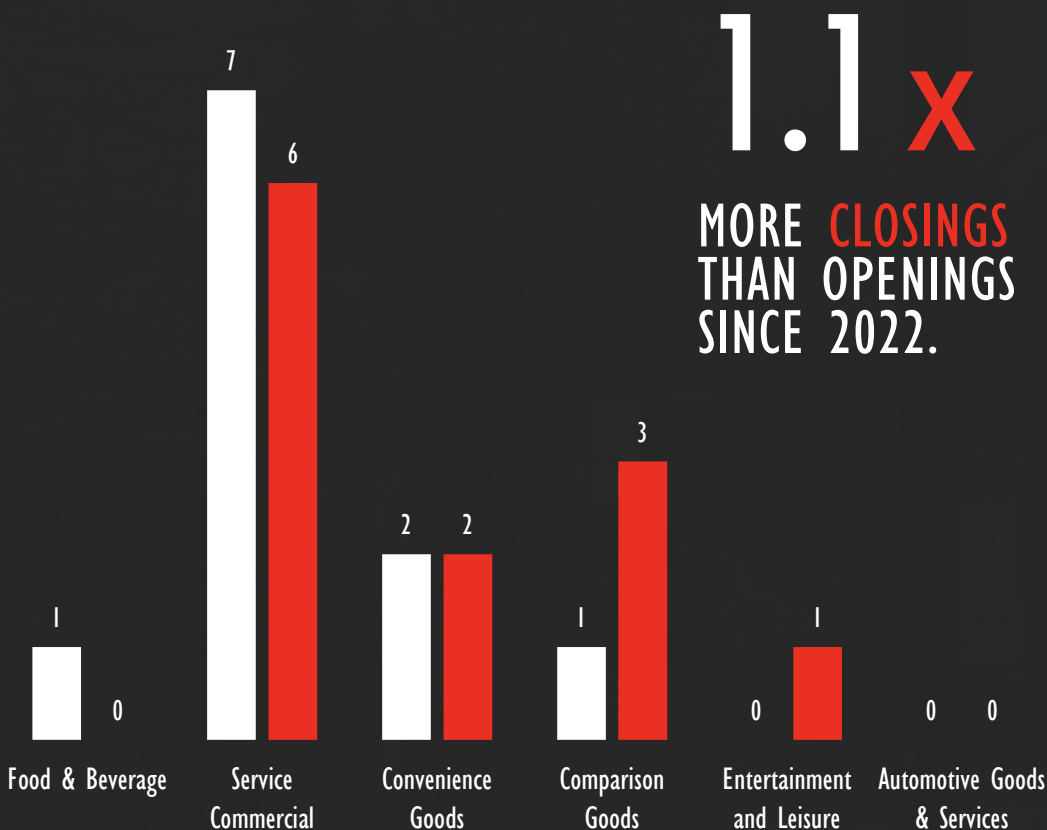
Change since 2022

Dunbar Village's vacancy rate has leveled off this year with a slight decrease after a significant rise in rates in the early stages of the pandemic.

Note: vacancy went down while there were more closings than openings due to the removal of two sites for construction. The new storefront sites will be added to the Inventory once built.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS*
BETWEEN 2022 AND 2023, COMPARED TO 16.1%
OF STOREFRONTS IN THE DUNBAR VILLAGE BIA. THIS
INCLUDED 11 NEW BUSINESSES THAT OPENED AND 12
BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements.
See Methodology and Assumptions section for more details.

SALES AND VISITATION

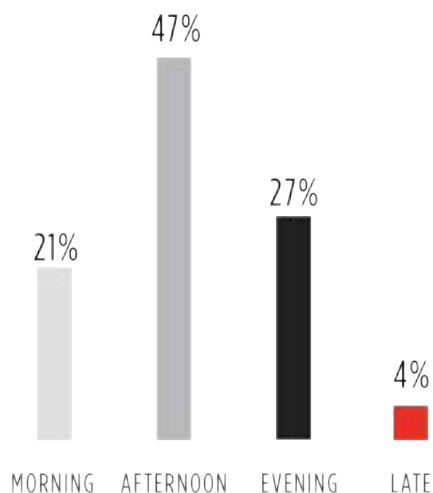
Dollars spent in the Dunbar Village BIA were similar between 2021 and 2022.

+1 %

AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

47%

OF VISITS ARE BETWEEN
12 AND 6 PM.



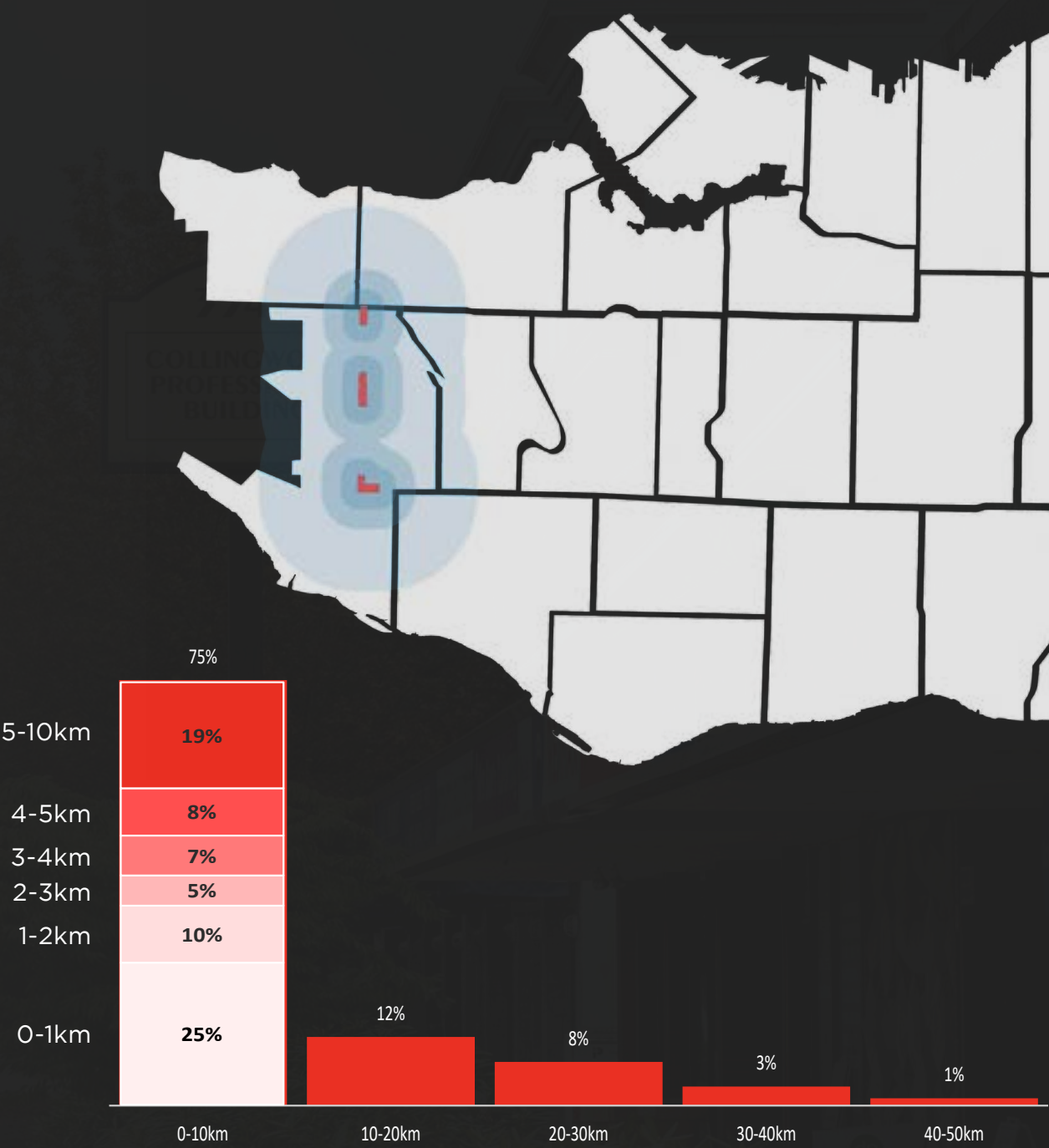
ORIGIN OF VISITORS*

36% of visitors live locally (less than 2km away) and 57% live less than 5km from the BIA.



75%

OF VISITORS ARE FROM WITHIN 10KM.*



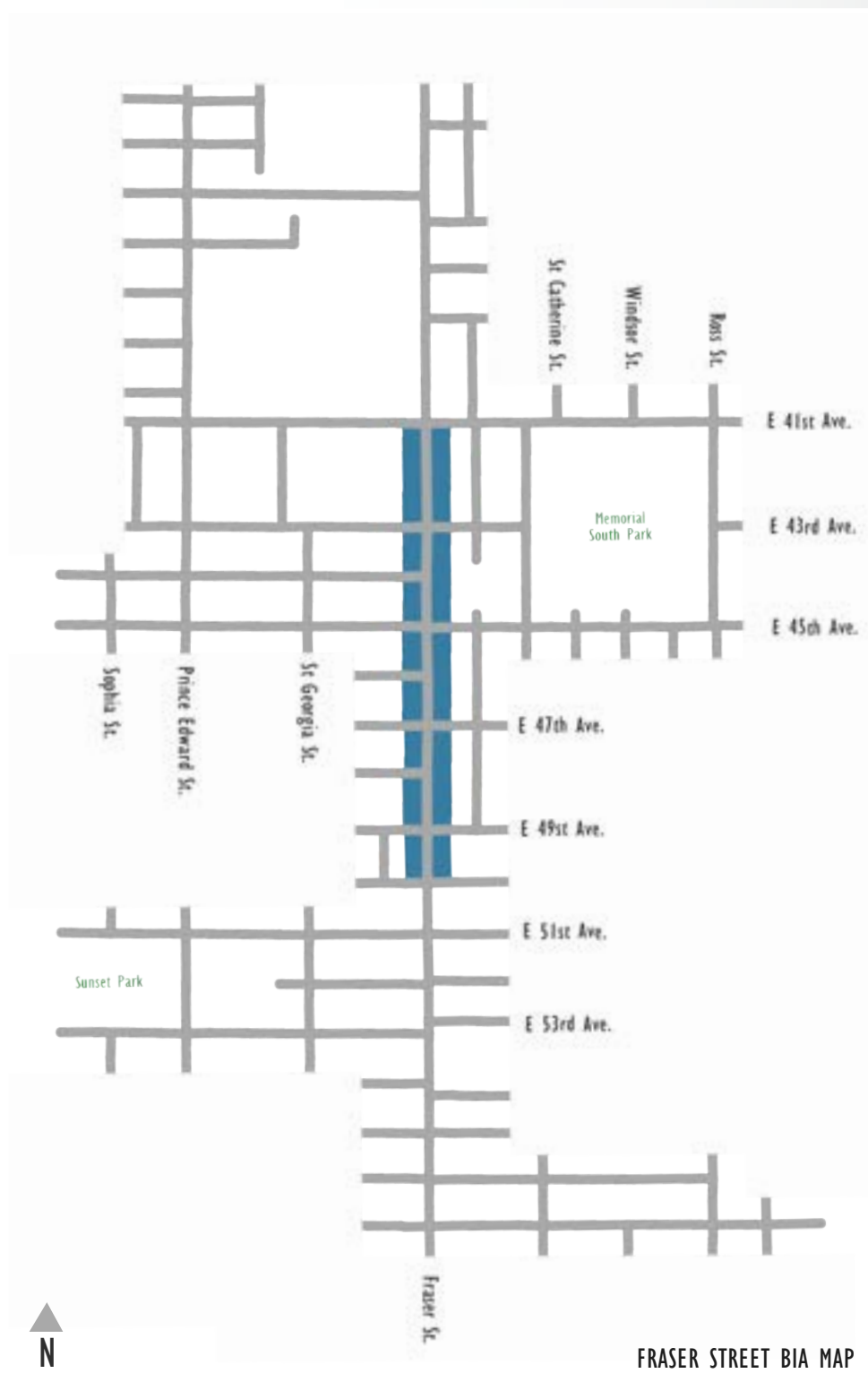
*The data only includes visitors living within 50km of the BIA

7

FRASER STREET BIA

i.

FOUNDED IN
2007 AND
OPERATED BY
THE SOUTH HILL
(FRASER STREET)
BUSINESS
ASSOCIATION.





FRASER STREET AT A GLANCE.

The Fraser Street business improvement area generally covers both sides of Fraser Street from East 41st in the north to East 50th in the south.

158
TOTAL
STOREFRONTS

8
LINEAR
BLOCKS

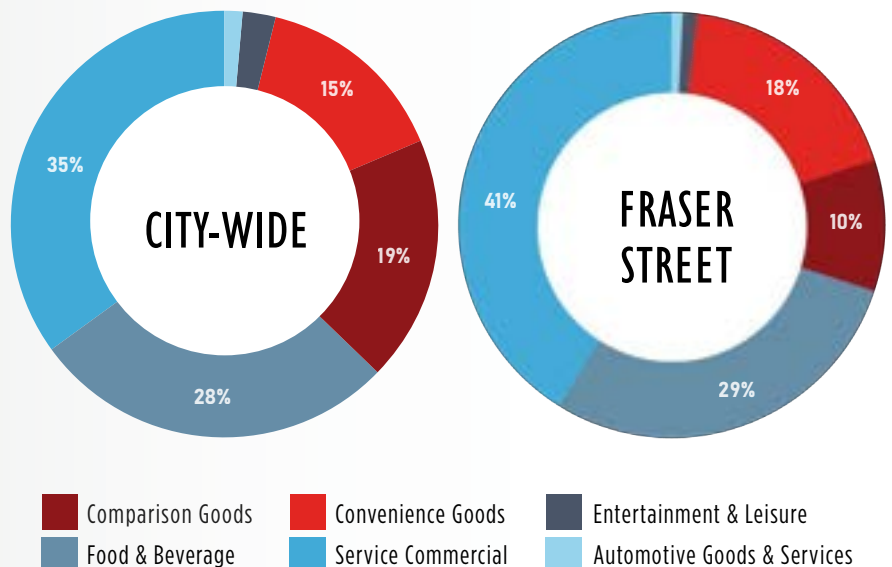
89
COMMERCIAL
PROPERTIES



<https://www.facebook.com/sunsetonfraser/>

COMMERCIAL MIX

The largest category of retail in the Fraser Street BIA is Service Commercial (41%), which is proportionally higher in the BIA than it is city-wide (35%).





73%

OF BUSINESSES IN THE FRASER STREET BIA ARE INDEPENDENT

Most businesses (73%) in the BIA are independent. This is a significant drop compared to the rate in 2020 (81%) and lower than the city-wide proportion (77%).



106

Independent Retail
Storefronts



39

Chain Retail
Storefronts

-7.6%

Change in share of
Independent stores
since 2020.



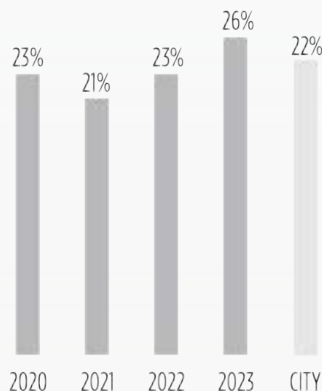
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** FOR THE FRASER STREET BIA ARE PROFESSIONAL SERVICES**, PERSONAL SERVICES** AND FOOD SERVICES**.



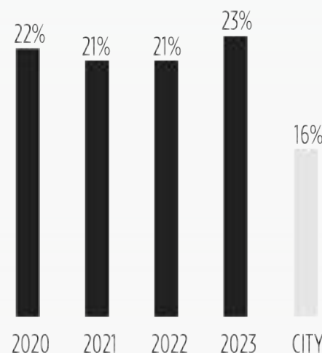
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants) as percentage of storefronts in the BIA has grown steadily since 2021 and is now larger than the city average (22%).



PROFESSIONAL SERVICES

Professional Services (e.g., medical and dental practices, insurance and financial services) is more common in the BIA at 23% of storefronts than the city-wide average (16%).



PERSONAL SERVICES

Personal Services (e.g., salons, barber shops, dry cleaners and shoe repair) at 15% of storefronts in the BIA, dropped substantially since 2022, and is now in line with the city average (14%).



*Business Types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **2.1%** to **8.2%** in the Fraser Street BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 13 vacant storefronts, a decrease of 6 vacancies compared to 2022.

8.2%

Storefront Vacancy
Rate

-2.4%

Compared to
City-Wide Total

-2.1%

Change since 2022

CITY WIDE

2023

10.6%

FRASER

2023

8.2%

2022

10.3%

2021

5.5%

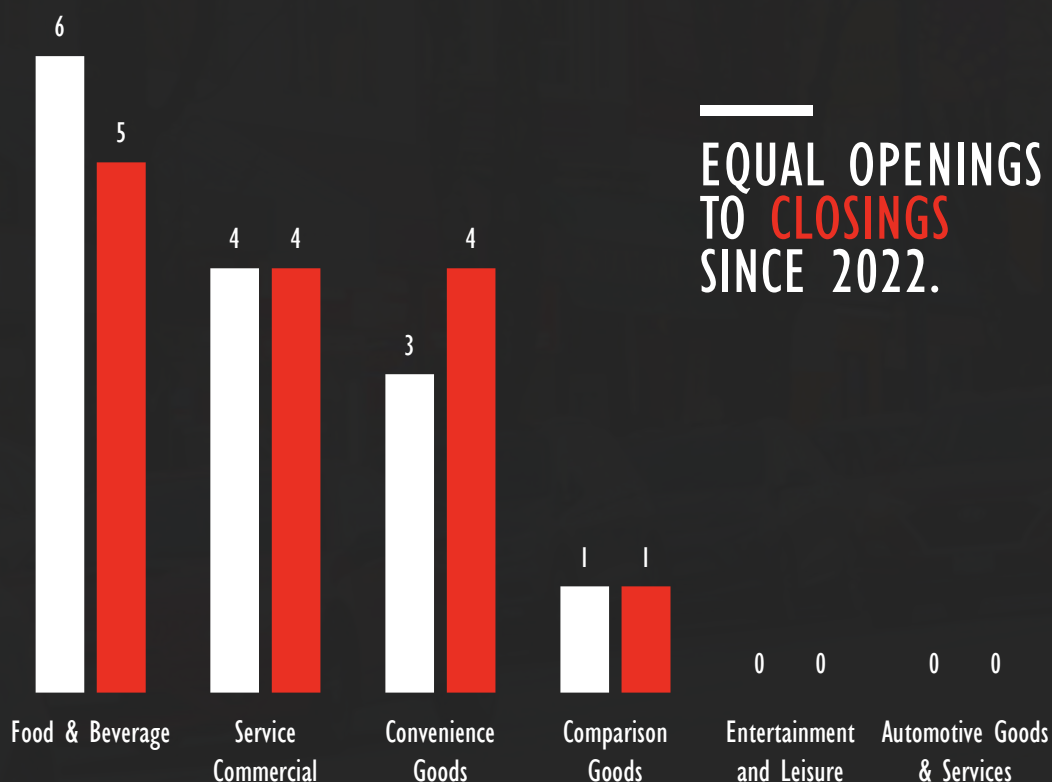
2020

3.3%

At 8.2%, the vacancy rate has decreased to within an acceptable range (below 10%) after peaking at 10.3% last year following a city-wide trend.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 12.0% OF STOREFRONTS IN THE FRASER ST BIA. THIS INCLUDED 14 NEW BUSINESSES THAT OPENED AND 14 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements. See Methodology and Assumptions section for more details.

SALES AND VISITATION

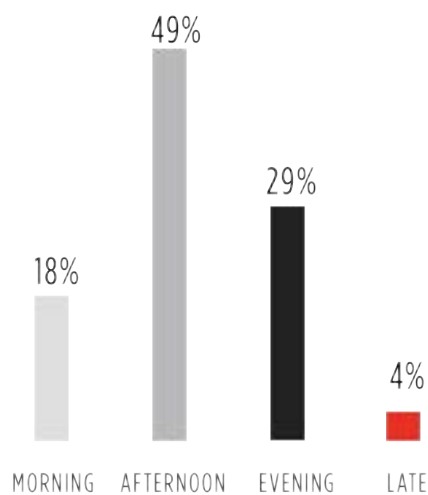
Dollars spent in the Fraser Street BIA were up between 2021 and 2022.

+2%

**AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).**

49%

**OF VISITS ARE IN THE
AFTERNOON.**



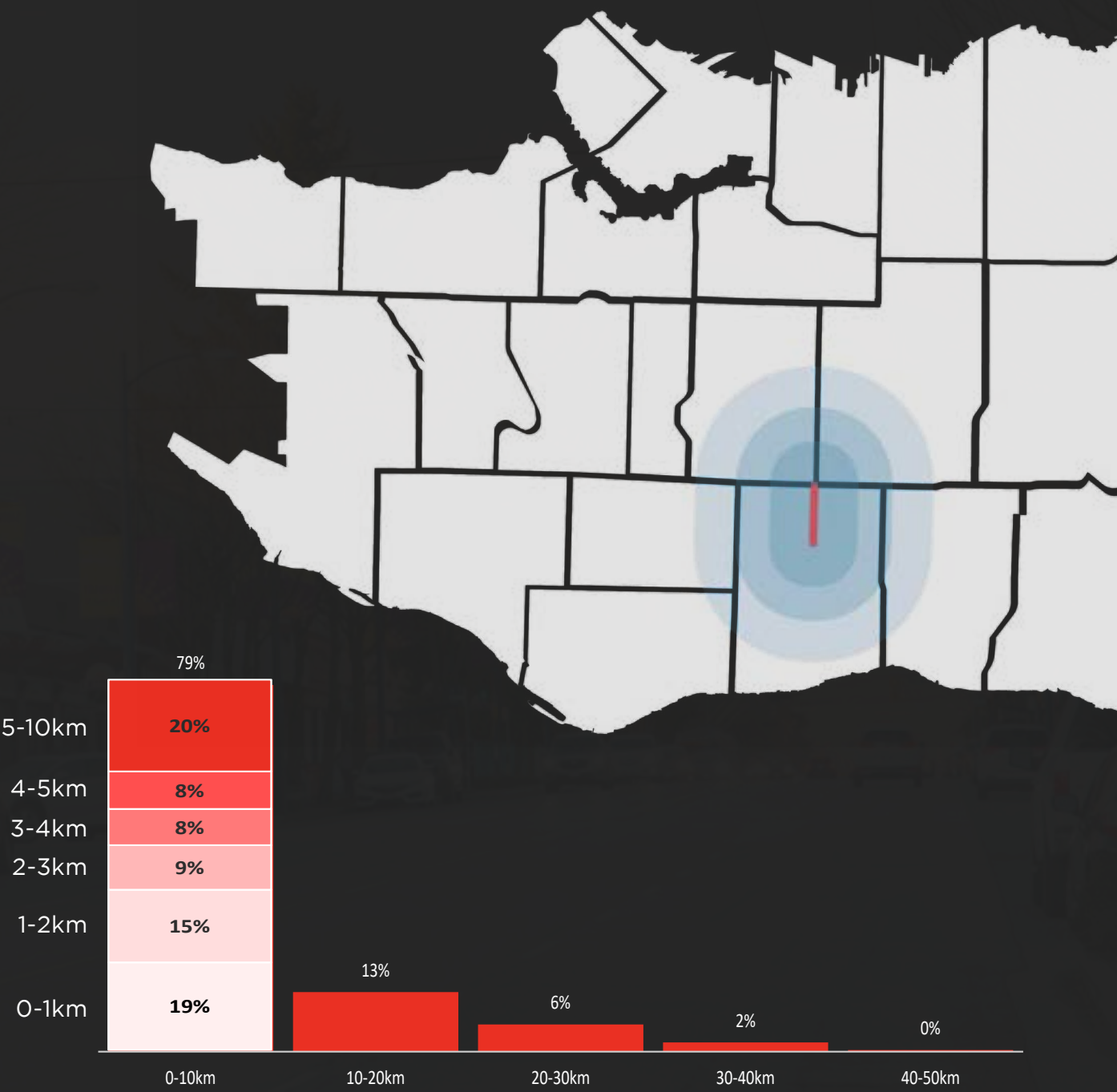
ORIGIN OF VISITORS*

34% of visitors live locally (less than 2km away) and 59% live within 5km.



79%

OF VISITORS ARE FROM WITHIN 10KM.



*The data only includes visitors living within 50km of the BIA

8

GASTOWN BIA

i.

FOUNDED IN 1989 AND
OPERATED BY THE GASTOWN
BUSINESS IMPROVEMENT SOCIETY.





GASTOWN AT A GLANCE.

The Gastown business improvement area generally covers Cordova and Water Streets from Columbia Street in the east and Richards Street in the west.

211
TOTAL
STOREFRONTS

10
LINEAR
BLOCKS

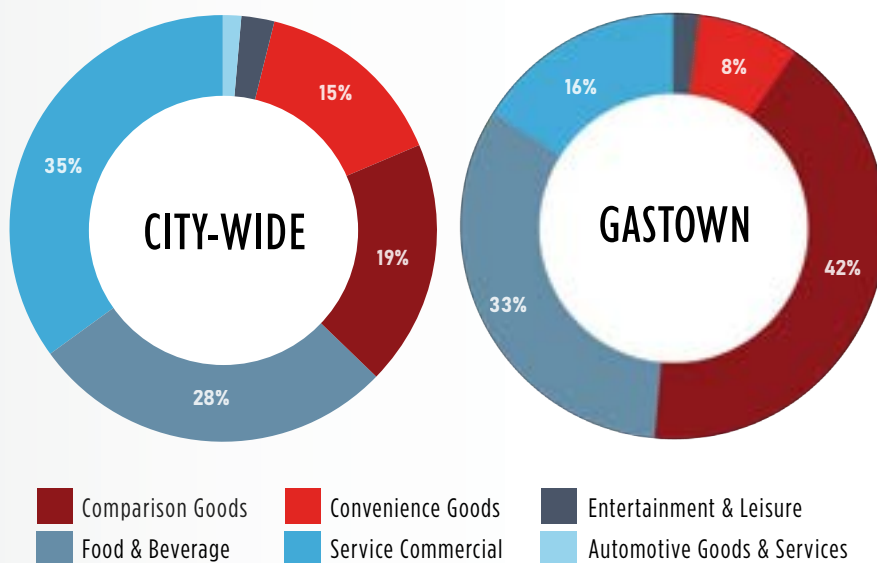
141
COMMERCIAL
PROPERTIES



<https://www.facebook.com/dunbarvillage/photos>

COMMERCIAL MIX

The largest category of retail in the Gastown BIA is Comparison Goods (42%), followed by Food & Beverage (33%). Both categories are proportionally much more common in the BIA than city-wide.





84%

OF BUSINESSES IN THE GASTOWN BIA ARE INDEPENDENT

Most businesses (84%) in the BIA are independent. This is an increase compared to the rate in 2020 (81%) and higher than the city-wide rate (77%).



157

Independent Retail
Storefronts



29

Chain Retail
Storefronts

+3.4%

Change in share of
Independent stores
since 2020.



BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** FOR THE GASTOWN BIA ARE **FOOD SERVICES****, **CLOTHING**** AND **DRINKS & BEVERAGES****.



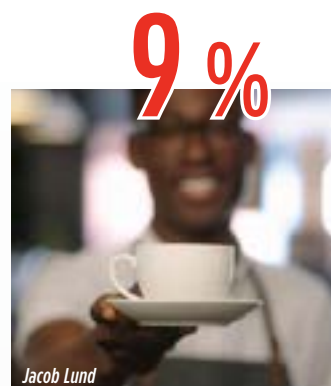
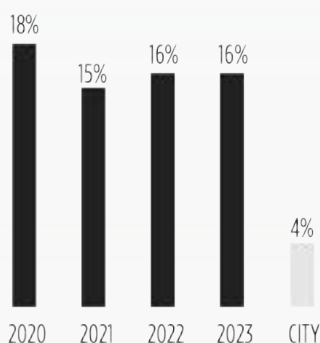
FOOD SERVICES

Food Services (e.g., fast food, and full service restaurants) has been fairly steady in the BIA and comparable with the city-wide average.



CLOTHING

Clothing Retail at 16% of BIA storefronts is more than triple the city-wide average (4%).



DRINKS & BEVERAGES

Drinks & Beverage Retail (e.g., cafés, bars, and pubs) at 10% of BIA storefronts, has been fairly steady since 2020 and twice as common than city-wide this year (5%).



*Business Types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **4.3%** to **9.5%** in the Gastown BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 20 vacant storefronts, a decrease of 10 vacancies compared to 2022.

9.5%

Storefront Vacancy
Rate

CITY WIDE

2023

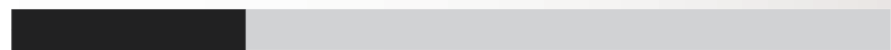
10.6%



GASTOWN

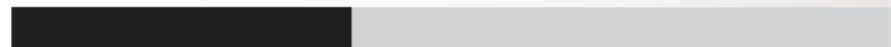
2023

9.5%



2022

13.8%



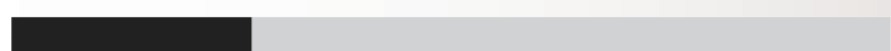
2021

12.2%



2020

9.7%



-1.1%

Compared to
City-Wide Total

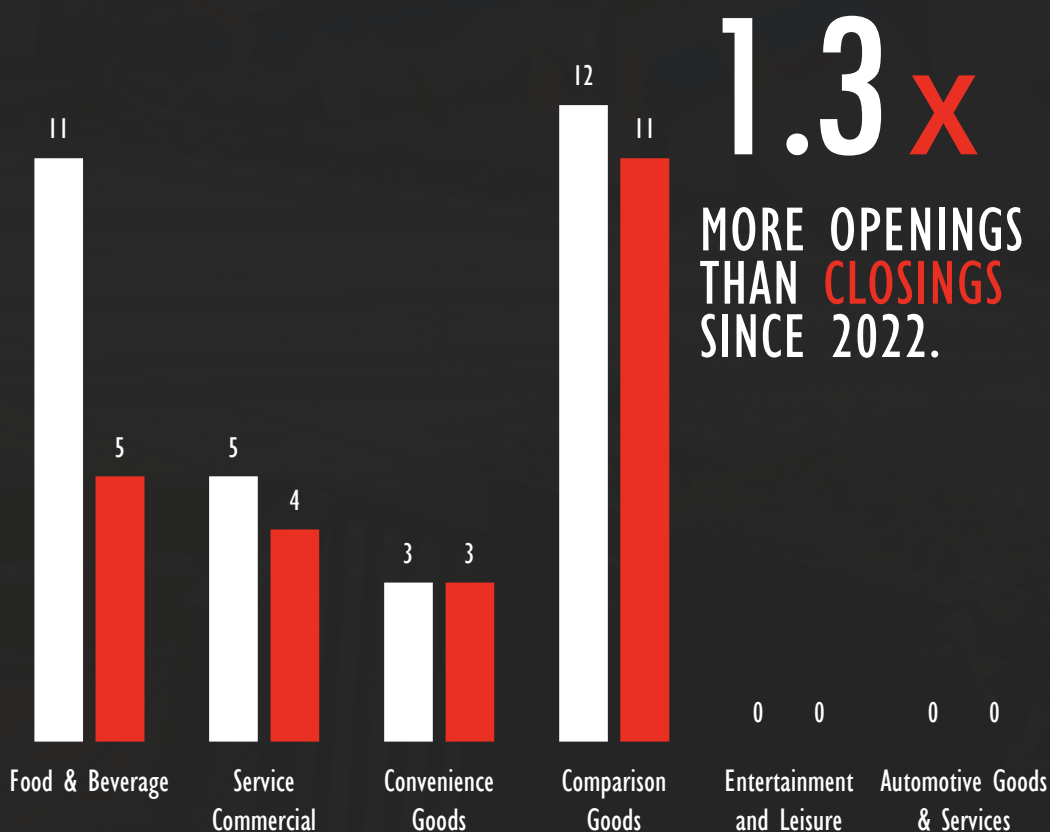
-4.3%

Change since 2022

The vacancy rate has returned to healthy 9.5% pre-pandemic level, after peaking at 13.8% in 2021 partly attributed to the net increase in new stores opening (+8).

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 17.5% OF STOREFRONTS IN THE GASTOWN BIA. THIS INCLUDED 31 NEW BUSINESSES THAT OPENED AND 23 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements. See Methodology and Assumptions section for more details.

SALES AND VISITATION

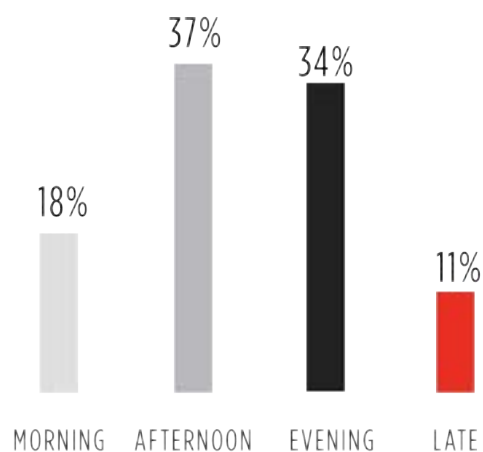
Dollars spent in the Gastown BIA were up significantly between 2021 and 2022.

+59 %

**AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).**

37%

**OF VISITS ARE IN THE
AFTERNOON.**



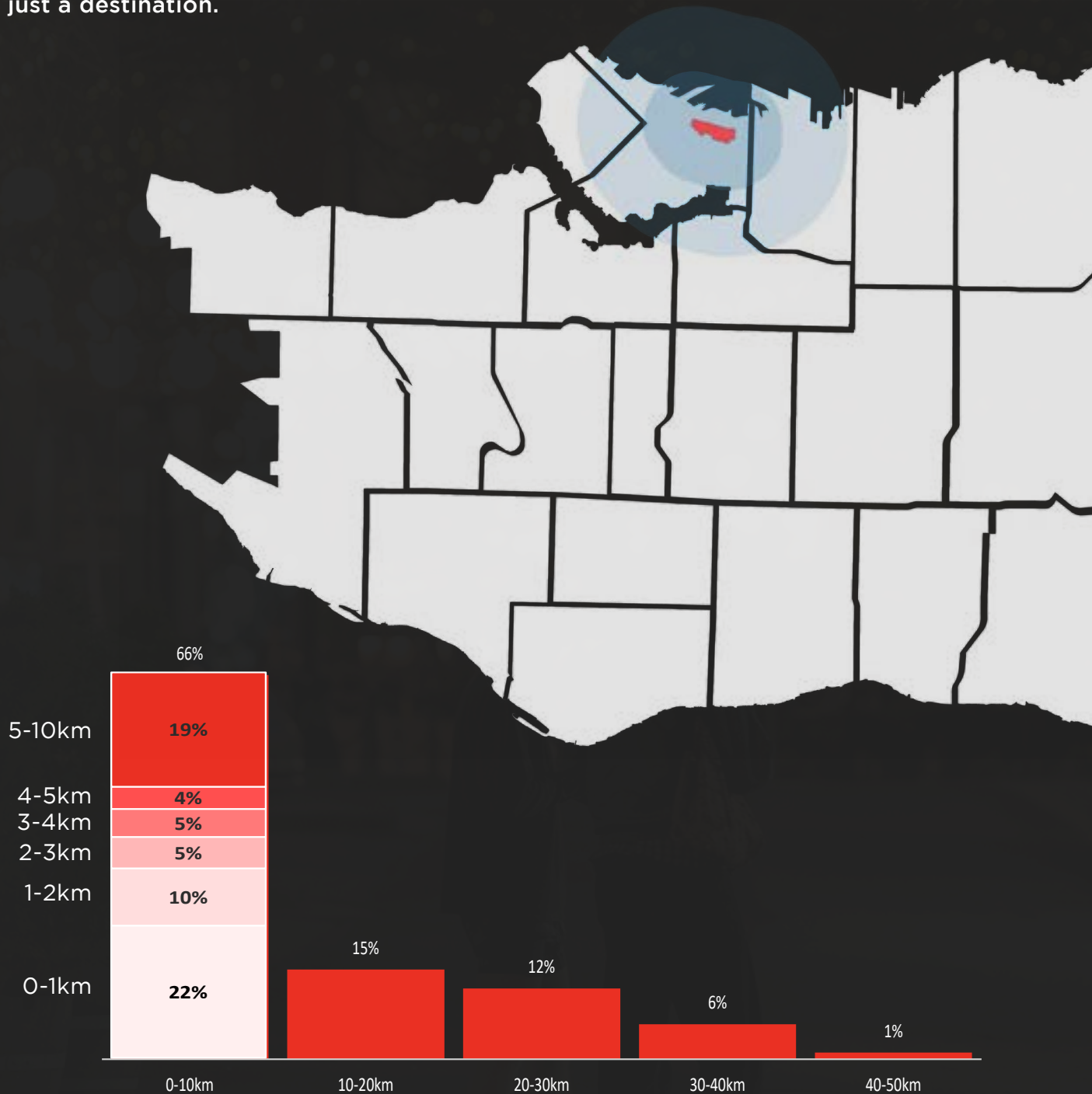
ORIGIN OF VISITORS*

32% of visitors are local (living within 2km) with 66% living within 10km indicating Gastown serves the local neighbourhood and not just a destination.



66 %

OF VISITORS ARE FROM WITHIN 10KM.



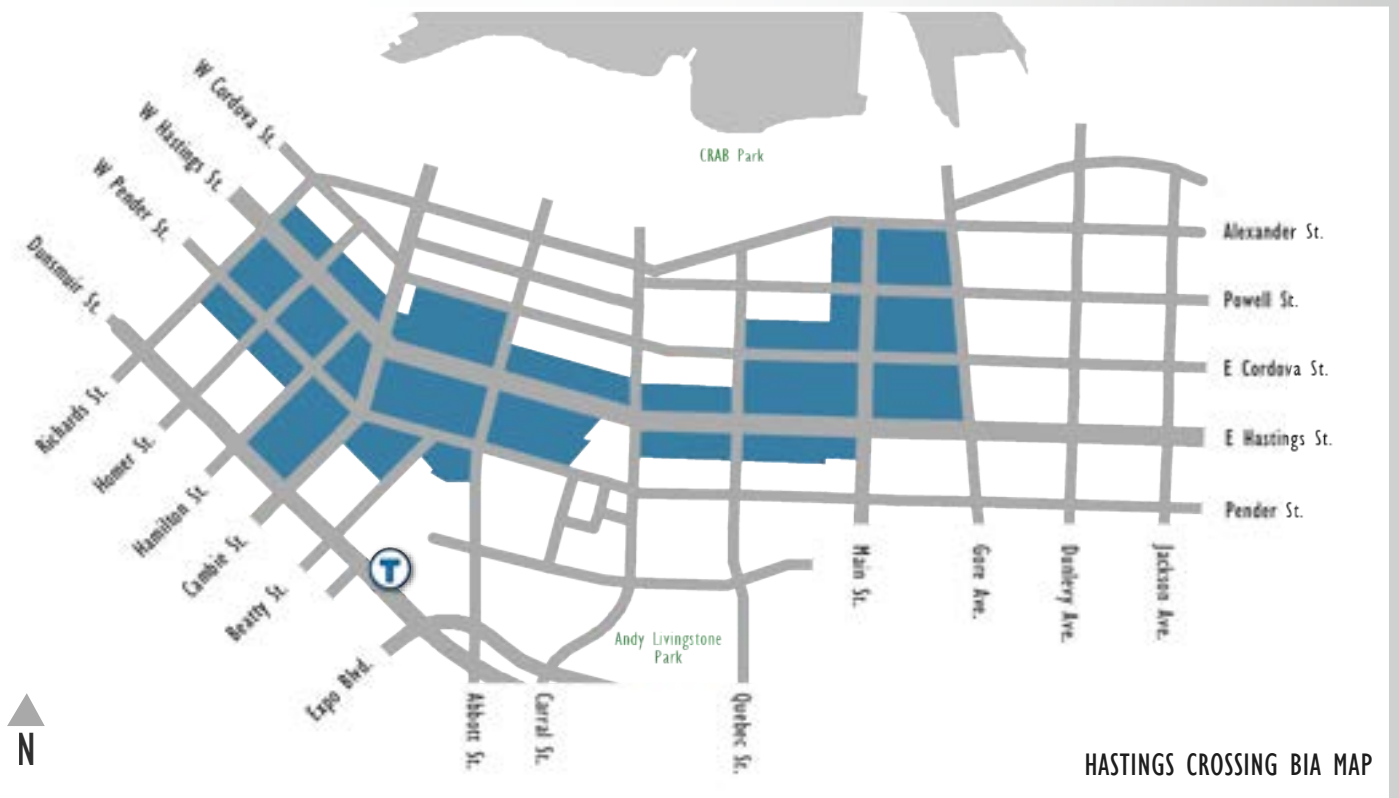
*The data only includes visitors living within 50km of the BIA

9

HASTINGS CROSSING BIA

i.

FOUNDED IN 2011 AS THE
HASTINGS CROSSING BUSINESS
IMPROVEMENT ASSOCIATION.





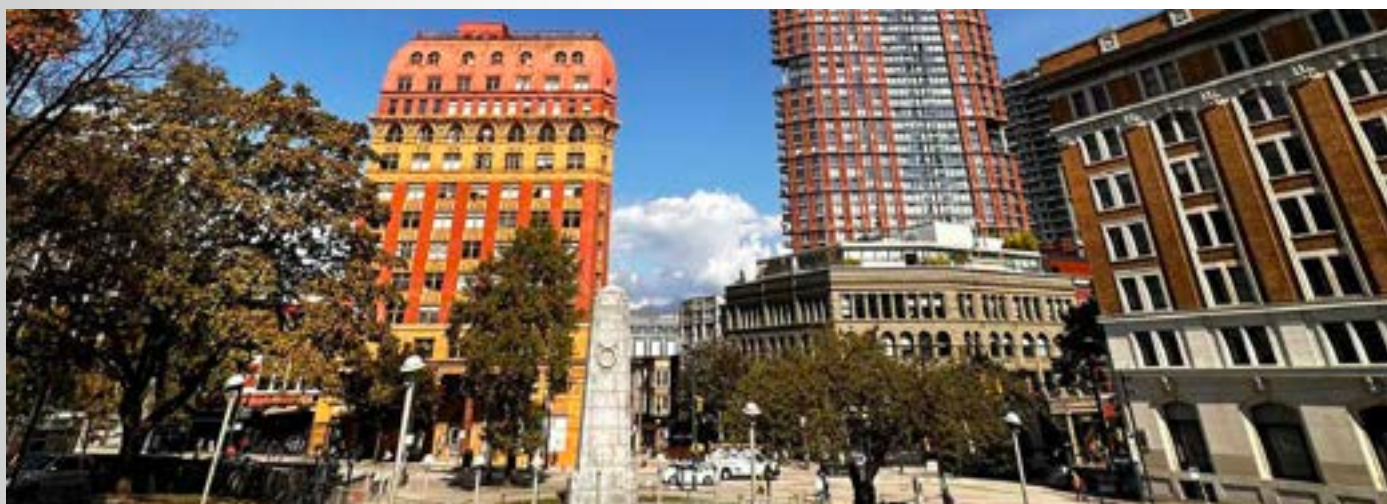
HASTINGS CROSSING AT A GLANCE.

The Hastings Crossing business improvement area generally covers Pender and Hastings Streets from Gore Avenue in the East to Richards Street in the West including Main Street from Hastings to Alexander.

215
TOTAL
STOREFRONTS

24
LINEAR
BLOCKS

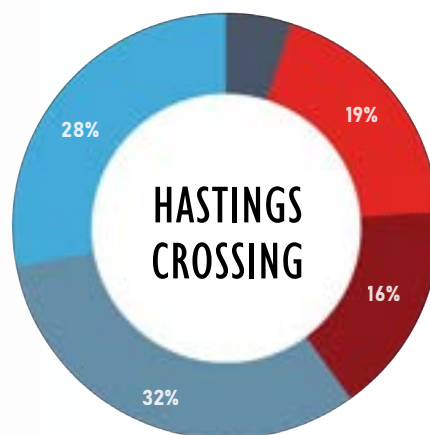
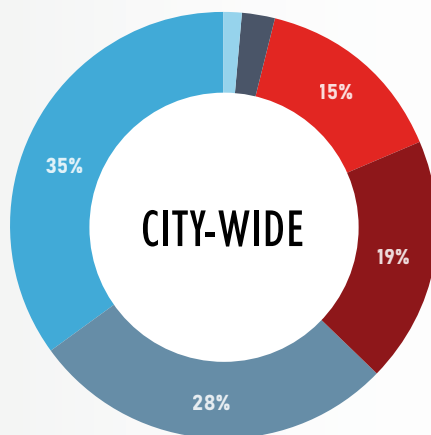
202
COMMERCIAL
PROPERTIES



<https://www.facebook.com/HxBIA/>

COMMERCIAL MIX

The largest category of retail in the Hastings Crossing BIA is Food & Beverage (32%), followed by Service Commercial (28%).



Comparison Goods Convenience Goods Entertainment & Leisure
Food & Beverage Service Commercial Automotive Goods & Services



78%

OF BUSINESSES IN THE HASTINGS CROSSING BIA ARE INDEPENDENT

Most businesses (78%) in the BIA are independent. This is an increase compared to the rate in 2020 (76%) and higher than the city-wide rate (77%).



105

Independent Retail
Storefronts



29

Chain Retail
Storefronts

+2.0%

Change in share of
Independent stores
since 2020.



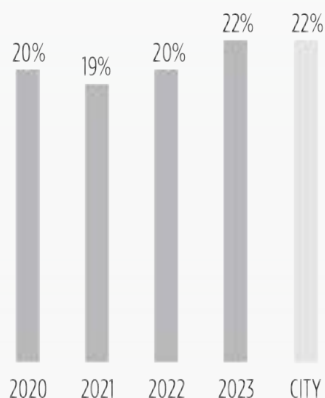
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** FOR HASTINGS CROSSING ARE **FOOD SERVICES****, **FOOD RETAIL**** AND **DRINKS & BEVERAGES****.



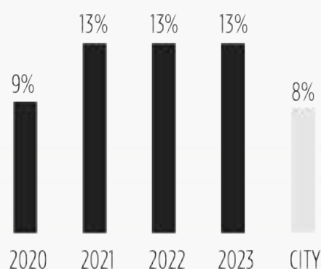
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants) at 22% of BIA storefronts has steadily increased since 2021.



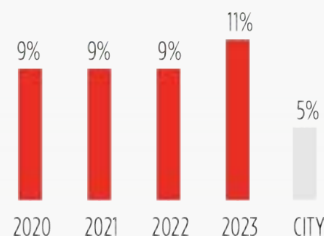
FOOD RETAIL

Food Retail (e.g., grocery/ corner stores and convenience stores) is more common in the BIA at 13% of storefronts than city-wide (8%).



DRINKS & BEVERAGES

Drinks & Beverage Retail (e.g., cafés, bars, and pubs), at 10% of BIA storefronts, is twice as common in the BIA than city-wide (1%).



*Business Types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy increased by **0.1%** to **28.2%** in the Hastings Crossing BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 60 vacant storefronts, the same number of vacancies compared to 2022.

28.2%

Storefront Vacancy
Rate

+17.6%

Compared to
City-Wide Total

+0.1%

Change since 2022

CITY WIDE

2023

10.6%

HASTINGS CROSSING

2023

28.2%

2022

28.0%

2021

24.9%

2020

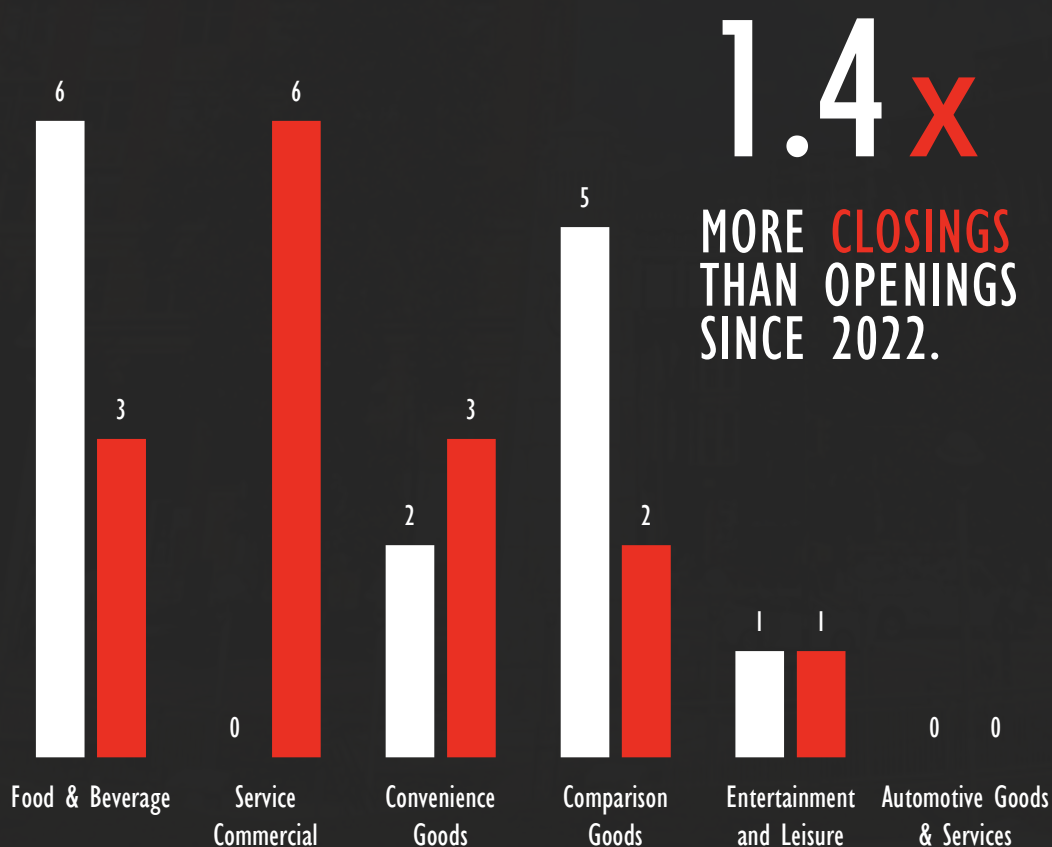
19.3%

At 28.2%, Hastings Crossing has the highest vacancy rate of any BIA in the city and has seen a steady increase in vacancy since 2020. This year the rate has leveled off, but remains triple the healthy rate.

Note: The removal of one storefront from the BIA total accounts for the year over year increase, while the number of vacant storefronts remains the same.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 12.7% OF STOREFRONTS IN THE HASTINGS CROSSING BIA. THIS INCLUDED 14 NEW BUSINESSES THAT OPENED AND 15 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements. See Methodology and Assumptions section for more details.

SALES AND VISITATION

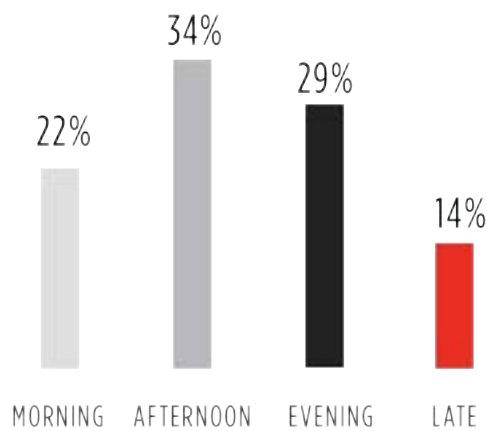
Dollars spent in the Hastings Crossing BIA were up significantly between 2021 and 2022.

+33 %

AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

34%

OF VISITS ARE IN THE
AFTERNOON.



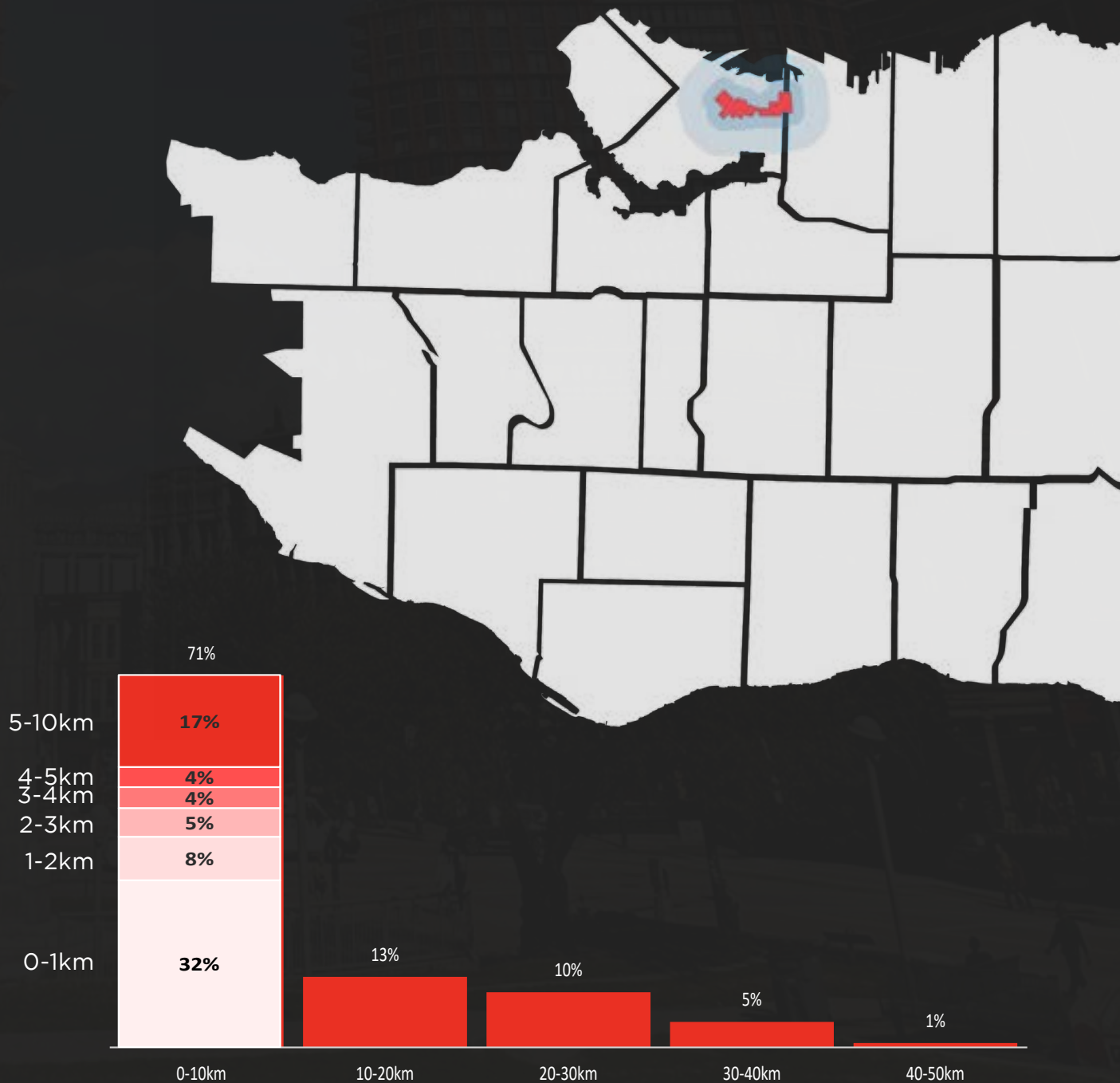
ORIGIN OF VISITORS*

40% of visitors come from the local neighbourhood (living less than 2km from the BIA), and roughly half come from within 5km.



71 %

OF VISITORS ARE FROM WITHIN 10KM.



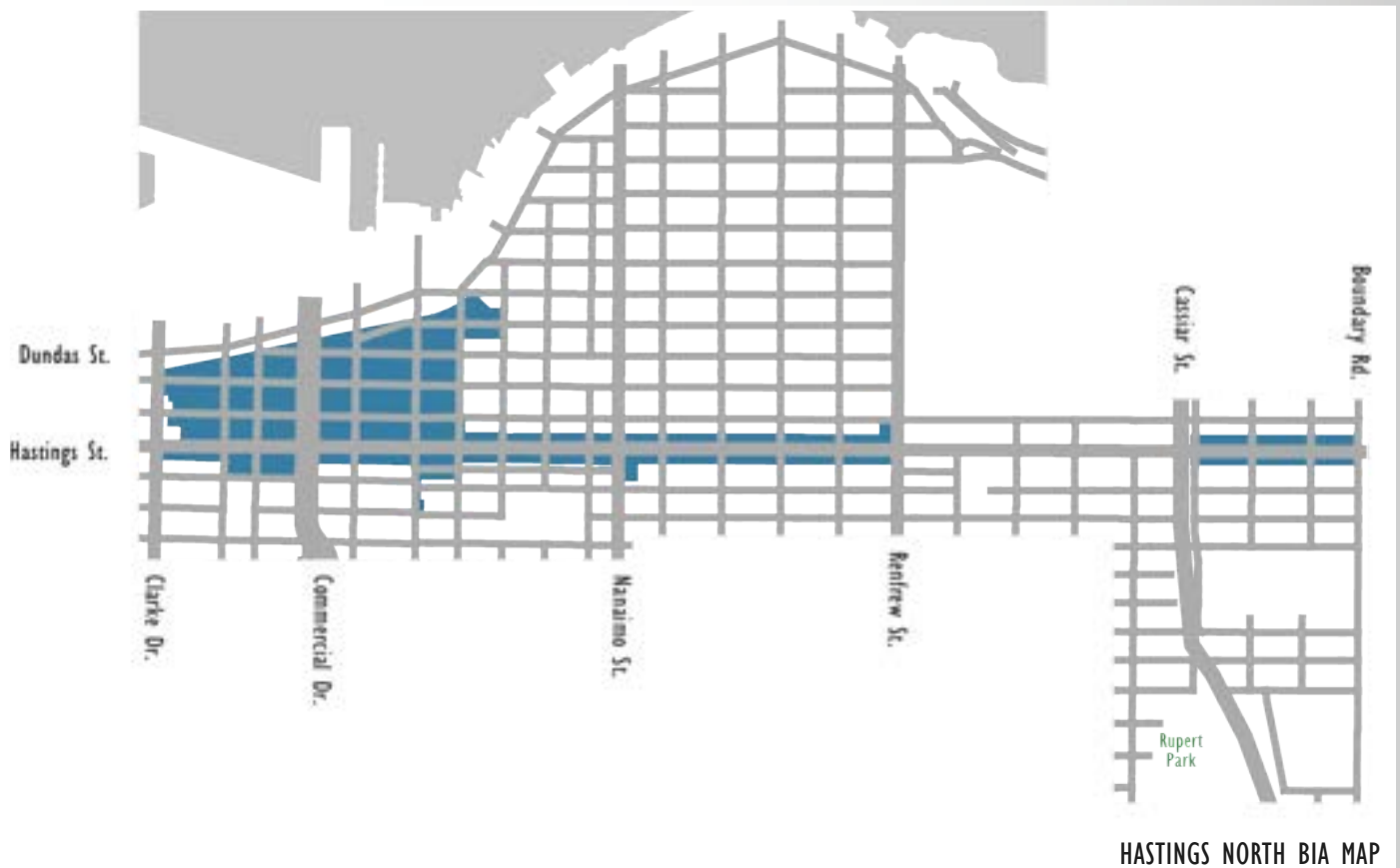
*The data only includes visitors living within 50km of the BIA

10

HASTINGS NORTH BIA

i.

FOUNDED IN 2001 AS THE HASTINGS NORTH
BUSINESS IMPROVEMENT ASSOCIATION.





HASTINGS NORTH AT A GLANCE.

The Hastings North business improvement area generally covers two segments of Hastings Street between Boundary Road and Cassiar Street, and between Renfrew Street and Clark Drive. The inventory excludes the light industrial area north of Hastings Street.

301
TOTAL
STOREFRONTS

38
LINEAR
BLOCKS

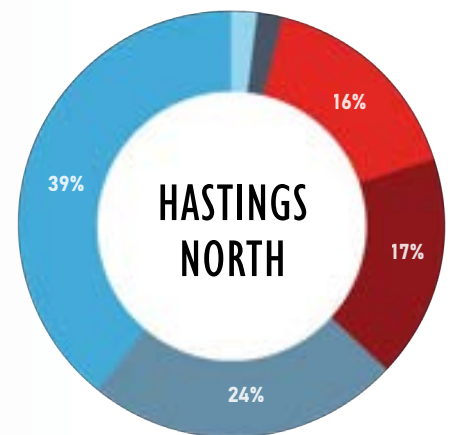
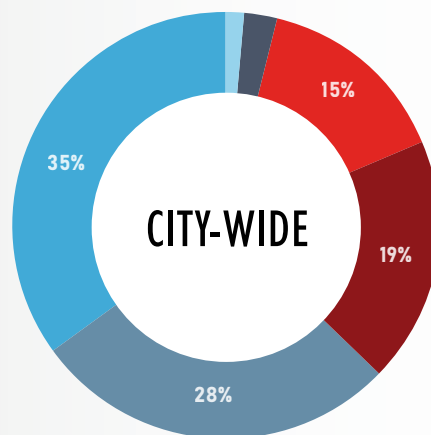
466
COMMERCIAL
PROPERTIES



<https://www.facebook.com/HNBIA/>

COMMERCIAL MIX

The largest category of retail in the Hastings North BIA is Service Commercial (39%) followed by Food & Beverage (24%). Service Commercial is more common in the BIA than across the city (35%).



Comparison Goods	Convenience Goods	Entertainment & Leisure
Food & Beverage	Service Commercial	Automotive Goods & Services



81%

BUSINESSES IN THE HASTINGS NORTH BIA ARE INDEPENDENT

Most businesses (81%) in the BIA are independent. This is a decrease compared to the rate in 2020 (83%) but higher than the city-wide rate (77%).



203

Independent Retail
Storefronts



48

Chain Retail
Storefronts

-2.4%

Change in share of
Independent stores
since 2020.



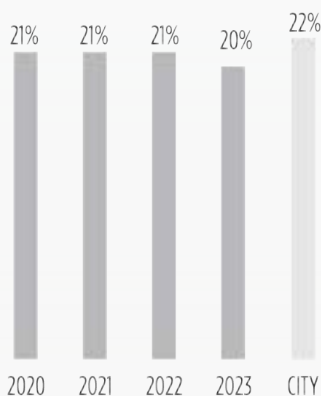
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** FOR THE HASTINGS NORTH BIA ARE **FOOD SERVICES****, **PROFESSIONAL SERVICES**** AND **PERSONAL SERVICES****.



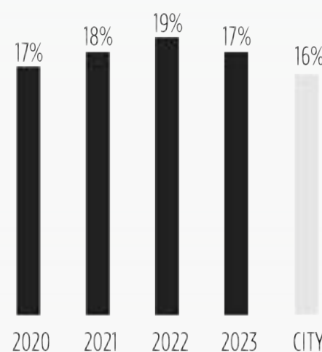
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants) at 20% of BIA storefronts, has been fairly steady since 2020.



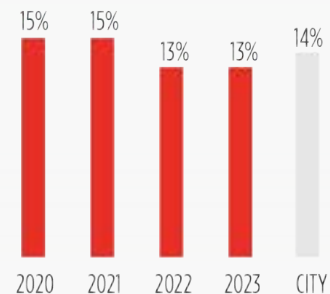
PROFESSIONAL SERVICES

Professional Services (e.g., medical and dental practices, insurance and financial services) is slightly more common in the BIA at 17% of storefronts than city-wide (16%).



PERSONAL SERVICES

Personal services (e.g., salons/barber shops, dry cleaners and shoe repairs), at 13% of BIA storefronts, is roughly comparable with the city-wide average (14%).



*Business Types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **0.5%** to **11.0%** in the Hastings North BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 33 vacant storefronts, a decrease of 2 vacancies compared to 2022.

11.0%

Storefront Vacancy
Rate

CITY WIDE

2023

10.6%

HASTINGS NORTH

2023

11.0%

2022

11.4%

2021

9.8%

2020

10.8%

+0.4%

Compared to
City-Wide Total

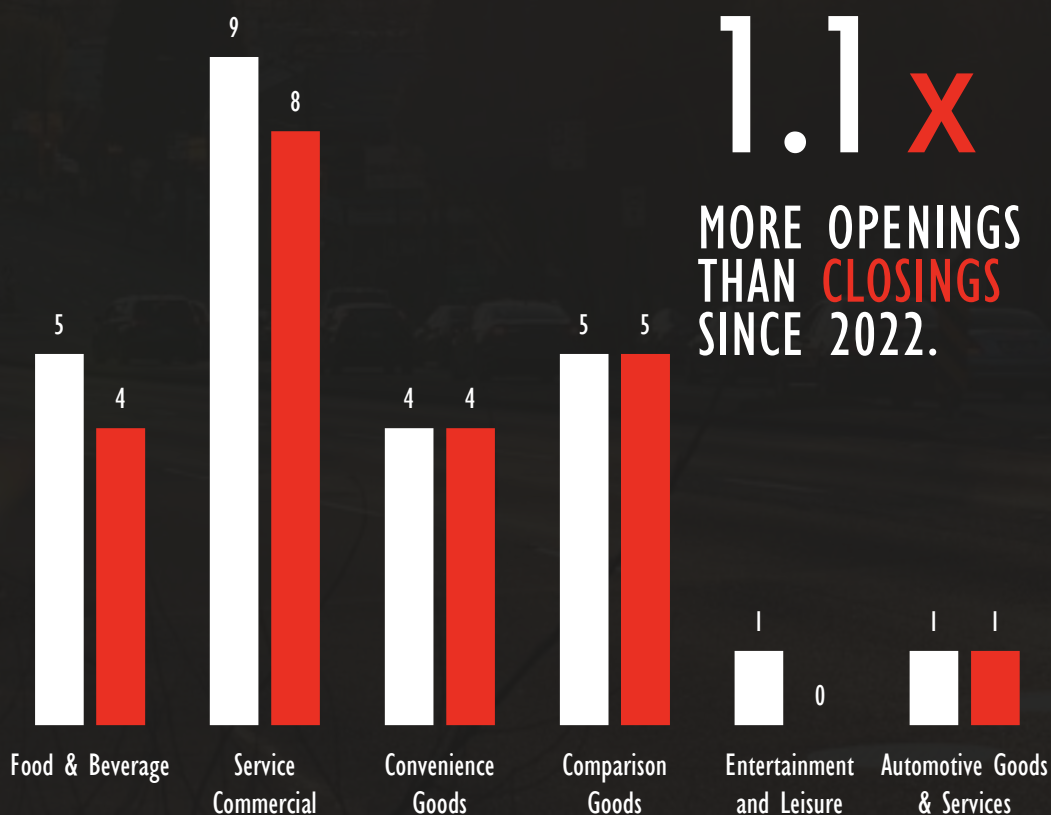
-0.5%

Change since 2022

The vacancy rate in Hastings North BIA continues to hover just above the healthy range of 10%, though last year saw a small drop (-0.5%) and is comparable with the city-wide rate of 10.6%. The BIA has two sections, the main village section between Victoria Drive and Renfrew Street and the section east of Cassier Street to Boundary Road. Both sections experienced vacancy differently as the main BIA village has a vacancy rate of 10.2% and the east section has a vacancy rate of 14.3%.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 12.0% OF STOREFRONTS IN THE HASTINGS NORTH BIA. THIS INCLUDED 25 NEW BUSINESSES THAT OPENED AND 22 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements. See Methodology and Assumptions section for more details.

SALES AND VISITATION

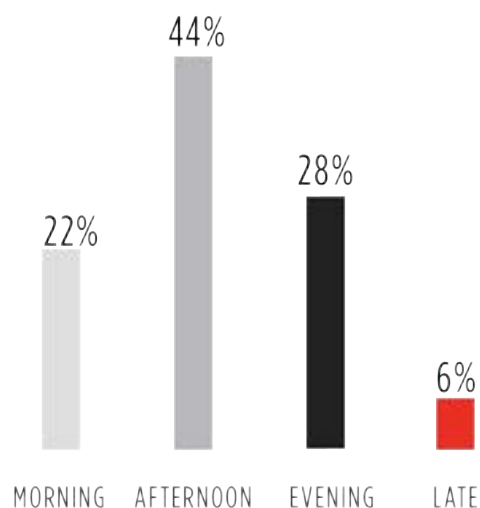
Dollars spent in the Hastings North BIA were slightly up between 2021 and 2022.

+5 %

**AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).**

44%

**OF VISITS ARE IN THE
AFTERNOON.**



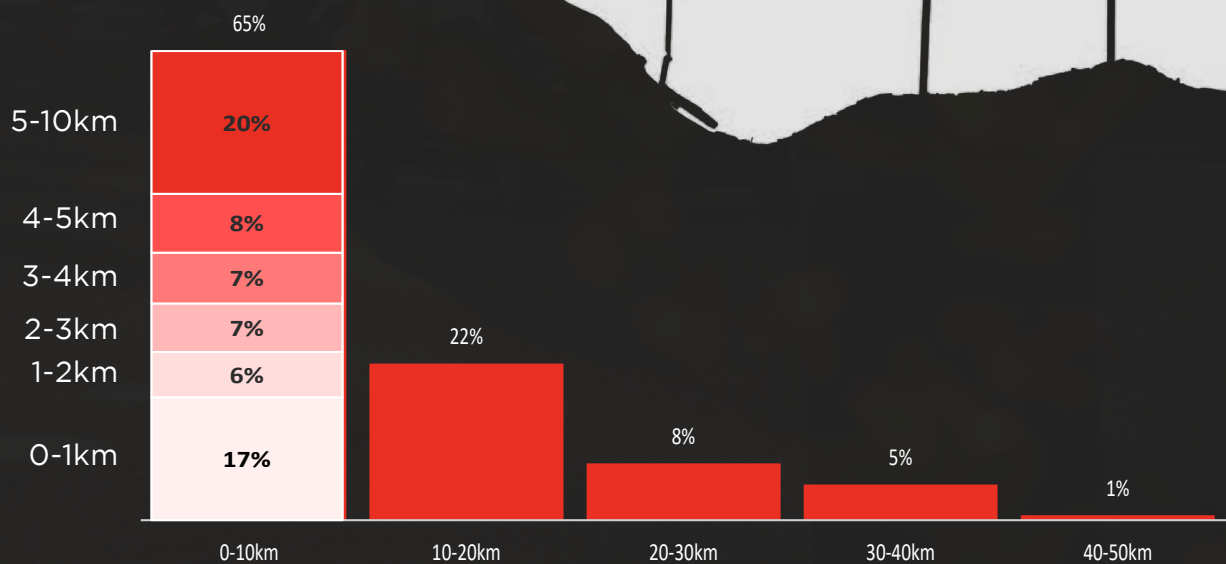
ORIGIN OF VISITORS*

23% of visitors come from the local neighbourhood (under 2km away) and 45% come from under 5km away.



65%

OF VISITORS ARE FROM WITHIN 10KM.



*The data only includes visitors living within 50km of the BIA

11

KERRISDALE BIA

i.

FOUNDED IN 1991 AND
OPERATED BY THE KERRISDALE
BUSINESS ASSOCIATION.





KERRISDALE AT A GLANCE.

The Kerrisdale business improvement area generally covers West 41st Avenue from Larch Street in the west to Maple Street in the east.

197
TOTAL
STOREFRONTS

8
LINEAR
BLOCKS

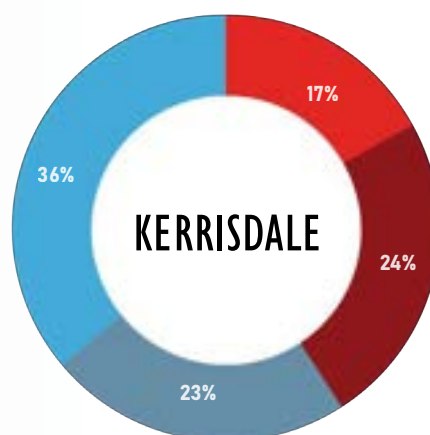
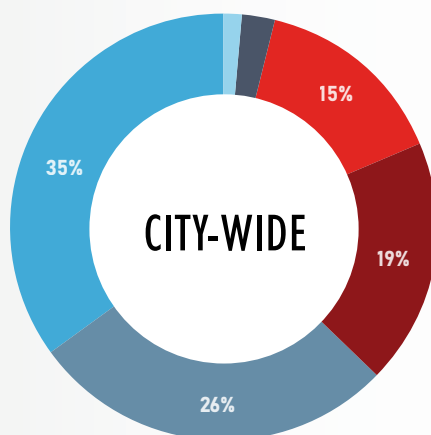
156
COMMERCIAL
PROPERTIES



<https://www.facebook.com/KerrisdaleBusinessAssociation/photos>

COMMERCIAL MIX

The largest category of retail in the Kerrisdale BIA is Service Commercial (36%) followed by Comparison Goods (24%). The proportion of Comparison Goods is somewhat higher than the city-wide average (19%).



Comparison Goods Convenience Goods Entertainment & Leisure
Food & Beverage Service Commercial Automotive Goods & Services



75%

OF BUSINESSES IN THE KERRISDALE BIA ARE INDEPENDENT

Most businesses (75%) in the BIA are independent. This is an increase compared to the rate in 2020 (72%) but lower than the city-wide rate (77%).



140

Independent Retail
Storefronts



47

Chain Retail
Storefronts

+2.6%

Change in share of
Independent stores
since 2020.



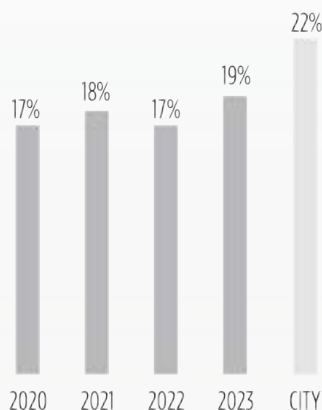
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** FOR THE KERRISDALE BIA ARE **FOOD SERVICES****, **PROFESSIONAL SERVICES**** AND **PERSONAL SERVICES****.



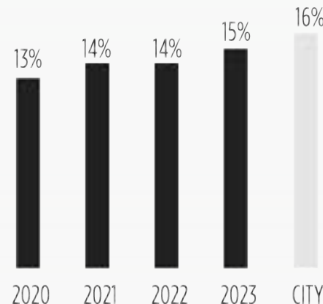
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants), at 22% of BIA storefronts, has increased recently, but is still well short of the city-wide average (22%).



PROFESSIONAL SERVICES

Professional Services (e.g., medical and dental practices, insurance and financial services), at 15% of BIA storefronts is slightly lower than the city-wide average (16%).



PERSONAL SERVICES

Personal services (e.g., hair salon/ barber shops, dry cleaners and shoe repairs), at 13% of BIA storefronts has dropped steadily the last few years.



*Business Types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy increased by **0.5%** to **3.6%** in the Kerrisdale BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 7 vacant storefronts, an increase of 1 vacancy compared to 2022.

3.6%

Storefront Vacancy
Rate

-7.0%

Compared to
City-Wide Total

+0.5%

Change since 2022

CITY WIDE

2023

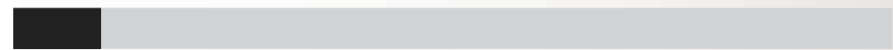
10.6%



KERRISDALE

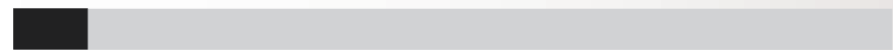
2023

3.6%



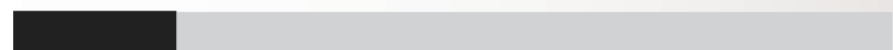
2022

3.0%



2021

6.6%



2020

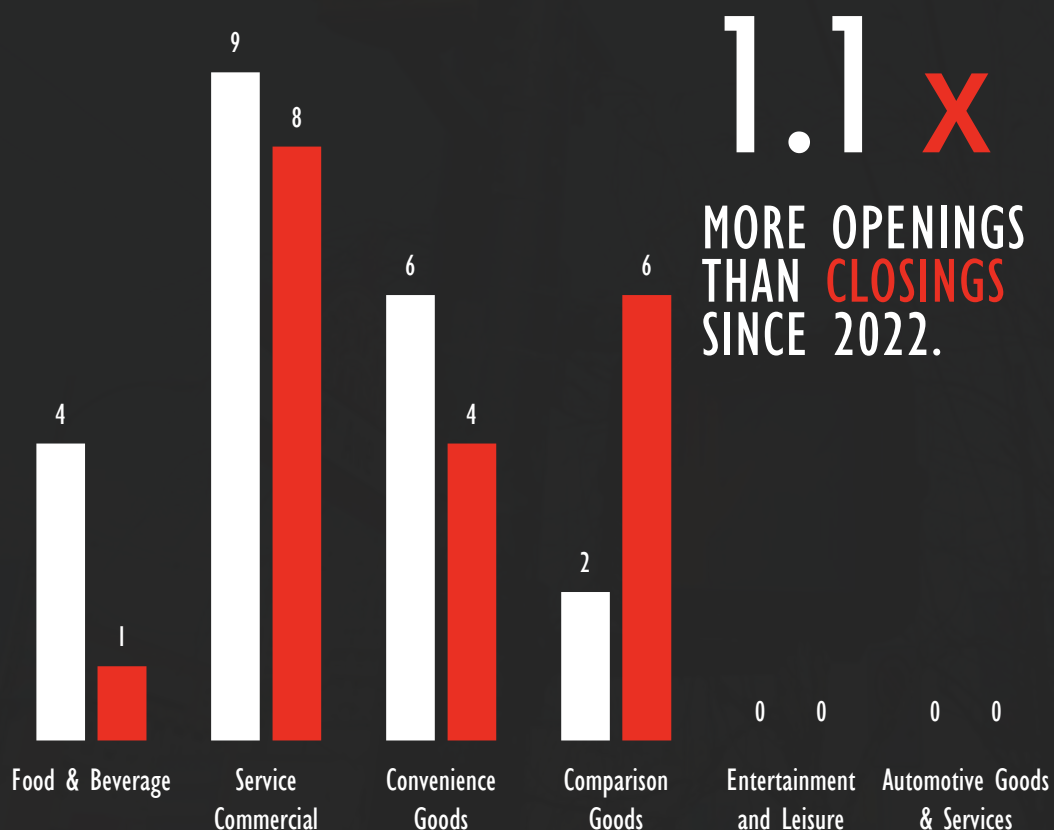
3.0%



Kerrisdale has a low vacancy rate at 3.6%. This could be an issue as below 5% indicates a lack of available space that could reduce opportunity for new business and put upward pressure on rent. The adjacent retail along West Boulevard has some vacancy that could help alleviate the issue.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 12.2% OF STOREFRONTS IN THE KERRISDALE BIA. THIS INCLUDED 21 NEW BUSINESSES THAT OPENED AND 19 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements. See Methodology and Assumptions section for more details.

SALES AND VISITATION

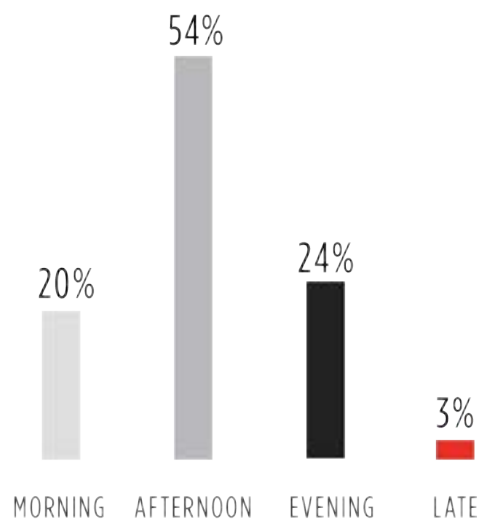
Dollars spent in the Kerrisdale BIA were up slightly between 2021 and 2022.

+5%

AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

54%

OF VISITS ARE IN THE
AFTERNOON.



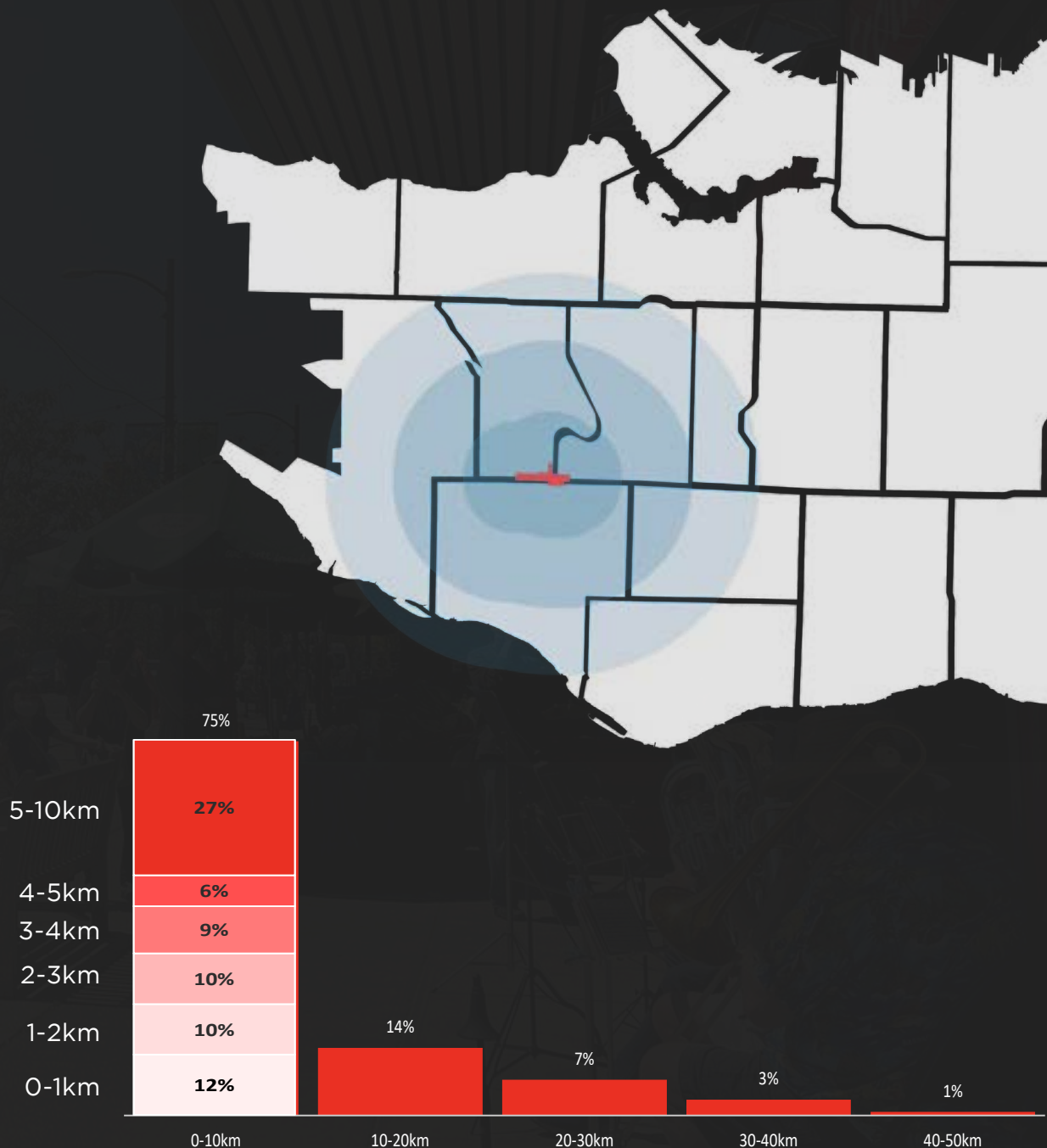
ORIGIN OF VISITORS*

22% of visitors to the BIA live in the local neighbourhood (within 2km) and 75% live within 10km.



75%

OF VISITORS ARE FROM WITHIN 10KM.*



*The data only includes visitors living within 50km of the BIA

12

KITSILANO FOURTH AVENUE BIA

i.

FOUNDED IN 2001 AND OPERATED BY THE KITSILANO 4TH AVENUE BUSINESS ASSOCIATION.



KITSILANO FOURTH AVENUE BIA MAP



KITSILANO FOURTH AVENUE AT A GLANCE.

The Kitsilano Fourth Avenue business improvement area generally covers West 4th Avenue from Balsam Street on the west to Fir Street on the east.

233
TOTAL
STOREFRONTS

8
LINEAR
BLOCKS

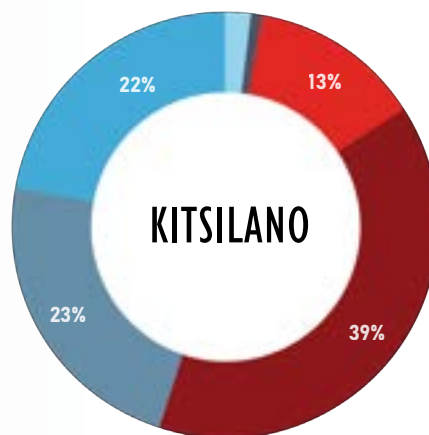
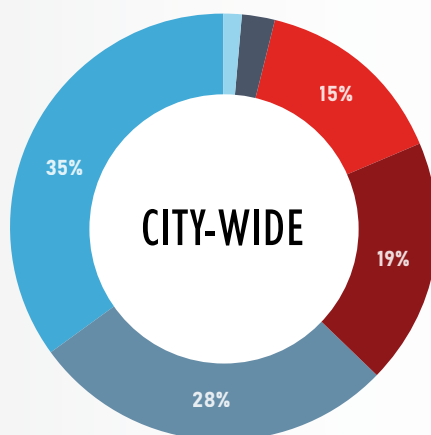
154
COMMERCIAL
PROPERTIES



<https://www.destinationvancouver.com/vancouver/neighbourhoods/kitsilano/>

COMMERCIAL MIX

The largest category of retail in the Kitsilano Fourth Avenue BIA is Comparison Goods Commercial (39%) followed by Food & Beverage (23%). The proportion of Comparison Goods in the BIA is more than double the city-wide average (19%).



Comparison Goods

Food & Beverage

Convenience Goods

Service Commercial

Entertainment & Leisure

Automotive Goods & Services



60%

OF BUSINESSES IN THE KITSILANO FOURTH AVENUE BIA ARE INDEPENDENT

Most businesses (60%) in the BIA are independent. This is a substantial increase over the rate in 2020 (52%) but lower than the city-wide rate (77%).



114

Independent Retail
Storefronts



76

Chain Retail
Storefronts

+7.6%

Change in share of
Independent stores
since 2020.



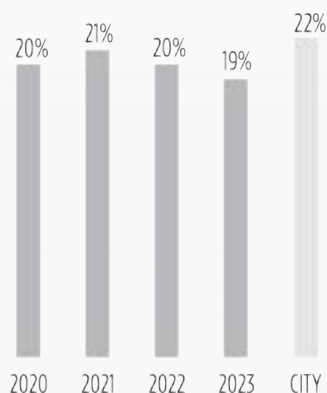
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE KITSILANO FOURTH AVENUE BIA ARE **FOOD SERVICES****, **CLOTHING**** AND **PERSONAL SERVICES****.



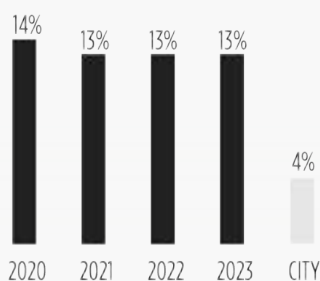
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants) at 19% of BIA storefronts, is less common than city-wide average (22%).



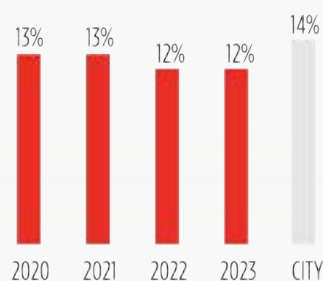
CLOTHING

Clothing Retail, at 13% of BIA storefronts, is much more common than city-wide (4%).



PERSONAL SERVICES

Personal services (e.g., hair salons, barber shops, dry cleaners and shoe repairs), at 12% of BIA storefronts, is less common than city-wide (14%).



*Business types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **1.8%** to **9.9%** in the Kitsilano Fourth Avenue BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 23 vacant storefronts, a decrease of 4 vacancies compared to 2022.

9.9%

Storefront Vacancy
Rate

CITY WIDE

2023

10.6%

KITSILANO

2023

9.9%

2022

11.6%

2021

13.5%

2020

8.3%

-0.7%

Compared to
City-Wide Total

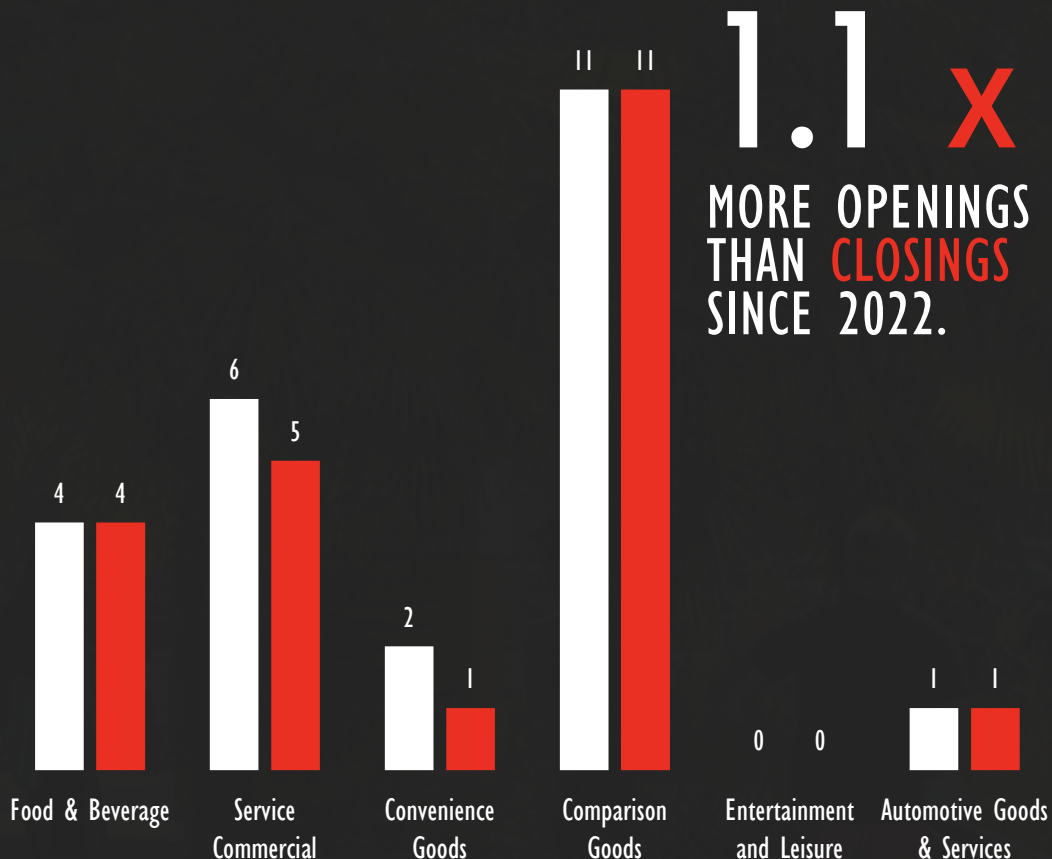
-1.8%

Change since 2022

The Kitsilano Fourth Avenue BIA has a healthy vacancy rate of 9.9% continuing to experience a declining rate after peaking at 13.5% in 2021 following a city-wide trend.

**12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS*
BETWEEN 2022 AND 2023, COMPARED TO 15.9% OF
STOREFRONTS IN THE KITSILANO FOURTH AVENUE BIA. THIS
INCLUDED 24 NEW BUSINESSES THAT OPENED AND 22
BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.**

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements.
See Methodology and Assumptions section for more details.

SALES AND VISITATION

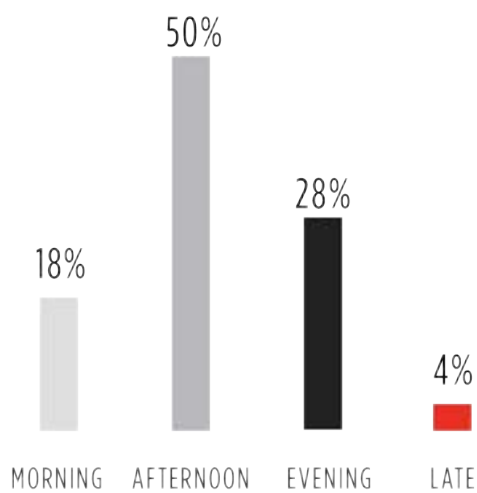
Dollars spent in the Kitsilano Fourth Avenue BIA were up between 2021 and 2022.

+8 %

**AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).**

50%

**OF VISITS ARE IN THE
AFTERNOON.**



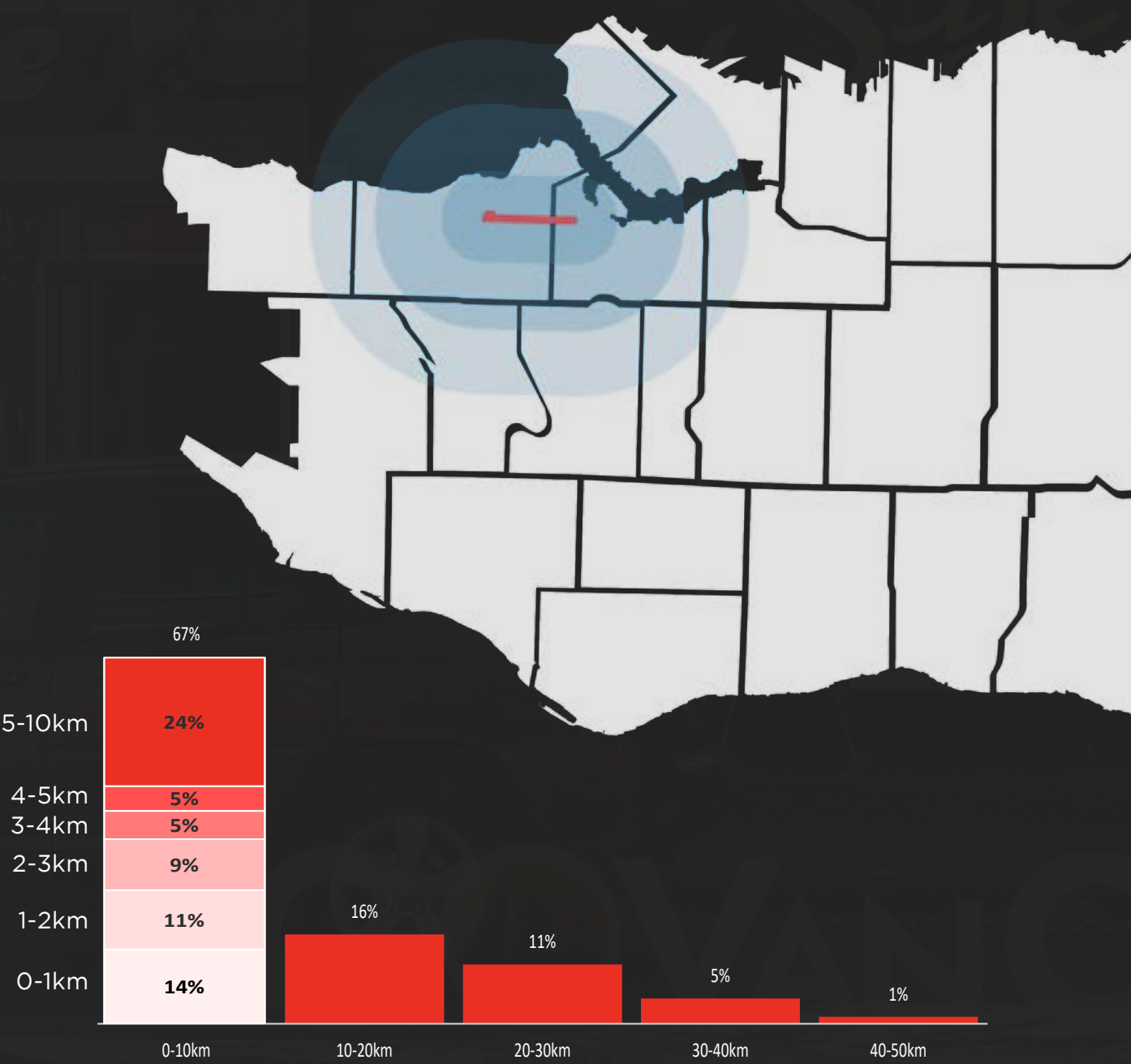
ORIGIN OF VISITORS*

24% of visits are from people living in the local neighbourhood (within 2km of the BIA) and 44% from within 5km. Most visits (67%) come from people living under 10km away.



67%

OF VISITORS ARE FROM WITHIN 10KM.



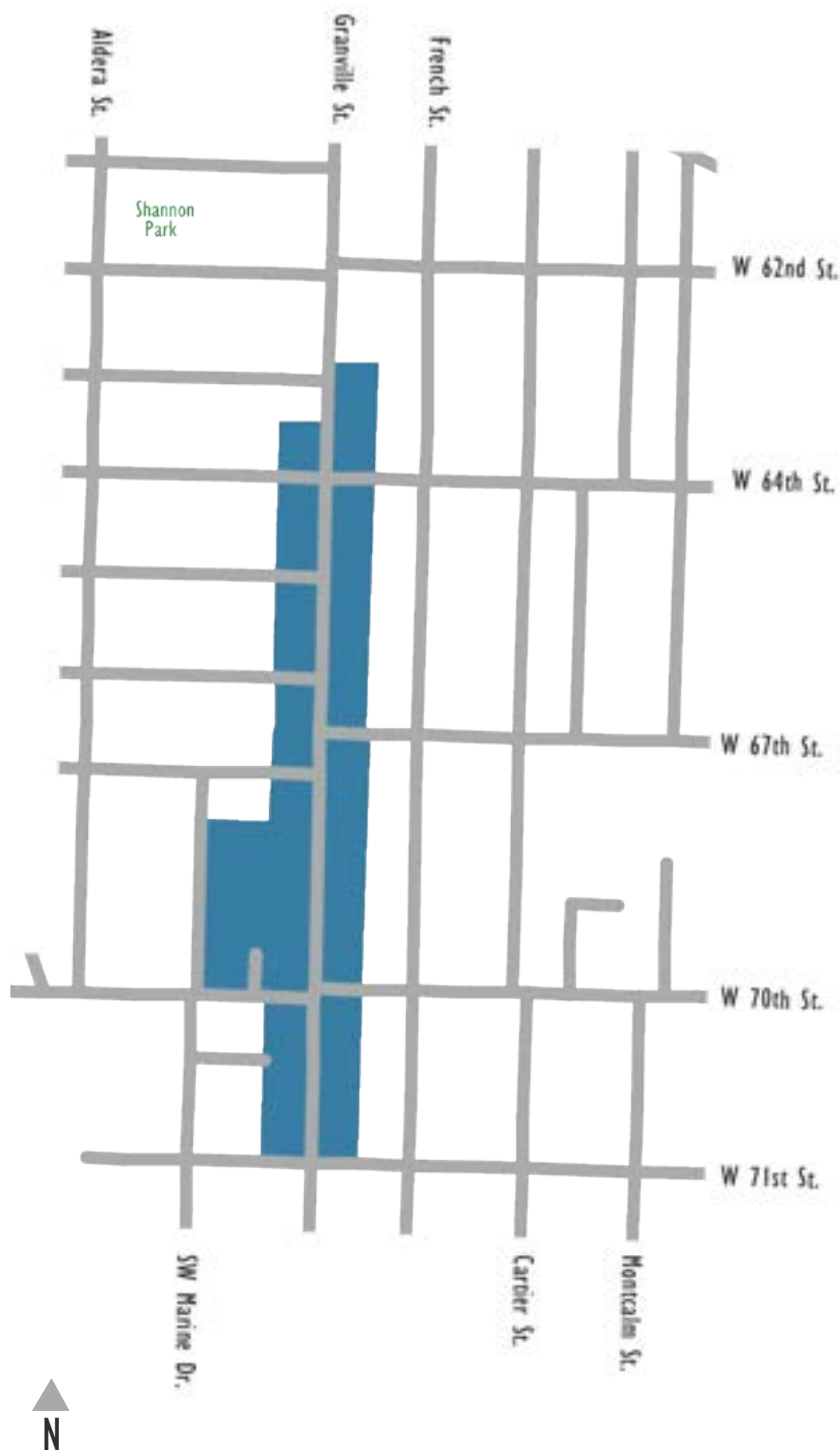
*The data only includes visitors living within 50km of the BIA

13

MARPOLE BIA

i.

FOUNDED IN
2000 AND
OPERATED BY
THE MARPOLE
BUSINESS
ASSOCIATION.



MARPOLE BIA MAP



MARPOLE AT A GLANCE.

The Marpole business improvement area generally covers both sides of Granville Street from West 63rd in the north to West 71st Avenue in the south.

128
TOTAL
STOREFRONTS

8
LINEAR
BLOCKS

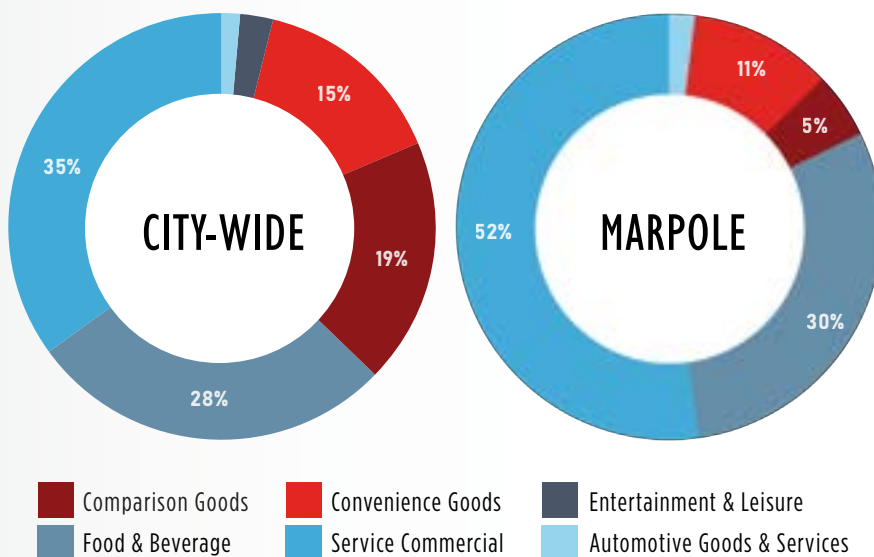
87
COMMERCIAL
PROPERTIES



<https://govancity.com/neighbourhoods/marpole/>

COMMERCIAL MIX

The largest category of retail in the Marpole BIA is Service Commercial (52%) followed by Food & Beverage (30%). Service Commercial is proportionally much more common in the BIA than it is city-wide (35%).





72%

OF BUSINESSES IN THE MARPOLE BIA ARE INDEPENDENT

Most businesses (72%) in the BIA are independent. This is a decrease to the rate in 2020 (76%) but lower than the city-wide rate (77%).



83

Independent Retail
Storefronts



32

Chain Retail
Storefronts

▲
-3.9%

Change in share of
Independent stores
since 2020.



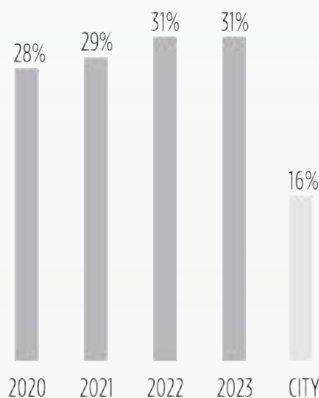
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE MARPOLE BIA ARE PROFESSIONAL SERVICES**, FOOD SERVICES** AND PERSONAL SERVICES**.



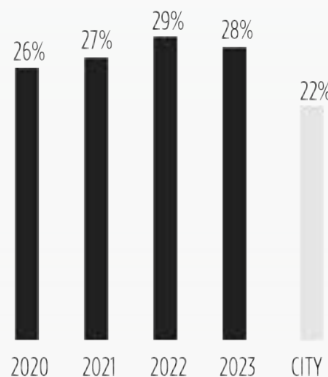
PROFESSIONAL SERVICES

Professional Services (e.g., medical and dental practices, insurance, and financial services), at 31% of BIA storefronts, is twice as common in the BIA than city-wide (16%).



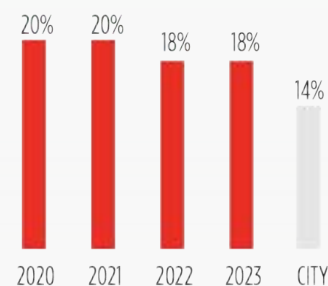
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants), at 28% of BIA storefronts, is more common in the BIA than city-wide (22%).



PERSONAL SERVICES

Personal services (e.g., hair salons, barber shops, dry cleaners and shoe repairs), at 18% of BIA storefronts, has dropped in recent years, but is still more common in the BIA than city-wide (14%).



*Business types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **3.5%** to **7.0%** in the Marpole BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 9 vacant storefronts in, a decrease of 5 vacancies compared to 2022.

7.0%

Storefront Vacancy
Rate

-3.6%

Compared to
City-Wide Total

-3.5%

Change since 2022

CITY WIDE

2023

10.6%

MARPOLE

2023

7.0 %

2022

10.5%

2021

15.8%

2020

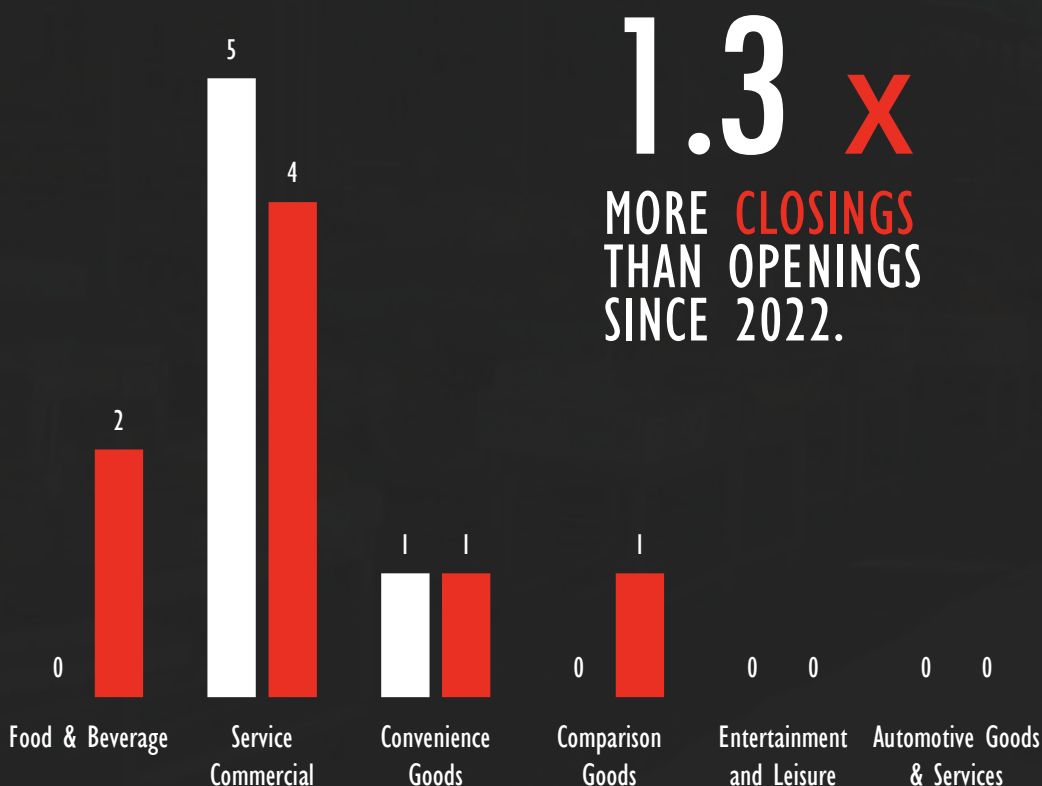
12.0%

The Marpole BIA has a healthy vacancy rate of 7.0% continuing the steady decline after peaking at 15.8% in 2021.

Note: There are more closings than openings and a decrease in vacancy due to the demolition of 5 vacant sites from 2022. The new storefronts will be added to the inventory once constructed.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 10.2% OF STOREFRONTS IN THE MARPOLE BIA. THIS INCLUDED 6 NEW BUSINESSES THAT OPENED AND 8 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements.
See Methodology and Assumptions section for more details.

SALES AND VISITATION

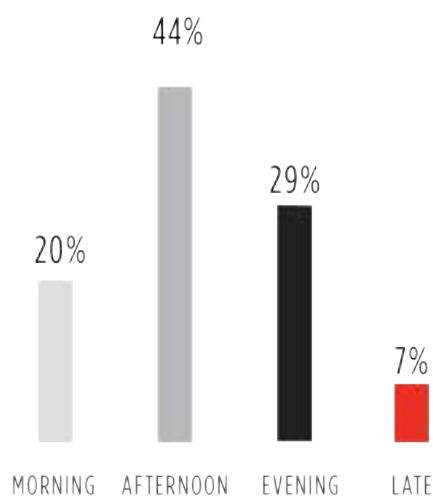
Dollars spent in the Marpole BIA are up between 2021 and 2022.

+16%

AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

44%

OF VISITS ARE IN THE
AFTERNOON.



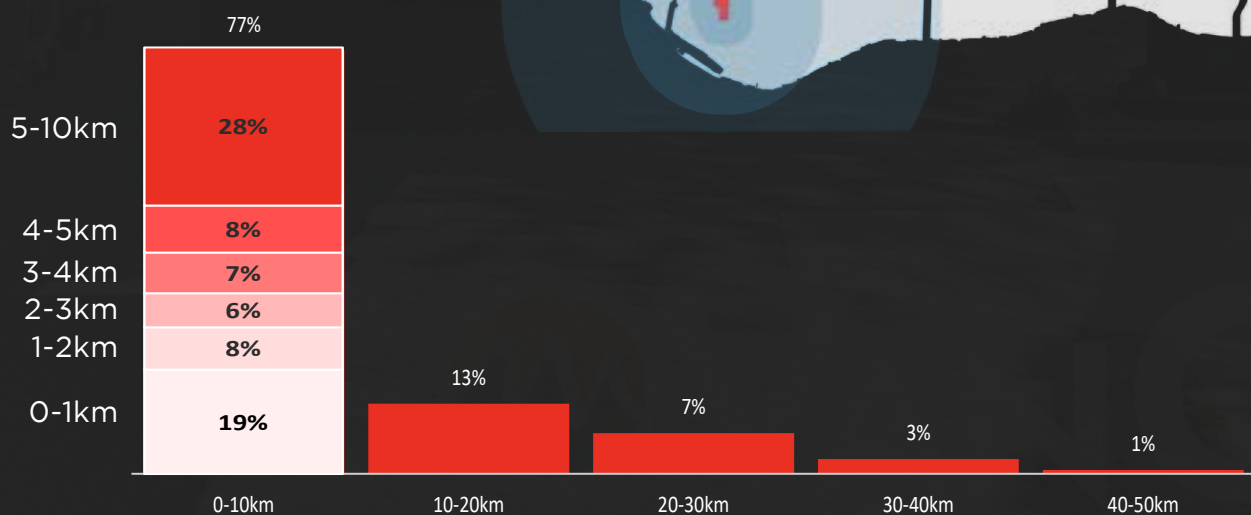
ORIGIN OF VISITORS*

26% of visits come from the local neighbourhood (people living within 2km of the BIA) and 48% come from within 5km.



77%

OF VISITORS ARE FROM WITHIN 10KM.



*The data only includes visitors living within 50km of the BIA

14

MOUNT PLEASANT BIA

i.

FOUNDED IN 1989 AND OPERATED BY
THE MOUNT PLEASANT COMMERCIAL
IMPROVEMENT SOCIETY.



MOUNT PLEASANT BIA MAP



MOUNT PLEASANT AT A GLANCE.

The Mount Pleasant improvement area generally covers West Broadway Alberta Street to Prince Albert Street, Kingsway from Fraser Street to Main Street, and Main Street from West 19th to West 2nd Avenue.

516
TOTAL
STOREFRONTS

49
LINEAR
BLOCKS

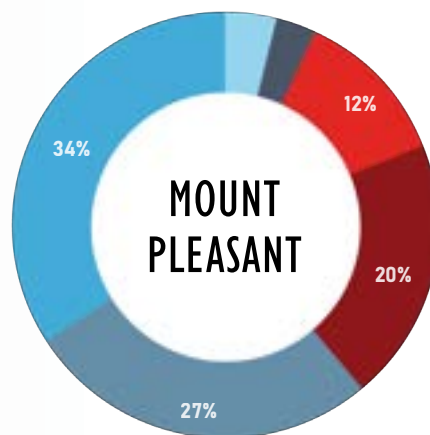
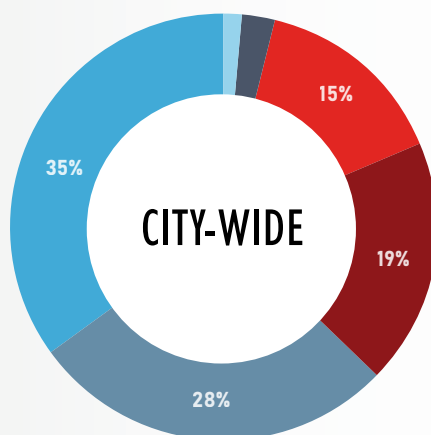
244
COMMERCIAL
PROPERTIES



<https://govancity.com/neighbourhoods/mount-pleasant-west/>

COMMERCIAL MIX

The largest category of retail in the Mount Pleasant BIA is Service Commercial (34%) followed by Food & Beverage (27%). The composition of commercial mix is generally similar to the city as a whole.





84%

OF BUSINESSES IN THE MOUNT PLEASANT BIA ARE INDEPENDENT

Most businesses (84%) in the BIA are independent. This is unchanged since 2020 (84%) and higher than the city-wide rate (77%).



362

Independent Retail
Storefronts



67

Chain Retail
Storefronts

+0.8%

Change in share of
Independent stores
since 2020.



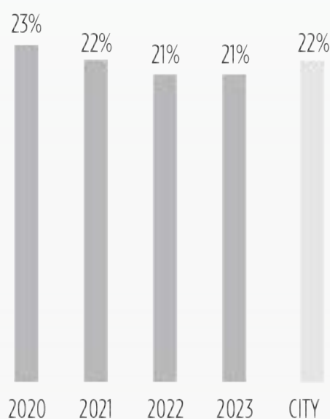
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE MOUNT PLEASANT BIA ARE FOOD SERVICES**, PROFESSIONAL SERVICES** AND PERSONAL SERVICES**.



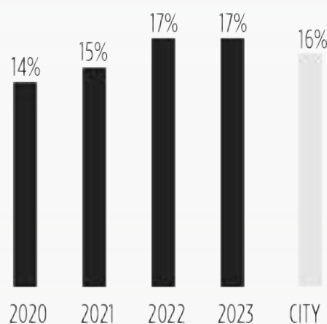
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants), at 21% of BIA storefronts, has decreased over the past three years.



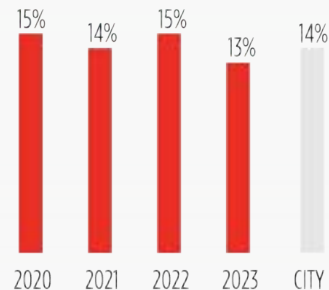
PROFESSIONAL SERVICES

Professional Services (e.g., medical and dental practices, insurance, and financial services), at 17% of BIA storefronts, has steadily increased since 2020.



PERSONAL SERVICES

Personal services (e.g., hair salons, barber shops, dry cleaners, and shoe repairs), at 13% of BIA storefronts, is comparable to the city-wide average (14%).



*Business types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **2.3%** to **13.2%** in the Mount Pleasant BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 68 vacant storefronts, a decrease of 11 vacancies since 2022.

13.2%

Storefront Vacancy
Rate

CITY WIDE

2023

10.6%

MOUNT PLEASANT

2023

13.2%

2022

15.1%

2021

14.7%

2020

13.3%

+2.6%

Compared to
City-Wide Total

-1.9%

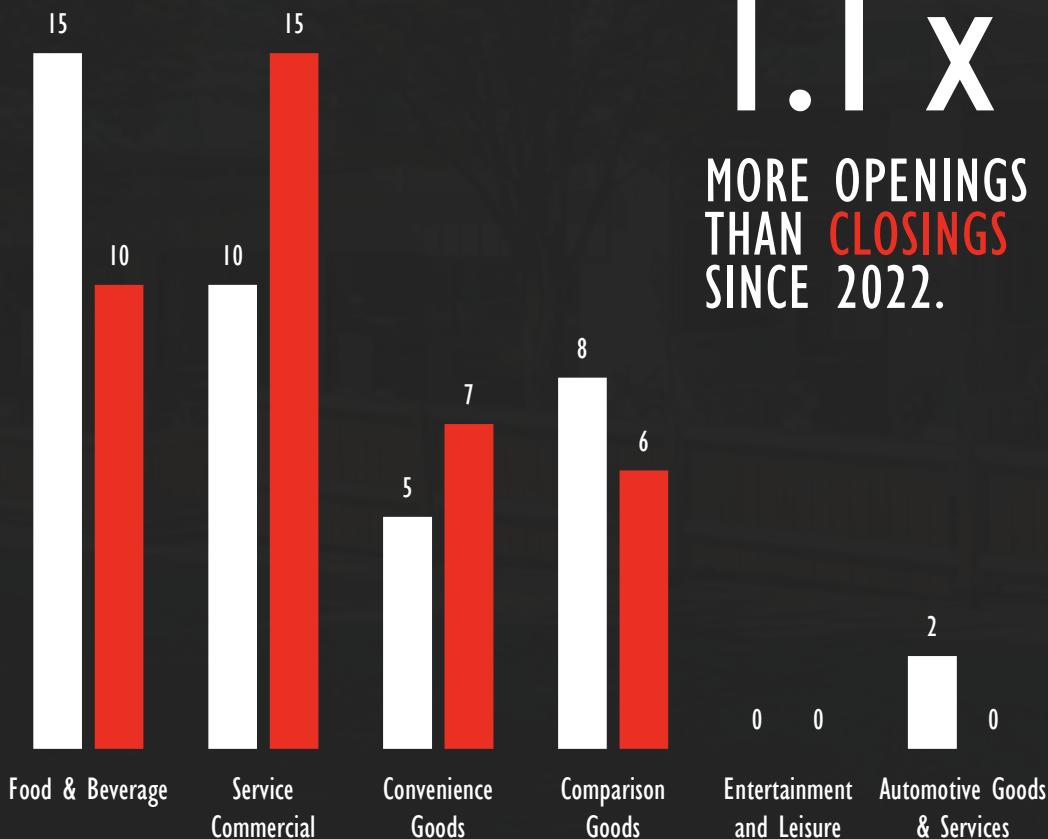
Change since 2022

The Mount Pleasant BIA vacancy rate has slightly decreased at 13.2% compared to 15.1% in 2022 and 14.7% in 2021.

Note: The total number of storefronts increased by 5 accounting for the decrease in the vacancy rate while only 2 more openings than closings.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 12.2% OF STOREFRONTS IN THE MOUNT PLEASANT BIA. THIS INCLUDED 40 NEW BUSINESSES THAT OPENED AND 38 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements. See Methodology and Assumptions section for more details.

SALES AND VISITATION

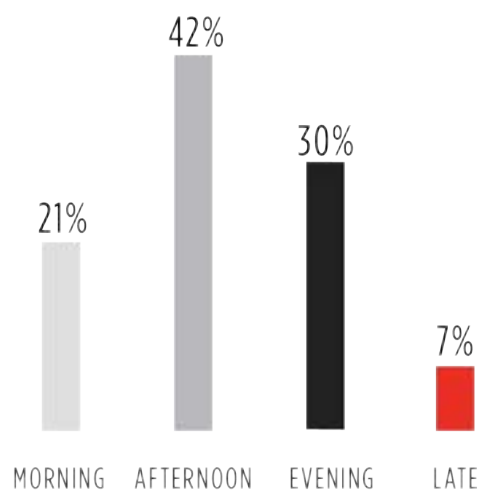
Dollars spent in the Mount Pleasant BIA are up between 2021 and 2022.

+11 %

**AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).**

42%

**OF VISITS ARE IN THE
AFTERNOON.**



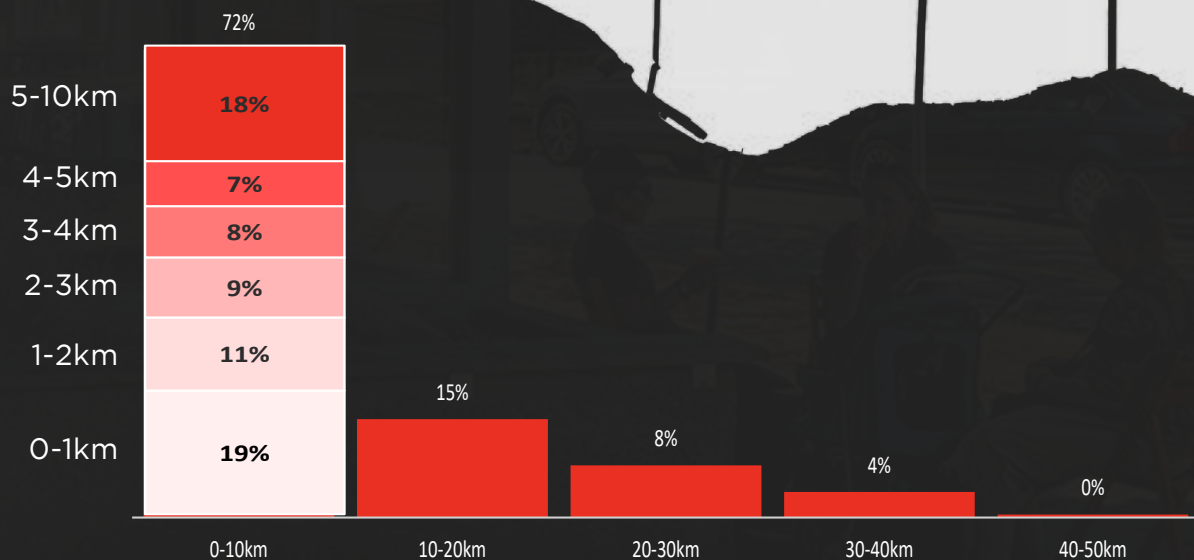
ORIGIN OF VISITORS*

30% of visits to the BIA are from people living in the local neighbourhood (within 2km) and 54% are from within 5km.



72%

OF VISITORS ARE FROM WITHIN 10KM.



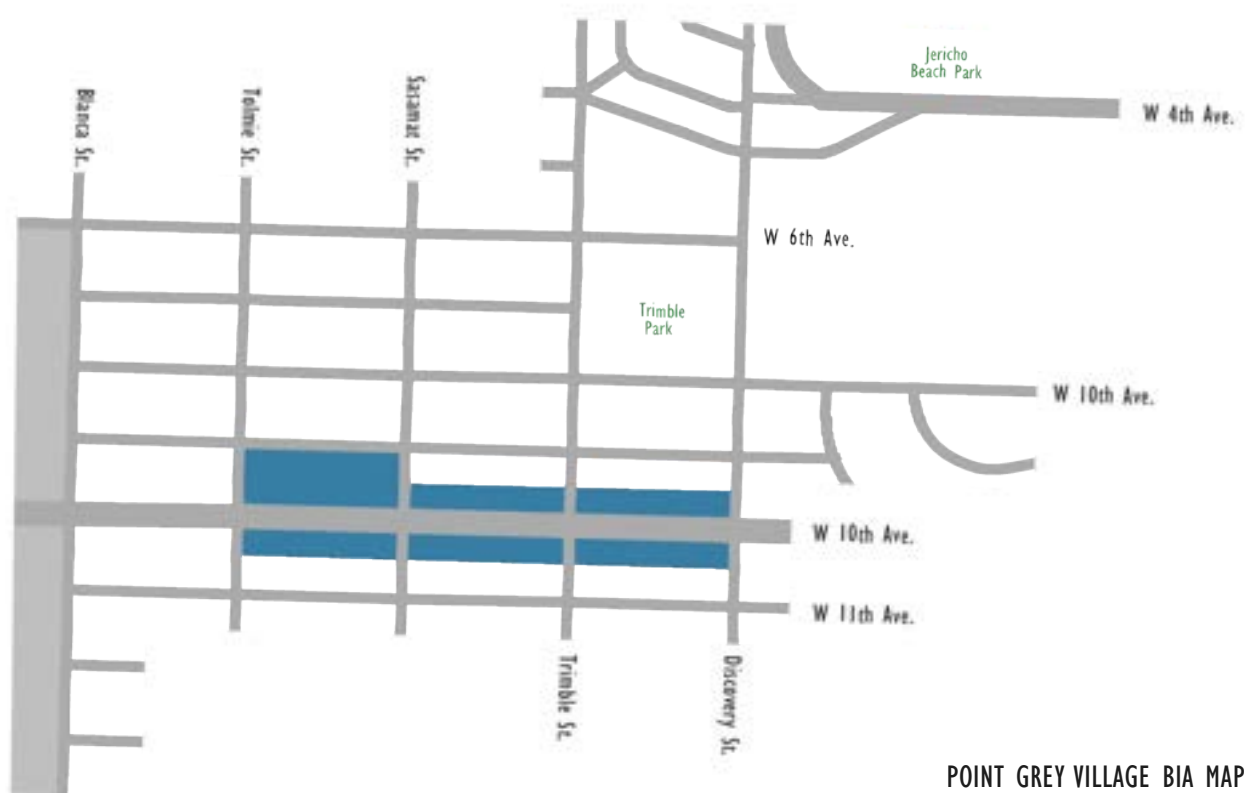
*The data only includes visitors living within 50km of the BIA

15

POINT GREY VILLAGE BIA

i.

FOUNDED IN 2004 AND OPERATED
BY THE POINT GREY VILLAGE
BUSINESS ASSOCIATION.





POINT GREY VILLAGE AT A GLANCE.

The Point Grey Village business improvement area generally covers both sides of West 10th Avenue from Tolmie Street in the west to Discovery Street in the east.

119
TOTAL
STOREFRONTS

3
LINEAR
BLOCKS

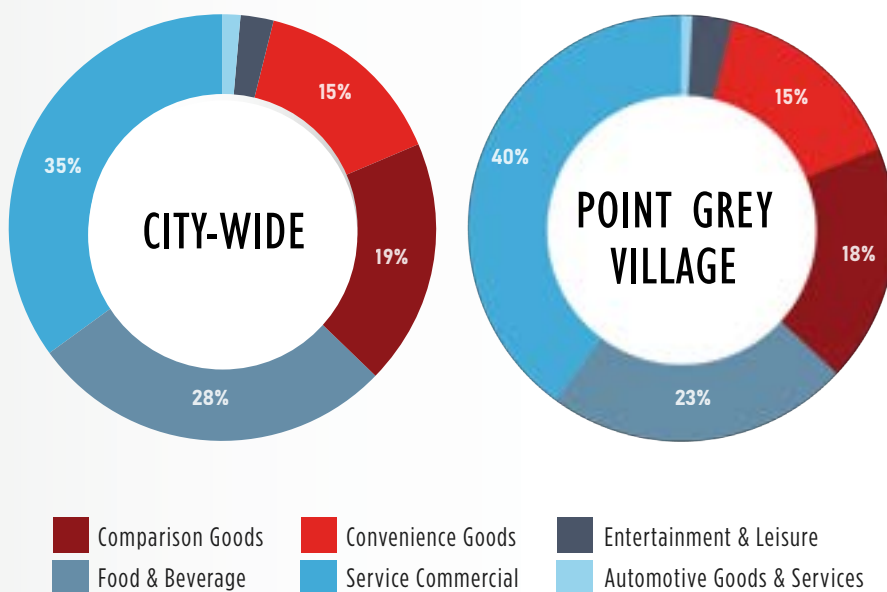
78
COMMERCIAL
PROPERTIES



<https://pointgreyvillage.ca/eateries/>

COMMERCIAL MIX

The largest category of retail in the Point Grey Village BIA is Service Commercial (40%) followed by Food & Beverage (23%). The proportion of Service Commercial storefronts is 5% higher in the BIA than city-wide.





79%

OF BUSINESSES IN THE POINT GREY
VILLAGE BIA ARE INDEPENDENT

Most businesses (79%) in the BIA are independent. This is an increase to the rate in 2020 (75%) and higher than the city-wide rate (77%).



78

Independent Retail
Storefronts

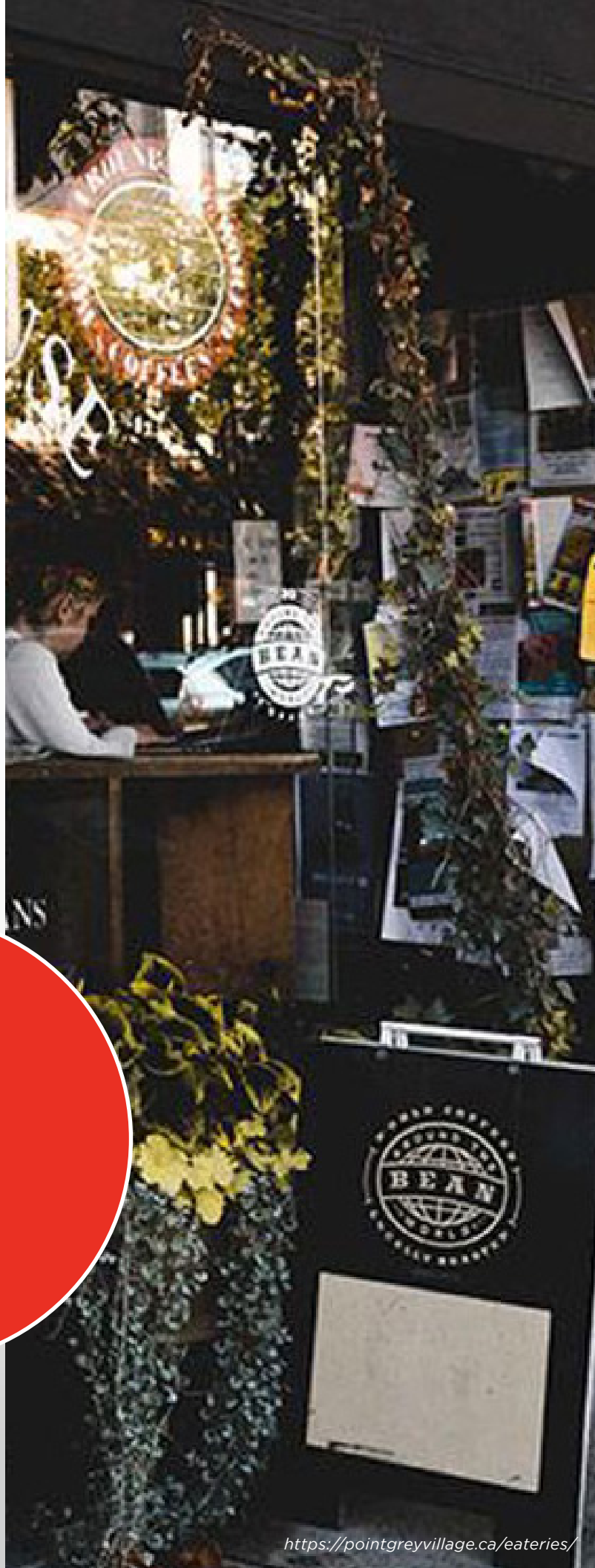


21

Chain Retail
Storefronts

▲
+4.3%

Change in share of
Independent stores
since 2020.



BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE POINT GREY VILLAGE BIA ARE **FOOD SERVICES****, **PROFESSIONAL SERVICES**** AND **PERSONAL SERVICES****.



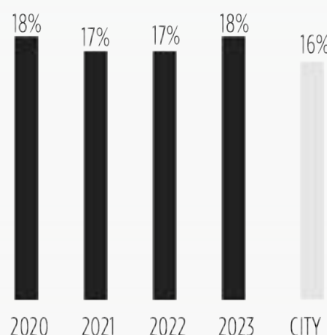
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants), at 21% of BIA storefronts, has been consistent for several years and is comparable with the city-wide average (22%).



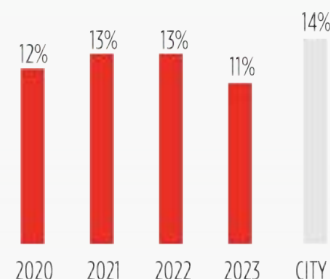
PROFESSIONAL SERVICES

Professional Services (e.g., medical and dental practices, insurance and financial services), at 18% of BIA storefronts, has been fairly steady and is slightly higher than city-wide average (16%).



PERSONAL SERVICES

Personal services (e.g., hair salons, barber shops, dry cleaners and shoe repairs) has dropped recently to 11% of BIA storefronts, and is now notably lower than the city-wide average (14%).



*Business types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **3.2%** to **14.3%** in the Point Grey Village BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 17 vacant storefronts, a decrease of 4 vacancies compared to 2022.

14.3%

Storefront Vacancy
Rate

CITY WIDE

2023

10.6%

POINT GREY

2023

14.3%

2022

17.5%

2021

17.4%

2020

16.5%

+3.7%

Compared to
City-Wide Total

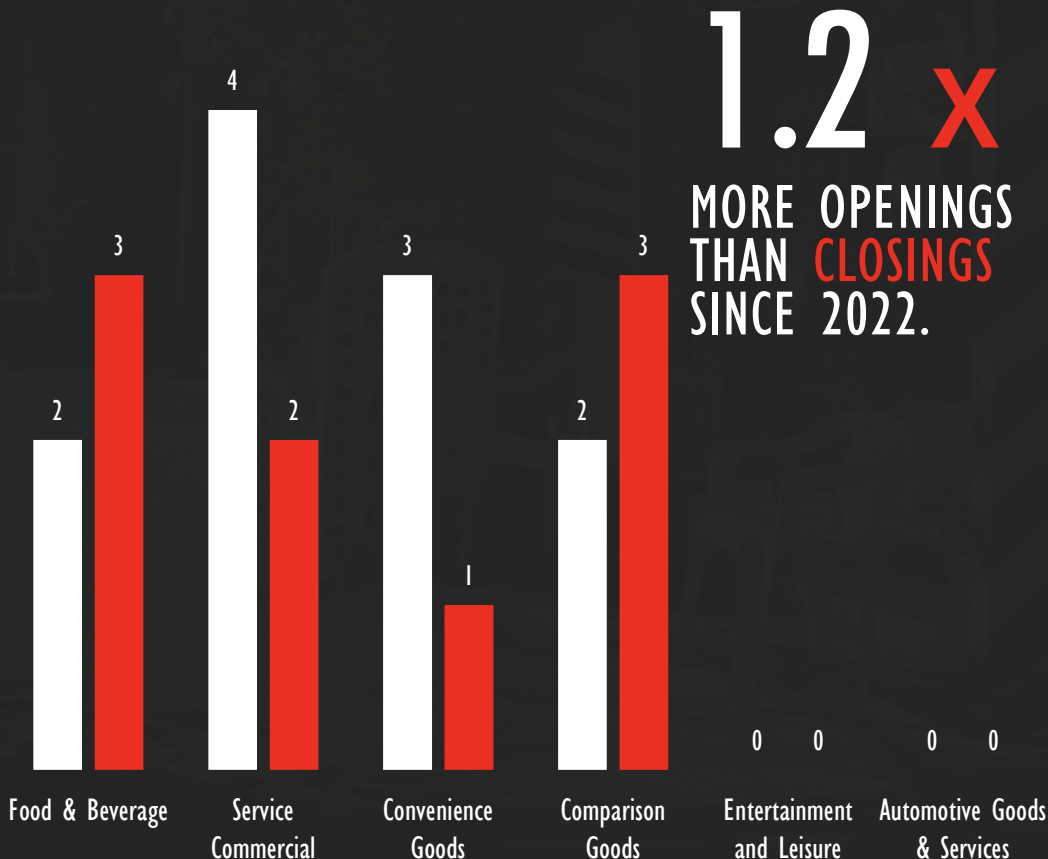
-3.2%

Change since 2022

The Point Grey Village vacancy rate dropped for the first time in four years to 14.3% down from the high of 17.5% last year.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 15.1% OF STOREFRONTS IN THE POINT GREY VILLAGE BIA. THIS INCLUDED 11 NEW BUSINESSES THAT OPENED AND 9 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements.
See Methodology and Assumptions section for more details.

SALES AND VISITATION

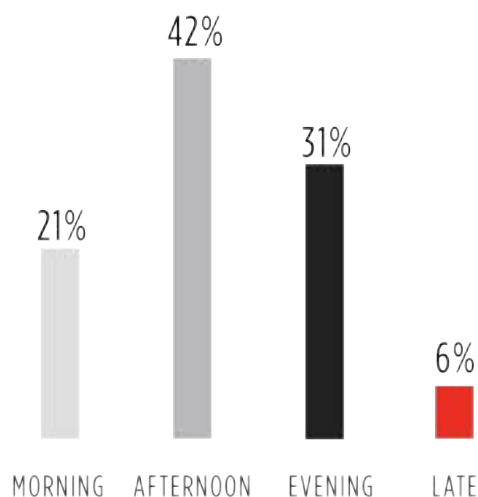
Dollars spent in the Point Grey Village BIA were up between 2021 and 2022.

+5%

AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

42%

OF VISITS ARE IN THE
AFTERNOON.



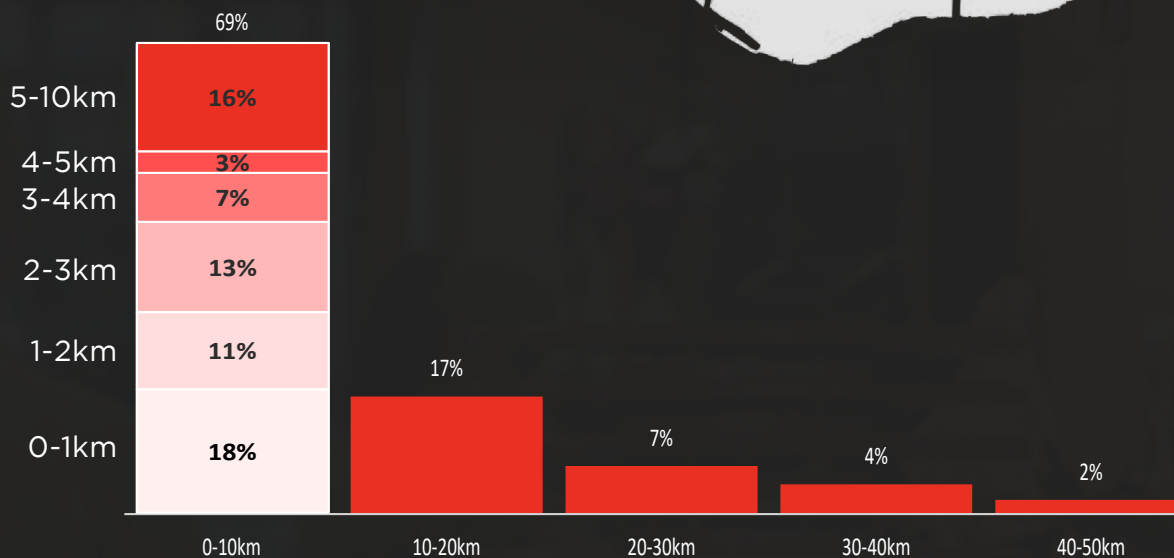
ORIGIN OF VISITORS*

29% of visits to the BIA are from people living locally (less than 2km away), and 53% come from within 5km of the BIA.



69%

OF VISITORS ARE FROM WITHIN 10KM.



*The data only includes visitors living within 50km of the BIA

16

ROBSON STREET BIA

i.

FOUNDED IN 1991 AND OPERATED
BY THE ROBSON STREET BUSINESS
ASSOCIATION.



ROBSON STREET BIA MAP



ROBSON STREET AT A GLANCE.

The Robson Street BIA covers Robson Street from Jervis Street on the northwest (including a block-face on Alberni Street) to Burrard Street on the southeast.

142
TOTAL
STOREFRONTS

3
LINEAR
BLOCKS

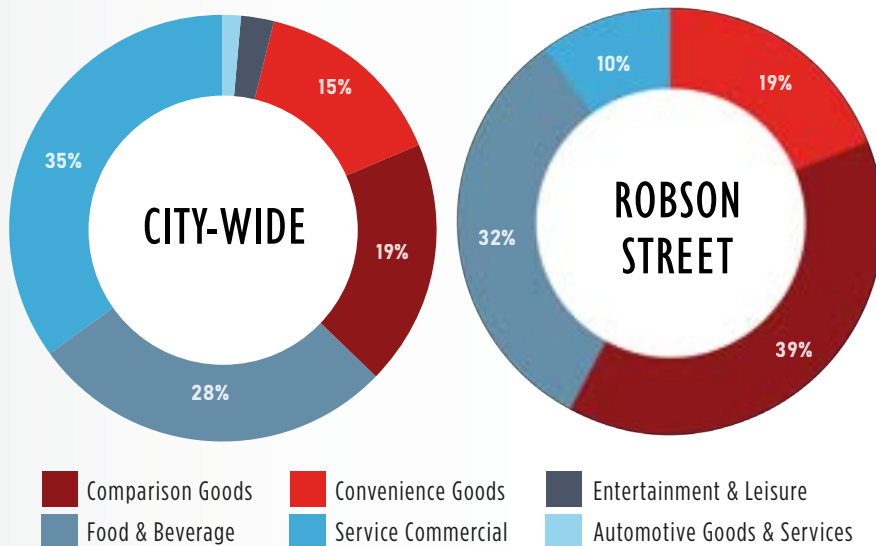
55
COMMERCIAL
PROPERTIES



<https://govancity.com/neighbourhoods/downtown-vancouver/>

COMMERCIAL MIX

The largest category of retail in the Robson Street BIA is Comparison Goods (39%), which is present at more than double the city-wide proportion (19%). Food & Beverage is the second most common category in the BIA (32%).





43%

BUSINESSES IN THE ROBSON STREET BIA ARE INDEPENDENT

Most businesses (57%) in the BIA are occupied by chains, with 43% occupied by independent businesses. This is an increase to the rate in 2020 (36%) but much lower than the city-wide proportion (77%).



53

Independent Retail
Storefronts



71

Chain Retail
Storefronts

+7.0%

Change in share of
Independent stores
since 2020.



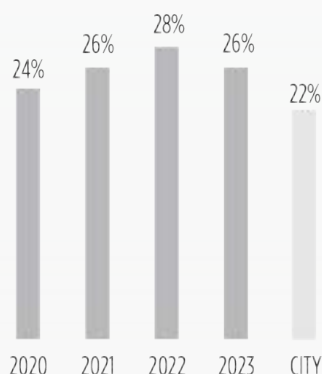
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE ROBSON STREET BIA ARE **FOOD SERVICES****, **CLOTHING**** AND **FOOD RETAIL****.



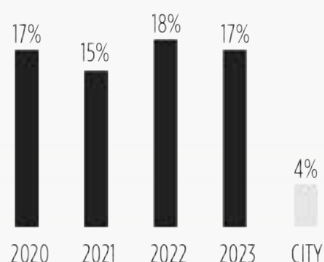
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants), at 26% of BIA storefronts, is more common in the BIA than city-wide (22%).



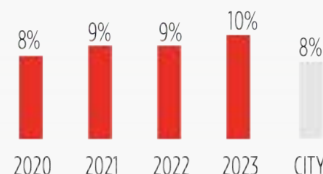
CLOTHING

Clothing Retail, at 17% of BIA storefronts, is four times as large as the city-wide average (4%).



FOOD RETAIL

Food Retail (e.g., supermarkets, grocery/corner stores, and convenience stores), at 10% of BIA storefronts, is slightly larger than the city-wide average (8%).



*Business types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **4.9%** to **10.6%** in the Robson Street BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 15 vacant storefronts, a decrease of 7 vacancies compared to 2022.

10.6%

Storefront Vacancy
Rate

CITY WIDE

2023

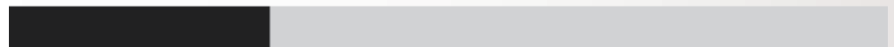
10.6%



ROBSON

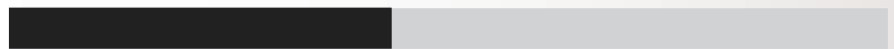
2023

10.6%



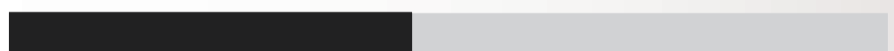
2022

15.5 %



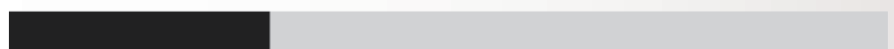
2021

16.3 %



2020

10.6 %



0.0%

Compared to
City-Wide Total

-4.9%

Change since 2022

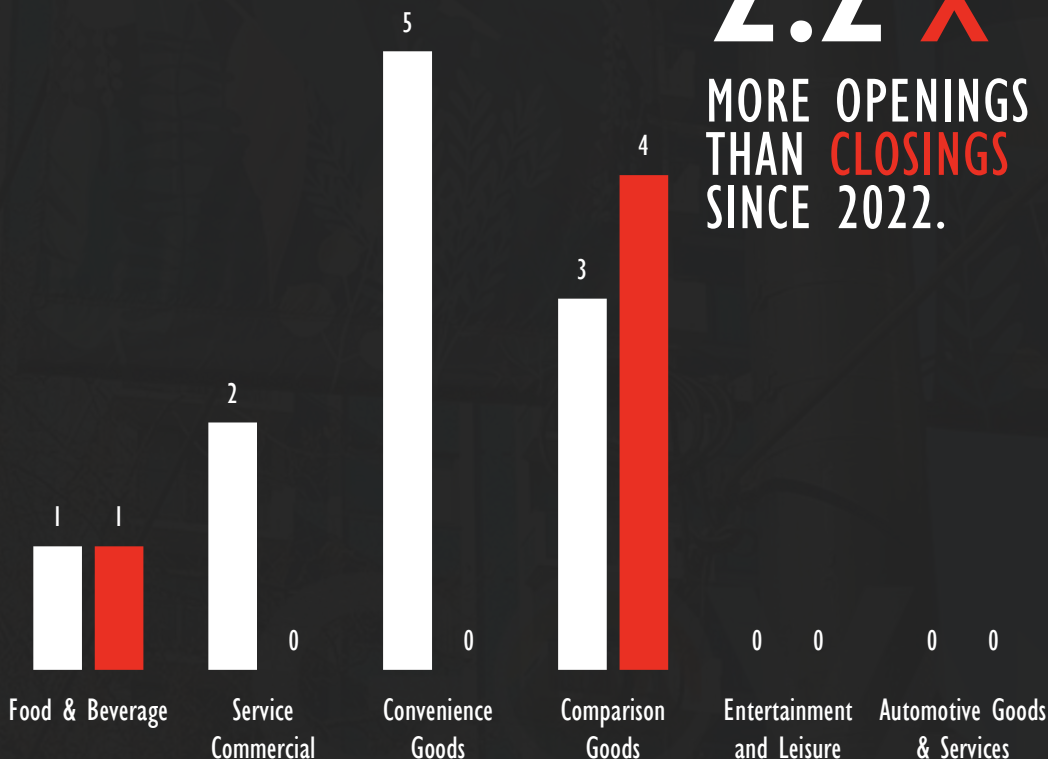
The Robson Street BIA vacancy rate has returned to the pre-pandemic rate of 10.6% after jumping to 16.3% in 2021 following a city-wide trend.

Robson also experienced the lowest rate of storefronts change (9.2%) of all BIAs.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 9.2% OF STOREFRONTS IN THE ROBSON STREET BIA. THIS INCLUDED 11 NEW BUSINESSES THAT OPENED AND 5 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS

2.2x
MORE OPENINGS
THAN CLOSINGS
SINCE 2022.



*Became occupied, became vacant, or were in the process of tenant improvements.
See Methodology and Assumptions section for more details.

SALES AND VISITATION

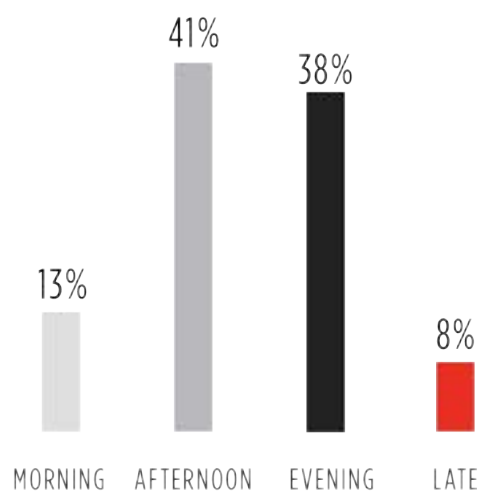
Dollars spent in the Robson Street BIA were significantly up between 2021 and 2022.

+27%

AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

41%

OF VISITS ARE IN THE
AFTERNOON.



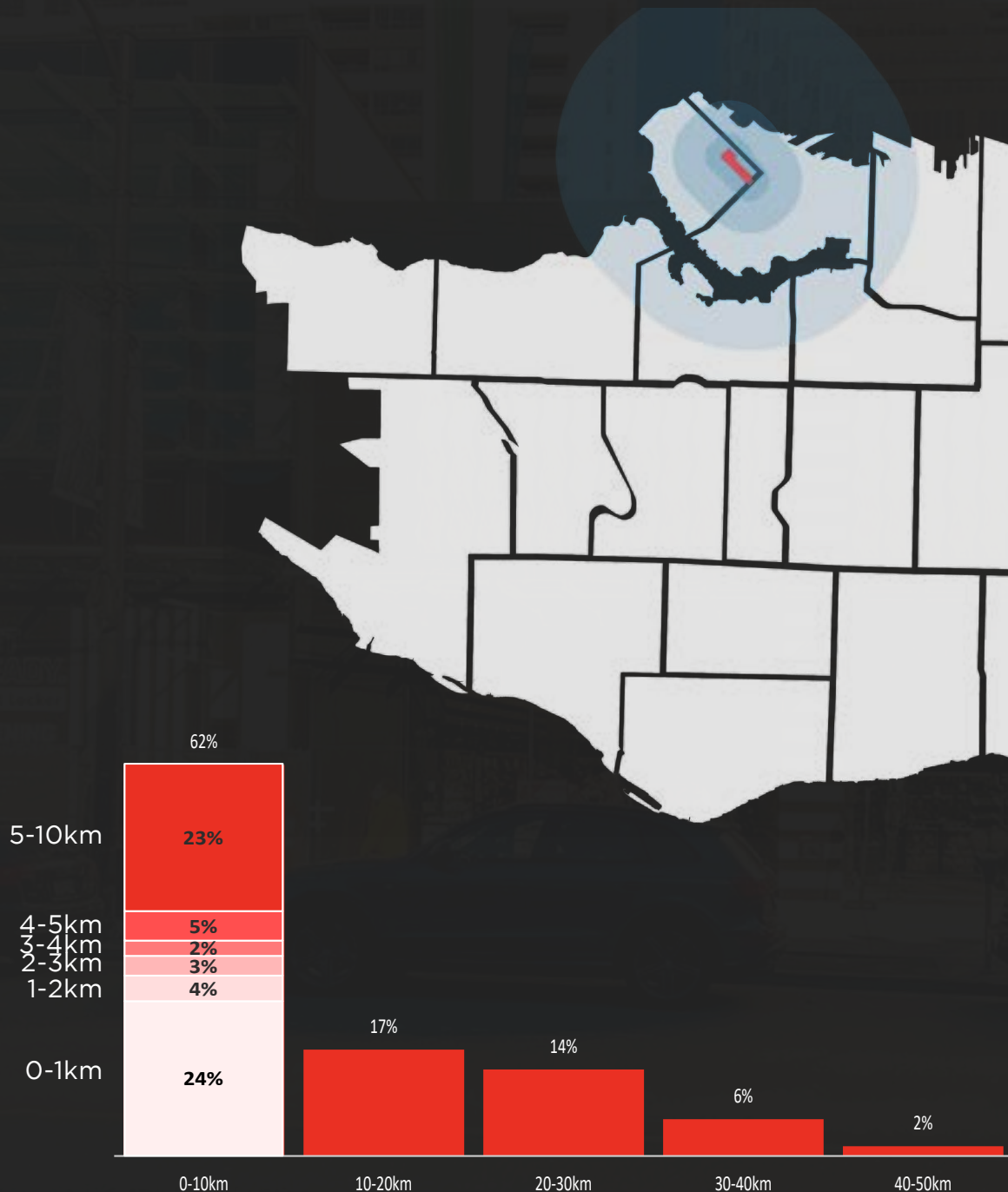
ORIGIN OF VISITORS*

29% of visits were from people living locally (within 2km) with 62% from people living within 10km.



62%

OF VISITORS ARE FROM WITHIN 10KM.



*The data only includes visitors living within 50km of the BIA

17

SOUTH GRANVILLE BIA



i.
FOUNDED IN
1999 AND
OPERATED BY
THE SOUTH
GRANVILLE
BUSINESS
IMPROVEMENT
ASSOCIATION.



SOUTH GRANVILLE AT A GLANCE.

The South Granville BIA generally covers both sides of Granville Street from West 5th in the north to West 16th in the south and includes one square block east of Fir Street between West Broadway and West 10th.

199
TOTAL
STOREFRONTS

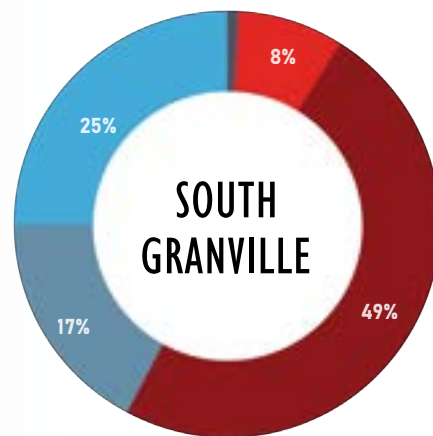
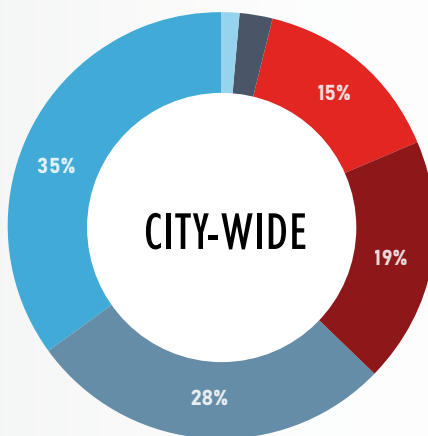
113
LINEAR
BLOCKS

12
COMMERCIAL
PROPERTIES



COMMERCIAL MIX

The largest category of retail in the South Granville BIA is Comparison Goods (49%), which is more than double the city-wide proportion (19%). Service Commercial, the second most common at 25% of storefronts, is proportionally much less common in the BIA than it is city-wide (35%).





60%

OF BUSINESSES IN THE SOUTH GRANVILLE BIA ARE INDEPENDENT

Most businesses (60%) in the BIA are independent. This is an increase to the rate in 2020 (57%) but lower than the city-wide rate (77%).


99

Independent Retail Storefronts


67

Chain Retail Storefronts


+2.9%

Change in share of Independent stores since 2020.



BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE SOUTH GRANVILLE BIA ARE CLOTHING,** PERSONAL SERVICES** AND HOME GOODS**.



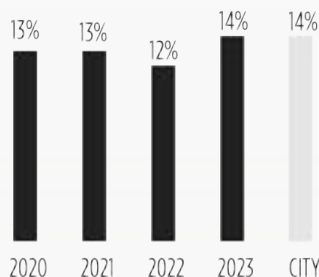
CLOTHING

Clothing Retail, at 17% of BIA storefronts, is over four times as common in the BIA than the city-wide average (4%).



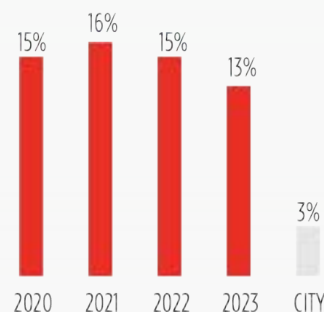
PERSONAL SERVICES

Personal services (e.g., hair salons, barber shops, dry cleaners and shoe repairs), at 14% of storefronts, has increased and now matches the city-wide average (14%).



HOME GOODS

Home Goods Retail (e.g., housewares, appliances, and home furnishings), at 13% of BIA storefronts, has steadily declined, but is still four times larger than the city-wide average (3%).



*Business types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy increased by **1.9%** to **13.6%** in the South Granville BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 27 vacant storefronts, an increase of 4 vacancies compared to 2022.

13.6%

Storefront Vacancy
Rate

+3.0%

Compared to
City-Wide Total

-1.9%

Change since 2022

CITY WIDE

2023

10.6%

SOUTH GRANVILLE

2023

13.6%

2022

11.7%

2021

16.7%

2020

12.2%

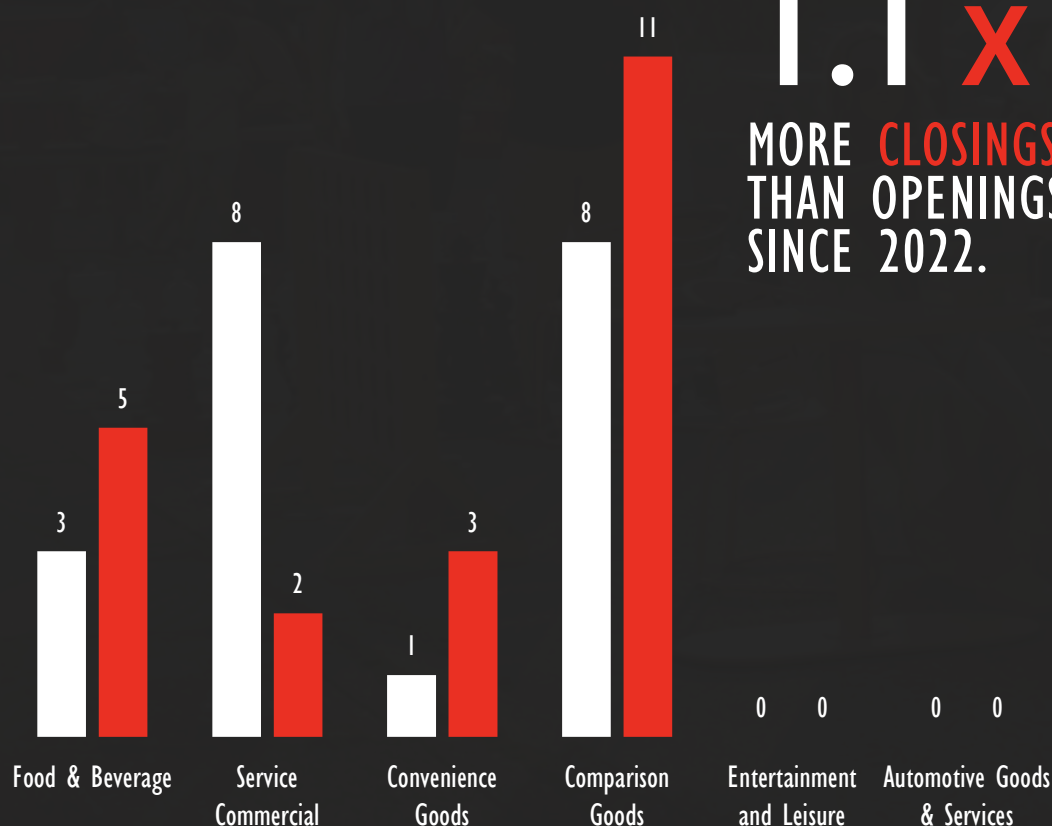
The South Granville BIA vacancy rate rose to 13.6% after recovering to 11.7% last year.

Note: the net increase in closings and the decrease vacancy stem from underlying changes including a few missed sites being added, a non-retail building conversion to a storefront and the removal of sites for construction.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 17.6% OF STOREFRONTS IN THE SOUTH GRANVILLE BIA. THIS INCLUDED 20 NEW BUSINESSES THAT OPENED AND 21 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS

1.1 **X**
MORE THAN CLOSINGS
THAN OPENINGS
SINCE 2022.



*Became occupied, became vacant, or were in the process of tenant improvements.
See Methodology and Assumptions section for more details.

SALES AND VISITATION

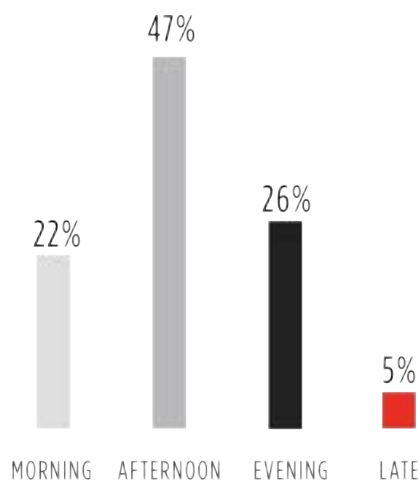
Dollars spent in the South Granville BIA were up significantly between 2021 and 2022.

+22 %

**AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).**

47%

**OF VISITS ARE IN THE
AFTERNOON.**



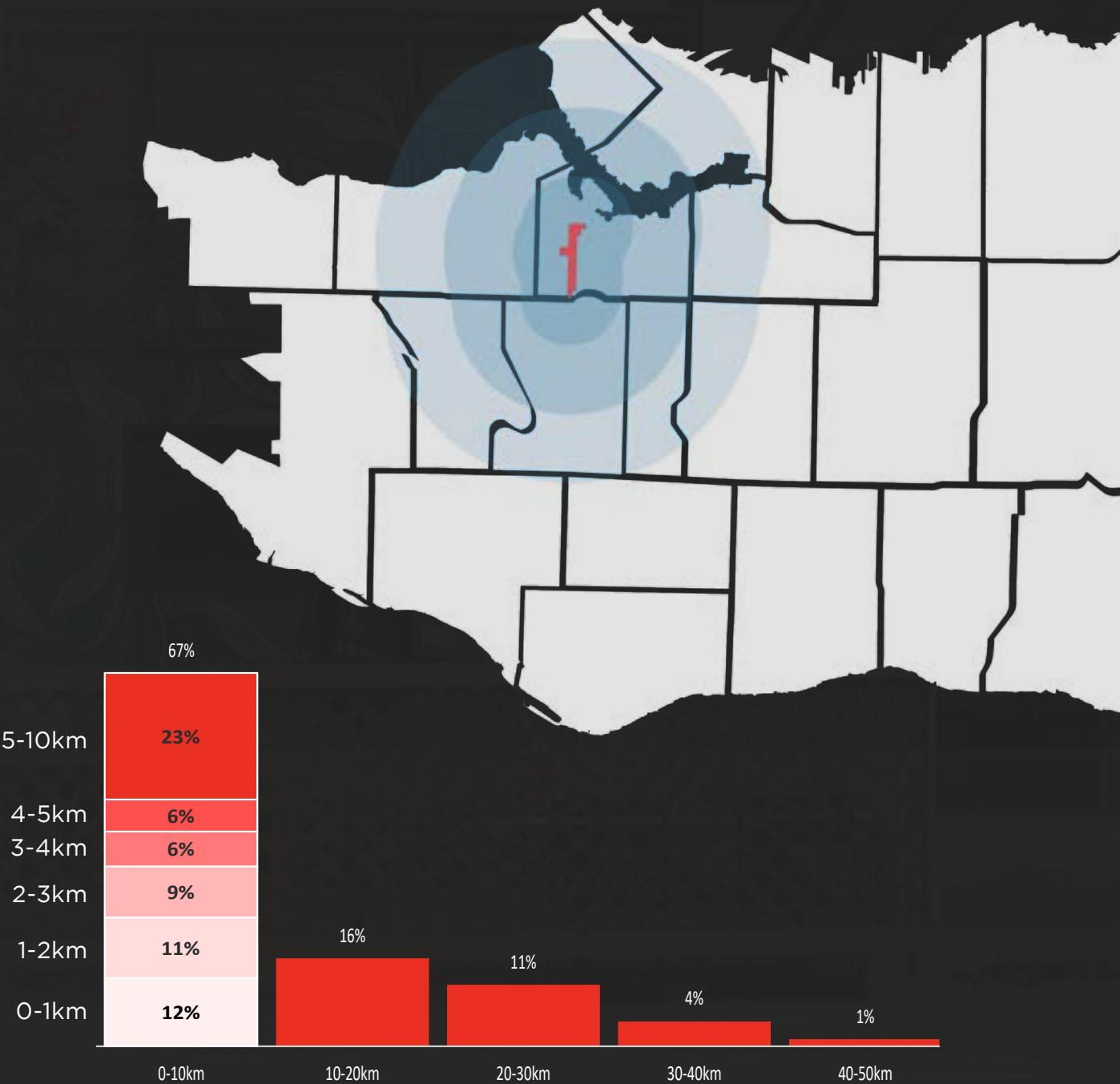
ORIGIN OF VISITORS*

23% of visits come from people living locally (within 2km) and 44% from within 5km.



67%

OF VISITORS ARE FROM WITHIN 10KM.



*The data only includes visitors living within 50km of the BIA

i.

FOUNDED IN 2000 AND OPERATED
BY THE STRATHCONA BUSINESS
IMPROVEMENT ASSOCIATION.





STRATHCONA AT A GLANCE.

The Strathcona BIA is generally bounded by Railway and Powell Streets, Gore Avenue, East Hastings, and Clark Drive including industrial properties south to Venables Street between Raymur Avenue and Clark Drive.

168
TOTAL
STOREFRONTS

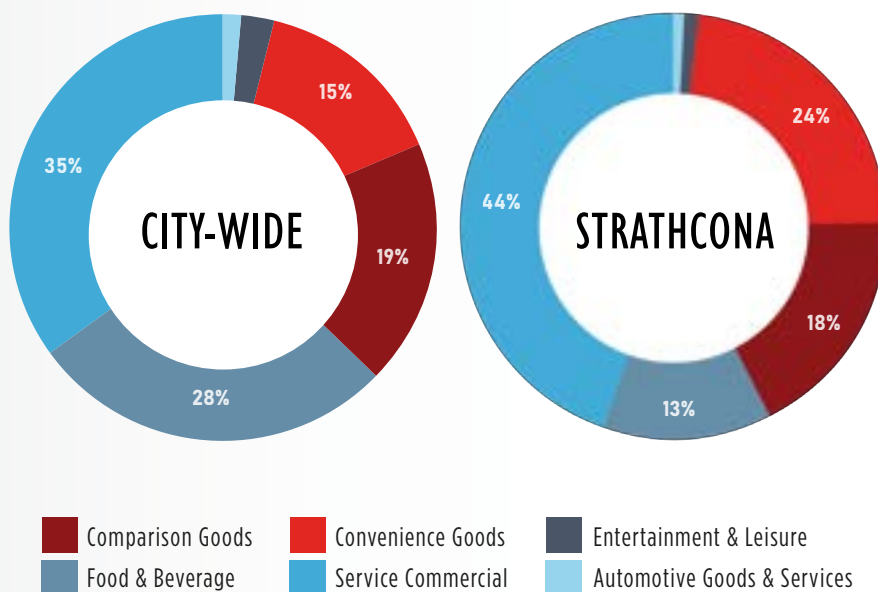
37
LINEAR
BLOCKS

427
COMMERCIAL
PROPERTIES



COMMERCIAL MIX

The largest category of retail in the Strathcona BIA is Service Commercial (44%) followed by Convenience Goods (24%), which are both proportionally more common than in the BIA than they are city-wide.





99%

OF BUSINESSES IN THE STRATHCONA BIA ARE INDEPENDENT

Strathcona has the highest rate of independent businesses of all BIAs (99%) unchanged since 2020 (99%) and much higher than the city-wide rate (77%).



112

Independent Retail
Storefronts



Chain Retail
Storefronts

+0.3%

Change in share of
Independent stores
since 2020.



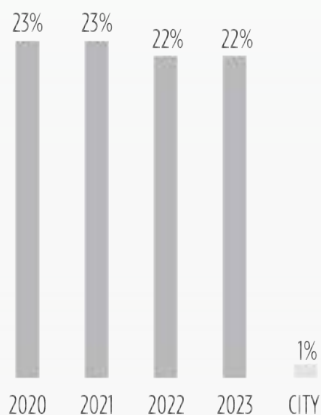
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE STRATHCONA BIA ARE COMMUNITY SERVICES**, FOOD RETAIL** AND FOOD SERVICES**.



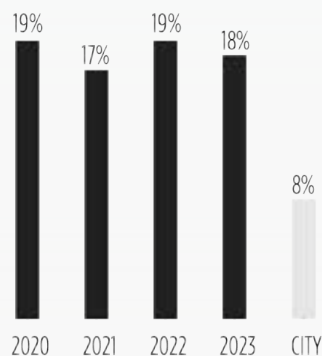
COMMUNITY SERVICES

Community Services are 20 times more common in the BIA (22% of BIA storefronts), than the city-wide average (1%).



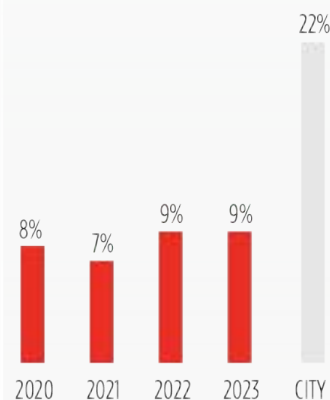
FOOD RETAIL

Food Retail (e.g., supermarkets, grocery/corner stores, and convenience stores), at 18% of BIA storefronts, is more than double the city-wide average (8%).



FOOD SERVICES

Food Services (e.g., fast food and full service restaurants), at 9% of BIA storefronts, has been steady but much lower than the city-wide average (22%).



*Business types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy increased by **1.5%** to **18.5%** in the Strathcona BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 31 vacant storefronts, an increase of 3 vacancies compared to 2022.

22%

Storefront Vacancy
Rate

CITY WIDE

2023

10.6%

STRATHCONA

2023

22.0%

2022

17.0%

2021

24.4%

2020

29.1%

+11.4%

Compared to
City-Wide Total

+5.1%

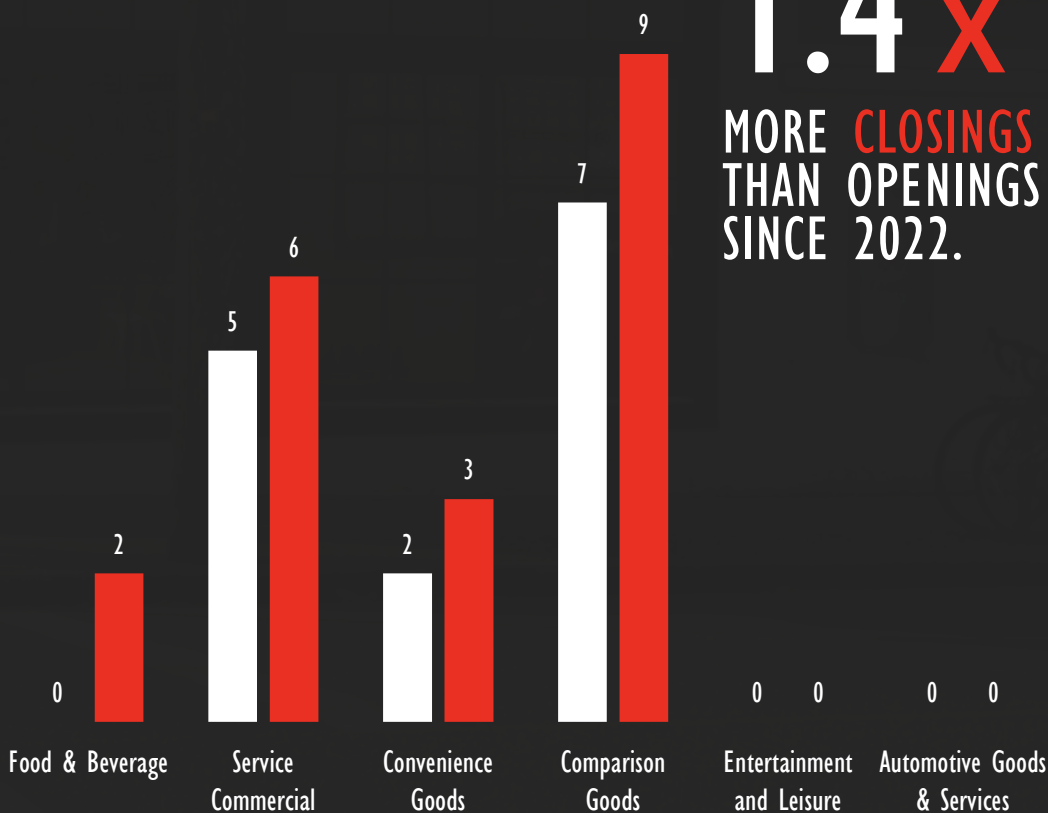
Change since 2022

Strathcona has one of the highest vacancy rates at 18.5% up since last year (17.0%) but lower than the peak of 29.1% in 2020. This trend is consistent with other BIAs in the area and in contrast to the consistent decline across the rest of the city.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 14.9% OF STOREFRONTS IN THE STRATHCONA BIA BIA. THIS INCLUDED 14 NEW BUSINESSES THAT OPENED AND 20 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS

1.4x
MORE CLOSINGS
THAN OPENINGS
SINCE 2022.



*Became occupied, became vacant, or were in the process of tenant improvements. See Methodology and Assumptions section for more details.

SALES AND VISITATION

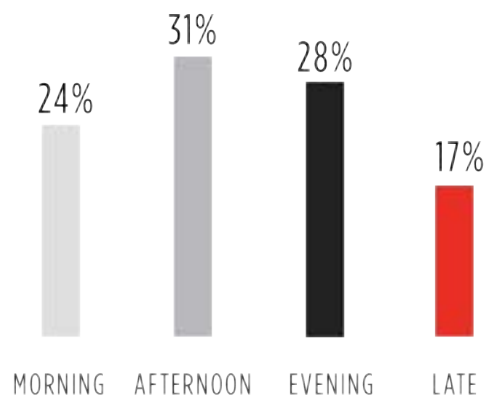
Dollars spent in the Strathcona BIA are up between 2021 and 2022.

+16%

AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

31%

OF VISITS ARE IN THE
AFTERNOON.



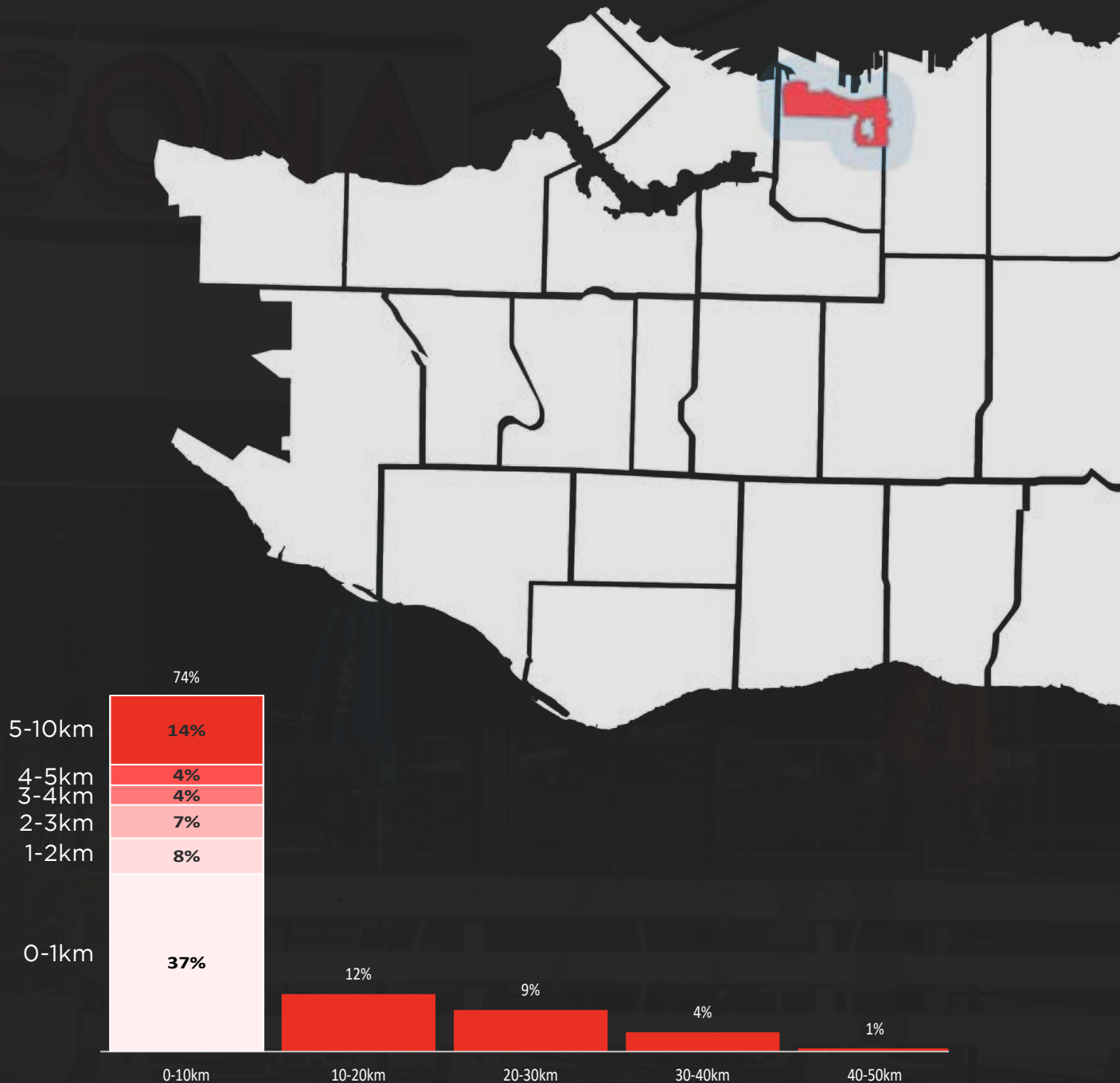
ORIGIN OF VISITORS*

45% of visits are from people living locally (less than 2km away) and 60% coming from within 5km.



74%

OF VISITORS ARE FROM WITHIN 10KM.



*The data only includes visitors living within 50km of the BIA



i.

FOUNDED IN
2004 AND
OPERATED
BY THE VICTORIA
DRIVE BUSINESS
IMPROVEMENT
ASSOCIATION.



VICTORIA DRIVE AT A GLANCE.

The Victoria Drive BIA generally covers both sides of Victoria Drive from East 32nd Avenue on the north to one block south of East 54th Avenue on the south.

328
TOTAL
STOREFRONTS

27
LINEAR
BLOCKS

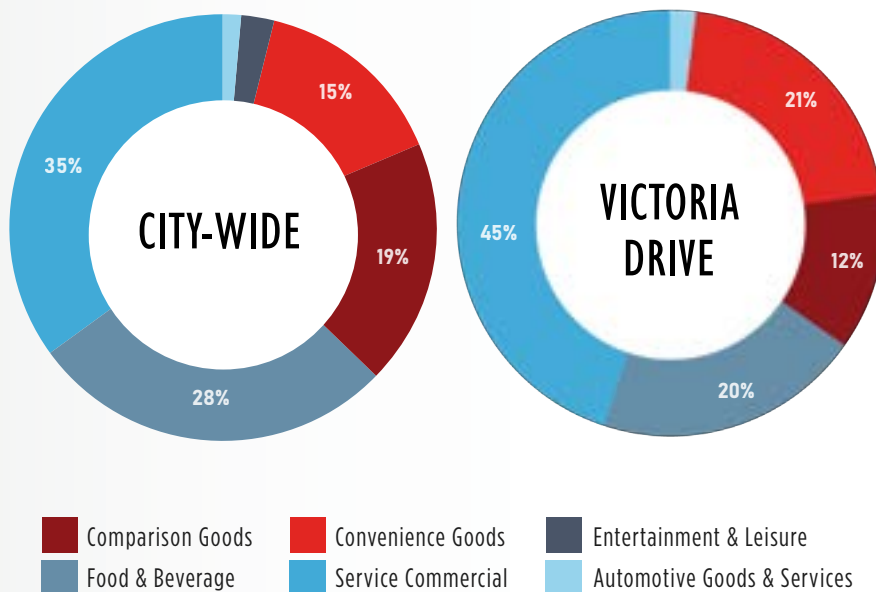
205
COMMERCIAL
PROPERTIES



<https://govancity.com/neighbourhoods/victoria/>

COMMERCIAL MIX

The largest category of retail in the Victoria Drive BIA is Service Commercial (45%) followed by Convenience Goods (21%), both of which are proportionally higher in the BIA than they are city-wide.





87%

Of BUSINESSES IN THE VICTORIA DRIVE BIA ARE INDEPENDENT

Most businesses (87%) in the BIA are independent. This is a decrease to the rate in 2020 (89%) but higher than the city-wide rate (77%).



253

Independent Retail
Storefronts



37

Chain Retail
Storefronts

▲ -1.4%

Change in share of
Independent stores
since 2020.



BUSINESS TYPES

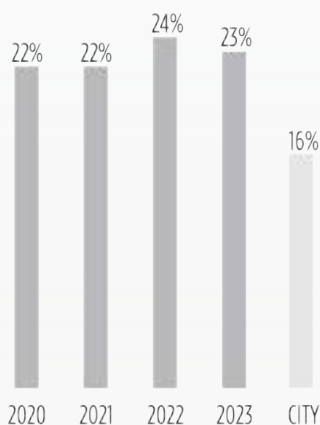
THE **TOP 3 BUSINESS TYPES*** IN THE VICTORIA DRIVE BIA ARE PROFESSIONAL SERVICES**, FOOD SERVICES** AND PERSONAL SERVICES**.

23%



PROFESSIONAL SERVICES

Professional Services (e.g., medical and dental practices, insurance, and financial services), at 23% of BIA storefronts, is significantly larger than the city-wide average (16%).

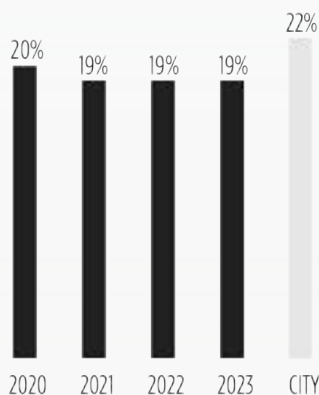


19%



FOOD SERVICES

Food Services (e.g., fast food and full service restaurants), at 19% of BIA storefronts, has remained steady for several years.

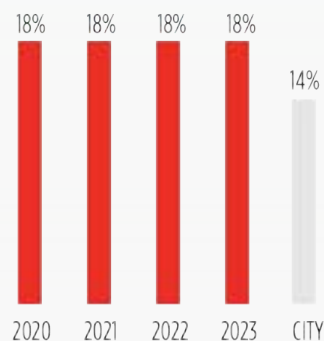


18%



PERSONAL SERVICES

Personal services (e.g., hair salons, barber shops, dry cleaners and shoe repairs), at 18% of BIA storefronts, has been unchanged since 2020.



*Business types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **2.7%** to **8.8%** in the Victoria Drive BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 29 vacant storefronts, a decrease of 9 vacancies compared to 2022.

8.8%

Storefront Vacancy
Rate

CITY WIDE

2023

10.6%

VICTORIA DRIVE

2023

8.8%

2022

11.6%

2021

6.1%

2020

6.7%

-1.8%

Compared to
City-Wide Total

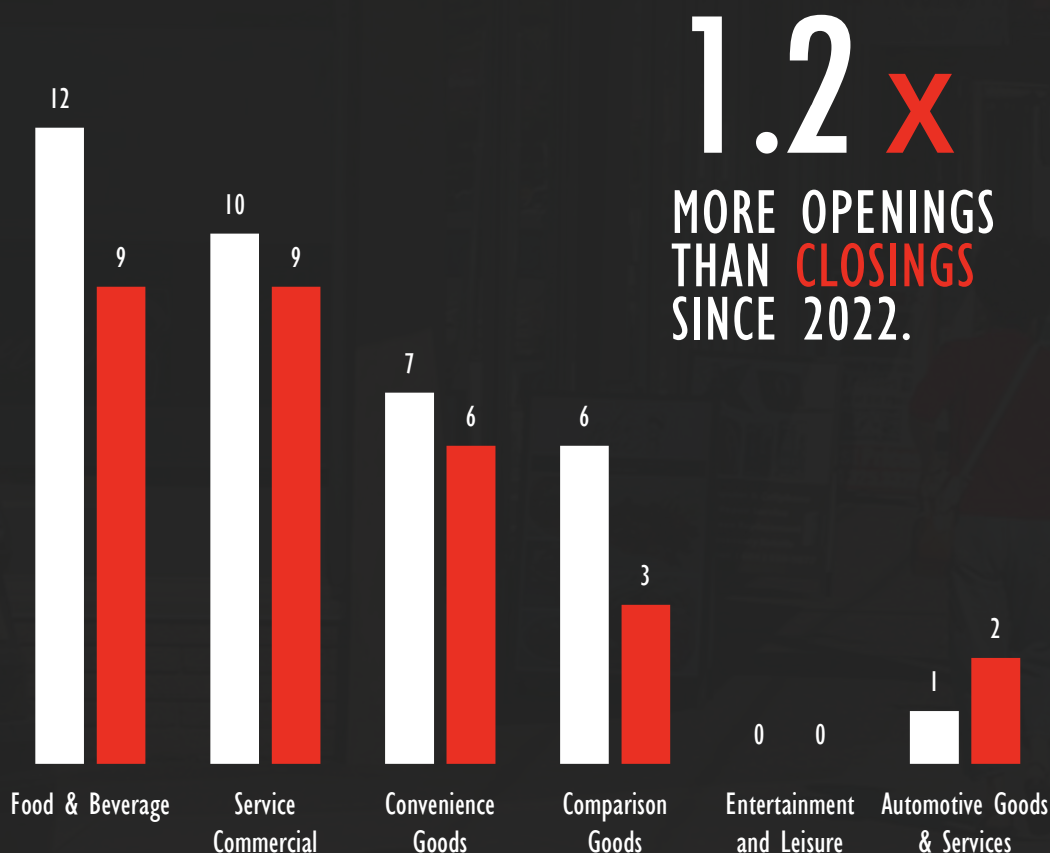
-2.7%

Change since 2022

The Victoria Drive BIA has vacancy rate of 8.8%, a decline since last year (11.6%) and into the healthy range of less than 10%.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 13.7% OF STOREFRONTS IN THE VICTORIA DRIVE BIA. THIS INCLUDED 36 NEW BUSINESSES THAT OPENED AND 29 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements. See Methodology and Assumptions section for more details.

SALES AND VISITATION

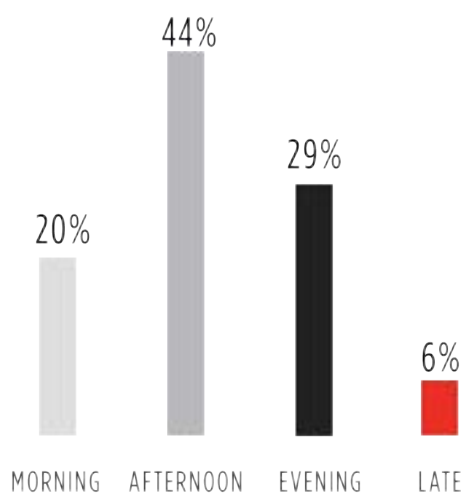
Dollars spent in the Victoria Drive BIA were up between 2021 and 2022.

+6 %

**AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).**

44%

**OF VISITS ARE IN THE
AFTERNOON.**



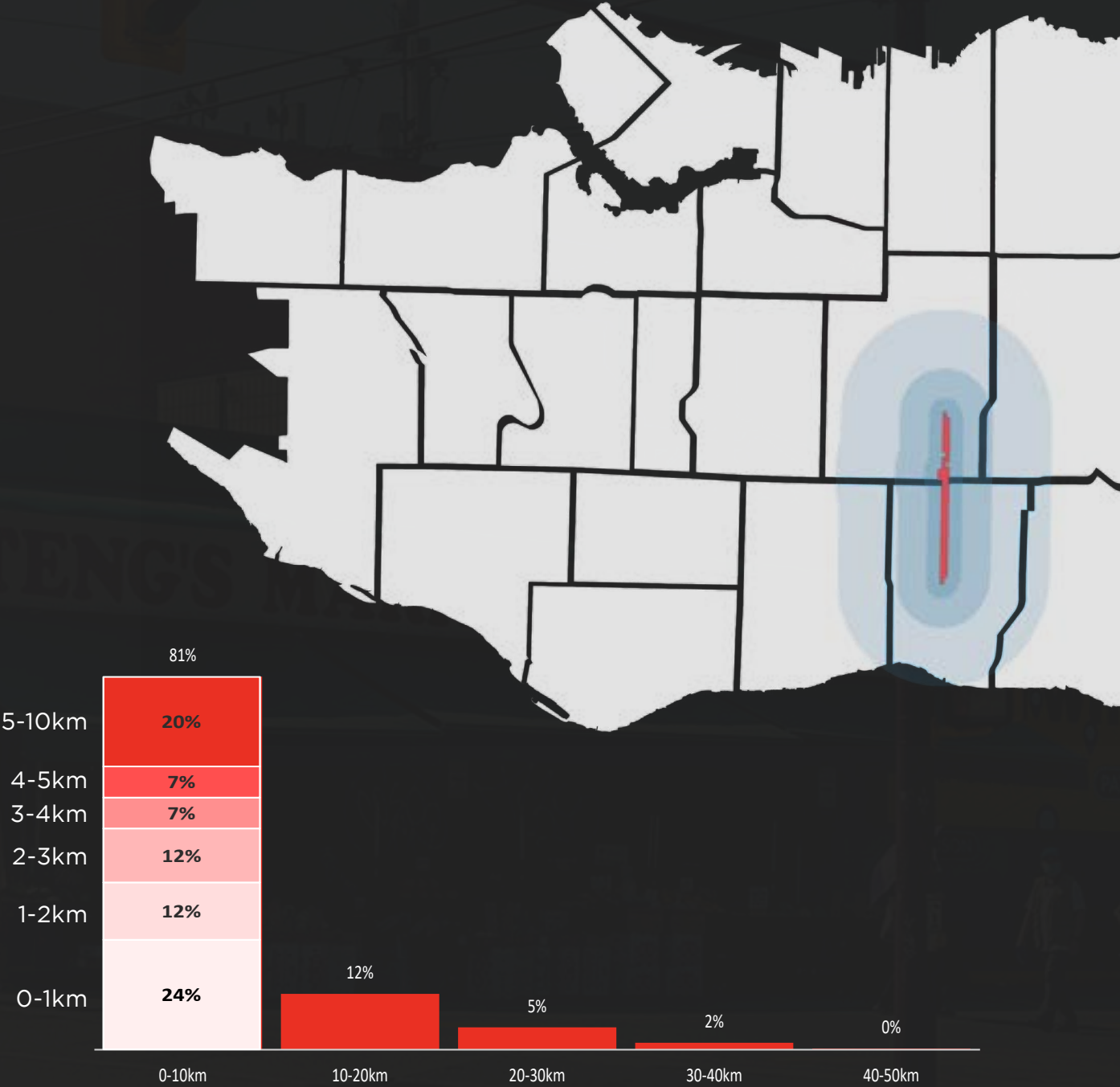
ORIGIN OF VISITORS*

45% of visits are from people living locally (within 2km of the BIA) and 60% are from within 5km indicating the local serving role of the BIA.



81 %

OF VISITORS ARE FROM WITHIN 10KM.



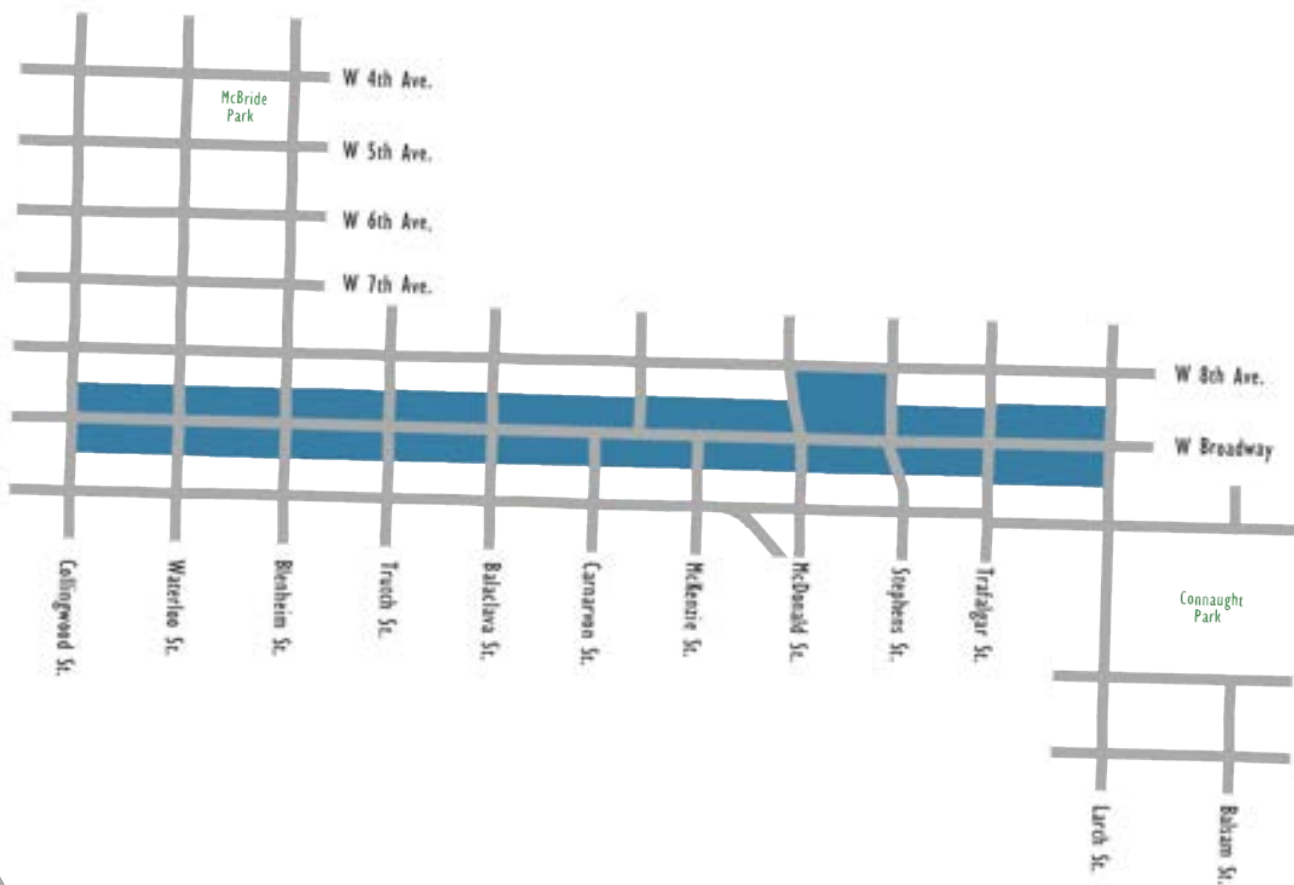
*The data only includes visitors living within 50km of the BIA

20

WEST BROADWAY BIA

i.

FOUNDED IN 2011 AND OPERATED
BY THE WEST BROADWAY BUSINESS
IMPROVEMENT ASSOCIATION.



WEST BROADWAY BIA MAP



WEST BROADWAY AT A GLANCE.

The West Broadway BIA covers West Broadway from Larch Street on the east to Collingwood Street on the west.

247
TOTAL
STOREFRONTS

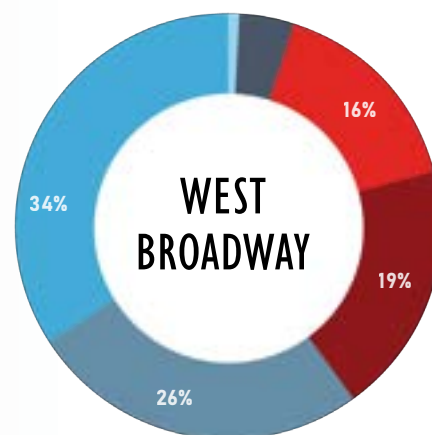
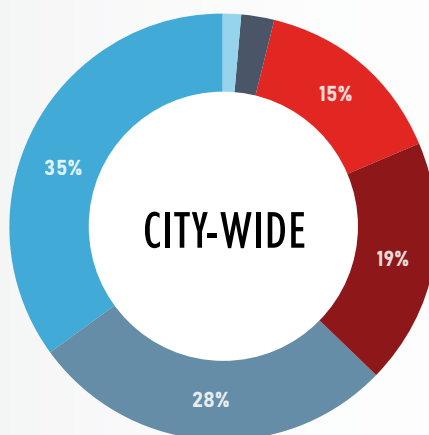
10
LINEAR
BLOCKS

149
COMMERCIAL
PROPERTIES



COMMERCIAL MIX

The largest category of retail in the West Broadway BIA is Service Commercial (34%) followed by Food & Beverage (26%), both of which are comparable to the city-wide average.



Comparison Goods

Convenience Goods

Entertainment & Leisure

Food & Beverage

Service Commercial

Automotive Goods & Services



74%

OF BUSINESSES IN THE WEST BROADWAY BIA ARE INDEPENDENT

Most businesses (74%) in the BIA are independent, a decrease to the rate in 2020 (78%) and lower than the city-wide proportion (77%).



168

Independent Retail
Storefronts



58

Chain Retail
Storefronts

▼
-3.3%

Change in share of
Independent stores
since 2020.



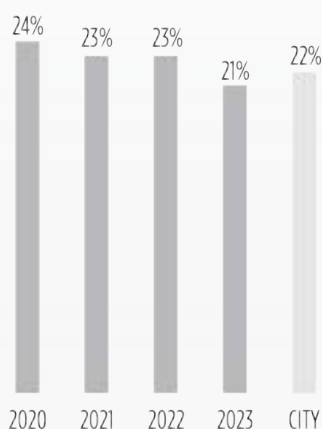
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE WEST BROADWAY BIA ARE **FOOD SERVICES****, **PROFESSIONAL SERVICES**** AND **PERSONAL SERVICES****.



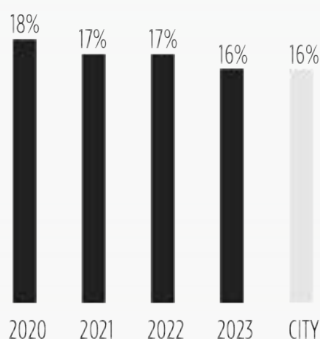
FOOD SERVICES

Food Services in the BIA (e.g., fast food and restaurant), at 21% of BIA storefronts, has decreased recently and is comparable to the city-wide average (22%).



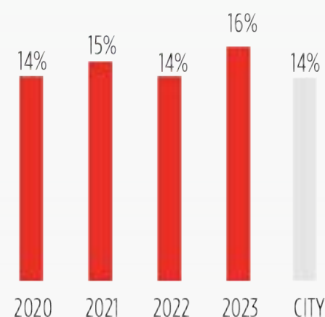
PROFESSIONAL SERVICES

Professional Services (e.g., medical and dental practices, insurance, and financial services), at 16% of BIA storefronts, is comparable to the city-wide average (16%).



PERSONAL SERVICES

Personal services (e.g., hair salons, barber shops, dry cleaners and shoe repairs), at 16% of BIA storefronts, has recently increased.



*Business types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **0.5%** to **6.9%** in the West Broadway BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 17 vacant storefronts, a decrease of 1 vacancy compared to 2022.

6.9%

Storefront Vacancy
Rate

CITY WIDE

2023

10.6%

WEST BROADWAY

2023

6.9 %

2022

7.4%

2021

6.6%

2020

7.4%

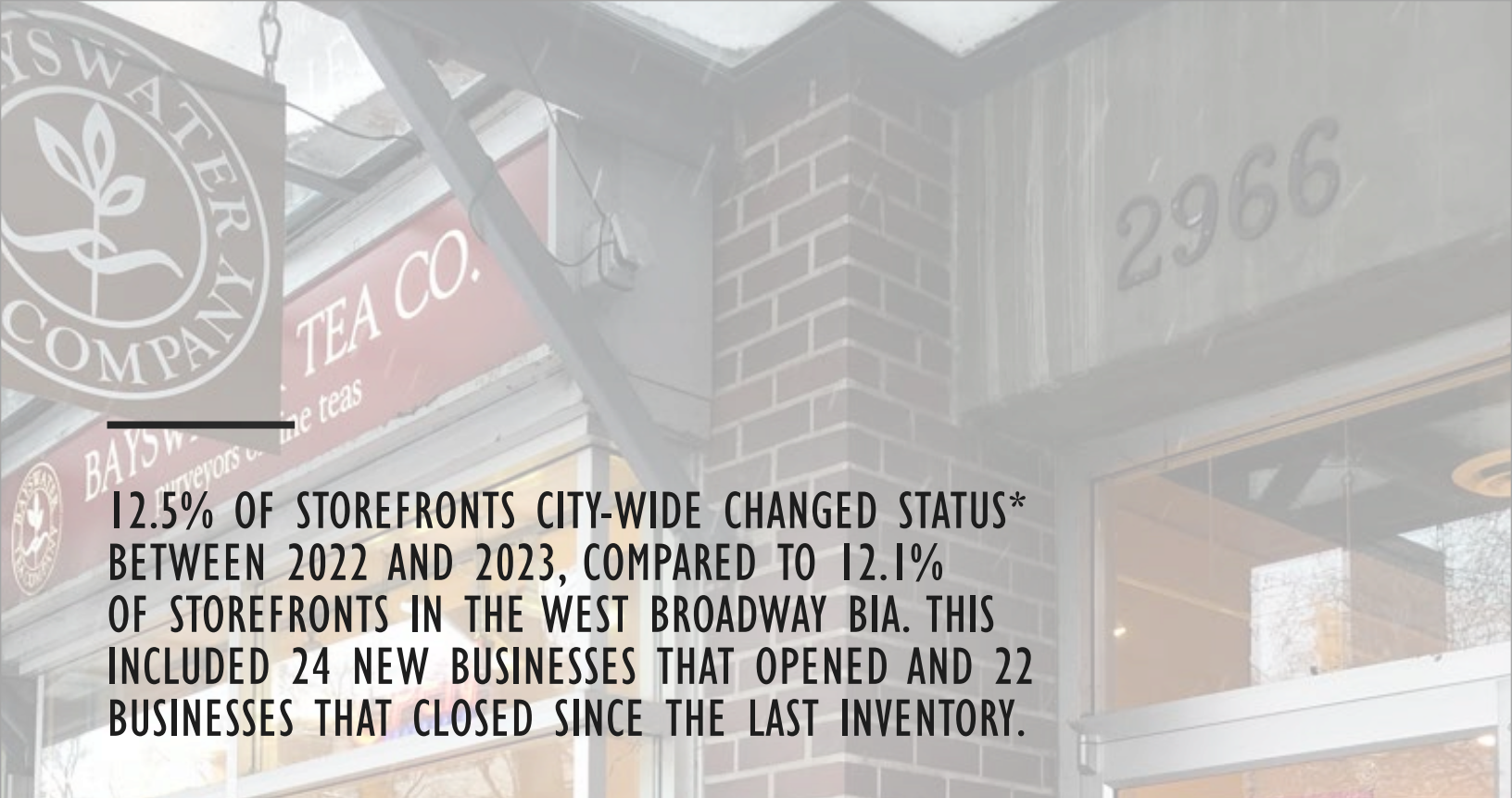
-3.7%

Compared to
City-Wide Total

-0.5%

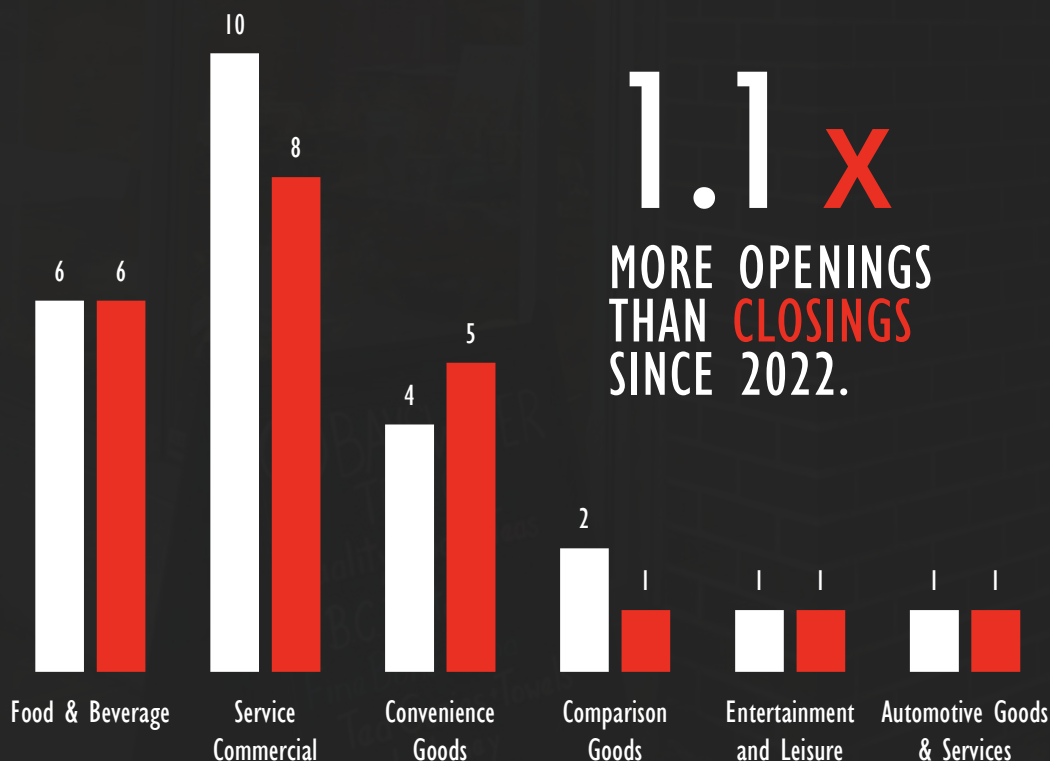
Change since 2022

The West Broadway BIA vacancy rate has stayed within a healthy range of about 7% since 2020.



12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 12.1% OF STOREFRONTS IN THE WEST BROADWAY BIA. THIS INCLUDED 24 NEW BUSINESSES THAT OPENED AND 22 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements. See Methodology and Assumptions section for more details.

SALES AND VISITATION

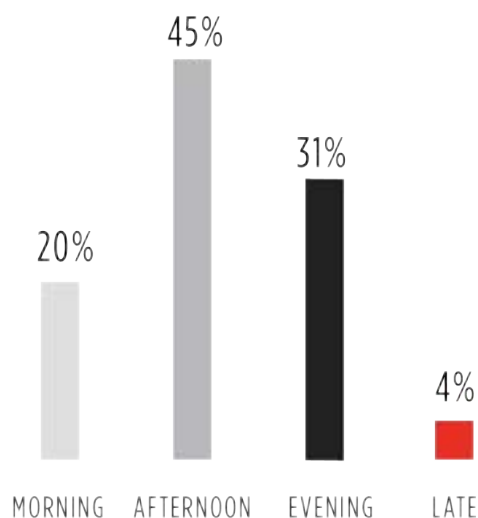
Dollars spent in the West Broadway BIA were up between 2021 and 2022.

+10%

AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

45%

OF VISITS ARE IN THE
AFTERNOON.



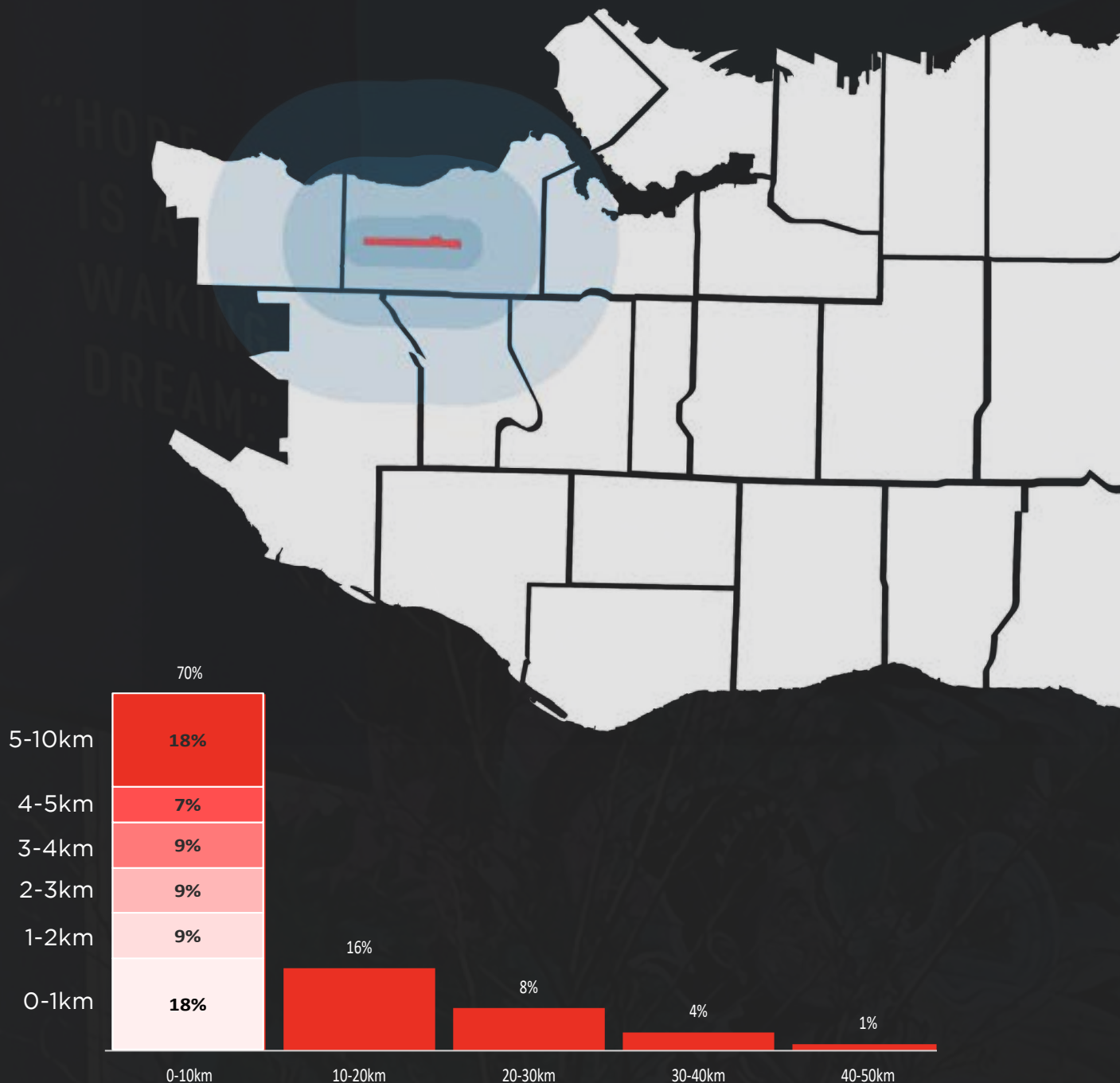
ORIGIN OF VISITORS*

27% of visits come from people living locally (within 2km of the BIA) and 52% come from less than 5km.



70%

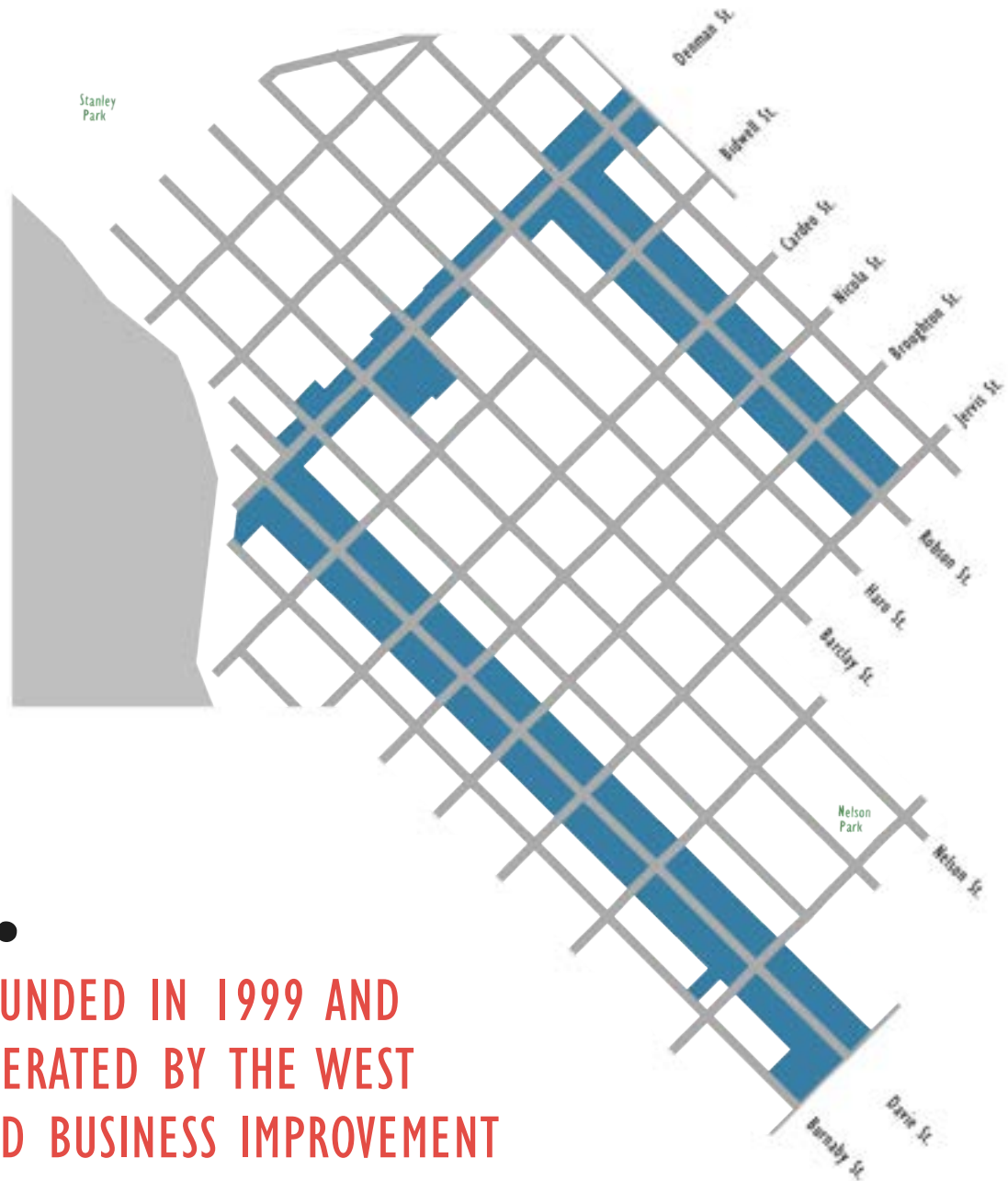
OF VISITORS ARE FROM WITHIN 10KM.



*The data only includes visitors living within 50km of the BIA

21

WEST END BIA



i.

FOUNDED IN 1999 AND
OPERATED BY THE WEST
END BUSINESS IMPROVEMENT
ASSOCIATION.



WEST END BIA AT A GLANCE.

The West End BIA generally covers Davie Street from Burrard Street to Denman Street, Denman Street from the beach to West Georgia Street, and Robson Street from Denman Street to Jervis Street.

419
TOTAL
STOREFRONTS

28
LINEAR
BLOCKS

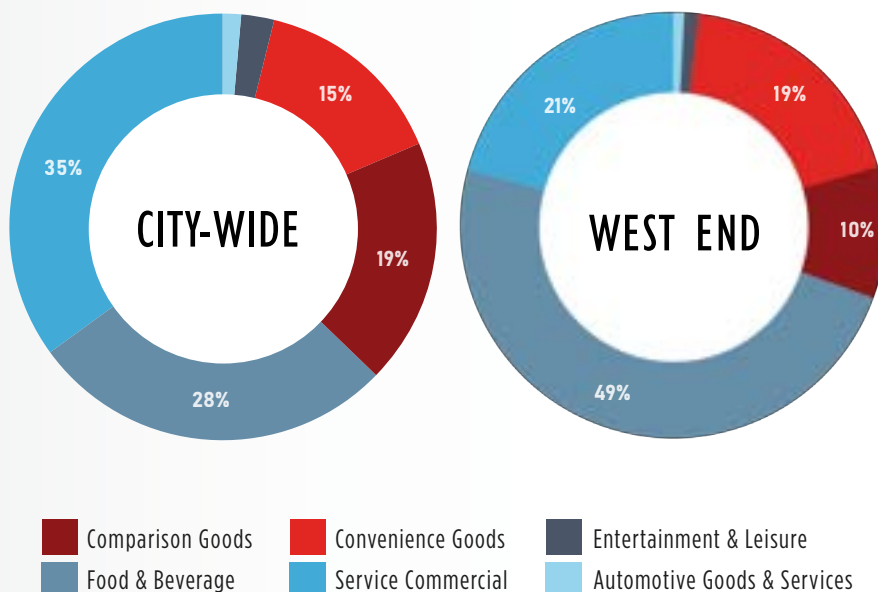
205
COMMERCIAL
PROPERTIES



<https://govancity.com/neighbourhoods/west-end/>

COMMERCIAL MIX

The largest category of retail in the West End BIA is Food & Beverage (49%), which is proportionally much more common in the BIA than it is city-wide (28%).





74%

OF BUSINESSES IN THE WEST END BIA ARE INDEPENDENT

Most businesses (74%) in the BIA are independent. This is a decrease to the rate in 2020 (77%) and lower than the city-wide rate (77%).



282

Independent Retail
Storefronts



99

Chain Retail
Storefronts

-2.8%

Change in share of
Independent stores
since 2020.



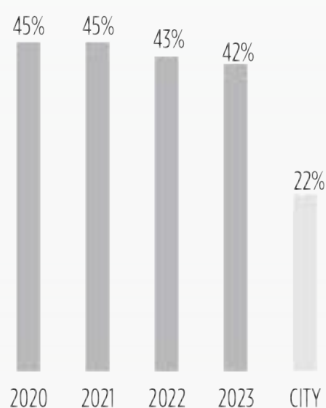
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE WEST END BIA ARE **FOOD SERVICES****, **PERSONAL SERVICES**** AND **FOOD RETAIL****.



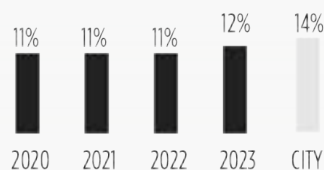
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants), at 42% of BIA storefronts, is almost double the city-wide average (22%).



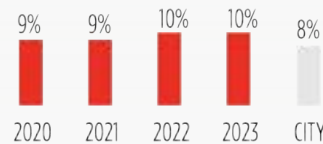
PERSONAL SERVICES

Personal services (e.g., hair salons, barber shops, dry cleaners and shoe repairs), at 12% of BIA storefronts, has increased slightly but is still lower than the city-wide average (14%).



FOOD RETAIL

Food Retail (e.g., supermarkets, grocery/ corner stores, and convenience stores), at 10% of BIA storefronts, has been consistent since 2020 and is slightly higher than the city-wide average (8%).



*Business types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **2.4%** to **6.4%** in the West End BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 27 vacant storefronts, a decrease of 10 vacancies compared to 2022.

6.4%

Storefront Vacancy
Rate

CITY WIDE

2023

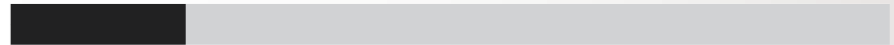
10.6%



WEST END

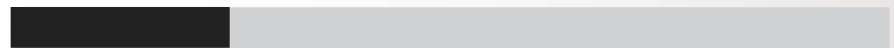
2023

6.4%



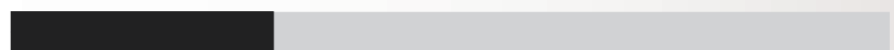
2022

8.9%



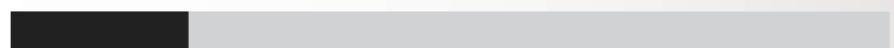
2021

10.6%



2020

7.2%



-4.2%

Compared to
City-Wide Total

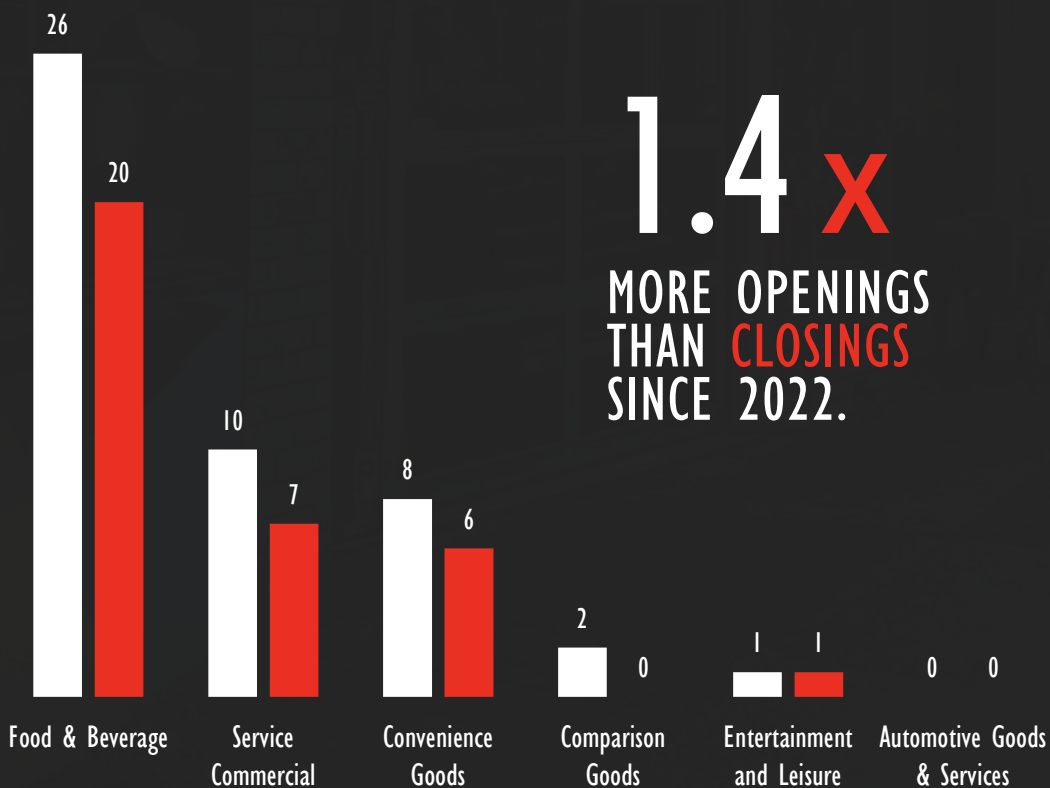
The West End BIA has a vacancy rate of 6.4%, representing a steady decline since 2021 (10.6%) into a healthy range.

-2.4%

Change since 2022

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 12.9% OF STOREFRONTS IN THE WEST END BIA. THIS INCLUDED 47 NEW BUSINESSES THAT OPENED AND 34 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements. See Methodology and Assumptions section for more details.

SALES AND VISITATION

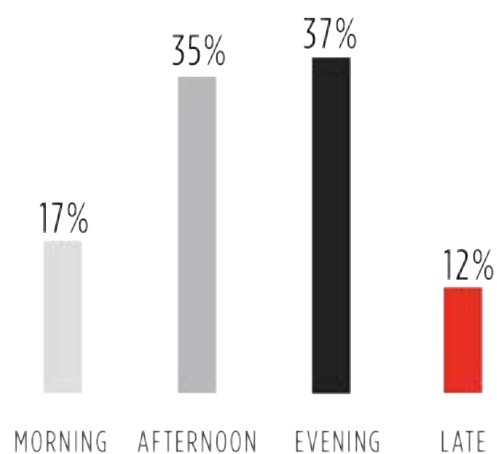
Dollars spent in the West End BIA were significantly up between 2021 and 2022.

+28%

AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

35%

OF VISITS ARE IN THE
AFTERNOON.



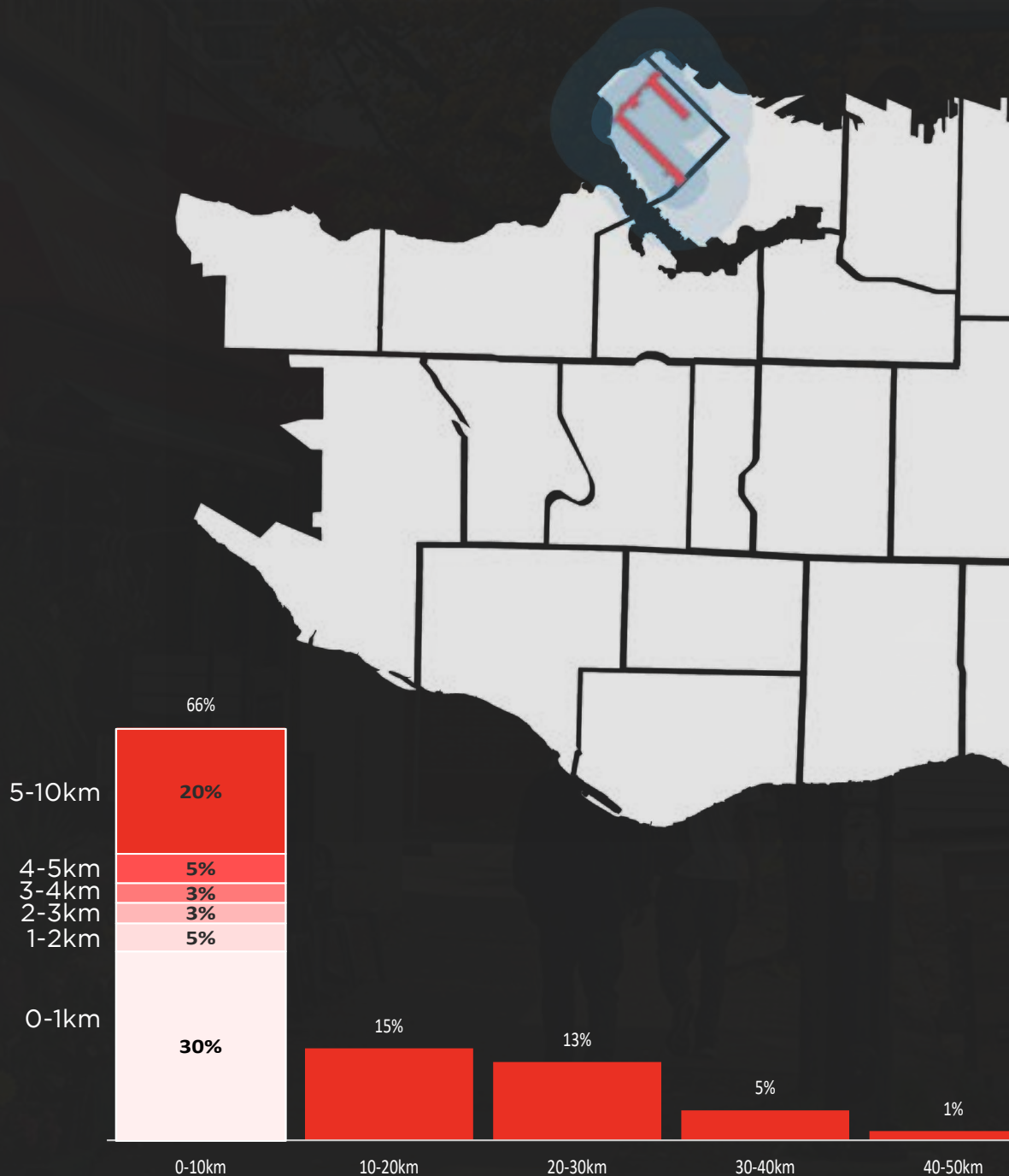
ORIGIN OF VISITORS*

35% of visits are from people living locally (within 2km) and 46% come from within 5km.



66%

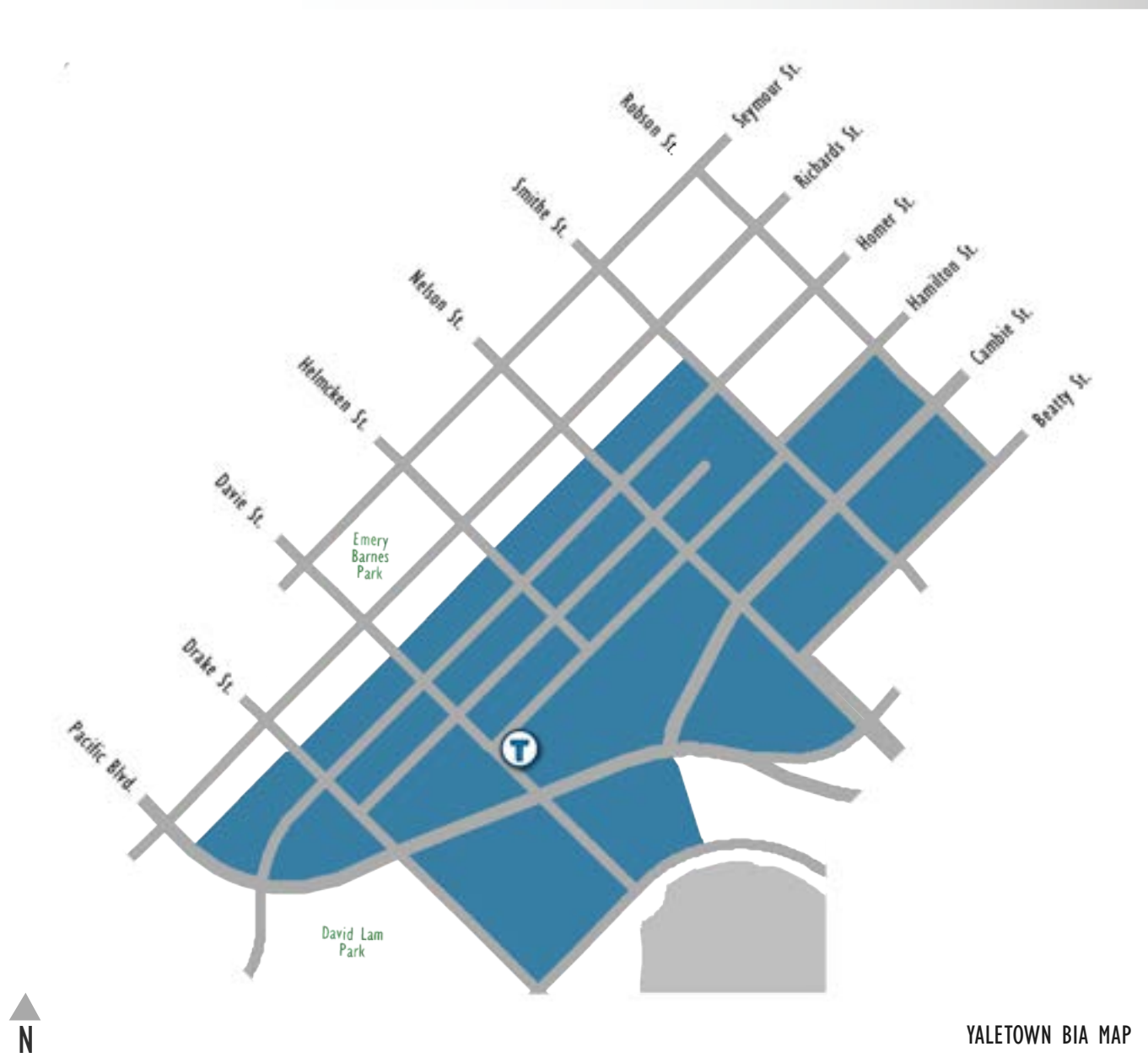
OF VISITORS ARE FROM WITHIN 10KM.



*The data only includes visitors living within 50km of the BIA

i.

FOUNDED IN 1999 AND
OPERATED BY THE YALETOWN
BUSINESS IMPROVEMENT
ASSOCIATION.





YALETOWN AT A GLANCE.

The Yaletown BIA generally covers Homer, Hamilton, and Mainland Streets between Pacific and Robson Streets including a section southeast to Marinaside Crescent.

249
TOTAL
STOREFRONTS

23
LINEAR
BLOCKS

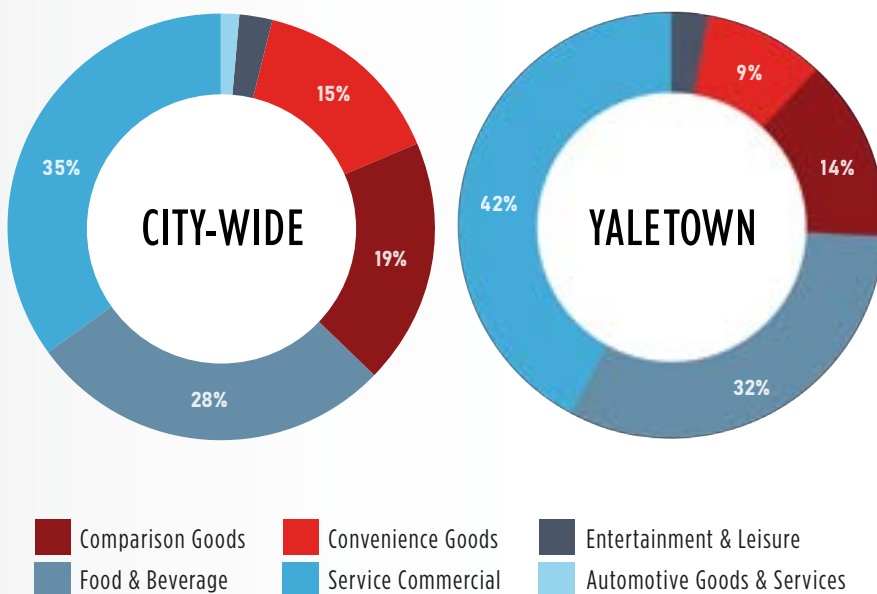
539
COMMERCIAL
PROPERTIES



Cambie Village/Facebook

COMMERCIAL MIX

The largest category of retail in the Yaletown BIA is Service Commercial (42%) followed by Food & Beverage (32%). Both are proportionally more common in the BIA than they are city-wide.





71%

OF BUSINESSES IN THE YALETOWN BIA ARE INDEPENDENT

Most businesses (71%) in the BIA are independent. This is an increase to the rate in 2020 (65%) but lower than the city-wide rate (77%).



163

Independent Retail
Storefronts



68

Chain Retail
Storefronts

+5.4%

Change in share of
Independent stores
since 2020.



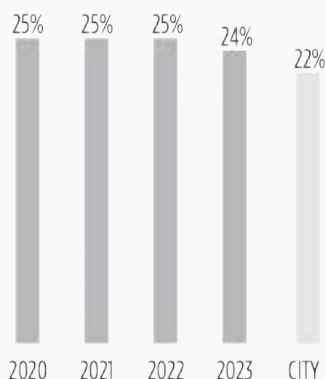
BUSINESS TYPES

THE **TOP 3 BUSINESS TYPES*** IN THE BIA ARE **FOOD SERVICES****, **PROFESSIONAL SERVICES**** AND **PERSONAL SERVICES****.



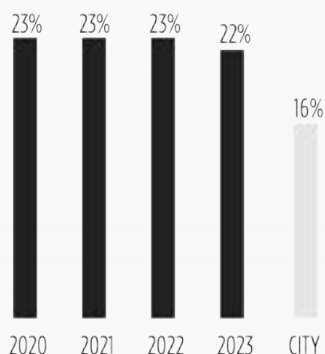
FOOD SERVICES

Food Services (e.g., fast food and full service restaurants), at 25% of BIA storefronts, has a steady rate since 2020.



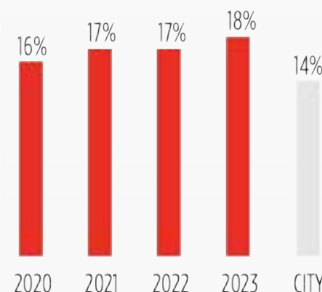
PROFESSIONAL SERVICES

Professional Services (e.g., medical and dental practices, insurance, and financial services), at 22% of BIA storefronts, is much larger than the city-wide average (16%).



PERSONAL SERVICES

Personal services (e.g., salons, barber shops, dry cleaners), at 18% of BIA storefronts, has increased steadily since 2020 is more common in the BIA than city-wide (14%).



*Business types are a subcategory of the general commercial mix categories used in the previous section.

**See Methodology and Assumptions section for more details.

STOREFRONT VACANCY

Storefront vacancy decreased by **3.2%** to **5.2%** in the Yaletown BIA between the 2022 and 2023 inventories. At the time of the 2023 Inventory, there were 13 vacant storefronts, a decrease of 8 vacancies compared to 2022.

5.2%

Storefront Vacancy
Rate

CITY WIDE

2023

10.6%

YALETOWN

2023

5.2%

2022

8.4%

2021

7.1%

2020

6.3%

-5.4%

Compared to
City-Wide Total

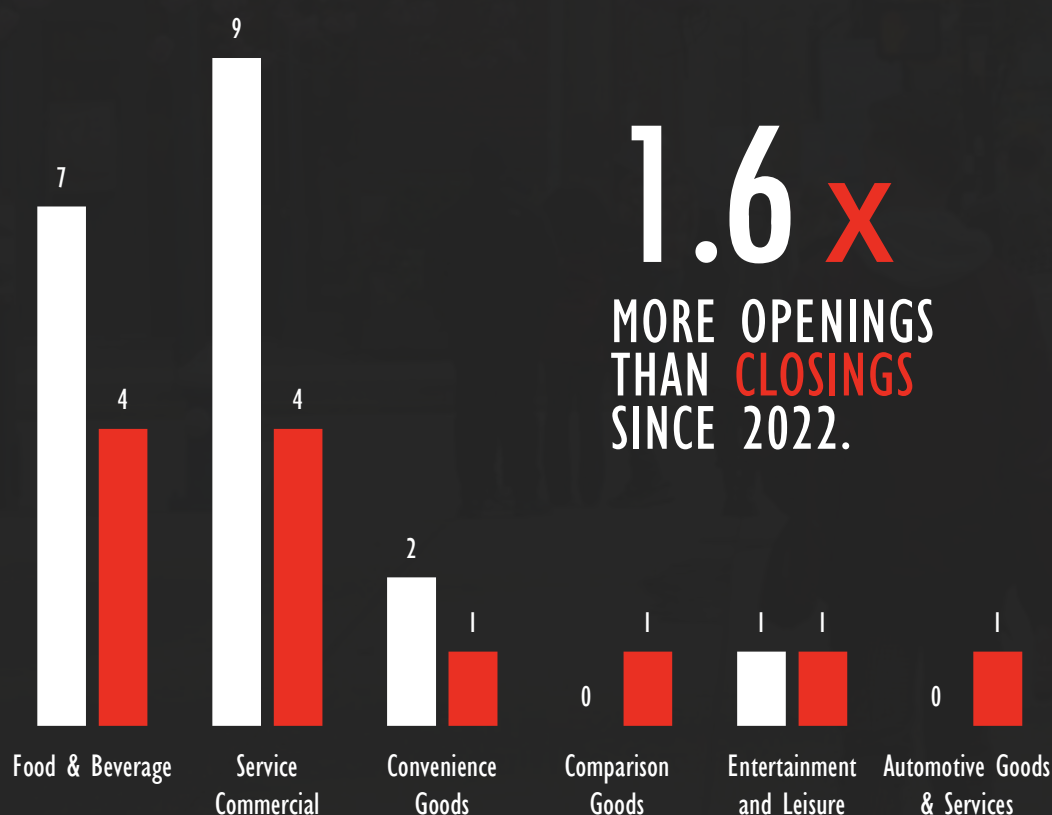
-3.2%

Change since 2022

The Yaletown BIA has a vacancy rate of 5.2% following a substantial decline since 2022 (8.4%). If this trend continues, low vacancy could lead to upward pressure on rents.

12.5% OF STOREFRONTS CITY-WIDE CHANGED STATUS* BETWEEN 2022 AND 2023, COMPARED TO 10.4% OF STOREFRONTS IN THE YALETOWN BIA. THIS INCLUDES 19 NEW BUSINESSES THAT OPENED AND 12 BUSINESSES THAT CLOSED SINCE THE LAST INVENTORY.

OPENINGS & CLOSINGS



*Became occupied, became vacant, or were in the process of tenant improvements. See Methodology and Assumptions section for more details.

SALES AND VISITATION

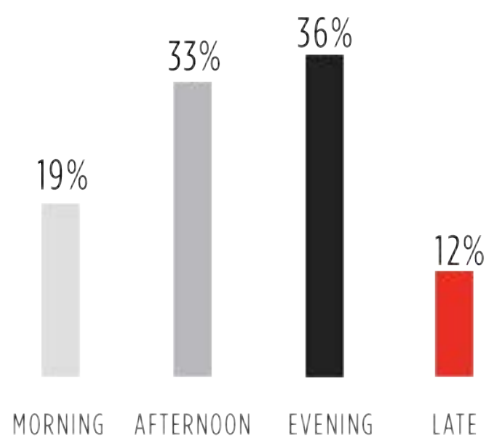
Dollars spent in the Yaletown BIA were significantly up between 2021 and 2022.

+28 %

AVERAGE CHANGE IN
WEEKLY SPEND
(2021 VS. 2022).

33%

OF VISITS ARE IN THE
AFTERNOON.



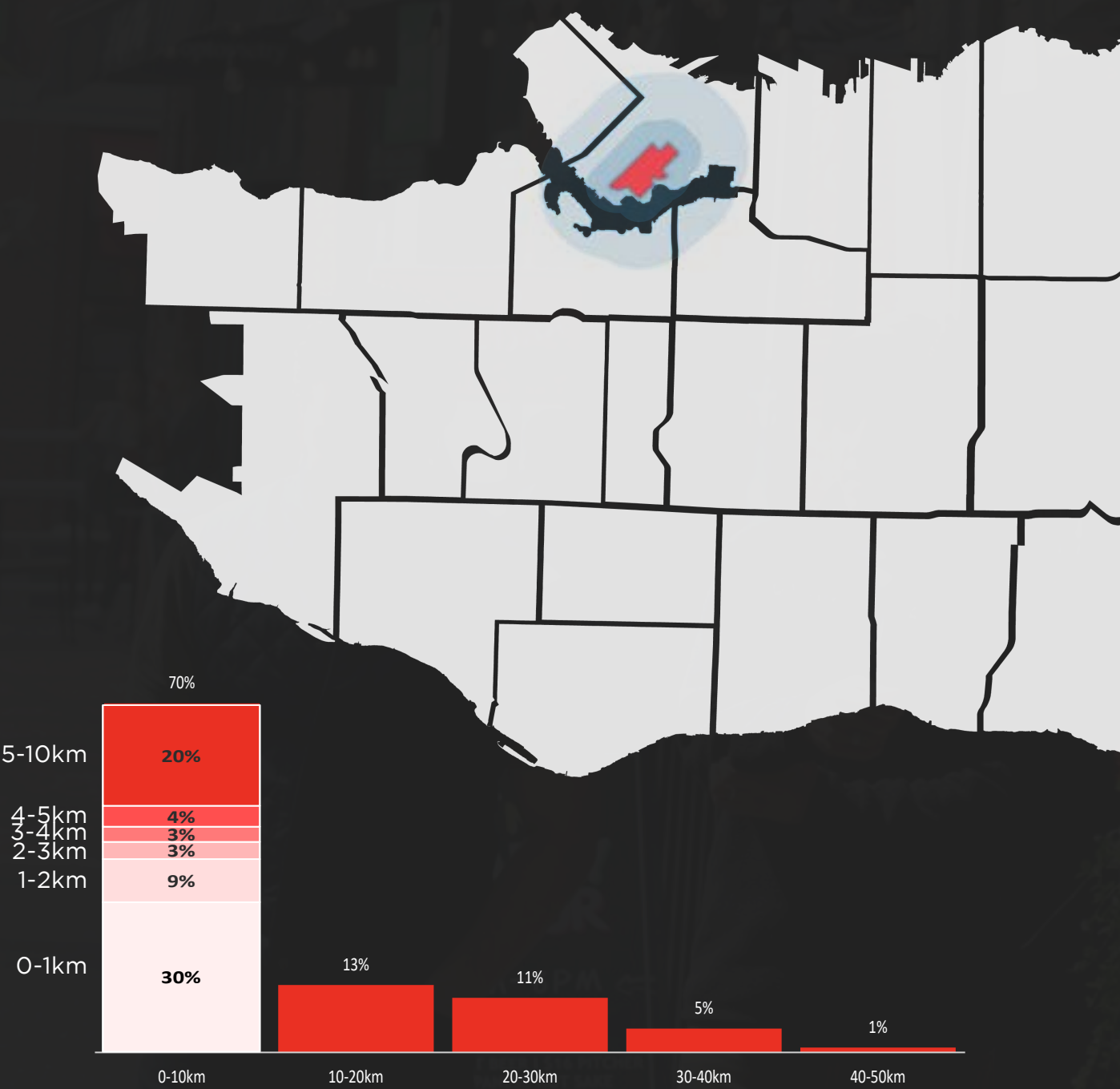
ORIGIN OF VISITORS*

39% of visits are from people living locally (within 2km of the BIA) and 50% from within 5km.



70 %

OF VISITORS ARE FROM WITHIN 10KM.



*The data only includes visitors living within 50km of the BIA



SALSBURY ST

METHODOLOGY AND ASSUMPTIONS



STOREFRONTS INVENTORY

The City of Vancouver's annual Storefronts Inventory surveys storefronts in each local shopping area in the city. Staff visually inspect over 9000 ground floor commercial retail units from the sidewalk for activity each March. Staff use a GIS application to efficiently make updates directly in the field.

The data requires verifying and validating using business license data, online research, and Business Improvement Association feedback. Staff code the validated data for business categories to allow for analysis. Non-retail storefronts such as office buildings, churches, libraries and vacant lots are not included in the calculations.

Where errors are discovered in previous inventory collection, errors are corrected to ensure validity of comparing each year and identifying trends.

STOREFRONTS UNIVERSE

A storefront is a ground floor, street-facing, commercial retail unit. As not all businesses are located in storefronts (offices, industrial spaces etc.) not all businesses in the city are included in this inventory.

The total number of storefronts surveyed is not the entire “universe” of storefronts in the city. The majority of storefronts on the high streets and in large storefront clusters formed the baseline inventory in 2020. These areas have been fine-tuned each year adding new and missed storefronts. Storefronts in industrial areas are not included.

The total number of storefronts in the inventory or in a BIA can change each year. Some existing storefronts split the space into more than one unit increasing the total. Some existing storefronts acquire adjacent space and merge into one storefront decreasing the total. Also, new commercial units increase the count in an area as the prior inventory would not include an empty lot or a construction site.

Past inventory numbers are revised to address missed storefronts, duplicate storefronts, and miscoding. The published inventory is the most current version.

DESCRIPTION STATISTICS

COMMERCIAL PROPERTIES

The number of commercial properties comes from the 2023 third quarter (Q3) City property owner list for each BIA.

LINEAR BLOCKS

The number of linear blocks indicates the number of blocks along the main axes (streets or boundary) within a BIA. This figure represents an estimate as block sizes vary, and non-linear areas require approximations.

BUSINESS IMPROVEMENT ASSOCIATIONS (BIAS)

BIAs are non-profit organizations representing property owners and business tenants in a retail area. BIAs represent many of the retail high streets in the city. ([BIA page on City Website](#))

VACANCY

VACANT STATUS

A storefront is considered vacant if it is unoccupied, regardless of lease status or permitting status during the annual March field survey. Vacancies include storefronts considered to be “inactive” from the perspective of someone on the street. Vacancies also include storefronts used for non-retail activities like storage - these represent a very small proportion of the overall statistic. Storefronts undertaking renovations or upgrades are considered “Vacant Under Construction” as the space is unavailable, and the work could take more than a year to complete. This category is separate from vacant.

HEALTHY VACANCY

The [2020 Retail-Commercial District Small Business Study](#) recommended storefront vacancy as an indicator of retail health. Specifically, the study identified 5%-7% as the target range of healthy vacancy. Over 10% was described as unhealthy. This report uses 5%-10% as the threshold for health vacancy levels in an area.

STOREFRONT CODING

BUSINESS CATEGORIES

All non-vacant storefronts are coded by staff based on occupant type. The City does not use the common North American Industrial Classification System (NAICS) as the Inventory considers the use of the retail space and NAICS considers jobs and economic production. The City classifies businesses based on general business categories and specific business type.

BUSINESS CATEGORY	Business Type <i>e.g., examples</i>
AUTOMOTIVE GOODS & SERVICES	Car services <i>e.g., Gas station, Car service, Car sales, Car rentals</i>
	Car goods <i>e.g., Car parts</i>
COMPARISON GOODS	Office goods <i>e.g., Office supplies, Stationary</i>
	Art goods <i>e.g., Art gallery & framing, Camera & photo, Antiques, Records & physical media, Musical instruments</i>
	General merchandise <i>e.g., Second-hand merchandise, General store, Dollar store</i>
	Clothing <i>e.g., All clothing and specialty clothing stores</i>
	Accessories <i>e.g., Luggage and bags, Jewellery, Footwear</i>
	Home goods <i>e.g., Housewares, Appliances, Electronics, Furniture, Home furnishings, Linen</i>
	General hardware <i>e.g., Hardware, Building supplies & services</i>
	Specialty hardware <i>e.g., Paint, Garden Supplies</i>
	Sporting goods <i>e.g., Sporting goods, Bicycle</i>
	Personal goods <i>e.g., Bookstore, Toys & hobbies, Gifts, Glasses & lens, Pets & pet supplies</i>
CONVENIENCE GOODS	Food retail <i>e.g., Supermarket, Grocer & produce, Convenience, Specialty, Other food retail</i>
	General pharmacy <i>e.g., Pharmacy only, Pharmacy plus, Pharmacy full retail mix</i>
	Convenience Retail <i>e.g., Health & beauty, Specialty</i>
	Regulated goods <i>e.g., Liquor, Cannabis, Other regulated goods</i>
ENTERTAINMENT AND LEISURE	Entertainment venue <i>e.g., Live performance venue, Digital entertainment, Cultural venue, Casino, Recreation</i>
	Exercise venue <i>e.g., Fitness & yoga & martial arts</i>

BUSINESS CATEGORY	Business Type e.g., examples
AUTOMOTIVE GOODS & SERVICES	Car services e.g., Gas station, Car service, Car sales, Car rentals
	Car goods e.g., Car parts
COMPARISON GOODS	Office goods e.g., Office supplies, Stationary
	Art goods e.g., Art gallery & framing, Camera & photo, Antiques, Records & physical media, Musical instruments
	General merchandise e.g., Second-hand merchandise, General store, Dollar store
	Clothing e.g., All clothing and specialty clothing stores
	Accessories e.g., Luggage and bags, Jewellery, Footwear
	Home goods e.g., Housewares, Appliances, Electronics, Furniture, Home furnishings, Linen
	General hardware e.g., Hardware, Building supplies & services
	Specialty hardware e.g., Paint, Garden Supplies
	Sporting goods e.g., Sporting goods, Bicycle
	Personal goods e.g., Bookstore, Toys & hobbies, Gifts, Glasses & lens, Pets & pet supplies
CONVENIENCE GOODS	Food retail e.g., Supermarket, Grocer & produce, Convenience, Specialty, Other food retail
	General pharmacy e.g., Pharmacy only, Pharmacy plus (sells some additional products), Pharmacy full retail mix
	Convenience Retail e.g., Health & beauty, Specialty
	Regulated goods e.g., Liquor, Cannabis, Other regulated goods
ENTERTAINMENT AND LEISURE	Entertainment venue e.g., Live performance venue, Digital entertainment, Cultural venue, Casino, Recreation
	Exercise venue e.g., Fitness & yoga & martial arts
FOOD & BEVERAGE	Drinks & beverages e.g., Bar or pub, Café & specialty
	Food services e.g., Fast food, Restaurant, Specialty
SERVICE COMMERCIAL	Personal services e.g., Barber & salon, Shoe repair, Dry cleaner & laundromat, Tailor, Optometrist, Video rental & sales, Travel agency, Cell service
	Office services e.g., Printing & delivery, Office services, Instructional, Elementary & secondary school
	Professional services e.g., Health services, Medical & dental offices, House & property services, Financial services, Legal & Accounting services, Professional services, Repair & trade services, Business services, Animal services
	Community services e.g., Government & social services, Community centres & organizations

OPENINGS AND CLOSINGS

Openings represent all storefront space that is now occupied and was either vacant or previously a different business in the prior inventory. Closings represent storefront spaces that are now vacant in the current inventory or businesses that closed since the prior inventory. Both openings and closings do not include “Vacant Under Construction” nor “Non-Retail” sites.

CHANGE OF STATUS

Change of status” refers to storefront spaces that have changed between inventory years. Conversely, a site that has the same business or remains vacant between inventories has not changed. A site with an opening and closing is only counted once. Change of status will include sites that become “Vacant Under Construction” or “Non-Retail”. Sites added in 2023 will not be included as there is no prior year record for comparison.”

INDEPENDENTS AND CHAINS

Independents have less than 4 locations. Chains refer “to an organization operating four or more outlets in the same industry class under the same legal ownership at any time during the survey year”¹.

NON-CITY DATA

SALES

Moneris is a Canadian financial technology company that specializes in payment processing. The 2022 Moneris data used in this report represents sales at merchants in each BIA who process payments via Moneris machines. The data covers the first week of January 2022 to the last week of December 2022. The data for the Downtown Vancouver BIA includes only the Granville Street retail area.

Dollars spent represents the year over year dollar volume change whereby weekly dollars spent in a BIA in 2022 are compared to the same week in 2021.

¹ Statistics Canada, <https://www23.statcan.gc.ca/imdb/p3VD.pl?Function=getVD&TVD=133110&CVD=133110&CLV=0&MLV=1&D=1&db=IMDB>

VISITATIONS

The visitation data supplied by John Archer & Associates uses information from visitors using mobile devices to provide profiles of visits to each BIA by time of day and distance of their home location (or Common Evening Location CEL) for the total visits to the BIA. John Archer & Associates procured 2022 mobility data from a third-party supplier and analyzed the data for:

- The observed locations of unique devices within the BIA (excluding road and right-of-way areas and other anomalies but including visitor devices found in buildings and public spaces) and total visitations were analyzed based on the number of times each of the unique devices were found in the BIA
- Specific times for devices found during typical business operating hours (8 am to midnight).
- The corresponding home location or CEL for each visitor.

Summary data for total visits by time of day as well as total visits by distance from each BIA, were undertaken to illustrate relative change in visitation patterns over time.

Note: The data received by the City of Vancouver does not include actual mobile data. For the purpose of this report, the City receives aggregated information and analysis only.

VISITORS

Count of visits were based on where and when devices appeared in each BIA, how long they dwelled within the BIA during each hour of the day, and how far their reported location was from both their common daytime and evening location. This process excludes those pass-through visitors in vehicles and transit as well as those who directly live or work in the specific main street boundary of the BIA. All visitors fall within 50 km of each BIA and do not include international visits or visitors from beyond 50km.

BIA AREAS

The areas for each of the 22 BIAs were provided by the City of Vancouver and relate to the main street area. In some instances, such as Hastings North, only the main street commercial areas were analyzed and not the entire BIA boundary area. For Downtown Vancouver BIA, only the Granville Street, Davie Street east of Burrard Street, and Robson Street east of Burrard Street sub-areas were analyzed.