

The Brown Book Retail Newsline

Top News Impacting Retail Real Estate

August 15 through August 31, 2026

"Time moves in one direction, memory in another."
--William Gibson

Retail Remains Leader of the Pack. But Have We Peaked?

For those of you who are statistics junkies like me, you might want to check out Integra's recently released [2026 Mid-Year Viewpoint Summary](#) here. First off, having previously managed a national research operation, I know how difficult it is to consistently create meaningful pieces across multiple markets. While macroeconomic trends tend to have the same overall impacts, how they play out locally is going to vary depending on what else is happening in those markets... and just having consistent coverage at an organizational level can be a challenge in putting these things together. But Integra, one of the nation's premier valuation firms, always does a great job of it—kudos to [Anthony Graziano](#) and his team.

But while I always look forward to their mid-year and annual reports, retail stole the show with this one prompting the headline, "Retail leads an uneven U.S. CRE Recovery." Their breakdown of data from 220 local reports across 62 markets found that 90% of retail markets in the US are either in recovery or expansion, outpacing performance from a divided office market (still the most challenged product type), and multifamily and industrial sectors that find themselves in similar spots; normalizing after several years of outsized rent growth that prompted aggressive development that skewed equilibrium in favor of tenants in most markets.

Most of the top growth markets the report lists are in the Sunbelt or Mountain West, though there are some notable exceptions like Minneapolis, Boston, New York, Kansas City and Grand Rapids.

Their top-tier expansion markets (as defined by decreasing vacancy rates, construction levels, positive net absorption, moderate-to-high employment growth and medium-to-high rent growth) include Minneapolis MN, Naples FL, Raleigh NC and Tampa FL.

Their second-tier expansion markets include Atlanta GA, Austin TX, Boise ID, Boston MA, Broward-Palm Beach FL, Charlotte NC, Dallas TX, Denver CO, Fort Worth TX, Greensboro NC, Miami FL, Nashville TN, New York NY, Phoenix AZ, San Antonio TX and Sarasota FL.

Third-tier expansionary markets include Charleston SC, Charleston WV, Grand Rapids MI, Kansas City MO and Las Vegas NV. Check out the full report to get their take on which US retail markets are currently in recovery, recession or hyper supply mode, as well as their market-by-market breakouts of the industrial, office and multifamily markets.

Not surprisingly, a lot of this aligns with the latest population growth estimates from the Census Bureau who released their Vintage 2025 report in June. That report broke out population growth trends between 2020 and 2025 as well as estimates from their annual American Community Surveys (ACS). Of the top 20 major US markets that have posted population growth since 2020, 17 are in the Sun Belt. No big surprise that Texas and Florida led the way. Austin officially surpassed a million residents for the first time, as did Fort Worth and Jacksonville. That said, the rising cost of living in cities like Dallas and Miami have started to slow growth after a decade of those cities routinely ranking among the ten fastest growing metros.

The latest ACS report (which reflects annual estimates) demonstrates this growing shift. North Carolina surpassed Texas as the fastest growing state, with the top ten population growth states of 2025 ranked as North Carolina, Texas, South Carolina, Tennessee, Arizona, Georgia, Alabama, Florida, Idaho and Nevada. According to Costar, there was roughly 72.1 million square feet (MSF) of retail space under construction as of the end of Q2 2026 (below the 78.9 MSF 10-year average), most of which is concentrated in Sun Belt markets.

The narrative going forward is mostly the same in that elevated financing and construction costs will continue to keep significant development off the table for pretty much everything (except for data centers), because it is exceedingly difficult to make most new projects pencil based on currently achievable rents. For industrial and multifamily, this will help to pave the way for the return of rent growth as the market absorbs excess inventory. For the office market, this will be helpful—though with demand focused overwhelmingly on trophy Class A, medical office or life science space, the best performing markets will be those where significant repositioning and conversion activity is removing older, now obsolete inventory.

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Retail Remains Leader of the Pack... (Cont.)

But for retail, the narrative is largely that lack of new development will continue to benefit landlords, given their projects are necessity-based, service-oriented, grocery-anchored or are well-located experiential/luxury retail. This pretty much nails it, with retail weakness primarily concentrated in a shrinking Class B- or C mall landscape, some select downtown urban retail districts, and older, larger format boxes.

The Integra report declares retail to be the healthiest of the four major property sectors—an honor few of us would have anticipated during the height of the “Retail Apocalypse” era of 2015-2019 and none of us saw coming in 2020 at the height of the pandemic. Not surprisingly, retail (both shopping center and single tenant) assets still are topping most investor preference lists with [Globe Street reporting mortgage originations up 148% annually](#).

All of this is great news, and retail has had a solid run over the last couple of years primarily because the challenges of the late 2010s that peaked with 2020's pandemic wipeout year largely cleared the field of retail's long-deteriorating middle. The record closure rates and chain bankruptcies of that period certainly took down some value and luxury players (usually those that had been overburdened with debt by private equity players), but most of the casualties were those stuck in the K-Shaped economy no man's land of neither being value- or needs-oriented or luxury. That's actually the good news going forward if the currently cloudy economy worsens heading into 2027. The current retail landscape is already dominated by value players that tend to fare better during downturns.

The bad news is that retail expansion is slowing. We see it with what we track at the [Brown Book](#) across the 20,000+ tenants we track across the US and Canadian retail landscape. Growth concepts from dollar stores to QSRs are pulling back or slowing growth. For example, dollar stores have pulled back store openings by roughly 20% this year. Meanwhile, we consistently see moderate growth players that may have added ten units last year, downshifting to five or six this year. Though QSR demand remains strong from new players (particularly coffee, chicken and Asian concepts), restaurant closures for legacy players is spiking with usually hard-to-find drive-thru space suddenly not so hard-to-find.

Retail data tracking firm Coresight reports that closures are outpacing openings, [though the growth concepts are taking more square footage than the contracting players are returning to market](#). In other words, retail may be the strongest CRE asset type currently, but leasing demand is slowing (as is rent growth) with equilibrium largely a reflection of constrained supply.

The news is not all bad. [A few days ago, TJX announced they were upping their growth plans](#) going forward, though much of this will be international (Canadian friends pay attention) and we suspect this is in anticipation of climbing availability heading into next year.

The issue of availability is a tricky one. Though the number of growth concepts is shrinking and most of those are pulling back on expansion plans, finding quality available space in most markets of 5,000 SF or less or 25,000 to 35,000 SF remains a challenge. Softening demand will lessen those challenges ahead, though they will exacerbate the issues already faced by the weakest retail assets currently.

For growth concepts currently struggling to find quality space, an uptick in retail vacancies would likely be good news. Nationally, brokers continue to report that one of their greatest challenges remains finding quality available space and many have reported to us that an uptick in closures wouldn't necessarily be a bad thing. “We could use some inventory to move,” has been a common refrain. Just keep in mind that if that availability comes from a weakening overall economy or an actual recession, what that would entail. Given the overall dominance of value-oriented retailers in the marketplace, our sector would be best positioned to ride out a downturn but be careful what you wish for.

That said, with industrial and multifamily fundamentals turning a corner, retail investment demand is likely currently at its peak. I expect that retail and shopping center assets will remain in demand in 2027, but that investors (who have largely been chasing the same assets) will be increasingly omnivorous in the year ahead.

--Garrick Brown

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Got Tenants?

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Now Tracking More Than 20,000 Active Concepts Across the US and Canada!
Decision Maker Contacts
Planned Openings & Closures
Preferred Footprints, Real Estate & Geographies
Search by More Than 150 Categories & Subcategories of Space User**

If it's not already in the Brown Book, We Will Find it For You!

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TRIAL SUBSCRIPTION TODAY!**

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Top News Impacting Retail Real Estate

Brown Book Top Five

[The Meh Job Market Hasn't Slowed Consumer Spending Much](#)
Marketplace 8/31/26

[What Tariffs Will Really Cost Canadians and Americans](#)
BBC 8/28/26

[Conference Board: US Consumer Confidence Fell in August](#)
Reuters 8/25/26

[Retail Demand Rebounds as Scarce Supply Preserves Landlord Leverage](#)
Globe Street 8/20/26

[Fastest Growing Retailers in US Include Brands from China, Ireland & Japan](#)
Costar 8/19/26

Retail Real Estate News

[How This LA Mall is Rethinking the Food Hall](#)
Costar 8/27/26

[Retail Pulls Ahead in an Increasingly Uneven CRE Recovery](#)
Globe Street 8/26/26

[Americas Vanity Economy is Reshaping Retail Leasing](#)
Costar 8/26/26

[Retail Mortgage Originations Surge 148% as Lenders Return](#)
Globe Street 8/25/26

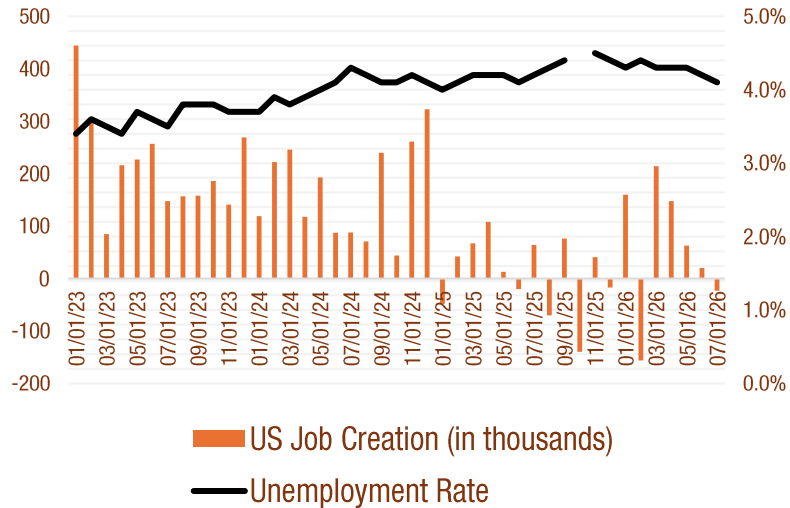
[Trump's New Canadian Tariffs to Spike Additional Materials Costs](#)
Bisnow 8/24/26

[Mall Traffic Rises as Shoppers Begin Staying Longer](#)
Globe Street 8/21/26

[Fast Food Value Deals Are Losing Their Pull for Net Lease Owners](#)
Globe Street 8/18/26

[Retail Occupancy Stages Strong Rebound](#)
Costar 8/18/26

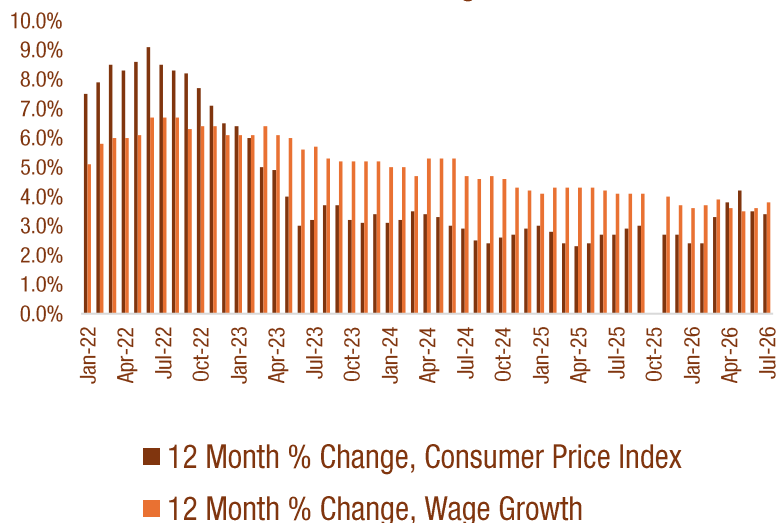
US Unemployment & Job Creation



US Unemployment Rate July 2026:	4.1%
US Job Creation (P) July 2026:	-23K

US Inflation Rate July 2026:	3.4%
US Wage Growth July 2026:	3.8%

US Inflation Vs. Wage Growth



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Top News Impacting Retail Real Estate

The Big Picture (Economic News)

[Trump says US Growth Could Hit 20%. That's Only Happened Once Since WWII](#)

CNBC 8/31/26

[Mortgage Rates Hit Highest Level of 2026 after Warsh's Warning](#)

Costar 8/31/26

[AI Could Cause Global Economic Downturn Bank of England Warns](#)

Sky News 8/31/26

[10-Year Treasury Yield Rises as US-Iran War Moves Back into Spotlight](#)

CNBC 8/31/26

[Markets See Warsh Endorsing a Rate Hike in September. Not Everyone is Convinced](#)

CNBC 8/31/26

[Why Interest Rate Expectations Are Pointing North](#)

Marketplace 8/31/26

[Canada is Fighting Back in Trade War w/Trump. See What States It Targets](#)

USA Today 8/29/26

[US Weekly Jobless Claims Fall, Goods-Trade Deficit Widens](#)

Bloomberg 8/27/26

[How Does Productivity Affect Inflation, Jobs and Pay?](#)

Federal Reserve Bank of St. Louis 8/26/26

[Mortgage Applications Fall as Borrowers Grapple with Elevated Rates](#)

Costar 8/26/26

[US GDP Growth Unrevised From 1.5% in Second Estimate; Corporate Profits Surged](#)

Haver Analytics 8/26/26

[US Service Sector Fuels Acceleration in Business Activity, S&P Global Says](#)

WTYB 8/21/26

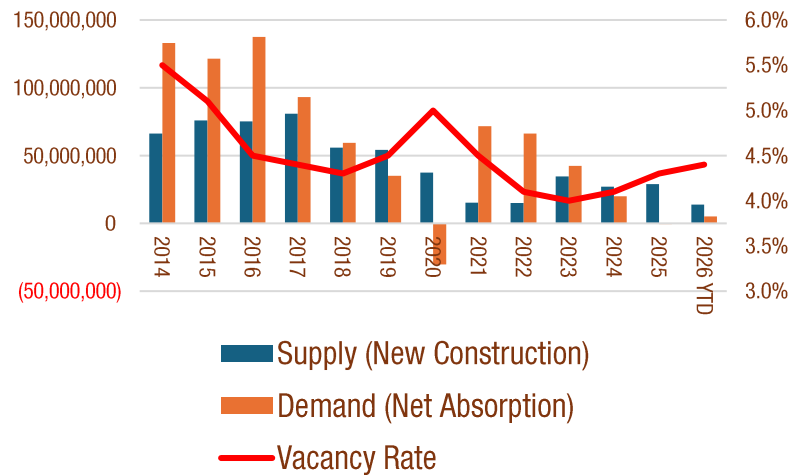
[Tracking the Impact of the Trump Tariffs & Trade War](#)

Tax Foundation 8/20/26

[Global Bond Markets Put Governments on Notice Over Fiscal & Inflation Risks](#)

Reuters 8/18/26

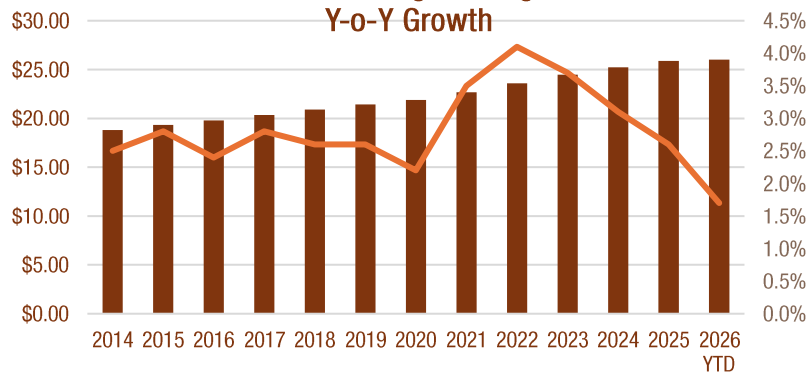
US Retail Real Estate (All Types) Supply vs. Demand, Vacancy



US Retail Vacancy Rate Q2 2026:	4.4%
US Deliveries Q2 2026:	5,142,000 SF
US Net Absorption Q2 2026:	-13,851,000 SF

US Avg. Annual Rent Q2 2026:	\$26.03 PSF
US Retail Rent Growth Q2 2026:	1.7%

US Retail Average Asking Rent Y-o-Y Growth



■ Average Asking Rent PSF Annual
— 12 Month % Change

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Top News Impacting Retail Real Estate

The Consumer is Always Right, Even When Dead Wrong

[Abercrombie & Fitch in record Q2 sales; plan new store concept in NYC](#)

[SoHo](#)

Chain Store Age 8/31/26

[Bass Pro Shops plots expansion in Texas](#)

Chain Store Age 8/31/26

[Model Train Museum, Motion Museum, to Open in Former Cabela's in GA](#)

Costar 8/31/26

[Primark continues U.S. expansion with Georgia Debut](#)

Chain Store Age 8/28/26

[Sancta Pilates Studio Selects NYC's Tribeca for 1st Location](#)

Commercial Observer 8/28/26

[Burlington to Open 20 Stores in September in These 12 States](#)

USA Today 8/27/26

[DTC furniture brand Article makes U.S. store debut in San Francisco](#)

Chain Store Age 8/26/26

[Korean accessories brand N.Cat opens first U.S. store in Torrance CA, plans](#)

[2nd in Brea, CA](#)

Chain Store Age 8/26/26

[Wayfair makes plans for 10th overall store in Orlando suburb](#)

Chain Store Age 8/26/26

[Mac Cosmetics Relocates SoHo Flagship To 579 Broadway in Manhattan](#)

Commercial Observer 8/25/26

[New fitness concept The Rouge Method debuts in Oklahoma City](#)

Chain Store Age 8/21/26

[Ross Store earnings, sales soar in Q2; 115 new stores planned in 2026](#)

Chain Store Age 8/21/26

[BJ's Wholesale Club Holdings beats Wall Street on Q2 profit, revenue; new](#)

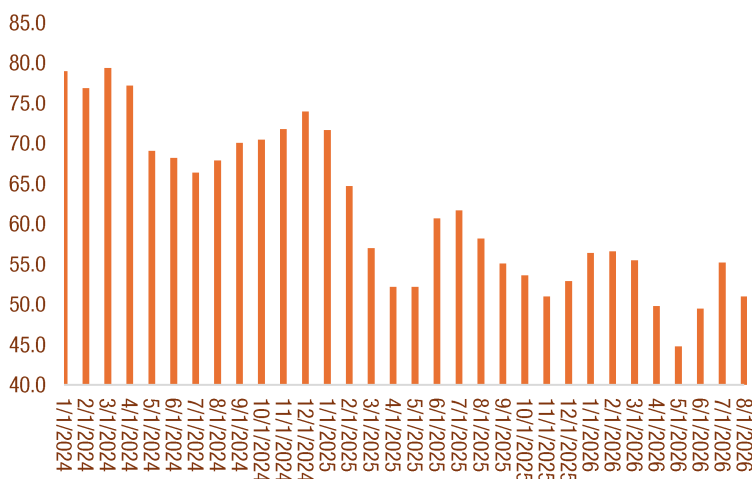
[Texas store to open](#)

Chain Store Age 8/21/26

[Discount Fashion Warehouse Inks Deal in Columbus OH](#)

Costar 8/21/26

University of Michigan Consumer Sentiment Survey



August 2026 Reading: 51.0

Annual Change: -12.4%

Monthly Change: -7.6%

IPOs, Sales and M&A Mania

[Zara to open first Pittsburg-area store](#)

AXIOS 8/20/26

[Planet Fitness Takes 15K SF at Coney Island Residential Development](#)

Commercial Observer 8/20/26

[Savers Snags 30K SF in Independence MO](#)

Costar 8/19/26

[Goodland Pickleball Takes 30K SF for Indoor Clubs across NYC](#)

Commercial Observer 8/19/26

[Japan's Muji to open stores at four East Coast shopping centers](#)

Chain Store Age 8/18/26

[Code Ninjas Opens 20+ New Locations](#)

PR Newswire 8/18/26

[Academy Sports + Outdoors plans 11 new stores for Q3](#)

Chain Store Age 8/18/26

FOR OWNERS, LEASING TEAMS & TENANT REPS

Every brand in retail, scored against your center.

Brandmarch scores 6,700+ brands against any property — demographic match, co-tenancy fit, growth — and ranks the ones worth a call. **Search tells you who exists.**
Scoring tells you who fits.


RECOMMENDATION TOOL

300 matches waiting for **Arlington Highlands East** (Arlington, TX)

 Madison Reed Service · Hair	79 Overall	88 Demo	73 Tenancy	 
 Nordstrom Rack Retail · Department Store · Anchor	78 Overall	92 Demo	70 Tenancy	 
 CAVA Food · Restaurant — Fast Casual · Mediterranean	78 Overall	90 Demo	69 Tenancy	 

Showing 3 of 300 matches for this property.
Rate a match → the next batch gets sharper

Demographic match

Your trade area measured against the trade areas that brand is already choosing, block group by block group.

Co-tenancy fit

Which brands actually cluster with your existing roster — read across 30,700+ centers and high streets.

It gets sharper

Thumbs up or down on any match. Every rating retrains the next batch against your portfolio.

6,700+

BRANDS TRACKED

30,700+

PROPERTIES INDEXED

9,900+

BROKERS IN NETWORK

76+

MARKETS COVERED

Weekly

ACTIVITY UPDATES

BROWN BOOK READERS

**Send me your center.
I'll send the first three.**

Email a property name and I'll reply with the top three recommended brands and their scores. No trial, no card, no obligation.

brandmarch.com/brownbook

brett@brandmarch.com

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Top News Impacting Retail Real Estate

Retailer Roundup

[Primark to open at Mall of America](#)

CSA 8/14/26

[Fabletics plans to open 25 new US stores within the next year](#)

CRE Dailey 8/14/26

[Ross Dress for Less plans to open 5 new stores in Connecticut](#)

Patch.com 8/14/26

[Madewell to Open First Rockefeller Center Store in 2027](#)

ConnectCRE 8/13/26

[Rivian opens its 4th Massachusetts showroom](#)

CSA 8/13/26

[Meta Picks Chicago for First Midwest Store](#)

Costar 8/13/26

[Pop Mart to open first Hawaii store in Honolulu](#)

CSA 8/13/26

[T.J. Maxx opening 5 new stores in these 5 states in August](#)

USA Today 8/12/26

[Barnes & Noble Opens New Chicago Store](#)

ConnectCRE 8/12/26

[Ace Hardware added 34 new stores in 2nd quarter of 2026](#)

HBSDdealer 8/12/26

[Dollar Tree opened 12 stores in July](#)

Supermarket News 8/12/26

[Wrangler to open 2 more stores in Texas](#)

Retail Dive 8/12/26

[Bealls plans to open 13 locations in 6 states this fall](#)

Retail Dive 8/12/26

[Hermes opened new store at Plaza del Lago in Chicago](#)

Inside Retail 8/11/26

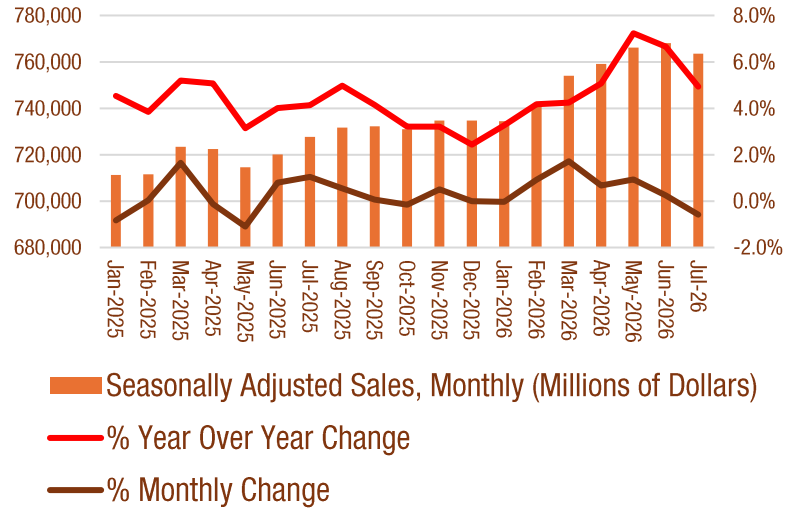
[L.L.Bean opening new store in Delaware County, Pennsylvania](#)

Delco Today 8/10/26

[Vietnamese Retailer Hasaki Joines US Asian Beauty Growth](#)

Costar 8/10/26

US Retail Sales, All Categories



July 2026 Annual Change: +4.9%
Monthly Change: -0.6%

[Uniqlo opening 3 new stores by end of September](#)

Aol.com 8/7/26

[Costco debuts in Albany](#)

CSA 8/7/26

[Bob's Discount Furniture opens 2 stores each in North & South Carolina](#)

CSA 8/6/26

[BJ's Wholesale expanding into Mississippi](#)

Sun Herald 8/5/26

[Gibson to open 'Garage' store in Las Vegas next year](#)

CSA 8/4/26

[Floor & Décor Sings Lease at Los Angeles Power Center Porter Ranch](#)

Costar 8/4/26

[Muji, Daniel Eddy's Winner Sign Leases at Brooklyn's Alloy Block](#)

Commercial Observer 8/3/26

[Wayfair's Next Store to Land in Pittsburgh](#)

Costar 8/3/26

[Burlington opening 12 stores in August](#)

USA Today 8/1/26

The Brown Book Retail Newsline

Top News Impacting Retail Real Estate

Grocery Grind

[The Economics of Public Grocery Stores](#)

Time 8/31/26

[Erewhon Expands Outside of L.A. County for 1st Time](#)

Progressive Grocer 8/27/26

[Barons Market Debuts First Location in Carlsbad, CA](#)

The Shelby Report 8/27/26

[Uncle Giuseppe's Marketplace to expand into PA and expand in Moorestown NJ](#)

Grocery Dive 8/26/26

[BJ's Wholesale Club continues retail expansion in TX, AL, KY, FL and IN](#)

Drug Store News 8/25/26

[Walmart Signs New Lease at Former Mall Site Near Detroit](#)

Costar 8/25/26

[Sprouts Farmers Market Adds First Waco, Inglewood Locations](#)

The Shelby Report 8/24/26

[New Fareway Meat Market Opens in Kansas City](#)

Progressive Grocer 8/23/26

[Mercado González Concept Coming To La Habra, CA](#)

The Shelby Report 8/21/26

[Lidl US Adding NY Location with Tappan Store](#)

The Shelby Report 8/20/26

[Meijer Opens Grocery Format Store in Livonia, MI](#)

The Shelby Report 8/19/26

[Whole Foods plans 2 CA store openings in September; Elk Grove & San Diego](#)

Chain Store Age 8/24/26

[Walmart's U.S. grocery strength helps drive Q2 sales growth](#)

Supermarket News 8/20/26

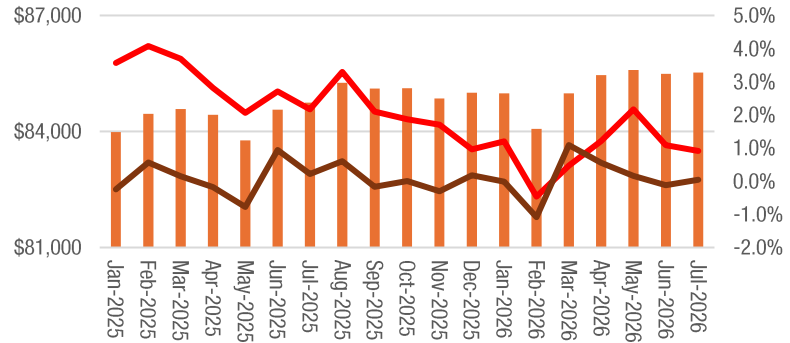
[Uncle Giuseppe's Opens Store in Greenvale, NY](#)

The Shelby Report 8/20/26

[Met Fresh opens first Philadelphia store](#)

Grocery Dive 8/17/26

US Retail Sales, Food & Beverage Stores (Groceries)



Seasonally Adjusted Sales, Monthly (Millions of Dollars)

% Year Over Year Change

% Monthly Change

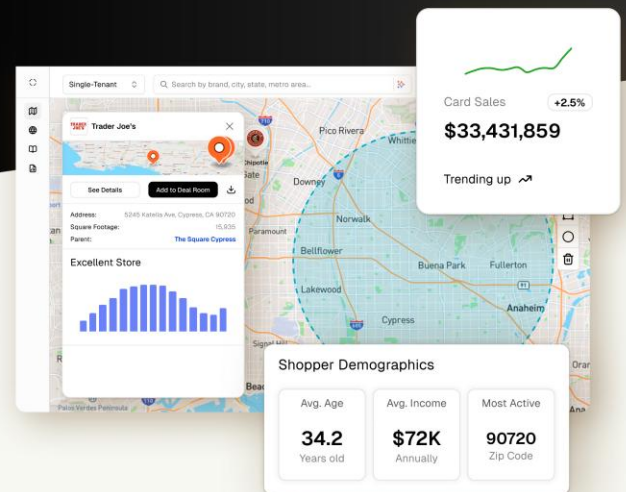
July 2026 Annual Change: +0.9%

Monthly Change: +0.0%

CENTERCHECK

Store Level Sales Data

Rely on key economic performance to build a more productive real estate portfolio.



Locational sales data is the holy grail of retail real estate. **CENTERCHECK**

The Brown Book Retail Newsline

Top News Impacting Retail Real Estate

The Restaurant Review

[Fast-casual Mexican chain Moe's to open first brick-and-mortar Twin Cities location](#)

Chain Store Age 8/31/26

[Crisp & Green to Open 15 More Restaurants This Year](#)

QSR 8/31/26

[Dubai-born tiramisu dessert concept BISQO makes its U.S. debut with Long Island store](#)

Restaurant Business 8/31/26

[Indy chain Pizaro's Pizza marks Houston expansion with 2 locations](#)

pizzamarketplace.com 8/28/26

[Australia's Yo-Chi frozen yogurt chain will make its U.S. debut in September with Dallas store](#)

Restaurant business 8/28/26

[Huey Magoo's Signs 3-Unit Deal in Pennsylvania](#)

QSR 8/27/26

[Mokas Coffee Signs Development Deal to Bring 9 Units to KC area](#)

Restaurant development + design 8/27/26

[Dalmoros Fresh Italian Furthers Florida Expansion with New Restaurant coming Soon to Jacksonville](#)

RestaurantNews.com 8/26/26

[MOOYAH Signs 6-Unit Deal in Utah](#)

QSR 8/26/26

[J. Alexander's Continues Georgia Growth w/Peachtree City Debut](#)

RestaurantNews.com 8/25/26

[Slim Chickens Opens Four Restaurants in One Week](#)

QSR 8/25/26

[Dog Haus Pursues Major Expansion After Tapping Former Jersey Mike's Execs](#)

Bisnow 8/25/26

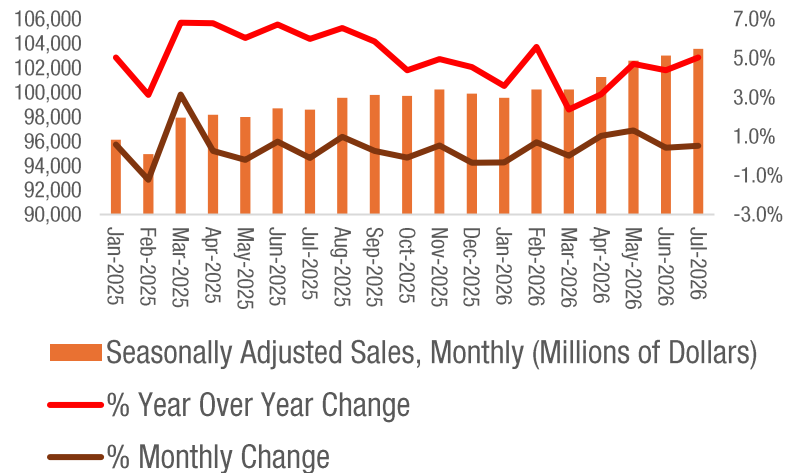
[Korean Café Concept, A Twosome Place, Plots US Growth w/Virginia Debut](#)

Costar 8/24/26

[The Twisted Egg Shack hopes to open 60 new Texas locations](#)

RestaurantNews.com 8/24/26

US Retail Sales, Food Services & Drinking Places
(Restaurants)



July 2026 Annual Change: +5.0%
Monthly Change: +0.5%

[Birdcall opens first franchise location in Starkville, MS, set for additional expansions in CO, ID and IN](#)
RestaurantNews.com 8/24/26

[Golden Chick states it is on path to open 27/30 new locations in 2026](#)
QSR 8/23/26

[Convict Coffee to Open Third Denver Unit](#)
Bisnow 8/21/26

[Guy Fieri's Downtown Flavortown to Open in Myrtle Beach](#)
FSR 8/20/26

[A&W Revamps Restaurants w/Nod to Roadside Roots](#)
Costar 8/18/26

[Sweetgreen to open first Sweetlane location on East Coast in McLean, VA](#)
Chain Store Age 8/18/26

[Potbelly Signs 10-Unit Deal in Central Florida](#)
QSR 8/17/26

[Döner Haus Opens First West Coast Location in L.A.](#)
QSR 8/17/26

[Shipley Donuts to make Michigan debut with 15-unit agreement](#)
Chain Store Age 8/17/26

The Brown Book Retail Newsline

Top News Impacting Retail Real Estate

North of the Border (Canadian Retail News)

[Happy Belly could Reach 183 restaurants by 2027](#)

Retail Insider Canada 8/31/26

[New No Frills opens in Dryden, Ont.](#)

Grocery Business Canada 8/31/26

[Scandinavian furniture brand OMHU expands into Canadian market](#)

Retail Insider Canada 8/31/26

[DUER expands to Winnipeg market with new store at CF Polo Park](#)

Retail Insider Canada 8/28/26

[JD Sports Opens Downtown Montreal Flagship as Expansion Accelerates](#)

Retail Insider Canada 8/28/26

[GARAGE to open new Birmingham store as Montreal brand Expands](#)

Retail Insider Canada 8/27/26

[Explosive growth seen for Jersey Mike's concept in Canada](#)

Retail Insider Canada 8/27/26

[Purdy's Chocolatier to open in New Brunswick, Nova Scotia and Halifax](#)

Retail Insider Canada 8/27/26

[Knix Opens First Atlantic Store in Halifax as Retail Expansion Continues](#)

Retail Insider Canada 8/26/26

[Empire's newly acquired Quebec discount banner Mayrand breaks ground on new Trois-Rivières store](#)

Grocery Business Canada 8/25/26

[Boston Pizza has new locations under construction in AB, BC & MB](#)

Retail Insider 8/20/26

[FreshCo expands into Atlantic with two Nova Scotia stores](#)

Grocery Business Canada 8/20/26

[RUDSAK Opening Bloor Street Store in Toronto](#)

Retail Insider Canada 8/19/26

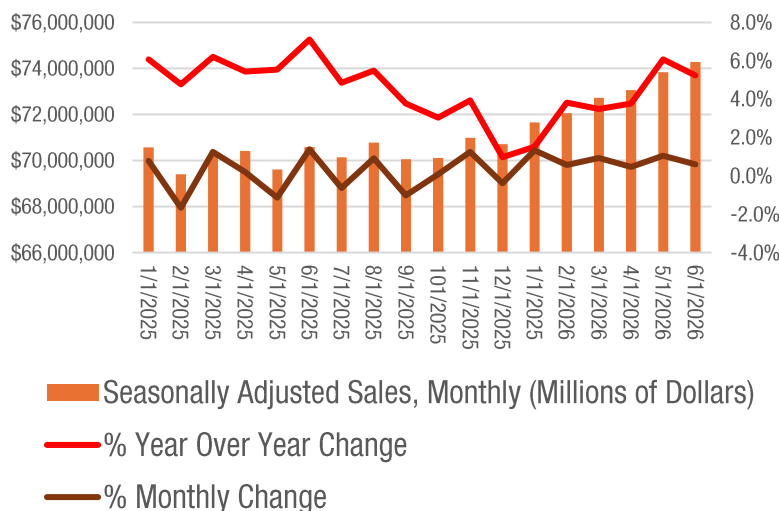
[Empire expands pharmacy network with Morelli's acquisition, plans to rebrand as Longo's Pharmacies](#)

Grocery Business Canada 8/18/26

[DAVIDs TEA Opens Square One Flagship as Canadian Store Expansion Advances](#)

Retail Insider Canada 8/18/26

Canadian Retail Sales



June 2026 Annual Change: +5.2%
Monthly Change: +0.6%

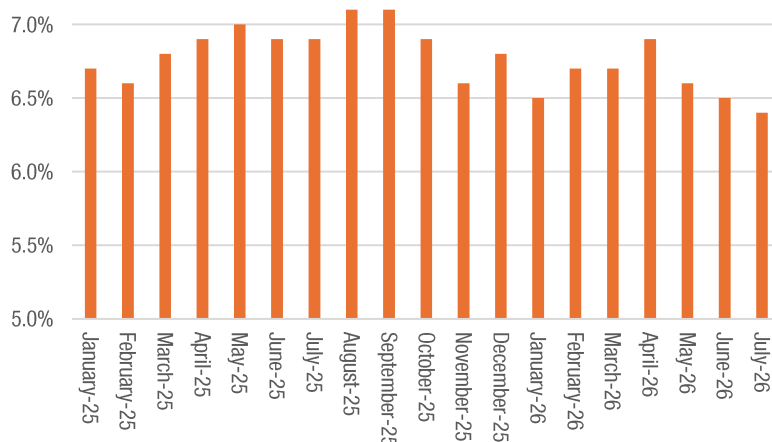
[Shake Shack Expands Canadian Footprint with New Ontario Restaurants](#)

Retail Insider Canada 8/18/26

[Charcuterie restaurant Graze Craze plans to expand in AZ, CA, CO, FL, GA, IL, NJ, NY, OK, PN, TN, TX, VA and Canada](#)

Fast Casual.com 8/17/26

Canada Unemployment Rate July 2026: 6.4%



The Brown Book Retail Newsline

Top News Impacting Retail Real Estate

Contraction Faction (Bad News, Bankruptcies & Closures)

[Five Guys closed 31 stores last year, even as it grew its presence overall: here's where locations shuttered](#)

Fast Company 8/28/26

[7 Brew, Dutch Bros appear set to bid over closed Salad and Go sites](#)

NRN 8/27/26

[Dick's Sporting goods closes 113 stores as shares plunge](#)
The Street 8/27/26

[Foot Locker is closing stores as Dick's struggles with turnaround: See where locations shuttered in 2026](#)

Fast Company 8/26/26

[Salad and Go's Bankruptcy Tests Net Lease Assumptions](#)
Globe Street 8/25/26

[The Raley's Companies Closes More Stores as Part of Downsizing Plan](#)

Progressive Grocer 8/24/26

[West Marine exits bankruptcy after slashing store footprint](#)
Chain Store Age 8/24/26

[Nike closed two dozen locations across 12 states](#)
Fast Company 8/24/26

[Artistry Restaurants shutters four Hickory Tavern locations](#)
NRN 8/24/26

[GNC has closed hundreds of stores in last 3 years, see a list of locations that closed](#)
Fast Company 8/21/26

[NYC Restaurant Group Fireman Hospitality Files Chapter 11](#)
Costar 8/19/26

Well, Isn't That Convenient? (Convenience Store News)

[Massachusetts c-store Shamrock Market debuts Pak Mail shipping service](#)

C-Store Dive 8/28/26

[Why Buc-ee's is Heading South, Not Northeast](#)
Globe Street 8/26/26

[Love's Travel Stops opens new store in Premont, Texas](#)
CSP 8/21/26

[Consumers hit fast-food chains hard for failing on value last quarter](#)
Restaurant Business 8/18/26

[Buc-ee's to open 6 locations in 6 states](#)
USA Today 8/17/26

Does Your Business Serve the Retail and/or Shopping Center World?

The Brown Book Retail Newsline reaches an audience of roughly 30,000 retail real estate focused decision makers across the US and Canada each month.

For more information call Garrick Brown at
916.789.3324

gbrown@gallellire.com

The Brown Book Retail Newsline

Top News Impacting Retail Real Estate



Gary Gallelli
CEO - Partner
gary@gallellire.com



Rick Phillips
Managing Director
rphillips@gallellire.com



Pat Ronan
Vice President
pat@gallellire.com



Aman Bains
Vice President
abains@gallellire.com



Adam Rainey
Vice President
arainey@gallellire.com



Kevin Soares
Executive Vice
President | Partner
ksoares@gallellire.com



Bob Berndt
Executive Vice
President | Partner
bberndt@gallellire.com



Jeff Hagan
Senior Vice
President | Partner
jhagan@gallellire.com



Phillip Kyle
Senior Vice President
pkyle@gallellire.com



Bryan Wirt
Senior Vice President
bwirt@gallellire.com



Matt Goldstein
Vice President
mgoldstein@gallellire.com



Kurt Conley
Associate Vice President
Construction Manager
kconley@gallellire.com



Brandon Sessions
Senior Vice President
bsessions@gallellire.com



Kannon Kuhn
Associate Vice
President
kkuhn@gallellire.com



Bruce Wirt
Senior Vice President
bruce@gallellire.com



Ed Benoit
Land/Investments
ebenoit@gallellire.com



Skip Andreae
Land/Investments
sandrae@gallellire.com



3005 Douglas Blvd., Suite 200
Roseville, CA 95661
916-772-1700



Garrick H. Brown

Gallelli Real Estate
gbrown@gallellire.com
(916) 789-3324

ABOUT THE WRITER

Garrick Brown is one of the leading real estate analysts in the United States; he is a 25-year industry veteran analyst and thought leader in the space, as well as an experienced manager of large, national teams of researchers. He has a strong background in all the commercial real estate product types, though for the last 15 years he has primarily been known for his work in the retail space.

Garrick is regularly quoted on real estate, retail and economic matters by the Wall Street Journal, the CBS Evening News, NBC News, CNBC, National Public Radio, Women's Wear Daily and dozens of Business Journals and other industry publications.

Mr. Brown is a major business influencer; he has over 21,000 followers on LinkedIn, where he regularly posts economic and commercial real estate commentary to an audience consisting primarily of brokers, retailers, developers, site selection professionals, appraisers, lenders, investors, private equity, economic development professionals and business media. Garrick also produces a regular podcast, The Retail Grind, with Bill Yanek, the CEO of ConnexFM (North America's largest facilities management trade group), where he explores the latest economic, retail and real estate news.

Mr. Brown is frequently asked to contribute to major industry publications. He authored the retail real estate portion of the 2023 edition of the Urban Land Institute and PriceWaterhouseCoopers' trademark industry publication, Emerging Trends in Real Estate.

Garrick is a renowned public speaker on economic, real estate and retail matters. He is known for his dynamic and entertaining speaking style and for his ability to tell the stories behind the data, synthesizing trends and connecting dots beyond the obvious. He regularly speaks to private and academic groups (Baruch College, Florida State University, Harvard Graduate School of Design, UCLA Ziman Center for Real Estate, etc.), and all the major, national commercial real estate-focused trade groups (BOMA, California Bankers Association, CCIM, ConnexFM, CREW, ICSC, NAIOP, Urban Land Institute, etc.).

Mr. Brown currently works as a freelance writer and consultant for a number of private clients. In addition to his public speaking engagements, Garrick frequently advises corporate real estate teams regarding economic conditions, market forecasting, business and brokerage strategies.

His previous experience includes managing Cushman & Wakefield's retail research for the Americas, as well as managing commercial real estate research functions (all property types) for the Western United States for Cassidy Turley and Newmark. He began his career as a research associate with Grubb & Ellis in Kansas City, Missouri and later managed research operations for Colliers International for the Indianapolis, Indiana and Sacramento, California markets.