

The Brown Book Retail Newsline

Top News Impacting Retail Real Estate

September 16 through September 30, 2026

"We don't see things as they are, we see them as we are."
--Anais Nin

Why Inflation Woes May Not Slow Grocery Growth or Retail Real Estate in 2027

In the last issue of the Newsline we explored the August monthly retail sales numbers that had just been released, and I pointed out some challenging data for the grocery sector. I love hearing back from our readers, and I got a couple of great comments and a few complaints (hey, don't shoot the messenger... I am just sharing what the government numbers say). That said, I got a great one from a broker friend in the Bay Area who pointed out that the numbers lack nuance because they don't parse certain things, like ethnicity or the fact that there is significant grocery store potential in certain markets that are underserved by Asian grocers, for example. I wholeheartedly agree, and let's be clear... the numbers are not nuanced at all, and they are best thought of as a big picture benchmark. Those monthly numbers from the Census Bureau are, after all, just a survey ([you can check out the methodology they use here](#)).

Certainly, none of the monthly retail sales numbers are going to be particularly useful for the evaluation of any one given concept the way that honest and accurate same-store sales reporting would be, or an analysis of foot traffic trends from Placer AI or Advan or better yet, locational sales from sources like CenterCheck. Those monthly figures are just a big picture snapshot and are far from perfect.

What trends do they obscure? A bunch, I would say. In the case of grocers, those numbers certainly don't explain the trends happening within the category. Ethnic, organic, and value-oriented (including warehouse store) grocery concepts are generally outperforming mid-market players, though even within those niches there are wide variances depending on the operator.

Likewise, the issue of inflation impacting the consumer isn't going to play out the same way for every concept. For example, let's look at the Los Angeles marketplace. Probably nothing lends more credence to the theory of a K-Shaped economy than the fact that the current environment is ideal for growth both for the no-frills discounter Aldi and Los Angeles' favorite organic celebrity grocer, Erewhon Market (a chain so upscale it makes Whole Foods look like Smart & Final). But it is a far more challenging environment for the players in the middle.

By the way, in case you have been sleeping under a rock, the K-Shaped economy theory is that 40% to 50% of consumer spending is now being driven by the top 10-15% of earners (typically households making \$175,000 per year or more), while earners from the middle class and below are under

increasing financial strain. This theory was first put out there by the economist Peter Atwater (Adjunct Professor of Economics at William & Mary) during the pandemic, but that has become more pronounced in recent years thanks in large part to recent inflation waves and shifts in the job market. [Mark Zandi, Chief Economist at Moody's Analytics, hosts a compelling discussion on this theory and how it has evolved here.](#)

That said, I stand by my take that grocery inflation ([which the industry itself believes will be accelerating in the months ahead—check out this recent piece from Grocery Dive](#)), is going to increasingly challenge the sector. Buying food to eat at home has gotten 33% more expensive in the U.S. since the beginning of 2019 (according to U.S. Department of Agriculture figures). In the 7 ½ years before that, prices rose 6.4%. The reality is that consumers haven't yet fully digested the impact of the 2021-2023 inflation wave, which is why the current wave (though the numbers are still just in the mid 3.0% range) feels so much more painful. It is also driving consumers to [buy less beef](#), [trade down](#), [buy more generic and private label goods](#), and [tweak their preferences as they seek value](#).

But none of this has had much of an impact on retail real estate. At least, not yet.

The grocery category remains among the most active in terms of expansion, though it is primarily driven by ethnic, organic and value oriented grocers. Sprouts, Aldi, BJ's Wholesale while Costco, Whole Foods, Target, Trader Joe's, Publix, H.E.B., Wegman's, Ahold Delhaize, Meijer and Kroger are all moving ahead with robust growth plans. Meanwhile, H Mart, T&T Supermarket, 99 Ranch Market, SF Supermarket, Vallarta, Bravo, Northgate Market, Public Ideal Market, Save A Lot y Mas and others also continue to expand at a steady clip.

In our tracking of more than 600 grocery concepts across the US and Canada at the Brown Book, we have only seen a modest uptick in store closures from a handful of mid-market players shuttering underperformers. Otherwise, this remains among the most active sectors in terms of expansion. As it should be.

As challenging as inflation may be for consumers at the grocery store, food is one category you can't do without. And while we don't know how long the current inflationary wave will last, an end to the Iran conflict could see prices stabilizing quickly. Considering that about a third of grocery store chains build and own their own real estate (though many deploy sale-leaseback structures to free up liquidity) and the rest typically lock in leases with terms of at least 10-20 years, site selection for grocers is a long-term play. That's not to say that the economic environment doesn't matter. But this is a category of retail unlikely to contract in 2027, unless the economy somehow goes off a cliff. We will likely see some of the weaker players out there closing more units, and some expanding

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Inflation Woes Vs. Grocery Growth... (cont.)

concepts may become more conservative with their expansion plans in 2027, but the grocery category is likely to remain in growth mode next year.

So Q3 real estate numbers are starting to roll in...

According to the Costar Group, total U.S. retail vacancy fell from 4.4% to 4.3% in Q3. Keep in mind that this metric includes all shopping center types and freestanding retail (including owned real estate) against an inventory of 11.7 billion square feet (BSF).

U.S. malls account for 818.7 million square feet (MSF) of total inventory and recorded declining vacancy in Q3. Vacancy fell from 8.5% in Q2 to 8.2% though this was driven by a decrease in total inventory (mostly projects being converted to other shopping center types or to mixed-use) to the tune of 6.9 MSF. The overwhelming majority of this vacancy is concentrated in Class B and C centers (hence the trend of conversions). My own survey of Class A malls in the U.S. indicates a current vacancy rate of about 1.9%.

Power centers, which account for 770.0 MSF of product in the U.S., saw vacancy fall from 4.8% to 4.6% in Q3. Neighborhood centers, the most dominant shopping center type with nearly 2.9 BSF of inventory, saw vacancy inch downward from 6.5% to 6.4% in Q3. Meanwhile, unanchored strip vacancy crept up slightly from 5.1% to 5.2%.

Costar reports that overall retail vacancy in Canada (against a total inventory of 804.7 MSF) held steady at 2.5% in Q3. Malls, which account for 92.1 MSF of product, saw vacancy increase from 7.5% to 7.6%. Power centers (39.4 MSF of inventory) saw vacancy fall from 2.2% to 2.1%. Neighborhood centers (146.8 MSF) held firm at a tight 1.9% vacancy rate. Lastly, strip retail (35.5 MSF) saw vacancy tighten further from 1.7% to 1.6%.

These numbers only bolster the trend the inimitable Natalie Dolce of Globe Street reports on in one of the top five articles we chose this issue: "[Retail Growth Shifts to Suburbs and Smaller Markets](#)." While there remain some weak spots in retail (Class B and C malls, some urban retail districts—but not all, Class C suburban), the reality is quality (Class A and B+) space remains in short supply on both sides of the border.

I'm proud to have worked with the Urban Land Institute and PwC again this year on their annual signature publication, Emerging Trends in Real Estate (I've been authoring the retail portion of this report for the last few years). The 2027 edition will be out in a couple of weeks (I will provide a link here), but part of our process is conducting extensive interviews with a mix of market participants. This year, mine included some top industry research analysts, economists, brokers, landlords, developers, and investors. This year was particularly bizarre because across about 20 different interviews

my subjects were universally wary about the state of the economy and the consumer currently and heading into 2027. Yet, they were universally positive about the prospects for retail real estate heading into next year. Is it possible for economics to suck for most consumers, though certainly not all, and for retail real estate to fare well simultaneously? I think the answer is yes, for a while. Though I worry for how long.

But this brings us back to that issue of the K-Shaped economy and how it applies to retail real estate. I get into a lot more detail on this topic in the upcoming Emerging Trends report, but there is something that the CEO of one grocery anchored REIT told me that really stuck out.

He said, "the reason I am optimistic about 2027, even if the economy ends up being spotty, is retail real estate now aligns almost perfectly with where the consumer is. Ten years ago, when every story was about 'retail apocalypse' this or that, was really about the challenges of mid-price retail, whose primary offering to consumers was convenience of access, struggling to evolve and survive in a marketplace where convenience moved online. That middle is mostly gone now. What's left? Discount, value and basic needs retail on one end of the scale and luxury or experiential retail at the other end. Retail has already adapted to reflect the 'K-Shaped economy' as have our properties. Open-air is all about discount, value, and basic needs. Resurgent malls, lifestyle and outlet centers and striving urban districts—at least the Class A ones—are luxury and experience. The economy may be a concern, but retail assets and who they cater to have never been better aligned."

I hope he proves to be right.

--Garrick Brown

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Top News Impacting Retail Real Estate

Brown Book Top Five

[Investors are Winning Like Never Before While Consumers Feel Awful](#)

Inc. 9/30/26

[Americans View of Economy Sinks to Lowest Level Since 2014 Conference](#)

Board Says

AP News 9/29/26

[Navigating a High-Rate Environment](#)

Commercial Property Executive 9/28/26

[CRE Investors Ponder the Implications of a 6% Treasury Yield](#)

Globe Street 9/25/26

[Retail Growth Shifts to Suburbs and Smaller Markets](#)

Globe Street 9/24/26

Retail Real Estate News

[Individuals, 1031 Exchange Buyers Have Deeper Pockets Today](#)

Commercial Property Executive 9/29/26

[2026 Retail Net Lease Sales Volume and Cap Rates](#)

Commercial Property Executive 9/28/26

[Retail Developers Put AI to Work on Project Decisions](#)

Globe Street 9/25/26

[CREW Special Report: Retail's Next Wave](#)

Commercial Property Executive 9/25/26

[Developers Target Underused Retail Land for Housing & Mixed-Us](#)

Globe Street 9/23/26

[Sale Leaseback Deals Slide, Even as STNL Investment Grows](#)

Commercial Property Executive 9/21/26

[Foreign Capital Shifts CRE Priorities](#)

Commercial Property Executive 9/21/26

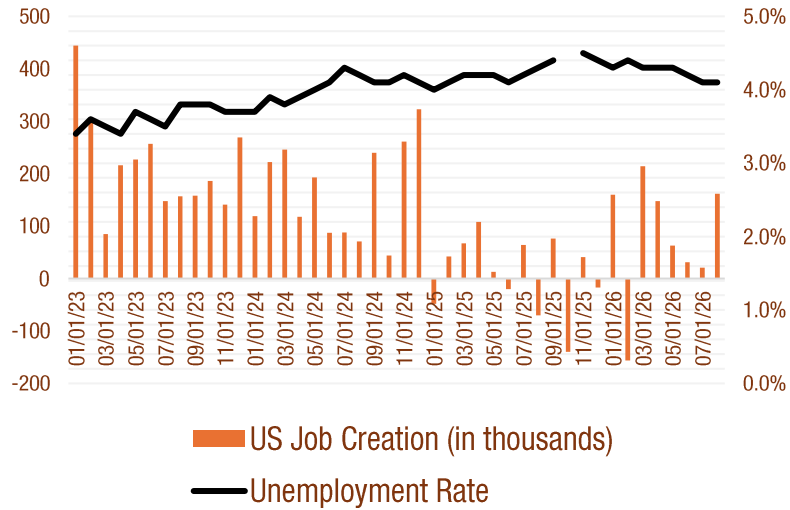
[Longer Approval Timelines Put Retail Development Returns at Risk](#)

Globe Street 9/18/26

[When the Real Estate's Better than the Rent Roll](#)

Chain Store Age 9/16/26

US Unemployment & Job Creation



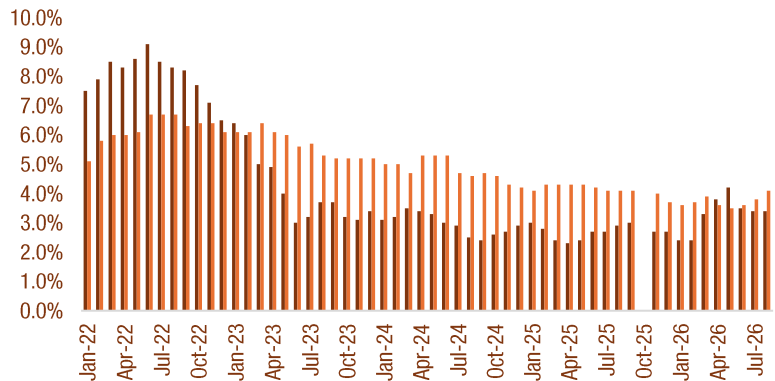
US Unemployment Rate August 2026:

4.1%

US Job Creation (P) August 2026:

+162K

US Inflation Vs. Wage Growth



■ 12 Month % Change, Consumer Price Index

■ 12 Month % Change, Wage Growth

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Top News Impacting Retail Real Estate

Economic & Consumer News

[US Economy Grew a Solid 2.2% in Q2 Government Says, Upgrading Previous Estimate](#)

AP News 9/30/26

[The US Economy is Defying Gravity: Here's All the Good News](#)

MarketWatch 9/30/26

[As Bond Yields Rise, Investors Need to Play the Long Game](#)

Financial Review 9/30/26

[US Consumer Confidence Fell in September](#)

Conference Board 9/29/26

[P.E. Firms Target Experience Driven Consumer Trends](#)

Observer Voice 9/29/26

[AI Investments Keep US Economic Growth in Gear for Now](#)

Deloitte 9/29/26

[UofM Consumer Sentiment Survey: Trade Disputes & High Prices Squeeze Sentiment](#)

PYMNTS 9/28/26

[Treasury Yields Rise as March to Multiyear Highs Continues](#)

CNBC 9/28/26

[Bakery Consumer Trends Point to Premium Growth Opportunities](#)

Baking Business 9/28/26

[Our Economic Outlook for Canada](#)

Vanguard 9/25/26

[Consumer sentiment weakens in September as economic fears worsen](#)

Chain Store Age 9/25/26

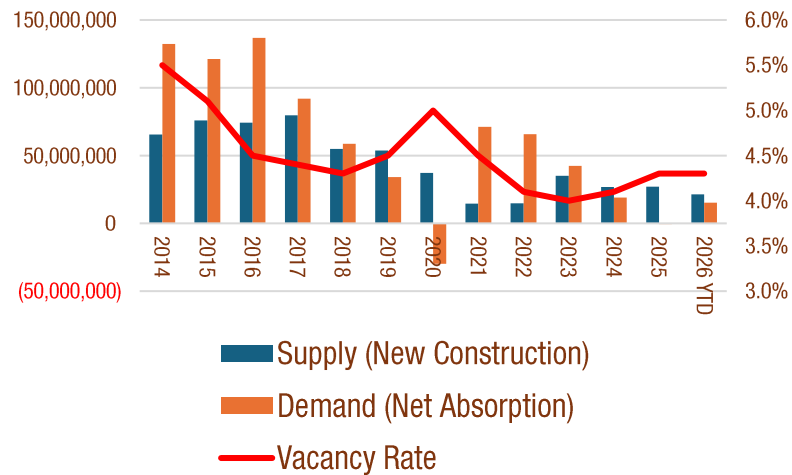
[Mortgage Rates are Soaring with Little Relief in Sight](#)

Morning Brew 9/25/26

[Mastercard Economic Institute Says Holiday Spending to Increase 5.5% in 2026](#)

Retail Wire 9/24/26

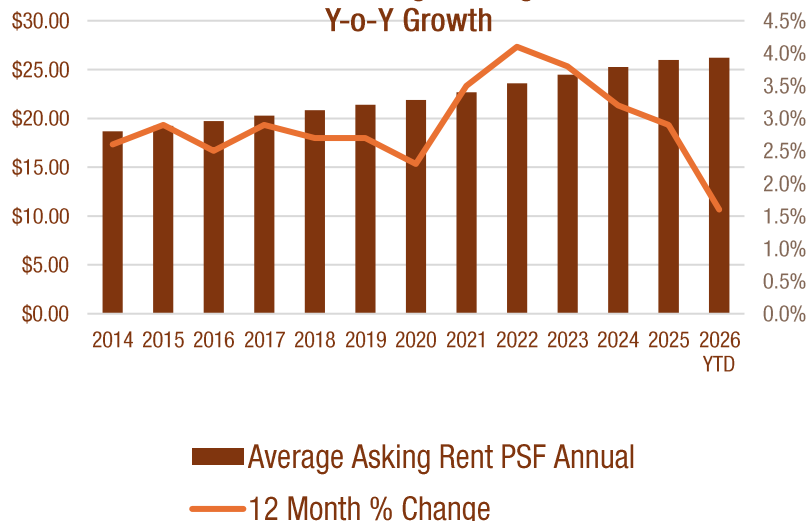
US Retail Real Estate (All Types)
Supply vs. Demand, Vacancy



US Retail Vacancy Rate Q3 2026:	4.3%
US Deliveries YTD Q3 2026:	21,398,7580 SF
US Net Absorption Q3 2026:	- 15,365,095 SF

US Avg. Annual Rent Q3 2026:	\$26.21 PSF
US Retail Rent Growth Q3 2026:	1.6%

US Retail Average Asking Rent
Y-o-Y Growth



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Economic and Consumer News (cont.)

[Halloween spending expected to reach \\$13.5B](#)

Retail Dive 9/24/26

[Higher Consumer Spending Masks Pressure on Retail Demand](#)

Globe Street 9/24/26

[Grocery Inflation is primed to rise](#)

Food Dive 9/24/26

[Nearly 20% of Consumers Holding Off on Discretionary Purchases Until After the Midterm Elections](#)

Retail Wire 9/24/26

[The US Economy Before & After the Iran War in Five Charts](#)

NBC News 9/23/26

[Fresh Thyme Market Names 10 Grocery Trends to Define 2027](#)

Progressive Grocers 9/23/26

[Dollar General CEO Says \\$100K Earners are Shopping More Like Lower-Income Consumers](#)

Globe Street 9/22/26

[Federal Reserve Rate Hike Reflects New World of Sticky Inflation and Faser Growth](#)

AP News 9/20/26

[Retail Sales rally in August, Improving by 1.2% Monthly and 6% YoY](#)

Retail Wire 9/17/26

[Restaurant Traffic Falls 2.4% Across US in August](#)

CRE Daily 9/17/26

[Monthly retail sales from the US Commerce Department](#)

Retail Dive 9/16/26

[Restaurant Traffic Declines Across Nearly Every State](#)

Globe Street 9/16/26

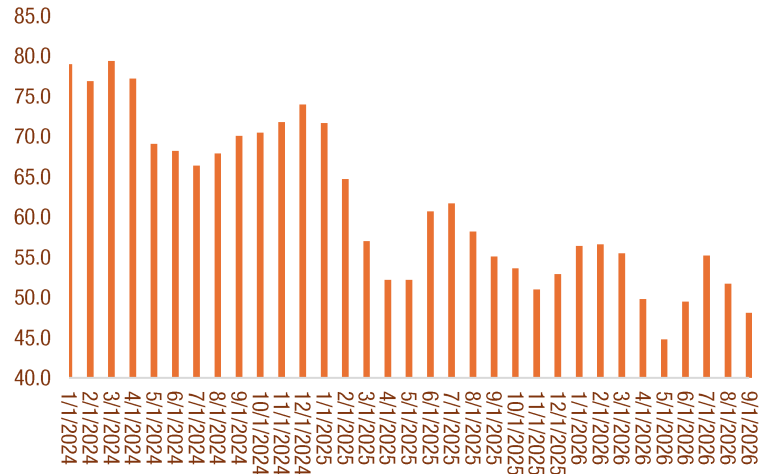
[US Stocks Slip after Fed Hikes Rates and Hints More Increases on the Way](#)

AP News 9/16/26

[Inflation Pressure Builds Beyond the Pump](#)

Costar 9/16/26

University of Michigan Consumer Sentiment Survey



September 2026 Reading: 48.1

Annual Change: -12.7%

Monthly Change: -7.0%

IPOs, Sales and M&A Mania

[Walgreens Owner Nears Deal to Sell British Pharmacy Chain Boots](#)

Wall Street Journal 9/30/26

[Happy Joe's Pizza & Ice Cream has Been Acquired in Surprising Move](#)

PMQ Pizza 9/30/26

[7 Brew's \\$123M bid for at least 60 Salad and Go units is approved](#)

Restaurant Dive 9/29/26

[Costco tops expectations with increases in traffic, average ticket](#)

Chain Store Age 9/25/26

[ASAP Energy to Exit C-Store Industry w/Sale to Casey's](#)

Convenience Store News 9/25/26

[Canada's Largest Movie Theatre Chain Cineplex May be Headed for a Sale](#)

Toronto Life 9/24/26

[Sysco-Restaurant Depot Merger is a Rotten Deal for Restaurants](#)

Racket 9/21/26

[All Signs Point to Sale of Ninety Nine Restaurant Chain](#)

Boston Globe 9/17/26

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.

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Top News Impacting Retail Real Estate

Retailer Roundup

[Burlington Inks 32K SF at Brooklyn Navy Yard's Admiral's Row Campus](#)
Commercial Observer 9/30/26

[Lowe's to open first new Kentucky store since 2009](#)
Chain Store Age 9/29/26

[Batteries Plus Expands Florida Presence with 4-Store Franchise Agreement in Lake County](#)
PR Newswire 9/29/26

[British Luxury Brand JW Anderson Opening in SoHo](#)
Commercial Observer 9/29/26

[Birkenstock has opened new stores in Boulder, CO, West Palm Beach, FL and Malibu, CA](#)
Chain Store Age 9/28/26

[Solidcore Signs Lease for Studio on Upper East Side of Manhattan](#)
Commercial Observer 9/28/26

[Target is opening a store in the Hamptons, It's not red.](#)
Retail Dive 9/28/26

[CardVault by Tom Brady opens two new stores in September \(Indianapolis and Los Angeles\)](#)
Chain Store Age 9/25/26

[BJ's Wholesale Club is Opening New Stores in 5 States \(AL, IN, FL, KY & TX\)](#)
financebuzz.com 9/24/26

[BJ's Wholesale Club Opening 2nd Alabama Location Sept. 25](#)
The Shelby Report 9/23/26

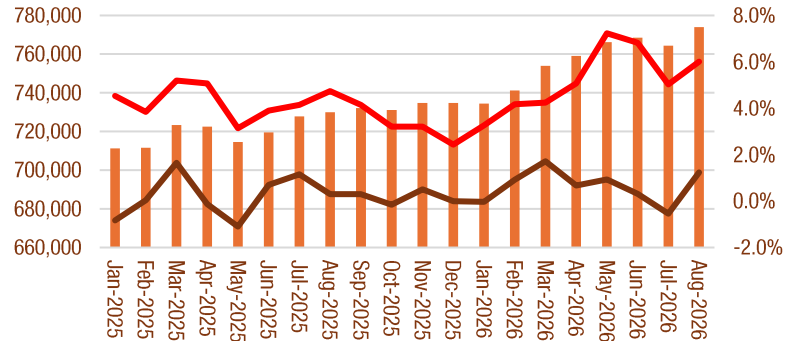
[Athleisure brand Set expands into Midwest with new store in Chicago](#)
Chain Store Age 9/23/26

[NYC's First Flight Club Aims for Bulls Eye in Union Square](#)
Commercial Observer 9/23/26

[Zara Doubles Footprint at Macerich Center in Cerritos CA](#)
Commercial Observer 9/23/26

[Toys R Us Plans 120 New Stores in Mix of Formats](#)
Globe Street 9/22/26

US Retail Sales, All Categories



Seasonally Adjusted Sales, Monthly (Millions of Dollars)
% Year Over Year Change
% Monthly Change

August 2026 Annual Change: +6.0%
Monthly Change: +1.2%

[Action camera brand Insta360 opens first U.S. store in NYC's Times Square](#)
Chain Store Age 9/21/26

[Fashion retailer AKIRA Set to Open New Raleigh Location](#)
Whatnow.com 9/19/26

[RH unveils its first-ever RH Estates location in Greenwich, CT](#)
Chain Store Age 9/18/26

[Wellness Tenants Emerge as New Retail Traffic Anchors](#)
CRE Daily 9/18/26

[Toys 'R' US To Open 120 Stores Across the US for the Holiday Season](#)
Retail Wire 9/17/26

[Bandai Namco to open 2 of its retail concepts at Mall of America](#)
Chain Store Age 9/17/26

[NRG Adventure Park Leases 59K SF at Former Sears in Paramus NJ](#)
Commercial Property Executive 9/21/26

[The RealReal will open first store in Massachusetts \(Boston\) and new store in Glendale, CA](#)
Chain Store Age 9/16/26

[Dunham's Sports to open first Texas store in Port Arthur](#)
kfdm.com 9/16/26

The Brown Book Retail Newsline

Top News Impacting Retail Real Estate

Grocery Grind

[Meijer Expands in Indiana & Michigan](#)
Progressive Grocer 9/30/26

[Sprouts Farmers Market Adds 4 Stores in 2 Weeks \(TX, VA, CA & PA\)](#)
Progressive Grocer 9/29/26

[Food City Celebrates Strawberry Plains TN Store Opening](#)
The Shelby Report 9/29/26

[Rancho Market Grows Utah Presence with American Fork Store](#)
The Shelby Report 9/28/26

[Publix Opens Apopka, FL, Store, Sets Oct. Opening In NC](#)
The Shelby Report 9/28/26

[Kroger Breaks Ground on \\$40M Marketplace in Crandall, TX](#)
The Shelby Report 9/28/26

[Piccadilly Market Opens New Flagship Store in Chicago](#)
Progressive Grocer 9/25/26

[Lidl US To Open New Store in Manhattan's Chelsea Neighborhood](#)
The Shelby Report 9/24/26

[PCC Community Markets to Open Store in Seattle's Madison Valley](#)
Progressive Grocer 9/24/26

[NYC's Happier Grocery to Open 2nd Store](#)
Progressive Grocer 9/24/26

[ShopRite Replaces Former ACME Store in Edgewater NJ](#)
Progressive Grocer 9/17/26

[Natural Grocers to Open 2nd WI Store in Appleton](#)
The Shelby Report 9/18/26

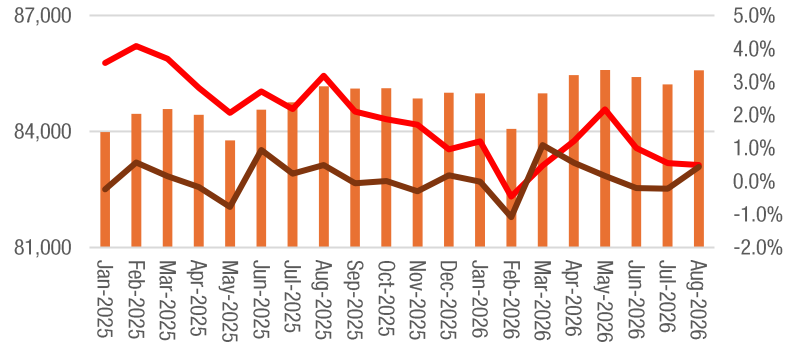
[Jewel-Osco Opens its 5th Store in Northwest Indiana](#)
Progressive Grocer 9/17/26

[Publix Increases Presence in Kentucky](#)
Supermarket News 9/16/26

[Fareway Stores Breaks Ground in Brandon SD](#)
Progressive Grocer 9/17/26

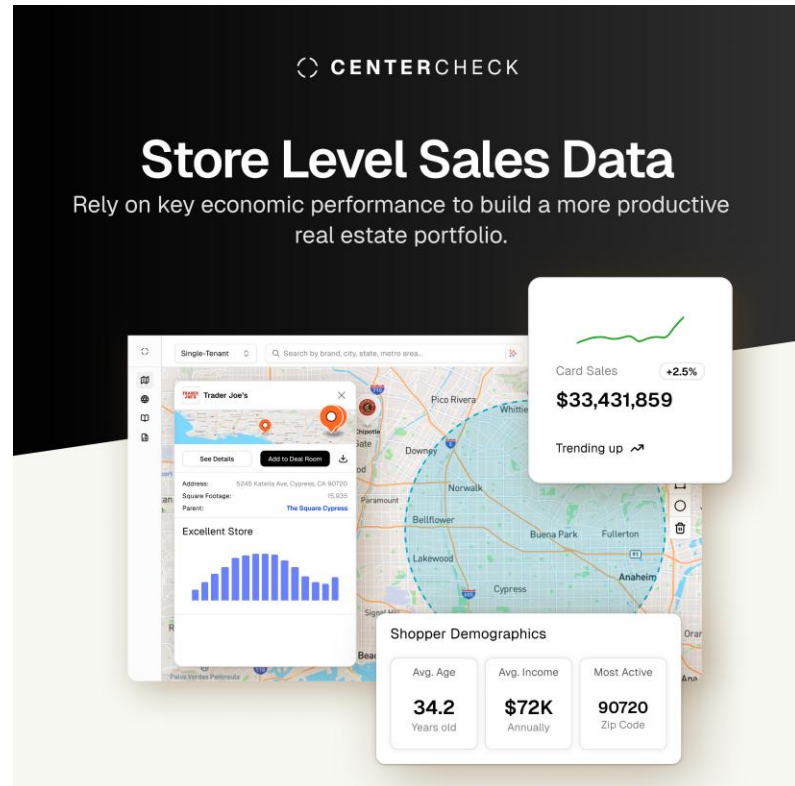
[Food Lion Adding 6 More Stores, Reaching 10 New in '26 \(NC, GA & SC\)](#)
The Shelby Report 9/15/26

US Retail Sales, Food & Beverage Stores (Groceries)



■ Seasonally Adjusted Sales, Monthly (Millions of Dollars)
— % Year Over Year Change
— % Monthly Change

August 2026	Annual Change:	+0.5%
	Monthly Change:	+0.4%



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

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Top News Impacting Retail Real Estate

The Restaurant Review

[Prince St. Pizza to make Louisiana debut near LSU](#)
Pizza Marketplace.com 9/30/26

[la Madeleine Signs 8-Unit Deal in Kansas City](#)
QSR 9/30/26

[El Pollo Loco to Make New York debut as it moves east](#)
Chain Store Age 9/29/26

[Freddy's Frozen Custard & Steakburgers Inks 10-Unit Deal in GA and SC](#)
Franchising.com 9/29/26

[TGI Friday's signs deal to open 5 restaurants across New York State](#)
NRN 9/29/26

[Russo's New York Pizzeria opens second Arizona location near ASU](#)
Pizza marketplace.com 9/28/26

[Cosa Nostra Italian Expanding to Winter Garden, FL](#)
Restaurant News 9/28/26

[KFC debuts new next gen 'Open House' format in Texas](#)
Chain Stoe Age 9/25/26

[The Great Greek Mediterranean Grill Opens in Monroe LA](#)
Restaurant News 9/24/26

[Paris Baguette Expands with New Café in Clovis, CA](#)
Restaurant News 9/24/26

[Sweet Paris Opens Its First North Carolina Location](#)
rldmag.com 9/24/26

[Cava debuts in Minnesota with milestone opening](#)
Chain Store Age 9/24/26

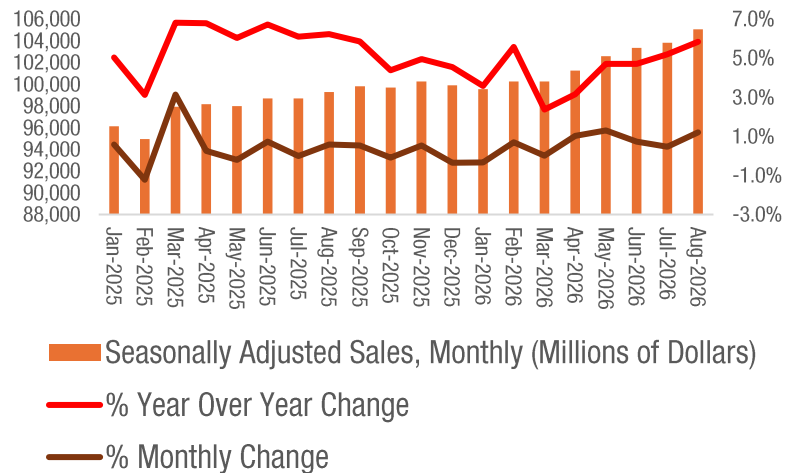
[Lola Beans Heads to Miami with Five-Unit Development Deal](#)
rddmag.com 9/23/26

[Noodles & Company Opens First New Mexico Store](#)
QSR 9/23/26

[Rosati's Pizza to open 11 new locations in 90 Days](#)
Chain Store Age 9/23/26

[GoMart to bring first Wienerschnitzel QSRs to West Virginia](#)
Restaurant Dive 9/23/26

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



August 2026	Annual Change:	+5.8%
	Monthly Change:	+1.2%

[Starbird Chicken Expands into Washington with 15 New Restaurant Locations](#)
Restaurant News 9/22/26

[Bubbakoo's Burritos Opens First Massachusetts Location](#)
QSR 9/21/26

[85°C Bakery Café hits 100 U.S. locations with more expansion planned](#)
Chain Store Age 9/18/26

[Grotto Pizza opens first Pennsylvania location](#)
Pizza marketplace.com 9/18/26

[Slim Chickens Signs Agreement for First Southern California Restaurants](#)
Franchising.com 9/18/26

[Donatos targets 100 Texas locations as Dallas, Houston expansion grows](#)
Pizza marketplace.com 9/17/26

[Tropical Smoothie Café on track to open 1800th by end of year](#)
Chain Store Age 9/17/26

[Original ChopShop Opens at CityLine Market \(Dallas, TX\)](#)
Restaurant News 9/17/26

[Del Taco Enters Indiana with Bedford Debut](#)
Restaurant News 9/16/26

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North of the Border (Canadian Retail News)

[Quartz Co. Plans Broader Canadian Expansion with New Montréal Store](#)
Retail Insider 9/30/26

[Craig's Cookies Grows to 25 Locations as Franchise Brand Expands](#)
Retail Insider 9/29/26

[Sports Experts Unveils \\$8M CF Carrefour Laval Flagship](#)
Retail Insider 9/28/26

[Celebrity Chef Stefano Faita opening Toronto's first Bring-Your-Own-Pasta restaurant](#)
Retail Insider 9/28/26

[Walmart Canada breaks ground in Alberta's Tsuut'ina Nation](#)
Grocery Business Canada 9/25/26

[Guac Mexi Grill Marks 10 Years With 56 Locations, Eyes U.S. Expansion](#)
Retail Insider 9/25/26

[MEC to Open Small-Format Whistler Store as Retailer Tests New Concept](#)
Retail Insider 9/25/26

[Gallery Streetwear brings exclusive brands to Downtown Kelowna](#)
Retail Insider 9/24/26

[Ethnic Supermarket to open third Ontario location in Burlington](#)
Grocery Business Canada 9/23/26

[Makers expands with location in Saskatoon's Midtown shopping centre](#)
Retail Insider 9/23/26

[Arc'teryx Opens Montreal Alpha Store 20 Years After Entering the Market](#)
Retail Insider 9/22/26

[Jaybird to open third Toronto studio in Midtown](#)
Retail Insider 9/22/26

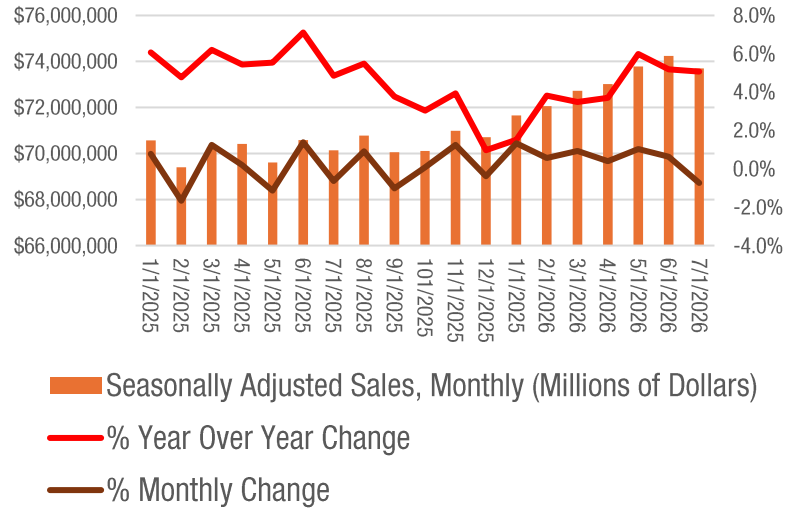
[Adopt Parfums plans five new stores as Canadian expansion continues](#)
Retail Insider 9/22/26

[Absolutely Fabrics Opens Grand Summerhill Flagship in Toronto](#)
Retail Insider 9/21/26

[Jumbo to Open First Canadian Store at Vaughn Mills](#)
Retail Insider 9/21/26

[Harry Rosen Opens New Yorkville Flagship in Toronto](#)
Retail Insider 9/26/26

Canadian Retail Sales



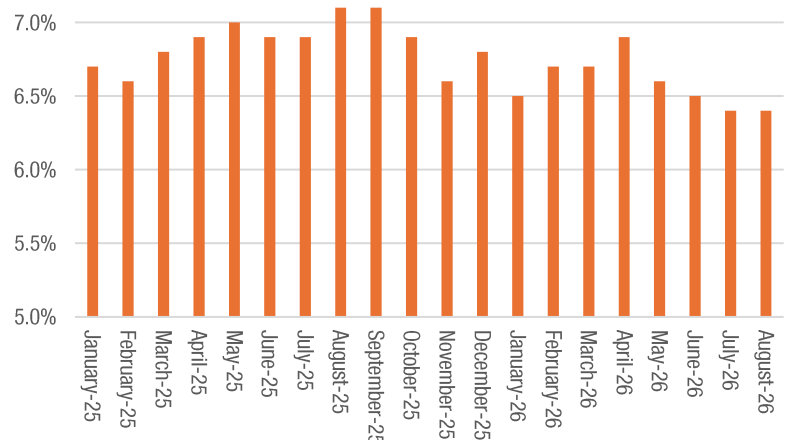
July 2026 Annual Change: +5.1%
Monthly Change: -0.7%

[No Frills opens new 45K SF. store in former Whole Foods North York location](#)
Grocery Business Canada 9/17/26

[Cozey to open first Montreal store as furniture retailer expands footprint](#)
Retail Insider 9/17/26

[Healthy Planet to open 46th Ontario location in Scarborough](#)
Grocery Business Canada 9/16/26

Canada Unemployment Rate August 2026: 6.4%



The Brown Book Retail Newsline

Top News Impacting Retail Real Estate

Contraction Faction (Bad News, Bankruptcies & Closures)

[Pool supplies retailer Leslie's files bankruptcy; closing some stores](#)
Chain Store Age 9/30/26

[Chef Mart Restaurant Supply Files Chapter 11](#)
SI Live 9/30/26

[Winn-Dixie quietly shutters 27 locations across the South](#)
The Street 9/29/26

[Village Inn Franchisee Filed 5th Chapter 11](#)
L'Express Franchise 9/29/26

[Hy-Vee to Shutter Dollar Fresh Concept & Rebrand as Hy-Vee](#)
Progressive Grocer 9/29/26

[Breaking Bad Actor Dean Noris' Temecula CA Restaurant Swing Inn Café Files BK](#)
What Now 9/28/26

[Wendy's is Closing More Stores: See a List of Doomed Locations](#)
Fast Company 9/26/26

[7-unit Dave's Hot chicken franchisee files Chapter 11 bankruptcy](#)
NRN 9/25/26

[Starbucks shutters 250 underperforming stores](#)
Restaurant Dive 9/24/26

[Yardbird Southern Table & Bar files for bankruptcy](#)
Restaurant Dive 9/22/26

[Major Wendy's Franchisee Files for Chapter 11 Bankruptcy](#)
Retail Wire 9/21/26

[Cato ups store closings, cites 'current economic environment'](#)
Chain Store Age 9/18/26

[Alimentation Couche-Tard Closes 80 stores](#)
The News Tribune.com 9/18/26

[Scrubs & Beyond closing all stores](#)
Chain Store Age 9/17/26

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

[Sheetz to open first Indiana location in Indianapolis](#)
Fox59.com 9/29/26

[Kent Kwik to open first new-build travel center in Tennessee](#)
C-Store Dive 9/28/26

[Yesway to open first Arizona c-store in October](#)
C-Store Dive 9/25/26

[Yesway Continues Texas Growth with New Allsup's in Odessa](#)
The Shelby Report 9/23/26

[Parker's Kitchen Poised to Enter FL, Plans Record Openings In '27](#)
The Shelby Report 9/23/26

[Caseys to acquire 20-store Oklahoma chain](#)
C-Store Dive 9/23/26

[TXB targets 7 to 10 new stores annually as expansion plan](#)
C-Store Dive 9/18/26

[How TXB Plans to Double Store Count w/out Losing its Edge](#)
C-Store Dive 9/16/26

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.

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The Brown Book Retail Newsline

Top News Impacting Retail Real Estate



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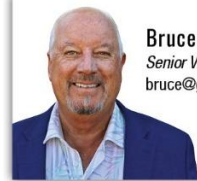
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ABOUT THE WRITER

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.