



Canada Shopping-Centre Classification and Typical Characteristics*

Type of Shopping Centre	Concept	Typical GLA Range (Sq. Ft.)	Acres	# of Anchors	% Anchor GLA	Typical Number of Tenants	Typical Type of Anchors	Trade Area Size
Traditional Shopping Centre								
Super-Regional Mall	Similar in concept to the regional mall but has a deeper breadth and depth of merchandise and stores (including destination retailers), a larger food court, a greater offering of food stores and service uses and a more comprehensive mix of entertainment activities and dining options. It is often situated on mass transit lines and along major highway corridors.	800,000+	NA	3+	NA	NA	Generally anchored by at least three large-format stores and of the same type as for regional malls. However, anchors tend to be more numerous in super-regional than regional malls.	10-30 kms
Regional Mall	Enclosed comparison-based centre that focuses on general merchandise or fashion-oriented offerings but that also provides services in full depth and variety. It usually has an inward orientation of the stores connected by common areas/walkways or "malls," flanked on one or both sides by various entrances with off-street surface and/or structured parking surrounding the outside perimeter. It could be multi-leveled with escalators, stairs and elevators between levels. There may be outparcels or pad store locations. A regional mall could be located in downtown areas of major metropolitan markets and be called a "downtown regional mall."	300,000-799,999	NA	2+	NA	NA	Generally anchored by at least two large-format stores, most often department stores occupying typically a minimum of 70,000 square feet. Possibly anchored as well in recent years by large-format discount stores and/or mini-anchors or big-box specialty retailers occupying between 15,000 and 40,000 sq. ft.	8-20 kms
Community	Open-air and/or enclosed property that also focuses on daily needs but with a wider range of soft goods and services than neighbourhood centres. It is basically a cluster of attached retail units that can be open-air and/or enclosed with significant off-street paved parking surrounding the building that can be generally accessed from two or more sides.	100,000-400,000	NA	1+	NA	NA	Usually anchored by more than one large-format store, which could be a convenience-based tenant, such as a supermarket or a super drugstore, or a more general merchandise-oriented tenant, such as a discount department store or a value-oriented big-box category-dominant retailer.	<10 kms
Neighbourhood	Open-air property designed to address the daily needs of consumers in the immediate neighbourhood but with a broader offering than the convenience centre. It is usually configured as a straight-line strip with adequate off-street parking at the front.	40,000-99,000	NA	1	NA	NA	Generally anchored by a supermarket or, in recent years, a drugstore or a discount store.	<5 kms
Convenience	Open-air property with a few tenants that offer a narrow mix of goods and personal services to a very limited trade area, including walk-in traffic. The configuration is typically linear, with an attached row of stores or service outlets owned and managed as a coherent retail unit and with on-site parking usually in front of the stores.	10,000-39,000	NA	Anchor-less or a small convenience store anchor.	NA	NA	Convenience store, such as a mini-mart.	NA
Specialty Shopping Centre								
Power Centre	Open-air centre that typically comprises three or more large-format retailers ("big boxes" or "category-dominant retailers") that are mostly freestanding (unconnected). It may also have a few small specialty tenants-mostly in the scattered multi-tenant buildings on the site. As with other open-air centres, ample on-site paved parking is located in front of the stores and around the site at the ground level.	100,000-1,000,000	NA	3+	NA	NA	Usually anchored by discount department stores, warehouse clubs, off-price stores or other "category killers," i.e., stores that offer a vast selection in related merchandise categories at very competitive retail prices.	8-20 kms
Outlet	Open-air and/or enclosed centre that comprise manufacturers' and retailers' outlet stores selling brand-name goods at a discount-usually selling surplus stock, prior-season or slow-selling merchandise and especially designed merchandise.	50,000-400,000	NA	NA	NA	NA	Generally not anchored, although certain brand-name stores may serve as "magnet" tenants	20-50 kms
Shopping Centre Hybrid								
	A centre that significantly combines predominant elements from two or more distinct traditional and/or specialty shopping centre types, e.g. power centre, regional mall and lifestyle centres. Its primary trade area can vary widely, depending on the composition of the project.	250,000+	NA	NA	NA	NA	Anchored according to the shopping centre types integrated in the property.	NA
Retail Mixed-Use Development								
	Multi-component structure developed as a single and coherent entity; its retail component is predominant, accounting for one of at least two significant revenue-producing uses. The non-retail uses could be residential, offices, hotel, transportation (airport, train or bus stations where there is a consolidation of retail units on the premises), entertainment, recreation, sport, civic or cultural venues and/or other uses that mutually support a substantial retail component. Its primary trade area can vary widely, depending on the project's composition. <i>Downtown Retail Mixed-Use</i> is a subset of Retail Mixed-Use that is located in downtown areas of major metropolitan markets. The retail component of a downtown mixed-use project could share several characteristics with regional malls-a reasonably large selection of goods and services and a covered and multi-level layout. It may also comprise underground parking and connections to mass transit, including subways. However, the project is not exclusively retail-oriented and may not necessarily include an anchor.	50,000+ for the retail component and a minimum of 3 commercial retail units	NA	NA	NA	NA	Depends on the composition of the project.	NA
Freestanding Stores								
	1-A single store is stand-alone, self-contained, not physically connected to other stores in the vicinity, or not in outparcels on the peripheries of shopping centres. It is managed and owned as a single entity and may have its own parking.	No minimum size	NA	NA	NA	NA	Depends on the store	NA
	2-Multi-stores (e.g. street front) are retail stores with a street front, located side by side (e.g. in an urban, suburban or rural community retail strip) but not in a planned shopping centre. In some metro areas, similar retailers may concentrate to form a unique retail destination (e.g. high street/fashion district/entertainment district).	No minimum size	NA	NA	NA	NA	Depends on the stores	NA

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