

**SIZE OF RETAIL DEVELOPMENTS (Part 1):** *City Council asked staff to provide the size of the larger retailers in McMinnville, Newberg, and Sherwood. Since there is a standard size for most grocery stores of approximately 50,000 square feet, staff did not measure grocery stores in Newberg and Sherwood. Please see information below:*

McMinnville:

Store	Building Footprint (including all contiguous built space)
Lowe's	170,000 square feet
Walmart	118,000 square feet
Winco	85,000 square feet
Albertsons	55,000 square feet
Safeway	50,000 square feet
Wilco	45,000 square feet
Roths	44,000 square feet

Newberg:

Store	Building Footprint (including all contiguous built space)
Fred Meyer	180,000 square feet

Sherwood:

Store	Building Footprint (including all contiguous built space)
Target	140,000 square feet
Walmart	153,000 square feet

***SIZE OF RETAIL DEVELOPMENTS (Part 2): City Council also asked staff to provide some information about the different sizes of retail relative to general merchandise, grocery stores, and gas stations. Below is a summary of that analysis.***

**Gas Station:**

Staff asked a gas station development representative for some general information about size need relative to gas stations.

*Gas Stations –*

*Because sub grade infrastructure is incredibly expensive, typical development site will err to a larger footprint to offset risk. Given 3MLAP is the only potential fuel option from Dundee (ARCO/BP) to Sheridan (small Chevron), you would need to build to service some significant demand.*

*What that would likely look like is a gross acre (for adequate circulation, plus to manage all the impervious surface), approximately 3500-4500 SQFT store, and 6 lanes for fueling*

*Full Acre can be smaller with reciprocal easements, but again, you have to circulate a double tanker truck*

*Fuel lanes – 6 (double sided fueling positions)*

*Store: given this would serve both transient traffic and adjacent employees, minimum is that 3500-4500 SQFT. Ideally larger w/ an attached QSR (Quick Service Retail) Chandi Group out of SoCal does this extremely well. There are a couple Space Age branded stores (Brooks, Tigard) that would be a good model as well (Space Age is a local Family owned company)*

*Also – with the light industrial development, I would anticipate there would be a commercial fuel demand as well, Ideally serviced by a separate fuel canopy. That keeps fleet vehicles from competing for fuel lanes with civilians. (add a half acre)*

**General Merchandise:**

Big Box Retail is not defined as a store classification but often refers to both size and type of product. However, the threshold for size when classifying Big Box Retail differs substantially in mainstream nomenclature. What size classifies a storefront as Big Box Retail?

Within the industry, stores are defined by the product they offer, and the size associated with that product range. For example, most larger stores offer both

general merchandise and a full-size grocery store. Smaller stores offer specific targeted products, such as just general merchandise or just groceries, or specialty retail categories, such as electronics, or clothing. Below is a summary of some brand store sizes based on the product offered in the store.

Brand	Type of Store	Range of Sizes	Average
Walmart	Supercenters (GM and Full Groceries)	150,000 – 250,000 sf	180,000 sf
	Discount Stores (GM and Limited Groceries)	30,000 – 121,000 sf	105,000 sf
	Neighborhood Markets (Groceries Only)		40,000 sf
Costco	Warehouse Discount	80,000 – 230,000 sf	146,000 sf
Fred Meyer	GM and Full Groceries		165,000 sf
Target	GM and Full Groceries		130,000 sf
	Small Format		40,000 sf
Safeway	Groceries		46,000 sf
Best Buy	Electronics		37,000 sf
Home Depot	Home Improvement		128,000 sf

Category Killers: There is also a difference in terms of how stores impact local retailers, which is often evaluated by how many products a store carries – ie the more products the more impact on local retailers (category killers). Stores, such as Walmart, carry on average 120,000 different products at a time. Stores, such as Costco, carry approximately 4,000 products at a time.