



# MEGATRENDS IN RETAIL REAL ESTATE

edited by John D. Benjamin



International Council  
of Shopping Centers  
and  
American Real Estate Society



# Megatrends In Retail Real Estate

**S. Singh**



## **Megatrends In Retail Real Estate:**

*Megatrends in Retail Real Estate* John D. Benjamin, 2012-12-06 Retail real estate properties and their marketplaces are in a constant state of change. The emergence of such new and growing value formats as warehouse clubs, factory outlet malls, and other powerful discount formats provide traditional shopping centers and malls with increasingly competitive challenges. These value and discount retail formats generate higher sales per square foot and have lower construction costs than many traditional retail properties. Combined with the slow growth in retail sales and the increasing alternatives to in-store retailing, a question mark hangs over the future of retail marketplaces and the retail formats that will be the leaders of the future. *Megatrends in Retail Real Estate* allows the reader to analyze and forecast changes in the retail marketplace. The book presents a simple model to analyze and predict mall and shopping center investment returns. It then examines the financing of retail properties and securitization of their mortgages as well as the operations of retail properties. Finally, the book analyzes new retail marketplaces and the international retail arena. Journal of Housing Research, 2006 *Essays in*

*Honor of William N. Kinnard, Jr.* C.F. Sirmans, Elaine Worzala, 2012-12-06 The first section of the book contains seven original essays arranged in order to coincide with Bill's chronological professional career. These essays cover a wide variety of real estate topics including valuation theory, definition of market value, market analysis, the appraisal process, role of the appraiser as an expert witness, valuation under environmental contamination, and international real estate issues. The second section of the book reprints eleven of Bill's most influential papers selected with the help of forty of his colleagues. These articles, written by Bill and various co-authors, represent only a portion of his contributions to real estate theory and practice. They are classics in real estate education. The final section contains personal reflections by colleagues, family, and friends of Bill. One of Bill's most influential publications is his classic text *Income Property Valuation* and is frequently cited in the testimonials. These testimonials provide clear evidence that Bill was an excellent teacher and real estate professional. He truly cared about his students and colleagues and worked hard to move the real estate profession forward. **Essays in Honor of James A.**

**Graaskamp: Ten Years After** James R. DeLisle, Elaine Worzala, 2012-12-06 As the title indicates, *Essays in Honor of James A. Graaskamp: Ten Years After* is a collection of essays written to honor Graaskamp's major contributions to the field of real estate education and practice over the course of three decades. Upon his death in 1988, the industry lost a major influence for advancing the real estate discipline, both as an academic field and a professional field. The authors in this volume seek to extend Graaskamp's contributions and move the real estate discipline forward. The papers address the challenges posed by the market to return our attention to real estate fundamentals and to strike a proper balance between Main Street and Wall Street. The authors and editors hope that this book will influence the industry to incorporate many of Graaskamp's ideas into mainstream real estate education and practice. Over the course of his career, Graaskamp made many noteworthy contributions to real estate theory and practice, ideas that if resurrected could offset some of the pressure in the industry to

move away from market fundamentals The authors try to capture the essence of Graaskamp's messages and intend that the papers serve as a point of departure for discussing the future role and nature of real estate education Part I focuses on the major contributions to the real estate discipline made by Graaskamp and the Wisconsin Real Estate Program Part II contains some personal recollections and photos of Graaskamp and also a summary of the groups that make up the Wisconsin Real Estate Program a major co sponsor of this volume The rest of the book's three main parts are structured around major topics that reflect the multidisciplinary nature of real estate as espoused by Graaskamp Part III treats real estate feasibility and development Part IV concentrates on real estate valuation and Part V discusses institutional economics **Seniors Housing**

Michael A. Anikeeff, Glenn Müller, 2012-12-06 Seniors housing improves the quality of life for an increasingly significant segment of the population The number of people in the United States over sixty five years of age is projected to double in the next thirty years and the number of people aged eighty five and over the ones most in need of seniors housing is projected to increase three fold The business implications of this demographic change are significant This volume provides an introduction to seniors housing and an industry analysis with the ultimate goal of expediting needed investment It provides information for industry analysts on product lines complementary products and substitute products In addition it examines buyers and their behavior the growth potential of the industry the growth patterns and determinants of growth the economics of the different product types and the market analysis techniques Finally an article on health care REITs and health care stocks investigates the performance of the larger players in the industry Megatrends and Their Consequences for German Real Estate Michail Farmakis, 2010-06 Bachelor Thesis from the year 2010 in the subject Business economics Miscellaneous grade 1.3 European Business School International University Schlo Reichartshausen Oestrich Winkel Real Estate Management Institute language English abstract At the beginning of 2009 the owner of the Empire State Building unveiled his plan to go green The world famous skyscraper was completed in 1931 in New York USA The Art Deco building is currently in the midst of a 500m renovation where 100m of these funds are designated for the green initiative The green renovations are expected to decrease energy expenditures by 38 percent or 4.4m annually Jonas 2009 The example of the Empire State Building is not unique since increased environmental awareness has affected nearly every industry Companies across all industries and nations have launched green initiatives in order to improve their environmental performance and in response to the expressed concerns regarding their immediate environment Currently corporations compete to adopt and implement sustainable policies Particularly the role of the real estate industry in reducing the environmental burden is considered to be the most important as this industry is one of the largest emitters of harmful chemical substances and a major user of natural resources Nelson 2007 p. i However it is not enough to consider only the ecological aspects of real estate This is because real estate as a commodity has an enormous economical impact Other dimensions including economic and social aspects must also be examined The term sustainability unites the three relevant

dimensions Over the last 20 years bringing environmental protection to the same level as economic development and social concerns sustainability has become a worldwide guiding principle Sustainable development takes the future of mankind into account Grunwald Kopfmüller 2006 p 7 In the context of global challenges sustainability means Real Estate Education Throughout the World: Past, Present and Future Karl-Werner Schulte, 2012-12-06 In recent years growing attention has been focussed on real estate education The objective of Real Estate Education Throughout The World Past Present and Future is to document the current status and perspectives of real estate education and the underlying research throughout the world The intent is to inform students academics and practitioners about the situation in the widest possible range of countries and to provide a foundation for the future of the real estate discipline The structure of this monograph follows the organisation of the world wide network of real estate societies In Part 1 Stephen E Roulac sets the framework for the other contributions Part 2 contains 20 chapters that examine real estate education in Europe Part 3 consists of two articles covering North America Part 4 includes two chapters dealing with Latin America In Part 5 8 countries in Asia are examined Part 6 contains two chapters covering the Pacific Rim Finally Part 7 focuses on Africa This collection of papers is unique in the sense that 50 authors have contributed to the monograph and 37 countries or regions in total are covered The editor does not know of any comparable book **Environment & Planning**, 2000 New Mega Trends S. Singh, 2012-09-28 YOUR GUIDE TO A FULFILLING BUSINESS AND PERSONAL FUTURE Based on research by one of the world's largest growth consulting companies New Mega Trends identifies the ten most important global trends that will define our future including business models smart technology connectivity and convergence and radical social trends New Mega Trends will give you the tools to not only identify and evaluate these game changing trends but also help you to translate them into market opportunities for your everyday business and personal life How will we travel to work in the cities of the future Will Zero be the new big thing How will we stay connected in the Mega Trends World Will our Wellness and Well Being top business agenda If you are a leader with a corporate vision or a strategic planner within your organization or just plain curious about your future New Mega Trends will provide you with stimulating stories startling facts and thought provoking case studies that will not only inform your future but entertain you today **Real Estate Appraisal** Sarah Sayce, Judy Smith, Richard Cooper, Piers Venmore-Rowland, 2009-02-11 The education of the real estate professional is changing and aligning itself more closely with the world of business This book takes a new approach to property appraisal by exploring the pricing mechanism in this changing context It develops the notion of the pricing mechanism in relation to property covers practical issues of comparison and the real problems in applying valuation theory explores calculations including social and environmental worth ignored in other texts As real estate professionals now advise both on strategic and operational aspects of built assets they must take into account practices of other investment markets and see investors as competitors to owner occupiers Both owner occupiers and investors have to assess accurately how their buildings perform but also be aware of wider sustainability issues and social

and environmental responsibilities Real Estate Appraisal from value to worth meets these new demands by examining the latest techniques of the marketplace developing an understanding of both market appraisal and worth and highlighting the emerging role of sustainability as a driver for decision making in real estate Written by a group of highly experienced lecturers and professionals at the cutting edge of investment practice the book has an accessible style and authoritative coverage for both students and practitioners facing changes in established ways of working For supporting material please go to [www.blackwellpublishing.com](http://www.blackwellpublishing.com) sayce

*Local Leadership in a Global Era* Amy M. Hochadel, 2017-07-07 This book examines local leadership and policy changes as a result of globalisation The author identifies what behaviours are facilitating the connection of local economies to the global economy and what local structures enable or inhibit the activity It presents positive indicators from empirical research and three local case studies that a dyadic arrangement of transformational leadership and a legislative activist structure are more likely to connect a local economy to opportunities in the global economy Further the research presents a new measure for behaviour and structure to deduce the potential for local participation in a global economy The book is based in and expands several fields of study and will appeal to scholars of international relations economics public management immigration and politics

**All Real Estate Is Local** David Lereah, 2007-04-03 Whatever the national trends are with regard to real estate whether they are booming or busting what really matters is what the market conditions are in your region town or neighborhood For as David Lereah points out in the end all real estate is local What does that mean Even during the real estate boom of 2001 2005 a great many cities and regions did not participate in the boom they lagged behind or even decreased in value Similarly when prices began to fall nationally there were plenty of regions and locales where prices rose and sales boomed As Lereah makes clear the most important factor in buying or selling a home isn't what is going on nationally it is what is going on in your local market Evaluating present and future trends and influences in your region or neighborhood is essential to creating long term wealth whether you are in a buyer's or a seller's market And David Lereah as the Chief Economist for the National Association of Realtors shows you how to determine the conditions in your neighborhood Lereah reveals how to Evaluate the DNA of homes in the town or county or region you are considering every town has its own real estate DNA the characteristics that make a region or city more or less desirable to live in Determine whether property values in your targeted neighborhood are on the rise Research future real estate influences and trends from migration into or out of the region to plans to attract or develop new businesses in the area Understand the local factors that can affect your investment in the future Countless books offer advice on how to buy and sell a home But **ALL REAL ESTATE IS LOCAL** is the first book to explain how knowing the ins and outs of the local market you are targeting is essential to deciding when where and what to buy

**Real Estate Valuation Theory** Ko Wang, Marvin L. Wolverton, 2012-12-06 Real Estate Valuation Theory is organized around five categories of intellectual contribution to the whole appraiser decision making and valuation accuracy application of nontraditional

appraisal techniques such as regression and the minimum variance grid method appraising contaminated property ad valorem tax assessment and new perspectives on traditional appraisal methods One common thread is that all of the papers are exceptionally well written and thought provoking *Indigenous Peoples and Real Estate Valuation* Robert A. Simons, Rachel M. Malmgren, Garrick Small, 2009-01-07 Sponsored by the American Real Estate Society ARES *Indigenous Peoples and Real Estate Valuation* addresses a wide variety of timely issues relating to property ownership rights and use including ancestral burial historical record of occupancy treaty implementation problems eminent domain the effects of large governmental change financing projects under formal and informal title or deed document systems exclusive ownership vs non exclusive use rights public land ownership tribal or family land claims insurgency and war legal systems of ownership prior government expropriation of lands moral obligation to indigenous peoples colonial occupation and common land leases These issues can also be broadly grouped into topics such as conflict between indigenous and western property rights communal land ownership land transfer by force legacy issues related to past colonization and apartheid and metaphysical indigenous land value **Germany Real Estate Yearbook 2010** , *Ethics in Real Estate* Stephen E. Roulac, 2013-04-17 ethics Certainly our industry is bound by the formal constraints of law in national state and local jurisdictions What this volume reminds us however is that those laws are only as good as the personal sea of ethics in which each of us operates THE ETHICS OF PROPERTY INVOLVEMENTS Stephen E Roulac The Roulac Group San Rafael California and Visiting Professor University of Ulster Ethical considerations are a dominant theme in the management literature As Ethics and ethical issues surround our lives ethics has become one of the most rapidly growing areas of management research with over 800 articles and 1 400 books appearing since 1990 Schminke Ambrose and Miles 1998 Compared to business and business management however the research and writing on real estate in an ethics context is in the very early stages of development The lack of a developed literature on ethics in real estate is reflected in the response by one highly placed executive to my solicitation for funding to support the publication of this volume I didn't know there were any ethics in real estate Fortunately the Summa Corporation and the American Real Estate Society believe in the importance of ethics in real estate for their cosponsorship has made possible this special monograph on the subject of Ethics in Real Estate The support of the Summa Corporation and the American Real Estate Society of this pioneering volume is warmly and appreciatively acknowledged *Demystifying China's Mega Trends* Chi Lo, 2017-04-28 This new book examines the structural forces behind mega trends in China refuting conventional wisdom and demystifying media and market hype about business opportunity and policy It uses rigorous economic research and evidence to provide a new view of mega trends in China and expose new trends and problems that will affect China and the World **Street Commerce** Andres Sevtsuk, 2020-06-12 A comprehensive analysis of the issues involved in planning for and facilitating successful street commerce Street commerce has gained prominence in urban areas where demographic shifts such as increasing numbers of single people and childless

empty nesters along with technological innovations enabling greater flexibility of work locations and hours have changed how people shop and dine out Contemporary city dwellers are demanding smaller scale stores located in public spaces that are accessible on foot or by public transit At the same time the emergence of online retail undermines both the dominance and viability of big box discount businesses and drives brick and mortar stores to focus as much on the experience of shopping as on the goods and services sold Meanwhile in many developing countries the bulk of urban retail activity continues to take place on the street even as new car oriented shopping centers are on the rise In light of such trends street commerce will play an important role in twenty first century cities particularly in producing far reaching benefits for the environment and local communities Although street commerce is deeply intertwined with myriad contemporary urban visions and planning goals walkability quality of life inclusion equity and economic resilience it has rarely been the focus of systematic research and informed practice In *Street Commerce* Andres Sevtsuk presents a comprehensive analysis of the issues involved in implementing successful street commerce Drawing on economic theory urban design principles regulatory policies and merchant organization models he conceptualizes key problems and offers innovative solutions He provides a range of examples from around the world to detail how different cities and communities have bolstered and reinvigorated their street commerce According to Sevtsuk successful street commerce can only be achieved when the private sector urban policy makers planners and the public are equipped with the relevant knowledge and tools to plan and regulate it

Shopping Center Development Handbook Michael D. Beyard, W. Paul O'Mara, 1999 This book covers best practices and proven techniques for a wide range of retail project types and settings Each aspect of the development process is explained in detail from market analysis and financing to product design and operations      *Financing Eco Dev in 21st Century* , 14  
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## **Megatrends In Retail Real Estate** Book Review: Unveiling the Power of Words

In some sort of driven by information and connectivity, the power of words has are more evident than ever. They have the ability to inspire, provoke, and ignite change. Such may be the essence of the book **Megatrends In Retail Real Estate**, a literary masterpiece that delves deep to the significance of words and their impact on our lives. Published by a renowned author, this captivating work takes readers on a transformative journey, unraveling the secrets and potential behind every word. In this review, we shall explore the book is key themes, examine its writing style, and analyze its overall effect on readers.

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