

The Retail Opportunity

Trinity Leeds

All information in this report is sourced from CACI



Key Findings

Scale of Opportunity

- A rise of 3 places to 4th in CACI's Retail Rankings in 2013 (based on weighted spend)
- Growth from 5.2 to 5.5 million in the catchment population
- Growth in shopper population from 638, 600 to 771,700.
- Market potential increases from £1.66 to £1.93 billion weighted spend
- Core catchment area spans over 710 sq. miles (based on Primary, Secondary and Tertiary catchment areas)

Catchment Profile

- Typically urban catchment profile
- 56% of catchment population classified in the top 3 most affluent ACORN groups (Wealthy Achievers, Urban Prosperity & Comfortably Off)
- Expenditure is highest in Womenswear, with above average expenditure in Leisure Goods



Retail Footprint Ranking : 2013

Centre Name	Minor Class Name	2013 Scenario Comparison Expenditure (£ million)
London - West End	National Centres	3,356
Birmingham	National Centres	2,103
Glasgow	National Centres	2,020
Leeds	Principal Centres	1,931
Manchester	National Centres	1,785
Nottingham	Principal Centres	1,513
Liverpool	National Centres	1,411
Bristol	Principal Centres	1,363
Westfield - London	Large Urban Regional Malls	1,280
Newcastle-Upon-Tyne	Principal Centres	1,192

With the introduction of Trinity Leeds, Leeds will be ranked as the 4th largest shopping location by weighted spend in 2013



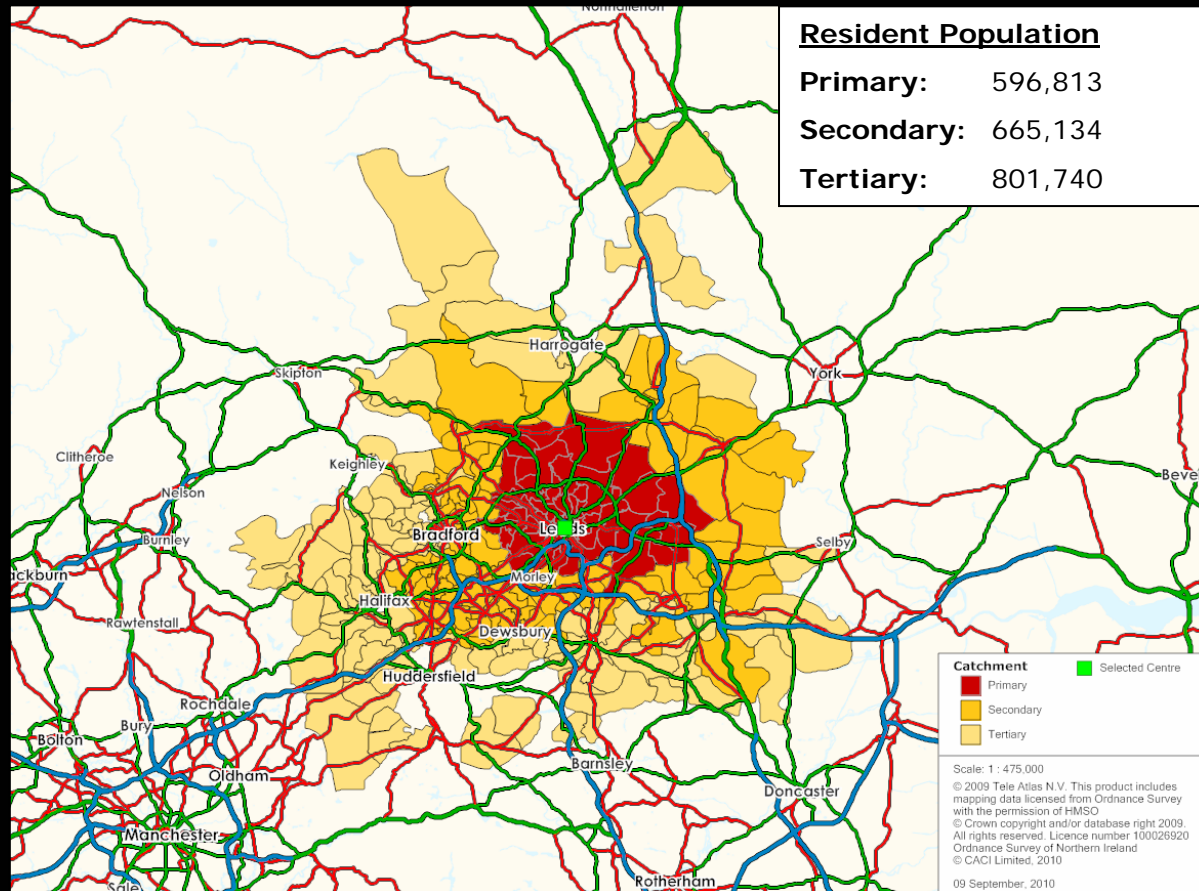
Location - Leeds



Location – Trinity Leeds



2013 Catchment Area



Other Key Points

CACI estimate that there are over 109,000 workers within 1.5 km of Leeds City Centre. Collectively they have an annual at work expenditure of £73 million.

The key spending age groups (25-34 and 35-44 years) account for 29% of the catchment resident profile.

Leeds has one of the highest student populations in the UK, with over 200,000 students attending a college of further education or university

Trinity Leeds will benefit from a location in the heart of the city, close to strong public transport links as well as a close proximity to large and accessible car park facilities

