

Single Tenant Net
Lease to National Retailer
9 Years of Term Remaining, with
Rental Rate Escalations



For Sale

3030 – 32 Avenue NE
Calgary, Alberta

100% leased, 56,084 sf multi-tenant showcase
retail property situated on a 3.00 acre corner site
along a high exposure commercial corridor

**AVISON
YOUNG**

Property Overview



Investment Highlights



Fully leased to Staples Canada ULC through April 2034, offering long-term income stability with a 10% contractual rent escalation in May 2029



With 407 feet of frontage on 32 Avenue NE, the property offers ease of access via an all-turns signalized intersection at 29 Street NE



Strategically located in Northeast Calgary's primary retail and service node, the property is surrounded by high-density commercial development—including the 830,000+ sf Sunridge Mall—driving consistent consumer traffic



Excellent regional access via nearby arterial routes including Barlow Trail NE, McKnight Blvd NE, and 36 Street NE, with combined traffic volumes exceeding 30,000 vehicles per day



With a median household income of \$79,026 and 21% earning over \$125,000, the area offers strong spending power, enhancing tenant appeal and supporting the property's long-term success

Building Area:

30,721 sf	Retail
<u>25,363 sf</u>	Distribution / Warehousing
56,084 sf	Total Building Area

Site Size:

3.00 acres

Year of Construction:

1981 (renovation in 1995 & 2014)

Loading:

1 dock door and 1 drive-in overhead door servicing building's rear
2 drive-in overhead doors at buildings front loading area

Parking:

105 paved on-site surface stalls
(1.87 per 1,000 sf)

Zoning / Land Use:

C-COR3 (Commercial — Corridor 3)

Lease Summary:

- 15-year net lease commencing April 24, 2019 - April 30, 2034
- 10% contractual rent escalation on May 1, 2029
- 3 x 5-year renewal options



Location Profile



Located at 3030 - 32 Avenue NE, Sunridge Staples is positioned within one of Northeast Calgary's busiest and most established retail corridors. The site offers excellent access and visibility from 32 Avenue NE and Barlow Trail NE, which see combined daily traffic volumes exceeding 30,000 vehicles.



Surrounded by the Sunridge Business Park and a dense cluster of retail and service commercial uses, the property is strategically situated in a key commercial hub with strong regional connectivity.



Tenant Profile

Staples is an omni-channel retailer of office and related workplace supplies servicing the US and Canada.

Staples inspire people to work smarter, learn more and grow every day. The company is a trusted ally, a resource and a sounding board, motivated to support its customers with expert knowledge, unique products and innovative services from Staples Print, made for the changing needs of today's entrepreneurs, teachers, parents and students.

Founded in 1991, Staples Canada is headquartered in Richmond Hill, ON with a current network of 305 stores across Canada, with 10 stores in Calgary and 13 serving the greater Calgary area. The company boasts access to one of the largest shipping networks in Canada, thanks to its exclusive partnership with major shipping and logistics service providers including FedEx, Purolator and DHL.

Staples Canada, along with its sister US Retail chain, together with the Staples North American Delivery entity, are all owned by **Sycamore Partners** (www.sycamorepartners.com), the same New York, NY-based private equity firm that has owned or currently owns all or partial interests in major retailers/banners such as RONA, Nine West, Aeropostale, Stuart Weitzman, Jones New York, Talbots and Lane Bryant, to name a few. Since it's first acquisition in 2011, Sycamore Partners has acquired or made substantial investments in dozens of household name companies, with a focus on the consumer, retail and distribution sectors of the economy. The North American operations of Staples generated nearly \$8B in revenue in 2024, during which time it employed approximately 12,000 people.



Offering Process

Avison Young has been retained by Melcor REIT GP Inc. (the "Vendor") on an exclusive basis to arrange for the offering and sale of a 100% interest in the subject property. The subject property is being offered for sale unpriced. Please contact the listing agents below for more information and for details on the offering process.

The listing agents have prepared a draft Letter of Intent and/or binding Offer to Purchase template, available to groups that are interested in submitting offering interest, although there is no formal requirement that offering interest be submitted using the prior-mentioned template forms.

Additional information can be made available to assist in evaluating this sale offering upon execution of a Confidentiality Agreement by interested parties/prospective purchasing entities.



For More Information

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