



Tarjan Portfolio

Calgary, Alberta

Exceptional opportunity to acquire a rare portfolio of four retail properties situated in desirable SW and NW areas of Calgary, each with considerable value-add upside

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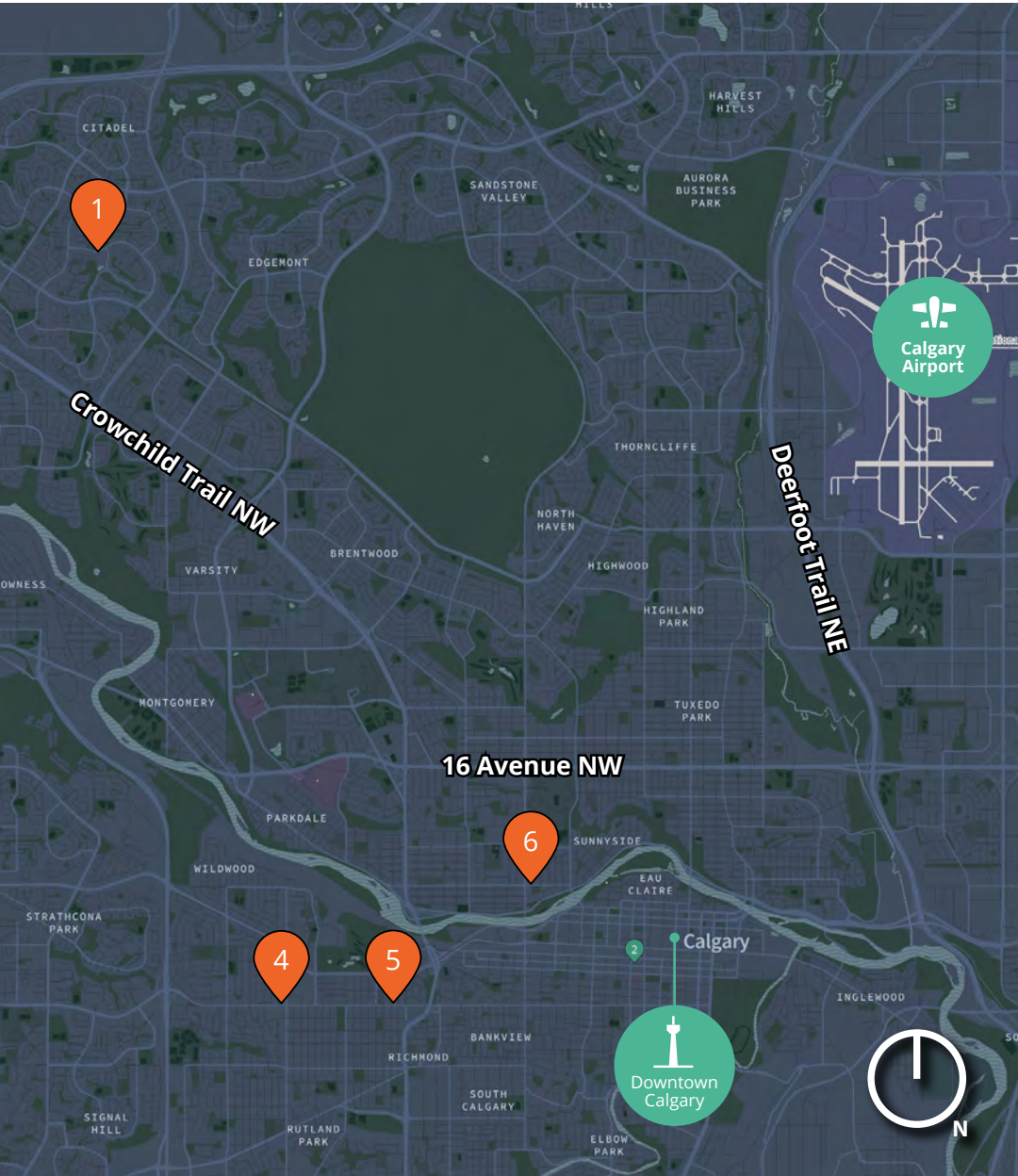
The Offering

Avison Young Commercial Real Estate Services, LP (“Avison Young” or the “Advisor”) is pleased to offer a 100% freehold interest in a value-add retail portfolio comprised of four properties located across Calgary, Alberta (collectively, the “Portfolio”, “Property”, “Properties” or the “Offering”). Comprised of over 65,000 square feet of net rentable area (“NRA”), this unique opportunity provides prospective investors with stable and secure cash flow with immediate value-add potential through redevelopment and achieving market rents through strategic leasing and renewal initiatives.

The Properties are being offered to the market unpriced and are being made available on a portfolio, sub-portfolio, or individual property basis. The Vendor reserves the right to call for offers at a future date. Please contact the Advisor for further information.

Portfolio Summary

| | | |
|----------------------|--|--------------------------------------|
| 4 | 65,903 sf | 4.44 ac |
| Number of Properties | Total Building Area Across the Portfolio | Total Site Size Across the Portfolio |



| Property Name | Hawkwood Village Shopping Centre | Centre 555 | Shaganappi Plaza | Auto Village | Single Tenant Midas | Tarjan Block | Total/Average |
|-------------------------------------|---|------------------|---------------------|---------------------|---------------------|-------------------------|---------------|
| Map Reference # | 1 | C/S | SOLD | 4 | 5 | 6 | |
| Address | 555 Hawkwood Boulevard NW 217 Hawksbrow Drive NW | 555-11 Avenue SW | 3208 - 17 Avenue SW | 3821 - 17 Avenue SW | 2525 -17 Avenue SW | 1431 Kensington Road NW | |
| Building Area (sf) | 36,391 | C/S | SOLD | 12,099** | 7,440 | 9,973 | 65,903 sf |
| Site Area (ac) | 2.95 | - | - | 0.91 | 0.30 | 0.28 | 4.44 |
| Occupancy | 100% | - | - | 100% | 100% | 85% | 96% |
| WALT* (Weighted Average Lease Term) | 3.9 | - | - | 2.3 | 2.7 | 1.7 | 2.65 |
| WALR* (Weighted Average Lease Rate) | \$24.26 | - | - | \$20.08** | \$15.01 | \$25.79 | \$21.29 |
| Years Built | 1988, 1991, 1994 | - | - | 1990 | 1971 | 1963 | 1980 |

* Analysis Start Date: July 1, 2024
** Excludes Esso Car Wash (Land Lease)

Hawkwood Village Shopping Centre

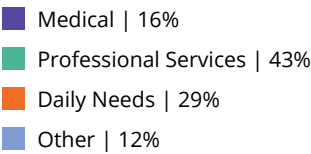
555 Hawkwood Boulevard NW &
217 Hawksbrow Drive NW, Calgary, Alberta

Highly Diverse Tenant Roster
And Below Market Rents

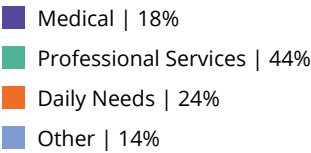
 **21% Below Market Rents**

Exceptional management and leasing practices have secured Hawkwood Village in attracting a diverse range of tenants, including medical, professional services, and daily needs based businesses resulting in a long-standing tenant roster with defensive holding income. The Property is currently 100% leased with the ability for an investor to drive significant near-term income upside through a successful leasing program of the upcoming vacancies as the weighted average net rental rate is currently \$24.26* psf, approximately 21% below current market rates. Hawkwood Village offers investors the coveted opportunity to acquire a neighbourhood shopping centre that is immediately adjacent to a 7-Eleven c-store and Petro Canada gas bar user and benefits from its proximity to a number of single and multi-family developments that rely on the Property's largely service-based tenants.

Tenancy by
Net Rentable Area



Tenancy by
Base Rent



*Excluding Hawkwood Wash & Auto and lower-level space

| Building | Building Area (sf) |
|-------------------|--------------------|
| A | 4,846 sf |
| B | 11,378 sf |
| C | 4,961 sf |
| D | 9,350 sf |
| E | 5,856 sf |
| Total Square Feet | 36,391 sf |

2.95 ac (128,310 sf)

Site Size

3.9 Years

WALT

Direct Control 50Z85

Zoning / Land Use

169 Stalls

4.64 stalls per 1,000 sf (parking ratio)

Parking

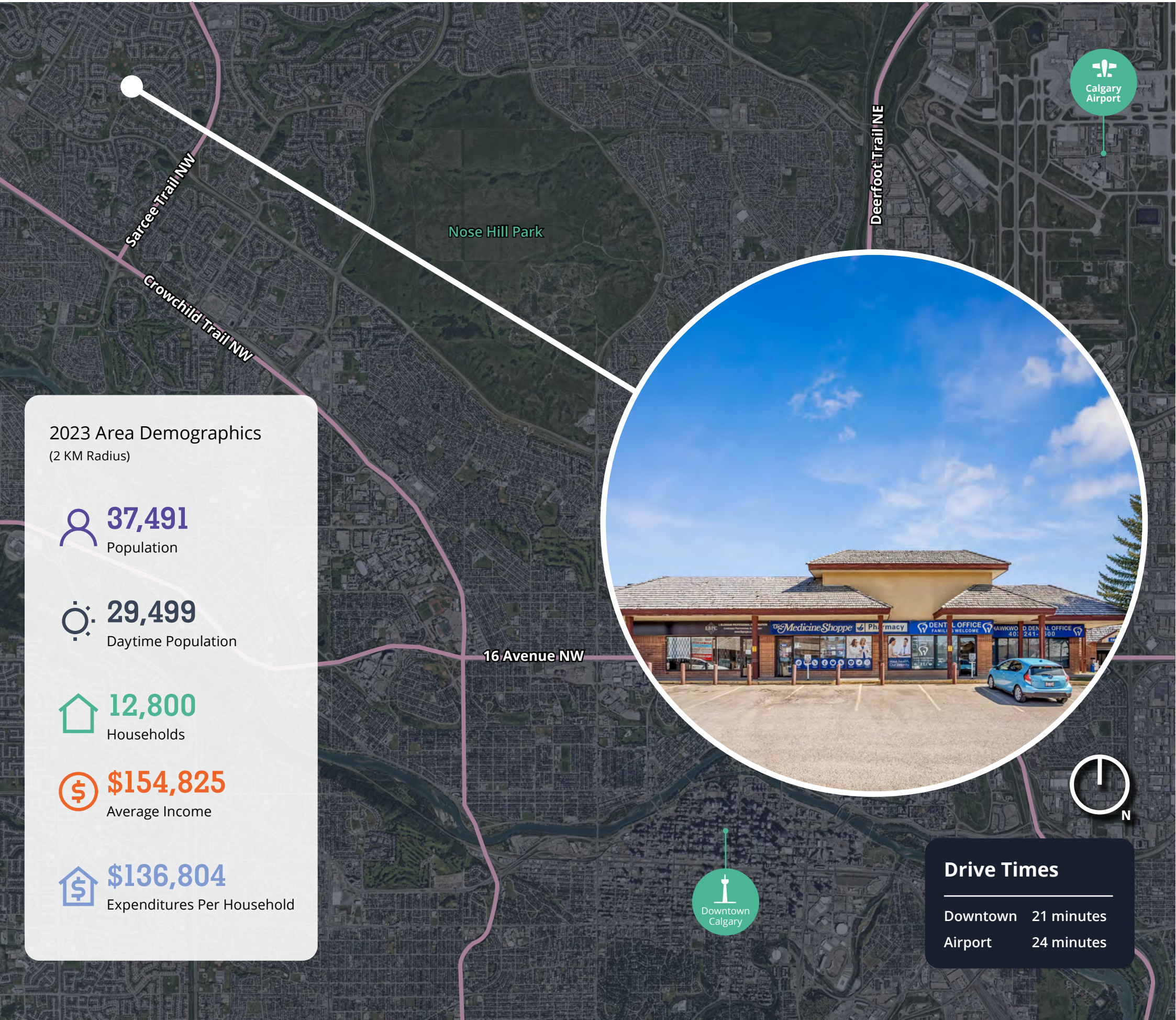
1988, 1991, 1994

Construction Year (s)

19.8 Years


Weighted Average
Tenant Tenure






2023 Area Demographics
(2 KM Radius)

 **37,491**
Population

 **29,499**
Daytime Population

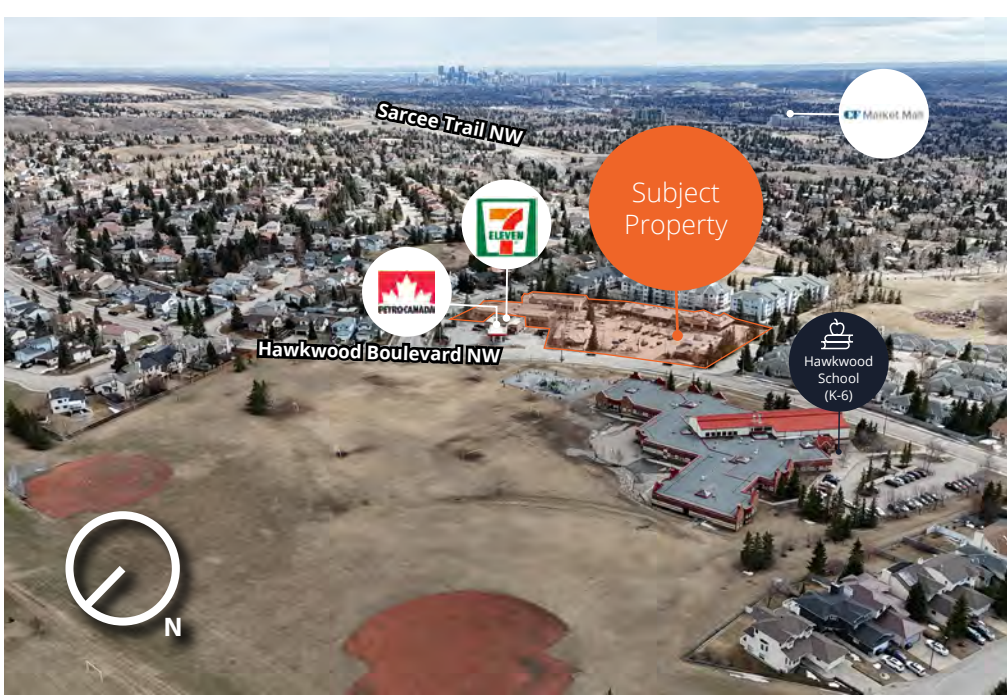
 **12,800**
Households

 **\$154,825**
Average Income

 **\$136,804**
Expenditures Per Household

Drive Times

| | |
|----------|------------|
| Downtown | 21 minutes |
| Airport | 24 minutes |



Auto Village

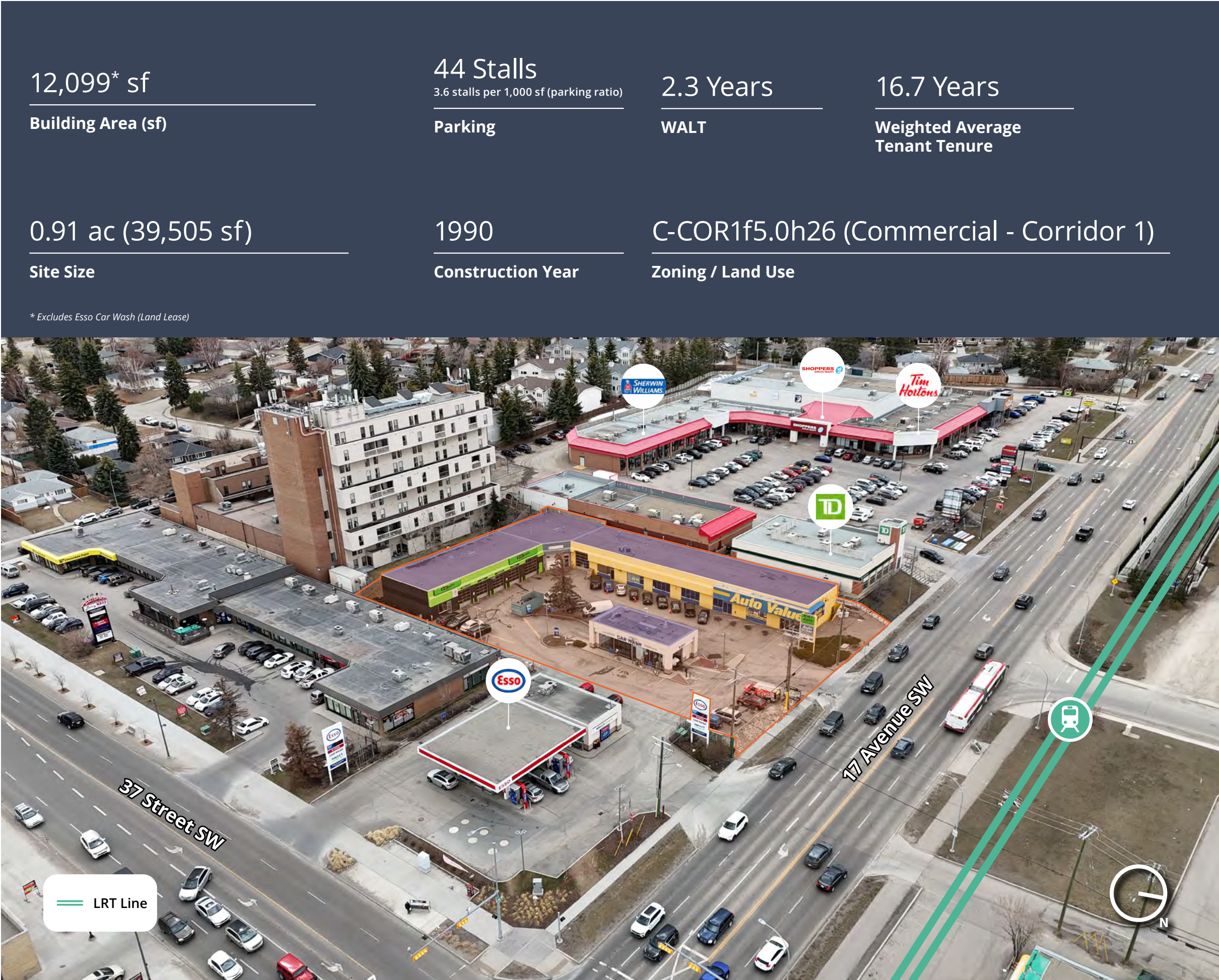
3821 - 17 Avenue SW, Calgary, Alberta

Fully Leased Quasi Retail Automotive Centre

Located along the high traffic east/west corridor of 17th Avenue SW, the Property presents investors an excellent opportunity to generate holding income from the long-standing tenant roster with excellent redevelopment potential in the future.

Auto Village has held a remarkable 34-year track record of 100% occupancy which speaks to the commitment of the tenants and the success of their businesses. The strength of the Property lies in its complementary tenant mix that provides an ideal blend of auto-service oriented repair, parts, and wash services. Located in the community of Glendale and surrounded by multiple other family-oriented communities such as Killarney, Glengarry, Rosscarrock and Shaganappi, Auto Village truly offers consumers the “one-stop” shopping destination for automotive retail and service.

The Property also offers an investor the option of a large scale future redevelopment site with a density potential of 197,525 buildable square feet at a 5.0 FAR.





Midas

2525 - 17 Avenue SW, Calgary, Alberta

Care-Free Triple Net
Investment Opportunity



100% SINGLE-TENANT
OCCUPANCY

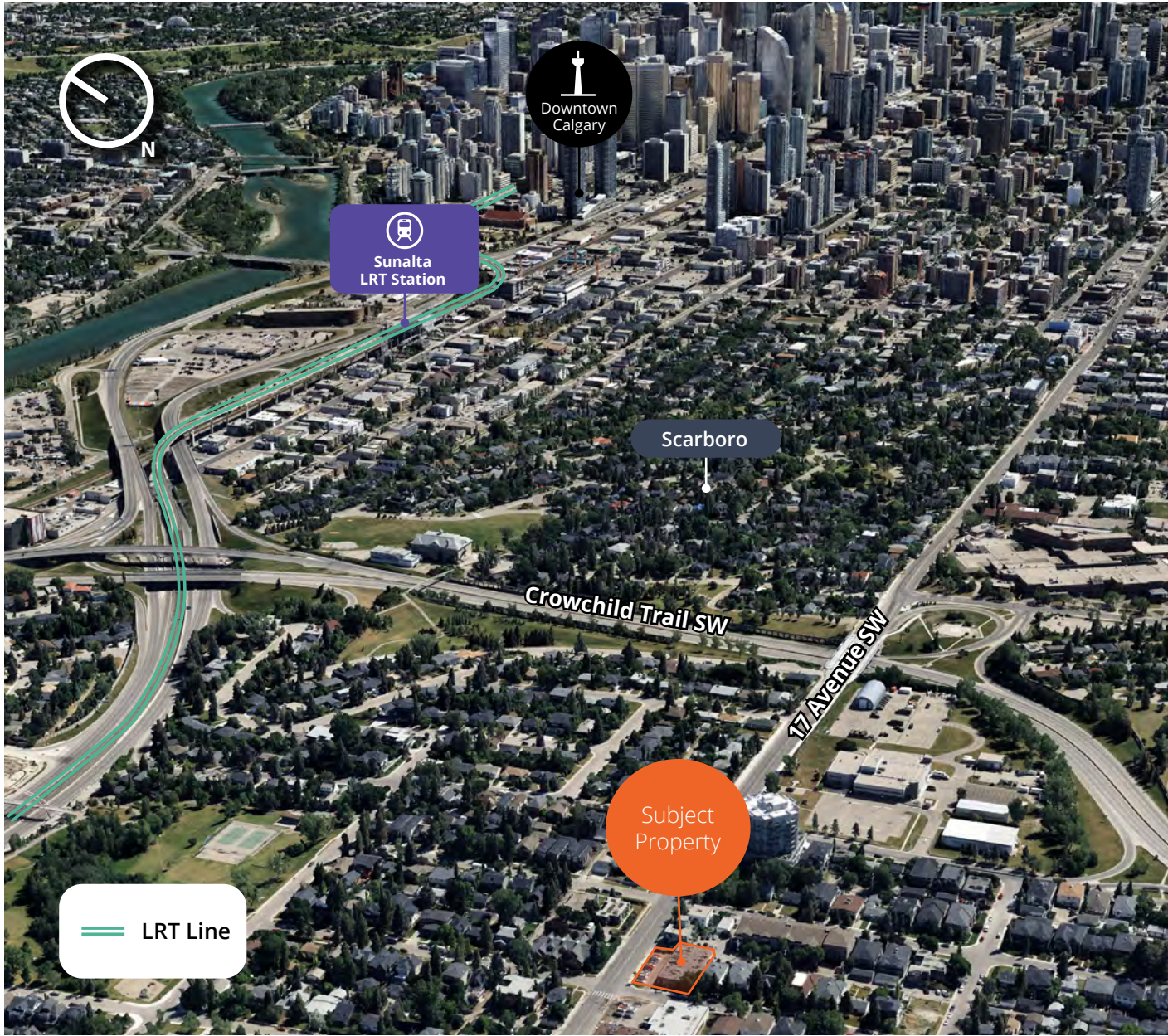
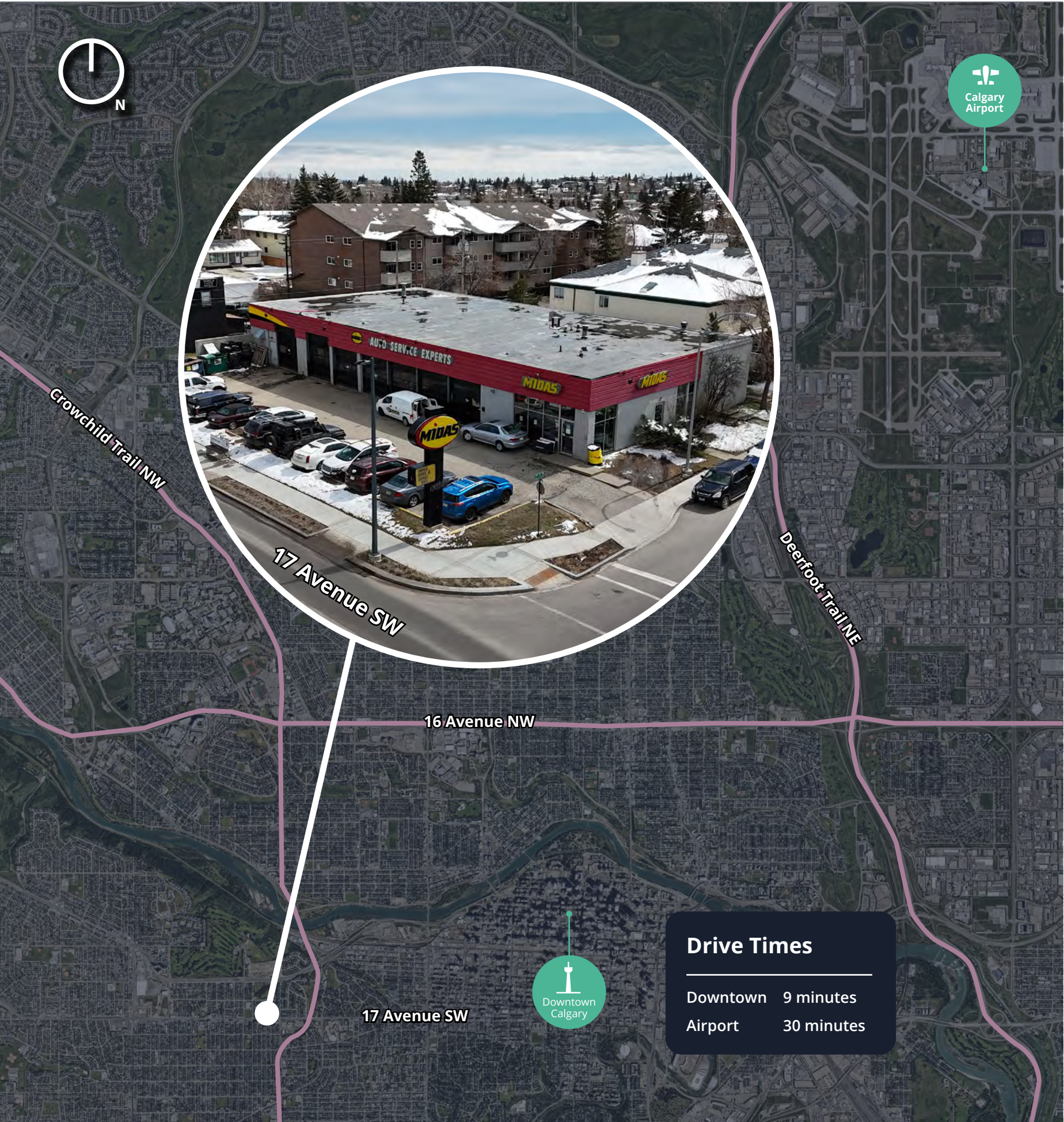


FULLY OCCUPIED SINCE 1971

Located along the busy arterial road of 17th Avenue SW, the Property has consistently been occupied by Midas for approximately 53 years, demonstrating the property’s long-term commitment to the location and stability of the investment. Predictable rental income, no landlord responsibilities, and minimal financial exposure represent a relatively care-free investment. Substantially below-market rental rates present a valuable opportunity to increase NOI upon lease renewal.



| | | | |
|---------------------|--|-------------------------|--------------------------------|
| 7,440 sf | 14 Stalls | 2.7 Years | 53 Years |
| Building Area (sf) | 1.9 stalls per 1000 sf (parking ratio) | WALT | Weighted Average Tenant Tenure |
| 0.30 ac (13,100 sf) | 1971 | MU-1f4.5h23 (Mixed Use) | |
| Site Size | Construction Year | Zoning / Land Use | |



Tarjan Block





1431 Kensington Road NW, Calgary, Alberta

High Traffic Mixed Use Investment Opportunity

Tarjan Block, with its prime location and impressive frontage on Kensington Road NW, presents an enticing opportunity for investors looking to join Calgary's bustling urban village. The area boasts a range of amenities and a vibrant community spirit, making Kensington highly desirable for both residents and businesses alike.

This dynamic neighbourhood boasts over 250 shops, restaurants, and services, making it one of Calgary's premier destinations for shopping and dining. The area is serviced by the Sunnyside C-Train station, providing convenient access to downtown and other parts of the city.

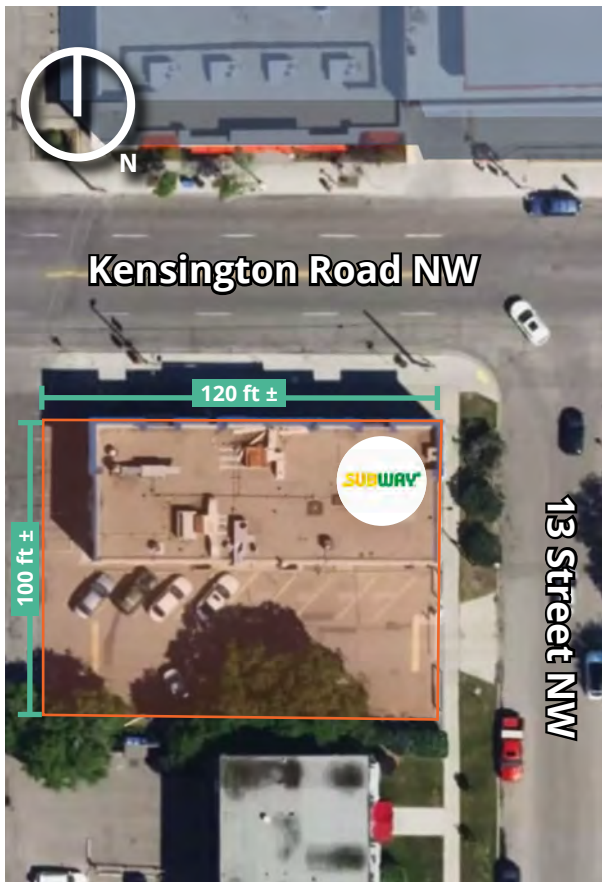
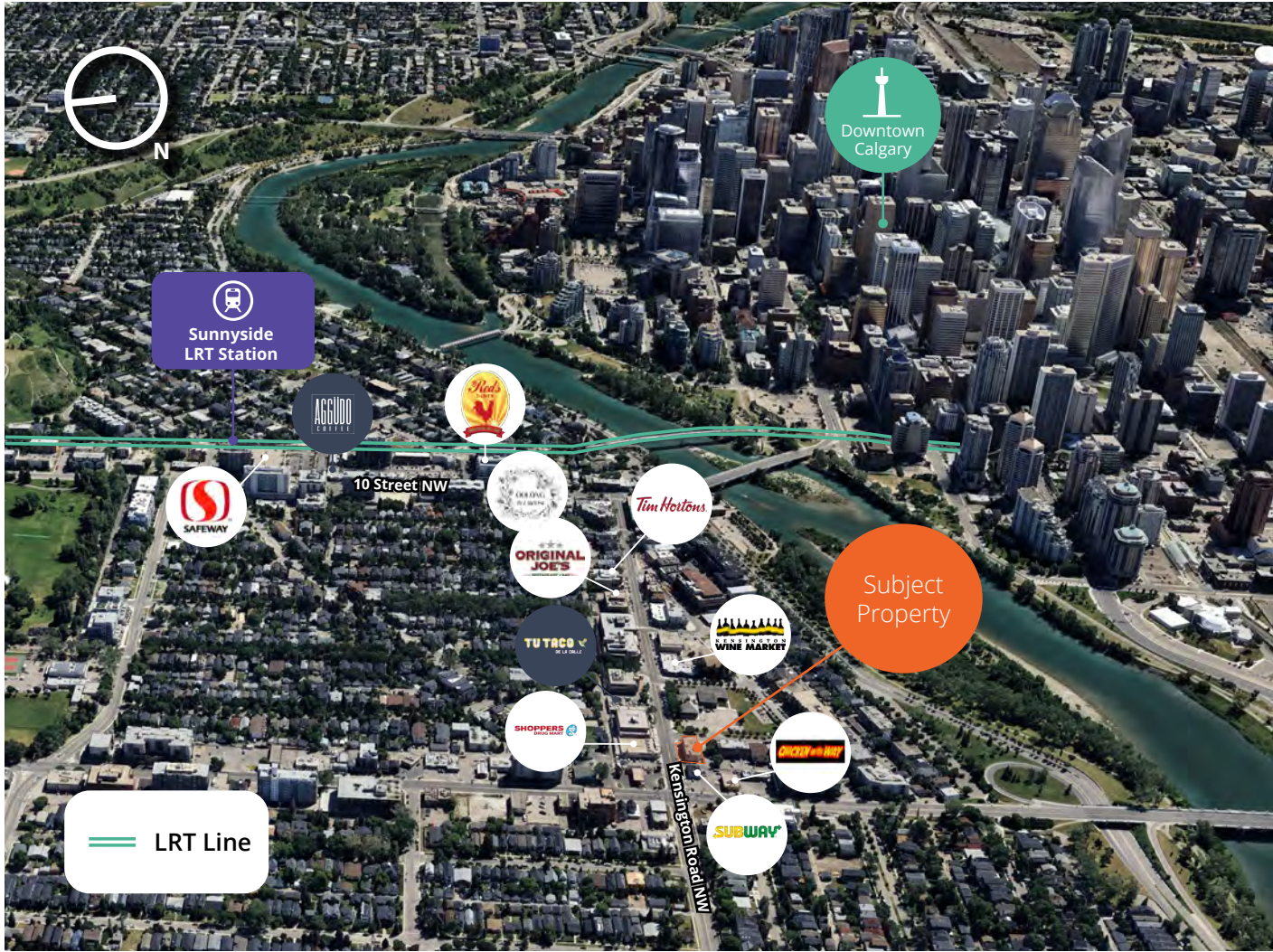
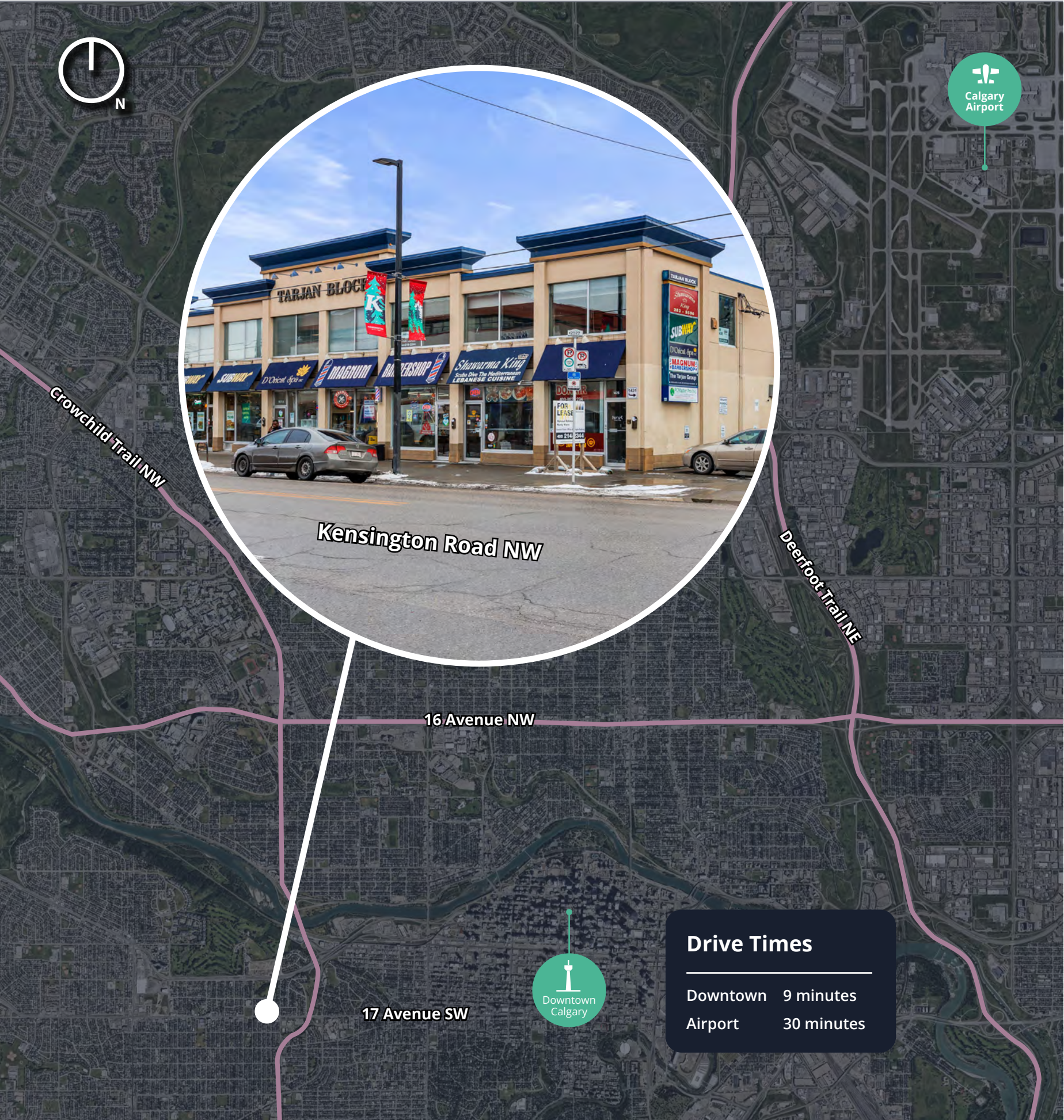
Recent renovations have helped add to the Property's appeal, signaling a commitment to modernization and increasing longevity.

-  Pedestrian and bike friendly location
-  Walking distance to Sunnyside C-Train station, providing convenient access to downtown
-  Quick access to major traffic arteries Crowfoot Trail and Memorial Drive
-  Available pockets of office space create a unique opportunity for partial user / investor to acquire a prominent address in one of Calgary's most desirable locations

| Floor | Building Area (sf) |
|-------------------|--------------------|
| Basement | 2,360 sf |
| Main Floor | 3,612 sf |
| Second Floor | 4,001 sf |
| Total Square Feet | 9,973 sf |

| | | |
|---|---|--------------------------------|
| 0.28 ac (12,154 sf) | 24 Stalls 2.4 stalls per 1000 sf (parking ratio) | 6.0 Years |
| Site Size | Parking | Weighted Average Tenant Tenure |
| 1.7 Years | 1963 | |
| WALT | Construction Year | |
| C-COR2f2.8h16 (Commercial - Corridor 2) | | |
| Zoning / Land Use | | |





555 - 11 Avenue SW, Calgary, Alberta

Stable Holding Income with Excellent Redevelopment Potential

Located in the heart of the Beltline along 11th Avenue SW, the Property presents investors an opportunity to purchase a fully occupied, income generating asset with excellent redevelopment potential. The property benefits from frontage and exposure along 11th Avenue SW and 5th Street SW, boasting a prime Beltline location. Positioned prominently, the Property is within blocks of multiple existing, new and proposed residential towers, 3 blocks from the Central Business District and 1 block from a major inner-city medical centre.

Land Use

The current land use designation is City Centre mixed use District (CC-X), permitting a maximum of 8.0 Floor Area Ratio ("FAR") for residential uses, allowing for a high-density residential development. Based on the Property's site area of 26,039 square feet, the approved zoning allows for a potential of up to 208,312 sf of density with no building height restrictions.

Redevelopment Potential



8.0 Floor Area Ratio



208,312 Square Feet Buildable



No Height Restrictions

| Floor | Building Area (sf) |
|--------------------------|--------------------|
| Main Floor | 10,877 sf |
| Second Floor | 8,921sf |
| Total Square Feet | 19,798 sf |

26 Stalls

1.3 stalls per 1,000 sf (parking ratio)

Parking

1.9 Years

WALT

12.7 Years

Weighted Average Tenant Tenure

0.60 ac (26,039 sf)

Site Size

1989

Construction Year

CC-X (City Centre Mixed use)

Zoning / Land Use



CONDITIONALLY SOLD



Deerfoot Trail NE



Calgary Airport

16 Avenue NW

Growchild Trail NW



Downtown Calgary

Drive Times

Downtown 1 minute
Airport 30 minutes



Calgary Stampede

17th Ave

Subject Property

Hudson's

Last Best

Rodney's

Craft

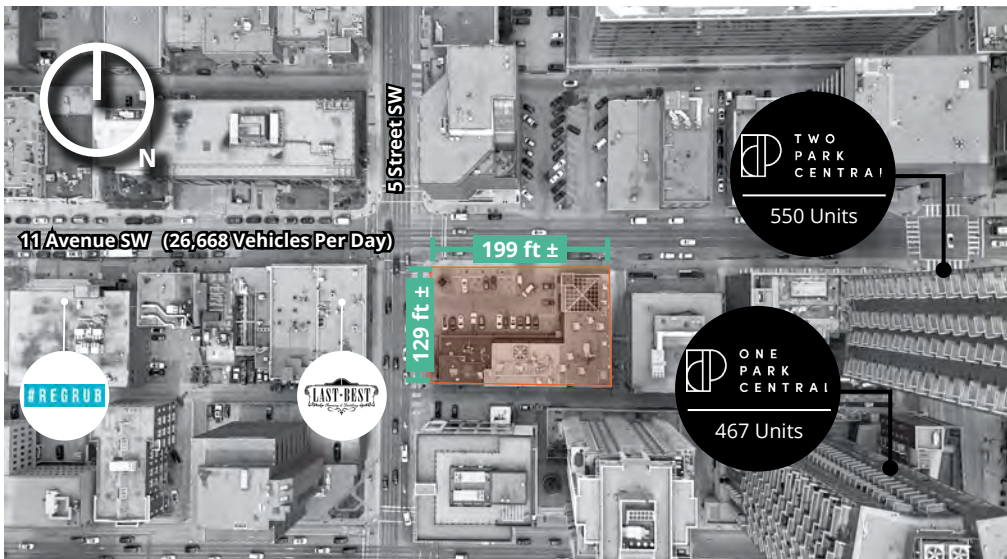
Japanese Village

bridgette

10 Avenue SW

11 Avenue SW (26,668 Vehicles Per Day)

12 Avenue SW



TWO PARK CENTRAL
550 Units

ONE PARK CENTRAL
467 Units

199 ft ±

129 ft ±

11 Avenue SW (26,668 Vehicles Per Day)

LAST-BEST

REGUR

Shaganappi Plaza

3208 - 17 Avenue SW, Calgary, Alberta






Income Stability With
Significant Rental Upside
Potential

 **28% Below Market Rates**

Shaganappi Plaza is 100% leased to a diverse cross section of businesses. Most of these tenants have a long track record servicing residents in the surrounding neighbourhoods and are highly entrenched as is reflected by the tenants average tenure of over 14 years. The Property is attractive from both a leasing and re-leasing perspective due to the bay sizes ranging from 827 to 3,407 square feet that appeals to a wide array of retailers. Both of these attributes help support the defensive nature of the property's tenant roster.

Shaganappi Plaza's rental rates are currently 28% below market, offering meaningful and competitive upside due to the sustained demand and decreasing availability of retail space in the Calgary market. Leasing volumes remain strong, in part due to strong population growth and continued demand for space. Retail vacancy continues to trend downwards and the city's diverse population and strong local economy has provided a solid foundation for retailers.

Drivers For Rental Growth

-  Rapid population growth
-  Increased consumer spending and high disposable incomes
-  Limited available supply of well-located retail space
-  High construction costs and skilled labour shortages have limited new supply from entering the market
-  Positive outlook for the oil and gas industry

14,643 sf

Building Area (sf)

0.61 ac (26,532 sf)

Site Size

38 Stalls

2.5 stalls per 1,000 sf (parking ratio)

Parking

1981

Construction Year

3.6* Years

WALT

Zoning / Land Use

14.6 Years

Weighted Average Tenant Tenure

MU-2f4.5h22 (Mixed Use)

The Himalayan

Domino's Pizza

DEL MONICO Western Fusion

Smile 32 Dentistry

SOLD

17 Avenue SW

32 Street SW

*The Himalayan is currently working through a lease extension. WALT calculations throughout this document assume a five-year renewal until 2029 for this tenant.

SOLD



Calgary
Airport

Deerfoot Trail NE

2023 Area Demographics



37,546

Population



27,594

Daytime Population



15,774

Households



\$153,441

Average Income



\$135,807

Expenditures Per Household

Drive Times

Downtown 12 minutes

Airport 30 minutes

Downtown
Calgary

Growthd Trail NW

16 Avenue NW

17 Avenue SW





Avison Young has been retained by Centre 555 Ltd., Hawkwood Village Properties Ltd., Shaganappi Plaza Ltd., and Spartacus Holdings Ltd. (collectively referred to as the "Vendor") on an exclusive basis to arrange for the offering and sale of a 100% interest in the Properties. The Properties are being offered for sale without a list price and without a fixed date for submission of expressions of interest to purchase. Following the execution of the Vendor's confidentiality agreement, Avison Young will provide qualified prospective purchasers with access to detailed information on the Properties. The Vendor is prepared to respond to expressions of interest to purchase the Properties as they are received by Avison Young. The Vendor reserves the right at its discretion to select a fixed date for submission of expressions of interest to purchase the Properties.

Visit us online
avisonyoung.com

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