

For Sale

Calgary and Cochrane, AB

Premier Three Property Retail Portfolio
with Significant Value-Add Upside



Deer Valley Station - Calgary, AB



Millrise Plaza - Calgary, AB



Points West Plaza - Cochrane, AB

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The Offering

Avion Young Commercial Real Estate Services, LP ("Avion Young" or the "Advisor") is pleased to offer a retail portfolio comprised of two properties located in South Calgary and one property in Cochrane (collectively, the "Portfolio", "Property", "Properties" or the "Offering"). Consisting of over 48,130 square feet of combined net rentable area ("NRA"), this unique opportunity provides prospective investors with stable and secure cash flow and strong upside 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

3 **48,130 sf** **6.16 ac**

Number of Properties **Combined Portfolio Building Area** **Combined Portfolio Site Size**



Property Name	Deer Valley Station	Millrise Plaza	Points West Plaza	Total
Municipal Address	13750 Bow Bottom Trail SE Calgary, AB	15 Millrise Boulevard SW Calgary, AB	200-208 - 5 Avenue West Cochrane, AB	
Total Square Footage	17,356 sf	13,439 sf	17,335 sf	48,130 sf
Land Use Designation	Commercial Corridor 2 (C-COR2)	Commercial Community 1 District (C-C1)	Shopping Centre District (C-SC)	
Site Size <small>*includes entire Cochrane condominium</small>	1.50 Acres	1.80 Acres	2.86 Acres	6.16 Acres*
Year of Construction	1982	1989	1998	
Parking	± 106 Paved Surface Parking Stalls (6.10 per 1,000 sf)	± 98 Paved Surface Parking Stalls (7.29 per 1,000 sf)	± 140 Paved Surface Parking Stalls (8.08 per 1,000 sf)	
WALT (Weighted Average Lease Term)	4.86 Years	5.12 Years	2.63 Years	Average of 4.13 Years
Number of Tenants	9	7	8	24

Location Overview

Calgary



Deer Valley Station

Property Overview

Deer Valley Station is strategically located in the community of Deer Ridge, featuring approximately 530 feet of frontage along Bow Bottom Trail SE. Just minutes from Deerfoot Trail, the property provides excellent accessibility and visibility in a well-established retail corridor. With direct access to major arterial roads and key transportation routes, the property is surrounded by a strong mix of residential communities and commercial amenities. Its prime location ensures steady traffic flow and convenience for both customers and businesses, making it an attractive retail destination.

Municipal address

13750 Bow Bottom Trail SE, Calgary, AB

Total Square Footage

17,356 sf

Land Use Designation

Commercial Corridor 2 (C-COR2)

Site Size

1.50 Acres

Year of Construction

1982

Parking

± 106 Paved Surface Parking Stalls (6.10 per 1,000 sf)

WALT (Weighted Average Lease Term)

4.86 Years

Number of Tenants

9



Investment Highlights

Prime Location

The property is strategically located in Southeast Calgary, offering convenient access to major roadways including Bow Bottom Trail, Canyon Meadows Drive, and Macleod Trail. This central location provides excellent connectivity for tenants and customers.

Proximity to Dense Residential Communities

The plaza is located in the well-established community of Deer Ridge and is near the neighbourhoods of Queensland, Acadia, and Parkland. These communities not only provide tenants with a dependable and recurring consumer base but also ensure sustained traffic, making the property an essential hub for daily conveniences and services.

Demographic Growth

The plaza benefits from its close proximity to a dense residential area of over 47,000 residents within a 3-kilometer radius, with forecasted annual growth of 1.25% in new homes within the Deer Ridge area. Calgary is projected to grow by 25% over the next decade, positioning the plaza to capitalize on increasing demand for retail and service spaces. This anticipated growth supports the long-term success of existing tenants and enhances investor returns.

Diverse Tenant Mix and Shadow Anchor

With a well-established tenant roster featuring a variety of businesses such as The Winkin Owl Pub, Blue Star Childcare and BK Liquor, this shopping plaza caters to a wide range of consumer needs. The diversity of services, from dining to retail, ensures consistent traffic and an appealing offering for the community including the traffic draw of being shadow anchored by McDonald's.

Millrise Plaza

Property Overview

Millrise Plaza is conveniently located in the well-established community of Millrise, just off Macleod Trail, providing excellent connectivity to major roadways and transit. The property is within walking distance of the Fish Creek C-Train station, ensuring easy access for commuters and shoppers. Surrounded by a mix of multi-residential developments the area supports a strong customer base.

Municipal address

15 Millrise Boulevard SW, Calgary, AB

Total Square Footage

13,439 sf

Land Use Designation

Commercial Community 1 District (C-C1)

Site Size

1.80 Acres

Year of Construction

1989

Parking

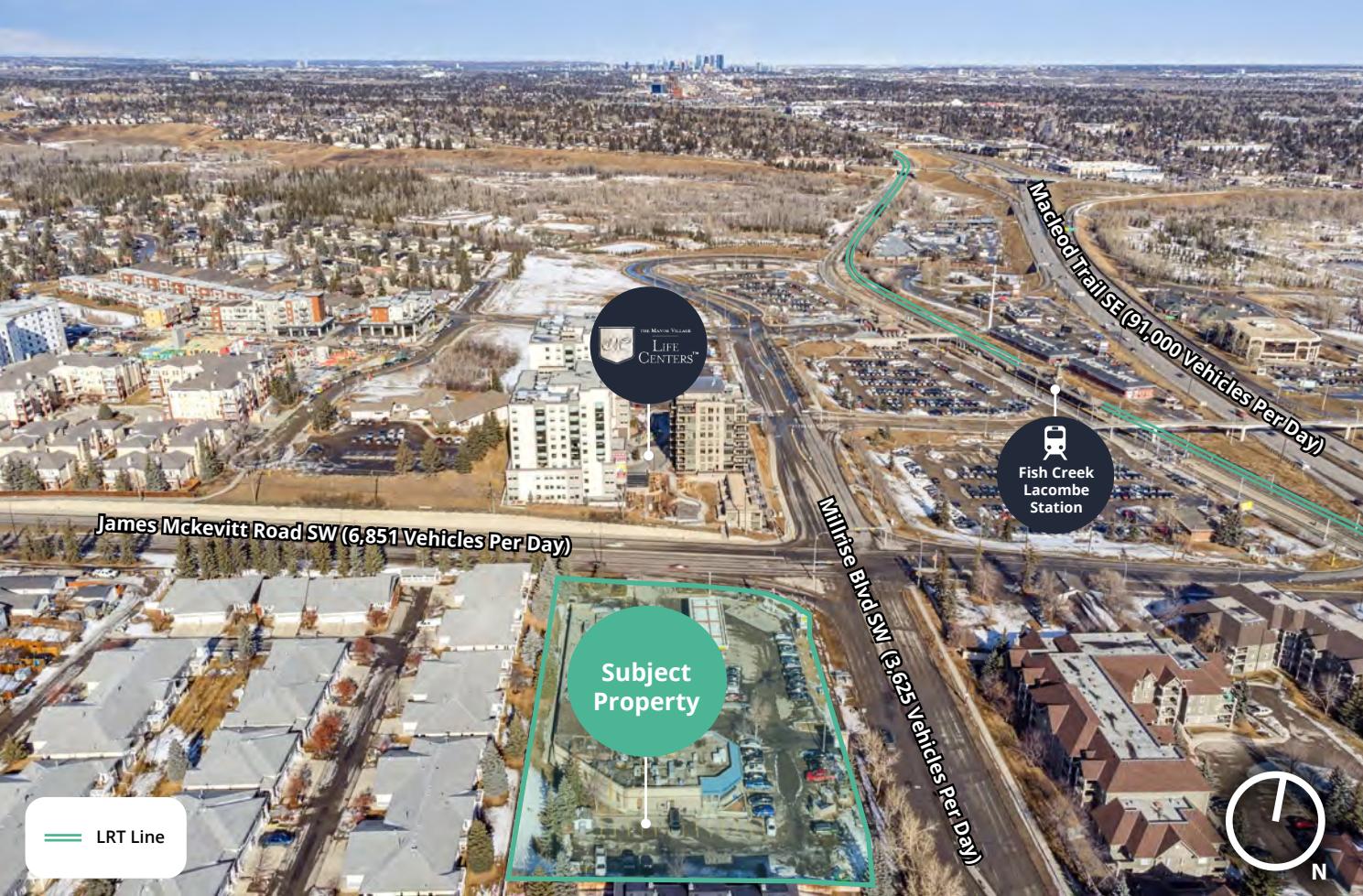
± 98 Paved Surface Parking Stalls (7.29 per 1,000 sf)

WALT (Weighted Average Lease Term)

5.12 Years

Number of Tenants

7



Investment Highlights

Prime Location

Situated just off Macleod Trail in the community of Millrise, this prime location ensures sustained traffic and high customer engagement for tenants. Given its close proximity to the Fish Creek C-train station and various multi-residential and senior housing developments, including the 76-unit Manor Village at Fish Creek, there is potential for future redevelopment in years to come.

Stable Tenant Profile with Strong Anchor

The property boasts a fully occupied roster of triple-net leased tenants, providing a stable and predictable revenue stream. A key highlight is Shell, a globally recognized gas bar banner with strong customer draw potential. The remaining tenants represent a complementary mix of retail and daily needs-oriented service providers, further supporting the long-term viability and income stability of the asset.

Positive Lease Metrics

With a Weighted Average Lease Term (WALT) of 5.12 years, the property offers investors predictability of revenue stream and further assurance that the asset can be debt financed at attractive and competitive terms. The competitive in-place rents align well with market benchmarks, providing room for potential rent growth upon renewals or releasing opportunities.

Thriving Local Demographics

This property is well-positioned to serve a rapidly expanding local population. Within a 5-kilometer radius, there are 60,607 households, underpinned by a remarkable 17.2% population increase over the past five years. This demographic growth translates into heightened consumer spending potential, making the location highly desirable for tenants and further ensuring the long-term success of the asset.

Points West Plaza, Cochrane, AB

Property Overview

Points West is centrally located in the heart of Cochrane, AB, a dynamic and rapidly growing community just a 10-minute drive from the northwest of Calgary. The property consists of a 12-unit condominium, with the Vendor owning eight of the twelve units and the remaining four units either owner occupied or investor owned. The Vendor also owns 100% freehold interest in the Scotiabank. The vendor's condo units represent 6,983 of the 10,000 shares in the common property, additionally, the Vendor has three of the total of five condominium board seats, representing majority.

Municipal address

200-208 - 5 Avenue West, Cochrane, AB

Ownership Total Square Footage

17,335 sf

Land Use Designation

Shopping Centre District (C-SC)

Total Site Size (Including All Units)

2.86 Acres

Year of Construction

1998

Parking

± 140 Paved Surface Parking Stalls (8.08 per 1,000 sf)

WALT (Weighted Average Lease Term)

2.63 Years

Number of Tenants

8



Investment Highlights

Projected Growth in Cochrane

The Cochrane area is experiencing significant population and household growth. Within a 5-kilometer radius, the population exceeds 33,000, with a projected 17.9% growth in households over the next five years. This demographic expansion underpins robust demand for retail services and supports tenants' long-term success.

Prime Location with High Visibility

Strategically located in Cochrane, the Points West retail plaza ensures excellent visibility for tenants along Fifth Avenue, a major road way in the town of Cochrane.

Diverse Tenant Mix and Shadow Anchor

The property features a diverse and well-balanced tenant mix, highlighted by Scotiabank, one of the largest financial institutions in Canada. The property is also shadow anchored by both McDonald's and No Frills, driving consistent customer traffic, enhancing the plaza's visibility and boosting traffic to adjacent businesses. This balanced tenant roster ensures steady engagement, mitigates sector specific risks, and strengthens the long-term stability of the investment.

Location Overview

Cochrane



Site Plan

Subject Properties	
Other Owner	
* Boys & Girls Club of Cochrane & Area	
Tenant List	
1	Yoshigrill
2	BGC of Cochrane & Area *
3	BGC of Cochrane & Area *
4	Sage Family Clinic
5	Cactus Trading Co
6	Vacant
7	H&J Beauty Nails Studio
8	Dental Hygiene Collective
9	Cochrane Chiropractic Centre
10	BGC of Cochrane & Area *
11	Scotiabank
12 & 13	Cochrane Home Treasures

Points West Plaza

200-208 - 5 Avenue West, Cochrane, AB

