



- 4110 GATEWAY BLVD, EDMONTON, AB
- 10121 171 STREET, EDMONTON, AB
- 1544 PORTAGE AVENUE, WINNIPEG, MB



THE OFFERING

CBRE Limited (“CBRE” or the “Advisor”) is pleased to offer for sale, a Single Tenant Retail Portfolio comprising three free-standing locations fully leased to Olive Garden in Edmonton, Alberta and Winnipeg, Manitoba (the “Portfolio” or “Offering”). Totalling 25,268 SF, an investor is presented with the ability to acquire a premier street-front retail opportunity with a weighted average lease term remaining of 9.1 years. The Portfolio leases are absolute net to the landlord and incorporate annual contractual rental rate increases that provide an investor with the coveted combination of income security and contractual growth, in locations featuring excellent exposure, accessibility and long-term viability. Each Olive Garden location is fully leased to GMRI Canada Inc., a subsidiary of Darden Restaurants, the world’s largest full-service restaurant company with over 2,100 restaurant locations across Canada and the United States. Darden Restaurants Inc. (NYSE: DRI) is rated investment grade by Standard & Poor’s.

OFFERING DETAILS

The Portfolio includes three Olive Garden restaurants with each location currently occupying the same site as the neighbouring Red Lobster restaurant. The purchase is not inclusive of any Red Lobster restaurant, with each site being subject to subdivision prior to closing.

The Offering is presented with no list price and no set bid date with the Vendor having significant transaction flexibility and will consider offers on the whole Portfolio or various components thereof. The Vendor reserves the right to call for offers at a future date.



KEY STATISTICS			
	4110 GATEWAY BOULEVARD	10121 171 STREET	1544 PORTAGE AVENUE
MUNICIPALITY	Edmonton	Edmonton	Winnipeg
SITE AREA	1.59 acres, more or less*	1.93 acres, more or less*	1.11 acres, more or less*
BUILDING AREA	8,708 SF	7,771 SF	8,789 SF
ZONING	Business Employment (BE)	Site Specific Development Control (DC2)	Commercial Community (C2)
YEAR BUILT	1995	1991	1989
PARKING	144 stalls, more or less*	138 stalls, more or less*	75 stalls, more or less*
TITLE	Free & Clear	Free & Clear	Free & Clear

* Estimated metrics per proposed subdivision plans for each asset

4110 Gateway Boulevard, Edmonton AB



10121 171 Street, Edmonton AB



1544 Portage Avenue, Winnipeg MB





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