



COSTCO ANCHORED DEVELOPMENT | ESTIMATED Q4 2025 POSSESSION

BINGHAM CROSSING

Highway 1 & Range Road 33
Rocky View, AB

NOW PRE-LEASING

127,500+ SF

PHASE 1 - HIGH STREET RETAIL PLAZA

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Highlights



Multi-phase 309 Acre mixed use project anchored by a 170,000 SF Costco set to take possession late 2025



Preleasing is underway for the first phase of retail, estimated to be 270,000 SF of GLA plus Costco



Retail Plaza will be oriented in an open air high street setting, creating a vibrant pedestrian friendly atmosphere



Major improvements to the Highway 1/Range Road 33 providing better circulation for vehicular traffic



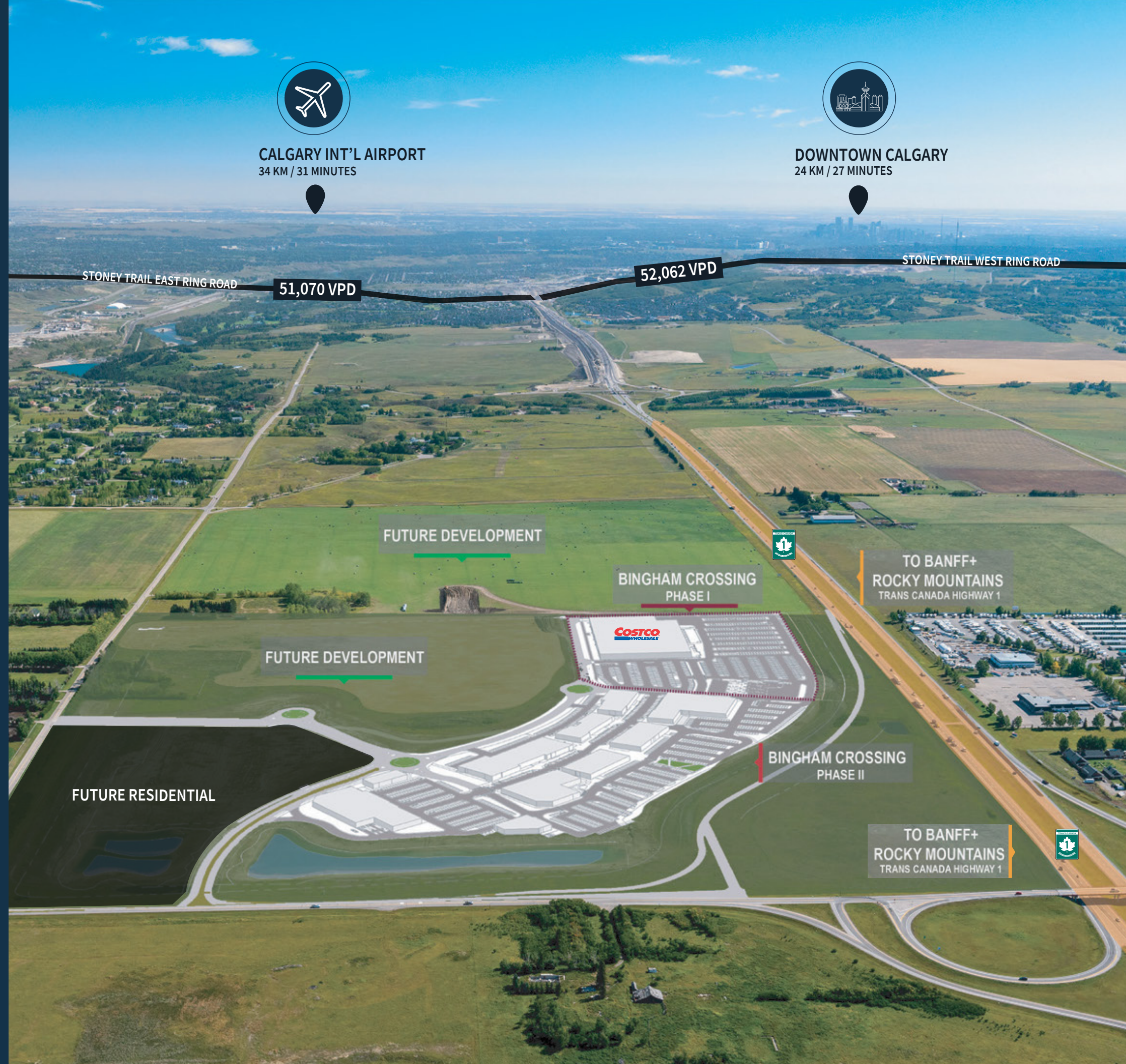
Ring Road now open has enhanced market access, supported economic diversification, and effectively improved transportation efficiency in the region



Set to service the surrounding communities including reach to the mountain parks and west Calgary



60,000
VEHICLES PER DAY





Fully developed, Bingham Crossing will be a 309 Acre mixed use development

Trade Area Demographics



223,530

Population

8.9%
Growth Rate
(2019-2023)

14%
Growth Rate
(2023-2028)



83,137

Total Households

\$173,469

Average Household
Income



\$163,311

Total Expenditure
(avg per household)



Phase 1

- Building 4 - 43,607 SF
- Building 5 - 20,172 SF
- Building 6 - 19,934 SF
- Building 9 - 22,168 SF
- Building 10 - 21,630 SF

Note

- Number of CRU's in buildings subject to change pending signing of leases
- All internal demising walls subject to change pending signing of leases



BUILDING 5 - CONCEPT RENDER

BUILDING 9 - CONCEPT RENDER



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