

# For Sale

Shoppers Drug Mart Anchored  
Retail Property

10015 107 Street, Westlock, AB





## The Offering

Jones Lang LaSalle Real Estate Services, Inc. (“JLL”) is pleased to present the opportunity to purchase a 100% freehold interest in a pharmacy-anchored retail asset in Westlock, Alberta (the “Property”).

The Property is anchored by Canada’s largest pharmacy operators, Shoppers Drug Mart, encompassing 83.5% of the Property’s base rent and with term through November 2030. This necessity-based Property is in the stable secondary market of Westlock, servicing the greater community of central Alberta.

**The Property is being offered to market with a list price of \$4,299,000.**

## Property Summary

Address	Leasable Area (SF)	No. of Tenants	Pharmacy Tenant	Occupancy	WALT <sup>[1]</sup>	Net Operating Income <sup>[1]</sup>	Cap Rate	Price
10015 107 Street, Westlock, AB	15,586	2	Shoppers Drug Mart	100.0%	4.09 Years	\$304,338	7.08%	\$4,299,000

<sup>[1]</sup> Weighted Average Lease Term (“WALT”) and Y1 Net Operating Income are based on the analysis start date of April 1, 2026

## Investment Highlights

- The Property benefits from a strong tenant mix including 76.3% of the G.L.A. backed by national covenant with term through 2030 which provides investors strong income security throughout the investment horizon
- Property W.A.L.T. of 4.09 years and Shoppers Drug Mart W.A.L.T. of 4.66 years (as of April 1, 2026)
- The Property is prominently positioned along Westlocks main business corridor with Shoppers Drug Mart occupying a center ice location since 2010
- Extensive repairs and maintenance completed by current ownership

10015 107 Street, Westlock, AB

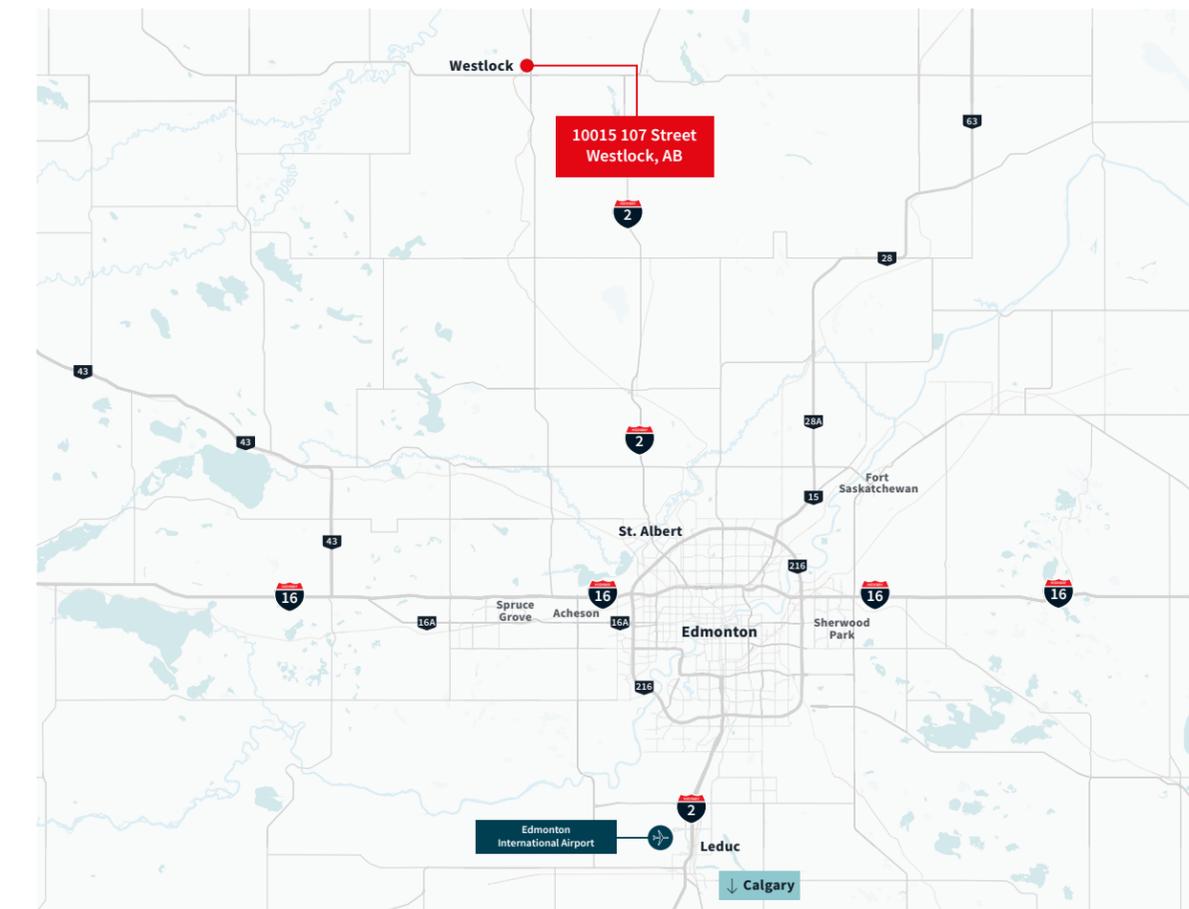
## Location Overview

- Situated about an hour north of Edmonton, providing urban access with rural benefits
- Dominant pharmacy operator location with limited retail competition and fulsome offerings of drug, grocery, and convenience
- Central downtown locations within the commercial districts of Westlock

 10015 107 Street, Westlock, AB



Source: EnviroNics



Westlock, Alberta		Drive Times	
Population:	5,093	Edmonton	1h 5m
Average Household Income:	\$77,950	Edmonton International Airport	1h 11m
Households:	2,358	Red Deer	2h 23m
Pharmacies:	4	Calgary	3h 41m

# 10015 107 Street, Westlock, AB

**7.08%**

Cap Rate

**\$304,338**

NOI

**\$4,299,000**

Price

## Property Information

LINC(s):	0015 829 468, 0015 829 476, 0015 829 492, 0015 829 484
Legal Description:	Plan 7432AN, Block 20, Lots 10-17
Year Built (Renovated):	1965 (2012)
Site Area:	0.74 Acres
Rentable Area:	15,586 sf
Existing Zoning:	DTMU (Downtown Mixed Use)

## Lease Details

Tenant(s):	Shoppers Drug Mart (11,899 sf) Dynamite Vape and Smoke (3,687 sf)
Occupancy:	100%
Net Operating Income:	\$304,338
WALT (Expiry):	Shoppers Drug Mart - 4.83 Years (November 30, 2030) Dynamite Vape and Smoke - 1.33 Years (May 31, 2027)
Renewal Options:	4 x 5 Years (Shoppers Drug Mart)

## Westlock Demographics

Population:	5,093
Average Household Income:	\$77,950
Competitive Pharmacies:	4



Shoppers Drug Mart is the largest pharmacy chain in Canada with over 1,300+ locations and 50,000+ employees in all 10 provinces. As part of Loblaws Group of Companies (TSX:L), Shoppers Drug Mart builds brand loyalty through private labels such as PC Optimum rewards program, Life brands, and Presidents Choice. As the national leader in pharma-care, Shoppers Drug Mart has expanded their offerings to become a one-stop-shop for medicine, grocery, and beauty products.

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## Property Photography



# Offering Process

## Free and Clear

The Property is being offered on a free and clear basis.

## Submission Process

Offers will be reviewed as they are received. The Vendor reserves the right to call a bid date.

## Submission Guidelines

Interested parties will be invited to submit a Letter of Intent (the “LOI”) for the Property. The LOI should outline the terms for the purchase of the Property and should include, at a minimum, the information and items described below:

- Purchase price;
- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests;
- Evidence of the prospective purchaser’s financial ability to complete the transaction, including the method of financing the purchase;
- Deposit structure;
- Terms and conditions of closing; and
- Schedule of timing and events to complete closing.

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any proposal. The Vendor reserves the right to remove the Property from the market and to alter the process described above and timing thereof, at its sole discretion. The Property described herein is to be purchased on an “as-is where-is” basis.

## For more information, please contact the Exclusive Advisors:

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