

# GROCERY-ANCHORED RETAIL CENTRE WITH RE-DEVELOPMENT UPSIDE

5115 17<sup>th</sup> Avenue SE, Calgary, Alberta



## INVESTMENT OPPORTUNITY

### THE OFFERING

CBRE Limited is pleased to provide the opportunity to acquire 5115 17<sup>th</sup> Avenue SE (the "Property"), a grocery-anchored retail centre located on the high-profile corner of 52<sup>nd</sup> street and 17<sup>th</sup> Avenue SE in Calgary's Forest Lawn - Forest Heights community. The Property is comprised of four buildings totaling 146,951 SF on 10.25 acres of land. 5115 17<sup>th</sup> Avenue SE is 100% leased to Sobeys, PartSource, Domo Gas and Stitches. The Stitches' temporary licensing arrangement includes termination rights, offering immediate redevelopment upside.

NATIONAL INVESTMENT TEAM | CALGARY

**CBRE**



## PROPERTY DETAILS

	SITE A	SITE B
<b>ADDRESSES:</b>	5101 & 5513 17 <sup>th</sup> Avenue SE 1817 52 <sup>nd</sup> Avenue SE	5115 17 <sup>th</sup> Avenue SE
<b>LEGAL DESCRIPTION:</b>	Plan 6037JK; Block 2	
<b>YEAR BUILT/RENOVATED:</b>	1999/2007	1968/2012
<b>SITE SIZE<sup>[1]</sup>:</b>	7.03 Acres (306,344 SF)	3.22 Acres (140,263 SF)
<b>NRA:</b>	50,077 SF	96,874 SF
<b>BUILDINGS:</b>	3	1
<b>TENANTS:</b>	Sobey's, PartSource, Domo Gas	Stitches
<b>EXISTING LAND-USE:</b>	C-C2 f0.5h18 (Commercial - Community 2)	
<b>PARKING STALLS:</b>	507 Total Stalls (3.57 Stalls Per 1,000 SF)	

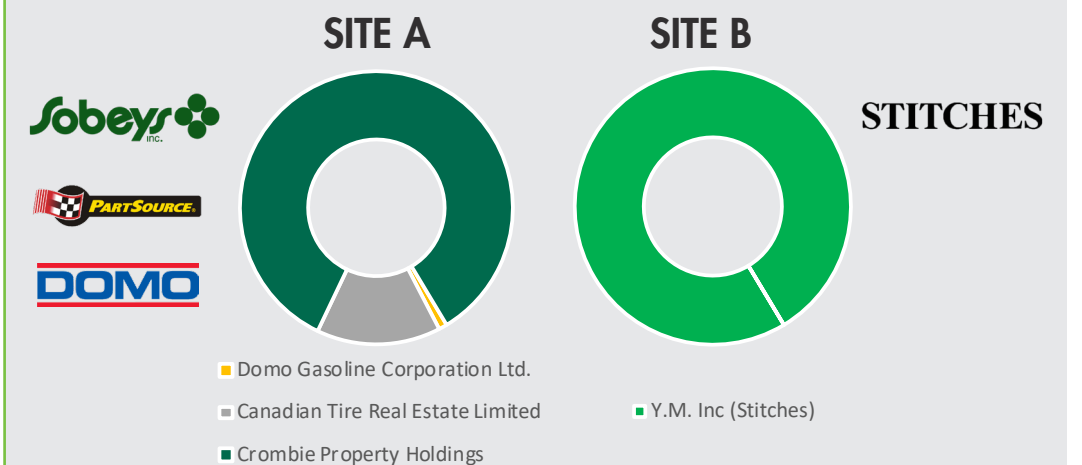
[1] Estimated breakdown of the total 10.25 acre site

## FINANCIAL DETAILS

	SITE A	SITE B
<b>CURRENT OCCUPANCY:</b>	100%	100%
<b>NUMBER OF TENANTS:</b>	3	1
<b>W.A. RENT IN-PLACE:</b>	\$8.51	Percentage Rent of Gross Monthly Revenue
<b>WALT:</b>	7.54 Years	0.84 Years <sup>[1]</sup>
<b>FINANCING:</b>	Treat as Clear Title	

[1] Mutual termination right between Stitches/Owner on 60 days written notice

## TENANT BREAKDOWN BY NRA



## INVESTMENT HIGHLIGHTS

- ▶ Rare opportunity to acquire a grocery-anchored retail centre with development upside
- ▶ 4 buildings totaling 146,951 SF on 10.25 acres of land
- ▶ Property is 100% leased with an average weighted lease term of 7.54 years for Sobeys, PartSource and Domo Gas
- ▶ Flexible lease terms with Stitches provides immediate redevelopment opportunity
- ▶ Conveniently accessible from a number of Calgary's major thoroughfares, including 17<sup>th</sup> Avenue SE and 52<sup>nd</sup> Street SE
- ▶ All tenants situated on Site "A" are on land leases, making the Property extremely attractive on a price-per-square-foot basis



# GROCERY ANCHORED RETAIL CENTRE

## OFFERING PROCESS

5115 17<sup>th</sup> Avenue SE is being offered without a list price or deadline for the submission of expressions of interest to purchase and offers will be dealt with as they are received. The Vendor may elect to establish a date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice.



## FOR MORE INFORMATION, PLEASE CONTACT:

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# CBRE

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