



INVESTMENT OPPORTUNITY

FOOTHILLS CROSSING





PROPERTY DETAILS

ADDRESS:	3619 61 st Avenue SE
LEGAL ADDRESS:	Plan 7710231; Block 7; Lot 3
SITE SIZE:	4.41 Acres (192,136 SF)
LAND USE:	C-C1 (Commercial-Community 1)
SIZE:	40,480 SF
BUILDING COUNT:	5
YEAR BUILT:	1980-1998

FINANCIAL DETAILS

CURRENT OCCUPANCY:	100%
NUMBER OF TENANTS:	9
WEIGHTED AVERAGE RENT IN- PLACE:	\$16.40 PSF
WEIGHTED AVERAGE LEASE TERM:	4.94 Years
FINANCING	Clear Title

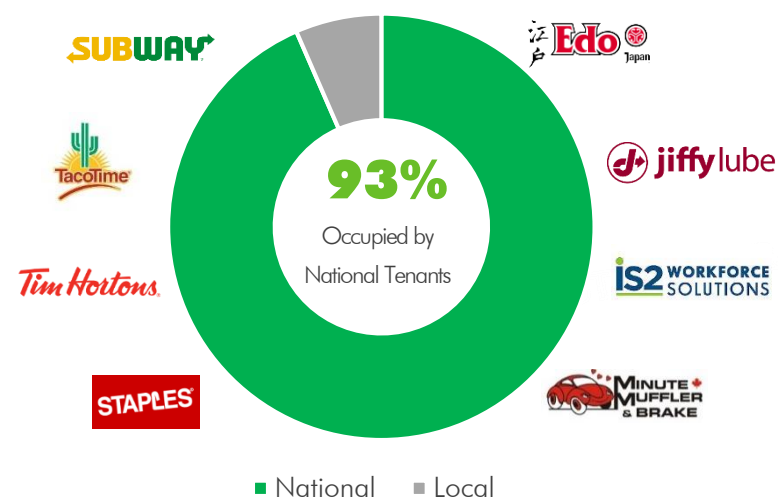
THE OFFERING

CBRE Limited is pleased to provide the opportunity to acquire Foothills Crossing (the "Property"), located in Calgary's Foothills District. The Property is comprised of five retail buildings totaling 40,480 SF on 4.41 acres of land. Foothills Crossing is 100% leased to a variety of quick service restaurants and automotive services and is anchored by Staples.

INVESTMENT HIGHLIGHTS

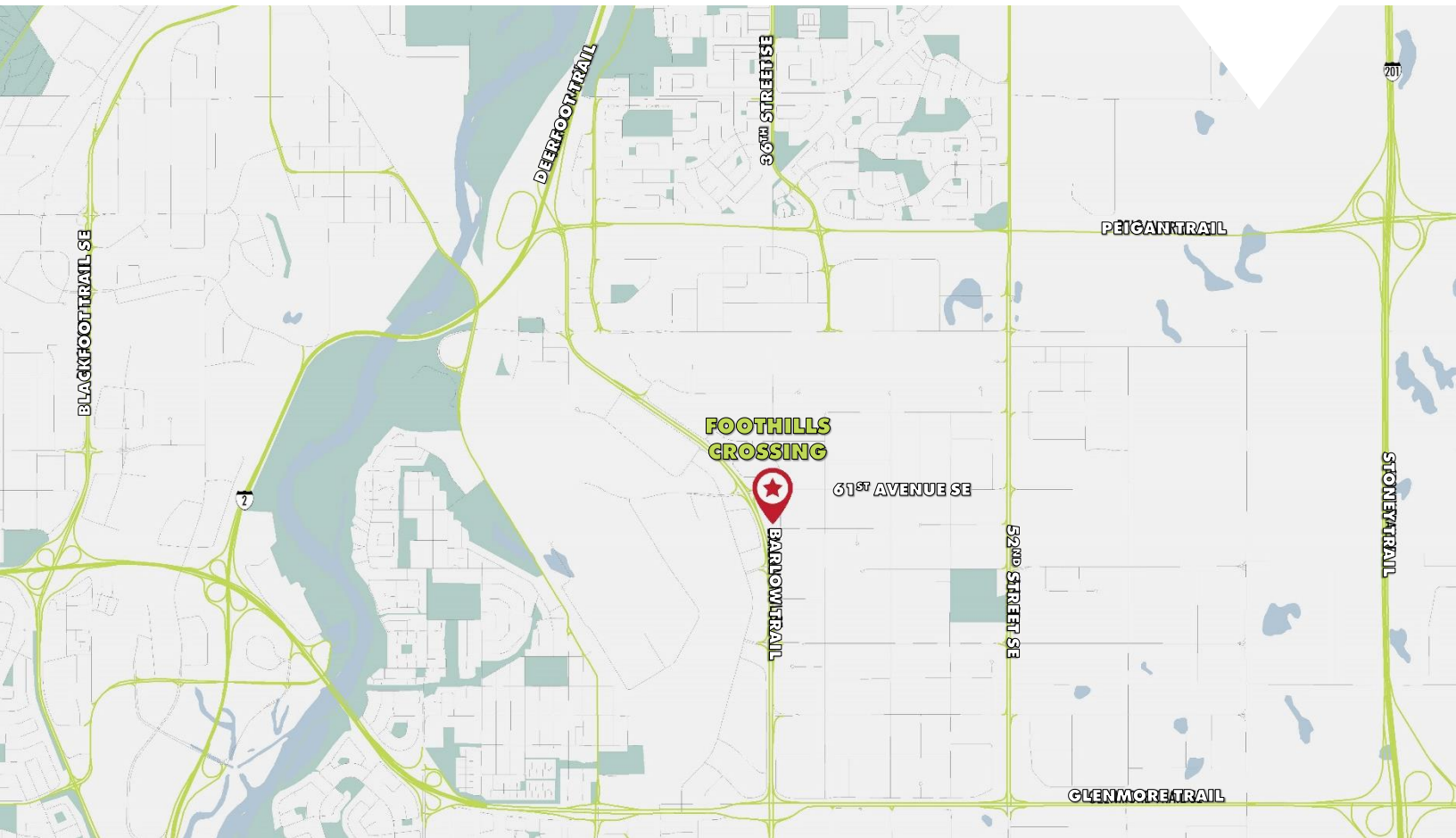
- Rare opportunity to acquire a well located, five-building retail plaza with exposure to Barlow Trail
- Property is 100% leased to nationally and regionally recognized tenants, and is anchored by Staples
- Five buildings totaling 40,480 SF on 4.41 acres of land
- Provides convenient access to a number of Calgary's major thoroughfares

TENANT BREAKDOWN



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OFFERING

PROCESS

Foothills Crossing is being offered without a list price or deadline for submission of expressions of interest. 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 anytime during the marketing process without notice.

CONTACT

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