



# LONDON TOWN SQUARE

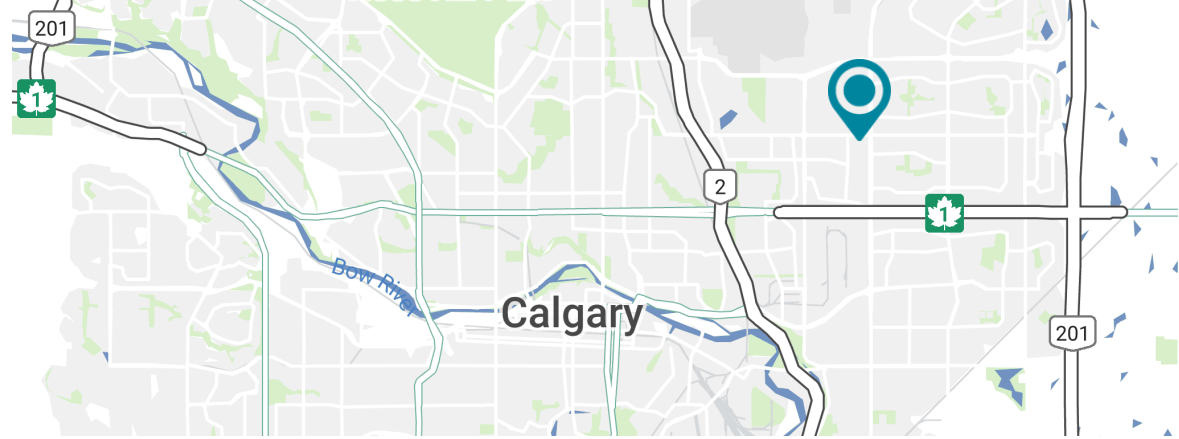
PHARMACY-ANCHORED RETAIL CENTRE

## CBRE





# LONDON TOWN SQUARE



## THE OFFERING

CBRE's National Investment Team – Calgary is pleased to present a rare opportunity to acquire a 100% freehold interest in London Town Square (the "Property"). The Property is being offered for sale on a clear title basis.

London Town Square is a service-oriented pharmacy-anchored community retail centre located along the busy 32<sup>nd</sup> Avenue NE corridor. The Property is situated on a 10.4 acre site, allowing for a high parking ratio of 5 stalls per 1,000 SF.

## PROPERTY DETAILS

MUNICIPAL ADDRESS	3545 32 <sup>nd</sup> Avenue NE
LEGAL ADDRESS	Plan 8510323; Block 2; Lots 8 - 12
YEAR BUILT	1986 / 2004 (Renovated)
SITE SIZE	10.4 Acres (451,566 SF)
NRA	120,257 SF
BUILDINGS	5
EXISTING LAND USE	C-C2 f0.3h15: Commercial - Community 2
PARKING	595 Stalls (5 stalls per 1,000 SF)

## HIGH EXPOSURE LOCATION

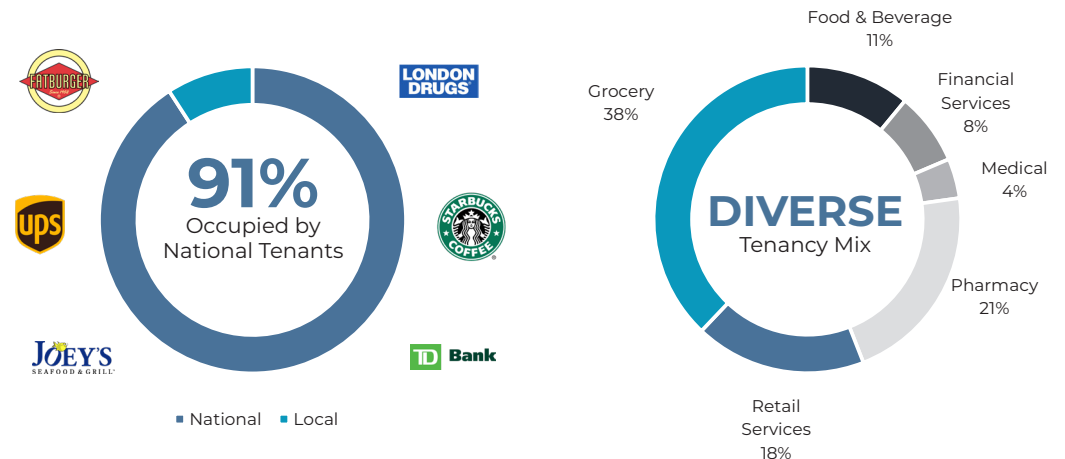
Situated on the southwest corner of the busy 32<sup>nd</sup> Avenue NE and 36<sup>th</sup> Street NE intersection, immediately adjacent to the Peter Lougheed Hospital and services the mature residential communities of Marlborough, Rundle and Whitehorn

## EASILY ACCESSIBLE

Excellent accessibility to major transportation roads and within walking distance to Whitehorn and Rundle LRT stations

## STRONG NATIONAL TENANCIES

Anchored by London Drugs, which has recently renewed at the centre and 91% of the occupied tenancies are comprised of national retailers including TD Bank, Starbucks, UPS and Joey's Seafood







2020 Demographics	1km Radius
2020 Population	4,822
Projected Population Growth (Next 5 Years)	5.7%
Median Age	36.4
Average Household Income	\$84,414

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## OFFERING PROCESS

London Town Square is being offered without a list price or deadline for the submission of expressions of interest to purchase the Property. The vendor is now prepared to respond to offers as they are received. The vendor reserves the right to establish a date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice. Following the execution of the confidentiality agreement in the form and substance satisfactory to the vendor, CBRE will provide qualified prospective purchasers with access to detailed information on the Property.



## FOR MORE INFORMATION, PLEASE CONTACT:

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