

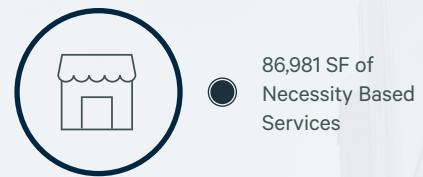
# The Shops At Heritage

8835 Macleod Trail  
Calgary, AB

GROCERY-ANCHORED RETAIL CENTRE



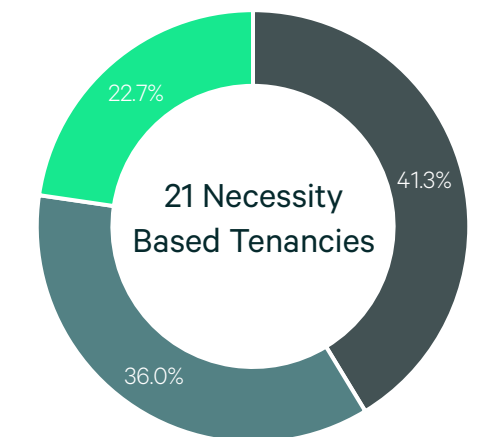




## Property Details

<b>Municipal Address</b>	8835 Macleod Trail SW		
<b>Year Built</b>	2016		
<b>Commercial NRA</b>	Retail/Save-On:	77,829 SF	
	Professional Premises:	28,933 SF	
	<b>Total:</b>	<b>106,672 SF</b>	
<b>Land Use Classification</b>	C-C2f4.0h80 (Commercial - Community 2)		
<b>Parking</b>	Surface Stalls:	198	
	Parkade (Allocated to Commercial Component on P4):	245	
	<b>Total:</b>	<b>443 Stalls</b>	
<b>Parking Ratio</b>	4.2 Stalls per 1,000 SF		

## Tenancy by NRA



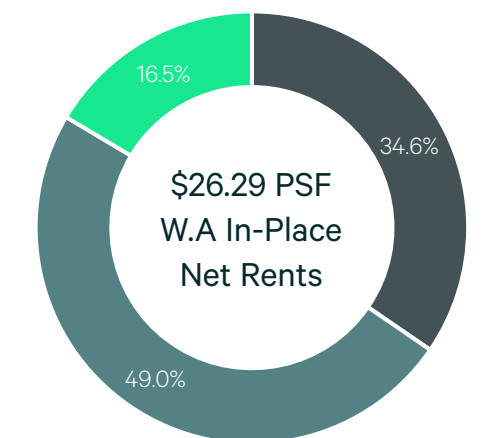
■ Grocery ■ Retail ■ Medical/Professional

## Financial Details

	Save-On	Retail	Professional Premises	Total
<b>Current Occupancy</b>	100%	86%	73%	88%
<b>Number of Tenants</b>	1	15	7	23
<b>W.A. In-Place Rent (PSF)</b>	\$22.00	\$35.78	\$19.07	\$26.29
<b>WALT (Years)</b>	13.0	6.4	5.4	8.9

<b>Projected FY1 NOI</b>	\$2,559,230
<b>Existing Financing</b>	Treat as Clear Title

## Tenancy by Net Rent



■ Grocery ■ Retail ■ Medical/Professional

## The Offering

CBRE Limited ("CBRE"), as advisor to Heritage Station (ARI) Ltd. and 1324634 Alberta Inc. (the "Vendor"), is pleased to offer for sale a 100% interest in The Shops at Heritage, a prominent grocery-anchored retail centre, located at 8835 Macleod Trail SW in Calgary, Alberta (the "Property").

Located on the west side of Macleod Trail just south of Heritage Drive SW, the Property has excellent exposure to over 53,000 vehicles per day and provides direct access to the Heritage LRT Station via a newly built pedestrian bridge.

The Shops at Heritage offers investors a rare opportunity to acquire a new generation grocery anchored retail centre.

## Investment Highlights

- + Institutionally owned and managed retail centre anchored by Save-On Foods. Other quality tenants include Tim Hortons, Pet Valu, Co-operators Insurance, Lasik MD, London Medical Centre and Citizen Salon
- + Defensively oriented retail asset with 93% of existing tenancies comprising of necessity-based retail offerings
- + Situated at the base of The Abbey and Dominion, two residential towers consisting of 716 units providing a significant customer base for the tenants of the Property
- + Strategically located along the "drive home" side of the highly traveled Macleod Trail retail corridor, the Property services over 10,800 people within a 1km radius
- + Abundant on-site parking with 198 surface and 245 dedicated, below-grade, stalls offering a parking ratio of 4.2 stalls per 1,000 SF



## Offering Process

The Property is being offered for sale without a list price. Prospective purchasers are invited to submit expressions of interest to purchase to CBRE on or before **12:00 noon MST** on **April 6<sup>th</sup>, 2022**.

It is the intent of the Vendor to enter into the Vendor's form of Purchase and Sale Agreement for the Property, as appropriate, with the successful bidding entity. None of the initial offers, regardless of their forward content, will create any binding legal obligations upon the Vendor or CBRE.





Direct Exposure to 53,000 Vehicles per day Along Macleod Trail



Excellent Connectivity to Heritage LRT Station by way of an Elevated Pedestrian Bridge



12,535 Dwellings in the Communities of Acadia, Haysboro, Chinook Park, Kingsland and Fairview are serviced by The Shops at Heritage



**FOR MORE INFORMATION, PLEASE CONTACT:**

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