

The Theodore Commercial

427 10TH STREET NW, CALGARY, AB



CBRE

National Investment Team
CALGARY



MARY BROWN'S CHICKEN



The Offering

CBRE's National Investment Team – Calgary ("CBRE" or the "Advisor") has been exclusively retained by Graywood Developments ("the Vendor") and is pleased to offer for sale a 100% interest in The Theodore Main Floor Commercial, located at 427 10th Street NW (the "Property"). The Property is comprised of six main floor retail units, totaling 8,759 SF, and located in the highly desired retail node of Kensington. The Property offers prospective purchasers an opportunity to acquire a fully leased retail asset with over 200 feet of frontage along 10th Street NW in one of the most prominent retail nodes in the city. The Property is being offered for sale on a clear title basis.



MARBLE SLAB CREAMERY



Investment Highlights

- + Exceptional opportunity to acquire a newly constructed, fully leased retail asset in the highly desired retail node of Kensington
- + Direct exposure to 10th Street NW, one of two major retail strips in Kensington
- + 100% leased with the anchor tenant, a Schedule I Bank, occupying 49% of the total NRA
- + The Property has an average in-place net rent of \$44.64 PSF^[1] and a WALT of 10.0 Years^[1]
- + Nearly 700 purpose-built rental and condo units have been added to the Kensington market since 2014, with another 600 under construction or proposed



FRESHSLICE PIZZA



SCHEDULE I BANK

Property Details

Municipal Address	427 10 th Street NW
Property Type	Six Main Floor Retail Units
Total NRA	8,759 SF
Year Constructed	2022
Occupancy ^[1]	100%
WALT ^[1]	10.0 Years

^[1] Based on Year 1

OVER 700 UNITS HAVE BEEN
ADDED TO THE KENSINGTON
MARKET SINCE 2014

WALKSCORE

BIKESCORE

90

99



Demographics

	1km Radius	3km Radius
2022 Population	18,746	130,785
Proj. Population Change (2022 - 2027)	25.2%	22.0%
2022 Household Income	\$160,748	\$140,297

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Offering Process

427 10th Street NW is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property. The Vendor is prepared to respond to expressions of interest to purchase the Property as they are received by CBRE.

The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice. No offer, regardless of their form or content, will create any binding legal obligations upon the Vendor or CBRE until duly executed by the Parties.

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C A L G A R Y

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