

Dickson Trail Crossing



# PHARMACY & NECESSITY-BASED RETAIL PORTFOLIO IN AIRDRIE, ALBERTA

**CBRE**

2 PROPERTIES

71,705 SF

100% LEASED



804 Main Street SE

OPPORTUNITY TO  
ACQUIRE SCALE IN ALBERTA'S  
FASTEST GROWING CITY

## Dickson Trail Crossing



### Demographics (2km)

2022 Population	21,615
Avg. Household Income	\$107,371



### Demographics (2km)

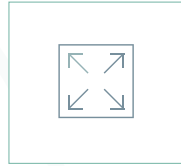
2022 Population	37,220
Avg. Household Income	\$108,649

804 Main Street SE

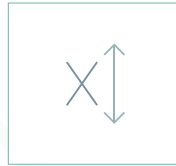
## PORTFOLIO SNAPSHOT



2  
PROPERTIES



6.2 ACRES



27% SITE COVERAGE



\$26.67 PSF AVG.  
IN-PLACE RENT

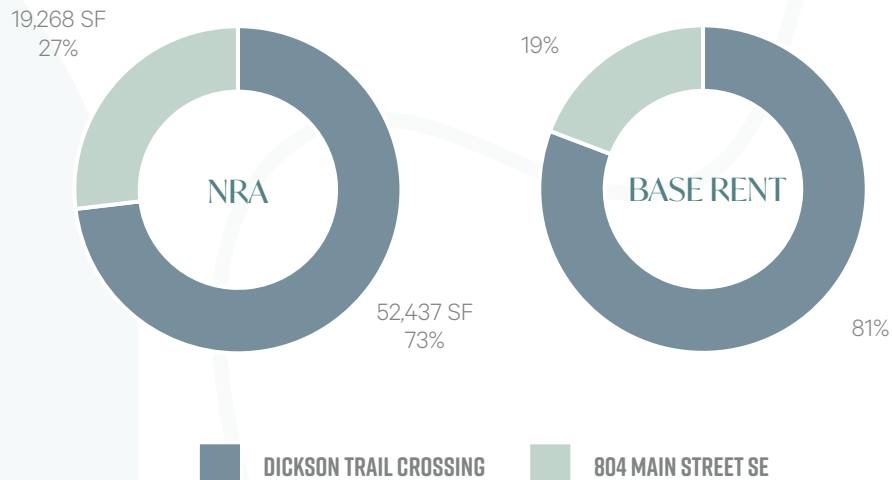


6.1 YEARS OF WALT  
REMAINING



4.2 STALLS  
PER 1,000 SF

## PORTFOLIO BREAKDOWN



## THE OPPORTUNITY

CBRE Limited (“CBRE” or the “Advisor”) has been retained on an exclusive basis and is pleased to offer an exceptional opportunity to acquire a 100% freehold interest in the Pharmacy & Necessity-Based Retail Portfolio (the “Portfolio”, the “Offering”, the “Properties” or individually, the “Property”) located in Airdrie, Alberta, a major city within the Greater Calgary Region. The Portfolio is comprised of two, institutionally owned retail shopping centres, totaling 71,705 SF and is currently 100% leased to a stable tenant roster of national and local retailers, servicing Airdrie’s north and central residential communities with medical and professional services as well as a wide array of food and beverage establishments. The Properties provide excellent curb appeal along major, high-traffic, intersections. The Portfolio is currently being offered for sale on a clear title basis.

## INVESTMENT HIGHLIGHTS

### PROVIDING INCOME STABILITY WITH STRONG HISTORICAL OCCUPANCY

Fully-leased to a diverse tenant roster of national and local retailers with a WALT of 6.1 years and an average in-place rent of \$26.67 PSF. Nearly half of the tenants within the Portfolio have been in occupancy for over 13 years, reinforcing the income stability of the Portfolio

### STRATEGICALLY LOCATED ALONG HIGH-TRAFFIC CORRIDORS

The Properties are situated at the gateway to Airdrie’s central and north residential communities along major Highways. Dickson Trail Crossing and 804 Main Street SE have direct exposure to over 38,000 and 10,800 vehicles per day, respectively

### FASTEST GROWING CITY IN ALBERTA

Airdrie is currently the fastest growing city in Alberta and the population is projected to grow by 5% year-over-year. This will continue to drive demand for necessity-based retail centres, providing investors with meaningful growth opportunities. Airdrie’s population is currently 80,649, up from 49,560 ten years ago



## Dickson Trail Crossing



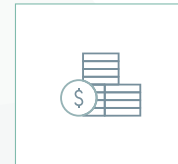
SHADOW  
ANCHORED



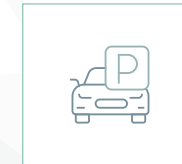
100%  
LEASED



25  
TENANTS



\$29.72 PSF  
AVG. IN-PLACE  
RENT



4.2 STALLS  
PER 1,000 SF

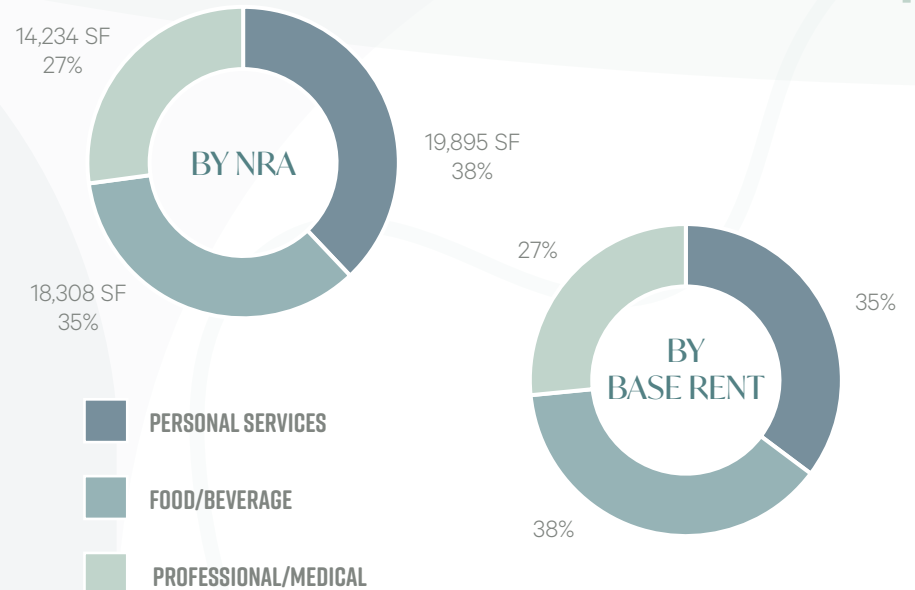


5.1 YEARS  
WALT  
REMAINING

## PROPERTY DETAILS

Municipal Address	3 Stonegate Drive NW, Airdrie, AB
Legal Description	Plan 9813379; Block 2; Lot 1
Property Type	Shadow-Anchored Neighbourhood Retail Centre
Total NRA	52,437 SF
Land Use Designation	DC-32 (Mixed-Business/Employment District)
Site Size	4.51 Acres (196,456 SF)
Site Coverage	27%
Year Constructed	2008
Parking	218 Stalls (4.2 Stalls per 1,000 SF)

## TENANT BREAKDOWN







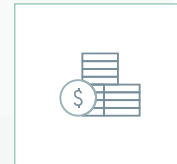
## 804 Main Street SE



100%  
LEASED



2  
TENANTS



\$18.39 PSF  
AVG. IN-PLACE  
RENT



4.4 STALLS  
PER 1,000 SF

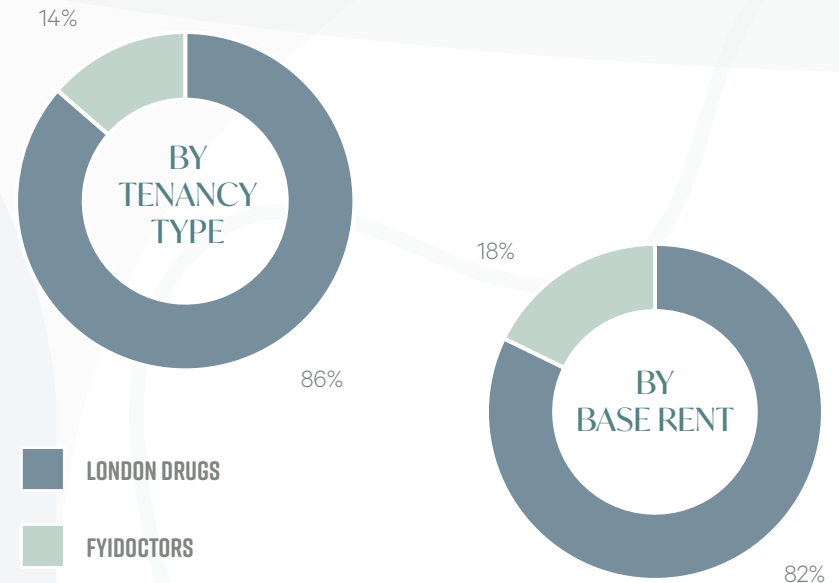


9.0 YEARS  
WARRANTY  
REMAINING

## PROPERTY DETAILS

Municipal Address	804 Main Street SE Airdrie, AB
Legal Description	Plan 0511922; Block 1; Lot 6
Property Type	Multi-Tenant Retail Building
Total NRA	19,268 SF
Land Use Designation	M3 (Downtown Core Mixed-Use District)
Site Size	1.7 Acres (73,181 SF)
Site Coverage	26%
Year Constructed	2006
Parking	84 Stalls (4.4 Stalls per 1,000 SF)

## TENANT BREAKDOWNS





## OFFERING PROCESS

The Pharmacy & Necessity-Based Retail Portfolio in Airdrie, Alberta 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 Portfolio.

The Vendor is now prepared to respond to expressions of interest to purchase the Portfolio 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 Portfolio at any time during the marketing process without notice.

# PHARMACY & NECESSITY-BASED RETAIL PORTFOLIO IN AIRDRIE, ALBERTA

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