



Deer Valley Village

1176 137th Avenue SE, Calgary, AB



Fully-Leased, Neighbourhood Retail
Strip Centre Located in Calgary's
Community of Deer Ridge



The Offering

CBRE's National Investment Team – Calgary ("CBRE"), is pleased to offer for sale a 100% freehold interest in Deer Valley Village Shopping Centre (the "Property" or the "Offering"). The Property is a 26,406 SF, retail strip complex shadow-anchored by a Calgary Co-op grocery store and services Calgary's mature residential communities of Deer Ridge, Deer Run and Parkland. The Property is currently 100% leased to a diverse mix of local and national tenants, providing investors with a stable income stream of 5.6 years of weighted average lease term remaining. Located just off Bow Bottom Trail, the Property offers convenient access to major thoroughfares including the Stoney Trail Ring Road, Macleod Trail and Deerfoot Trail. The Property is being offered for sale on a clear title basis.

Property Details

Municipal Address	1176 137 th Avenue SE, Calgary, AB
Property Type	Neighbourhood Retail Strip Centre
Year Built	1984
Land Use Description	C-C2 f2.0h16 (Commercial – Community 2)
Total NRA	26,406 SF
Total Site Size	3.0 Acres (20% Site Coverage)
Occupancy	100%
WALT	5.6 Years
Parking Stalls	109 Surface Stalls (4 Stalls per 1,000 SF)
Number of Tenants	10

Investment Highlights



26,406 SF strip mall complex located in Calgary's mature residential neighbourhood of Deer Ridge, shadow-anchored by a Calgary Co-op Grocery store



Currently 100% occupied with national and local tenants, providing a stable income stream for 5.6 years



Average in-place rents are 12% below market, providing investors with future upside

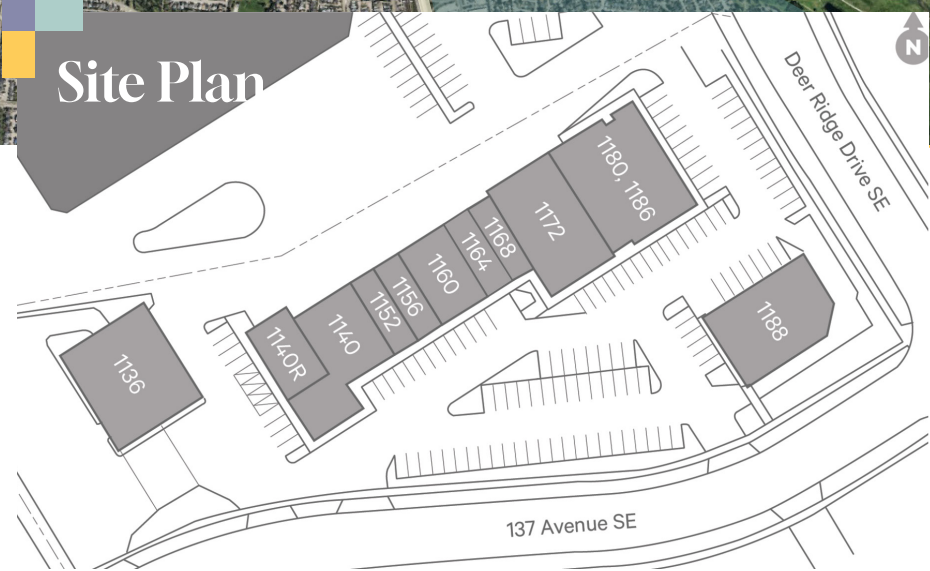


The Property is within walking distance to Fish Creek Provincial Park – one of the largest urban parks in the city spanning over 3,300 acres



SOUTHCENTRE SHOPPING MALL

Demographics (2023)	3km Radius
Population	44,832
Population Change (2018 - 2023)	1.4%
Projected Population Change (2023 - 2028)	2.8%
2023 Household Income	\$145,583
Median Age	45



1136	Shell	-
1140 R	Goodwill	1,415 SF
1140	Lighthouse Pub	3,915 SF
1152	Medicine Shoppe	1,141 SF
1156	Deer Ridge Family Clinic	1,141 SF
1160	Fancy Taste of China	2,282 SF
1164	Deer Ridge Family Clinic	1,085 SF
1168	Delish Pizza	1,201 SF
1172	Alliance Jiu Jitsu	4,810 SF
1180,1186	Bow Bottom Veterinary Hospital	5,155 SF
1188	Expanding Imaginations	4,261 SF



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Offering Process

Deer Valley Village Shopping Centre 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 now 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.

Contact Us

Duncan MacLean
Executive Vice President
+1 403 750 0800
duncan.macleam@cbre.com

Richie Bhamra
Executive Vice President
+1 403 303 4569
richie.bhamra@cbre.com

Geoff Mar
Senior Vice President
+1 403 750 0512
geoff.mar@cbre.com

Tyler Allen
Vice President
+1 403 750 0521
tyler.allen@cbre.com

Drew Redekopp
Senior Associate
+1 403 750 0504
drew.redekopp@cbre.com

Austin Croft
Senior Financial Analyst
+1 403 716 2344
austin.croft@cbre.com

Thomas Lee
Senior Financial Analyst
+1 403 716 2346
thomaslee@cbre.com

Patrick Dea
Financial Analyst
+1 403 750 0801
patrick.dea@cbre.com

Meagan Pitre
Marketing Specialist
+1 403 294 5703
meagan.pitre@cbre.com

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