

DOUGLAS SQUARE SHOPPING CENTRE

National Investment Team
CALGARY

11520 - 11566 24TH STREET SE
CALGARY, AB



Exceptional Opportunity to Acquire a Prominent
Community Shopping Centre in Douglasdale

CBRE

THE OFFERING

CBRE's National Investment Team – Calgary (“CBRE”) is pleased to present for sale an excellent opportunity to acquire a 100% freehold interest in Douglas Square Shopping Centre, a 121,750 SF community shopping centre located at 11520 – 11566 24th Street SE, Calgary, AB (the “Property”). The Property is 98% leased to a diverse tenant roster of 33 national and local retailers, with average in-place rents 7% below market and an average lease term remaining of 6.2 years. This provides an attractive combination of income stability and considerable growth opportunities. Furthermore, the immediate area continues to experience residential densification, as it is conveniently located near major employment centres and is within walking distance to the future Douglas Glen LRT Station.

INVESTMENT HIGHLIGHTS

Professionally Owned & Managed Community Shopping Centre

- » Douglas Square is a 121,750 SF Community Shopping Centre spanning across 13 acres, professionally managed by Royop - one of Calgary's leading real estate developer and manager

Necessity-Based Tenant Roster Servicing an Established & Growing Residential Node

- » 98% leased to a diverse tenancy mix of local and national retailers that services Calgary's residential communities of Douglasdale and Douglas Glen. Douglas Square offers a stable income stream with meaningful upside, with average in-place rents are 7% below market

Robust Market Fundamentals Further Compressing Retail Availability

- » Calgary's retail market continues to experience strong demand as vacancy continues to compress for the third consecutive half-year period, primarily driven by the continued population growth and high cost of construction limiting new supply to record lows in over a decade

Conveniently Located along Major Thoroughfares & Public Transportation

- » Excellent exposure to 24th Street SE, which is the main thoroughfare off Deerfoot Trail and is strategically located within walking distance to the future Douglas Glen LRT Station. There is an additional 459 multifamily units under construction immediately to the east of Douglas Square, addressing the demand for additional housing in the area



PROPERTY DETAILS

Municipal Address	11520 - 11566 24 th Street SE, Calgary, AB
Legal Description	Plan 9710903; Block 4 Plan 9612720; Block 1 Plan 9810829; Block 6
Property Type	Community Shopping Centre
Land Use	C-R3f0.29h18
Total Site Size	12.7 Acres (551,884 SF)
Year Built	1997 – 2008
Total NRA	121,750 SF
Occupancy (As of August 2025)	98% (2,714 SF Vacant)
Number of Tenants	33
Parking/Parking Ratio	560 Stalls (4.6 Stalls per 1,000 SF)

TRADE AREA & LOCATION/DEMOGRAPHICS

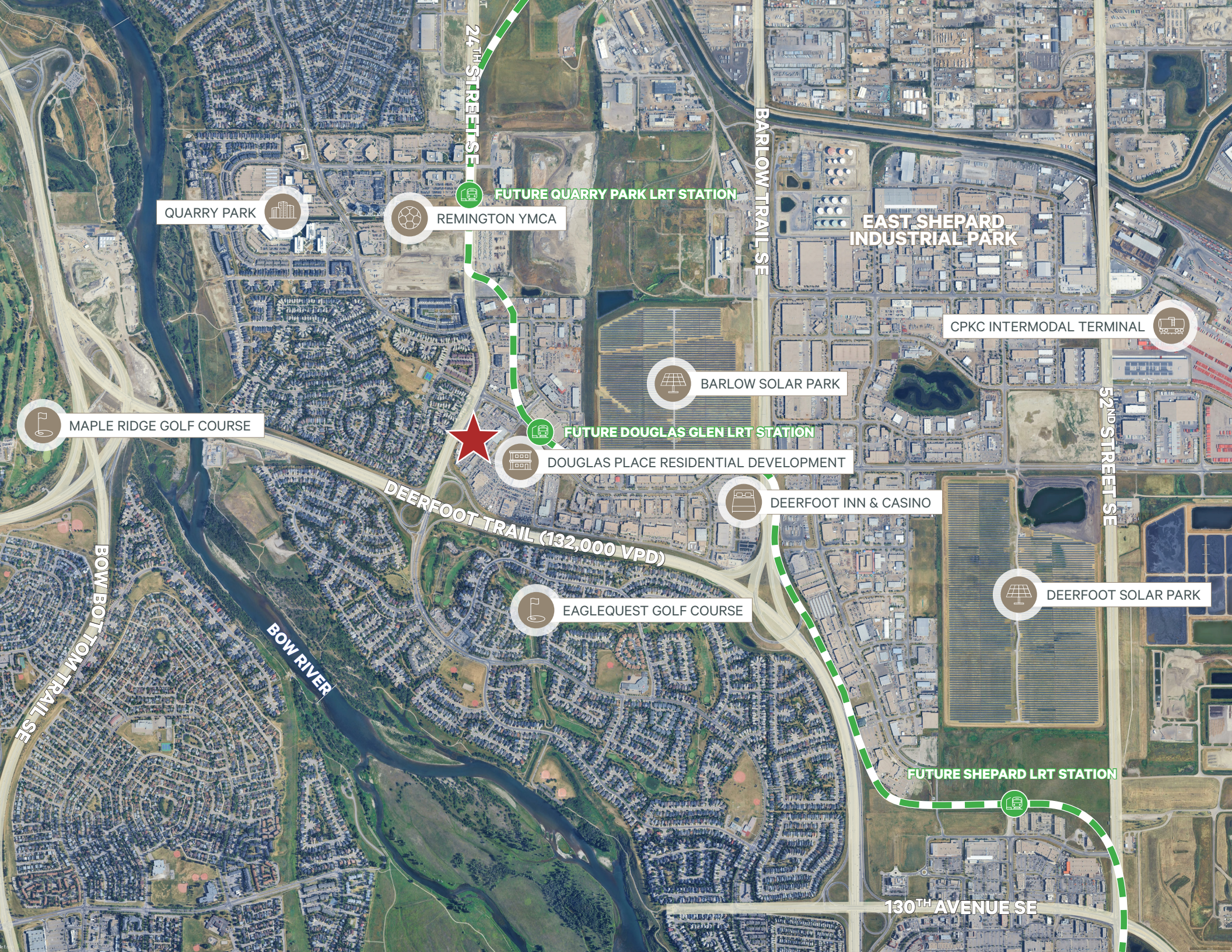
Douglas Square is a Community Shopping Centre located within the Douglasdale residential community in the Southeast Quadrant of the City of Calgary. The Property boasts a strategic location with direct access and exposure to Deerfoot Trail, a major thoroughfare in Calgary.

The primary trade area (5km radius) draws from 102,800 residents with strong income levels, providing a robust market catchment for the Property. The expected 5 Year Population Growth is expected to be 1.2%. Both measures are expected to benefit from sustained momentum with household income expected to increase an additional 29% over the next decade. The immediate trade area surrounding the Property (3km radius) is projected to experience population growth of 5.6% and similar income growth over the next decade of 28%.

DEMOGRAPHICS

Demographics	1km Radius	3km Radius
2024 Population	5,430	34,790
5 Yr. Projected Population Growth	6.2%	5.6%
Average Household Income	\$157,611	\$157,976
Median Age	40.5	43.4





QUARRY PARK

REMINGTON YMCA

FUTURE QUARRY PARK LRT STATION

EAST SHEPARD INDUSTRIAL PARK

CPKC INTERMODAL TERMINAL

BARLOW SOLAR PARK

FUTURE DOUGLAS GLEN LRT STATION

DOUGLAS PLACE RESIDENTIAL DEVELOPMENT

DEERFOOT INN & CASINO

DEERFOOT SOLAR PARK

FUTURE SHEPARD LRT STATION

130TH AVENUE SE

DEERFOOT TRAIL (132,000 VPD)

EAGLEQUEST GOLF COURSE

MAPLE RIDGE GOLF COURSE

BOW RIVER

BARLOW TRAIL SE

52ND STREET SE

24TH STREET SE

BOW BOT TOM TRAIL SE



QUARRY PARK

DENSIFYING NODE

QUARRY PARK

Quarry Park is a vibrant and thriving mixed-use neighbourhood in Calgary's southeast quadrant, that offers a dynamic blend of residential living, workplaces, retail and recreational amenities. This community is a major employment node and is home to regional headquarters for prominent companies including Imperial Oil, Canadian Tire, Qualico Homes and many more. Residents in the area enjoy the state-of-the-art Remington YMCA that also features Childcare services at the Quarry Park Child Development Centre, which can accommodate around 350 children. Furthermore, there is unparalleled access to the 50-acre nature reserve along the Bow River as well as to over 90 acres of green spaces and parks.



DOUGLAS PLACE RESIDENTIAL DEVELOPMENT



FUTURE DOUGLAS GLEN LRT STATION

DOUGLAS PLACE RESIDENTIAL DEVELOPMENT

Douglas Place is a two-phase, mixed-use development in the thriving Douglas Glen trade area. Phase 1 features three multi-residential buildings, each standing at six stories tall and offers a total of 459 units. Phase 2 offers a two-story strip centre that will further enhance activity in the immediate area.

FUTURE DOUGLAS GLEN LRT STATION

The Douglas Glen LRT Station of the proposed City of Calgary Green Line development will re-vamp the existing Park and Ride facility with ~465 stalls and connections to multiple transit routes, including MAX teal. The proposal includes a central event space to help encourage community events, encourage commercial and residential development and help improve access to the Douglas Glen commercial corridor. The LRT station has been designed to connect 27th Avenue SE and 114th Avenue SE to a future multi-use pathway.



DEERFOOT INN & CASINO

DEERFOOT INN & CASINO

Deerfoot Inn and Casino is a multi-purpose facility with 188 guest rooms to accommodate travelers, 785 Las Vegas style slot machines, 32 live-action table games and a poker room equipped for all kinds of games. In addition to the hotel and casino, the facility offers a premium destination for weddings and social events, a conference facility with over 17,000 square feet, numerous meeting rooms and a Chrome Showroom that is perfectly suited for a first class experience for guests.



REMINGTON YMCA

REMINGTON YMCA

Remington YMCA at Quarry Park is in the heart of the vibrant Quarry Park Campus. The approximately 94,000 SF facility is a community hub where residents can gather to play, learn, and relax. Many of the amenities at the YMCA include a twenty-five metre lane pool, on-deck hot tubs, leisure pool, gymnasiums, indoor track, multipurpose rooms, art studio, child care centre, City of Calgary Public Library, and many others. The YMCA is a staple for the residents of Quarry Park and surrounding areas to come together to help build a community environment.

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CALGARY, AB

OFFERING PROCESS

Douglas Square 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.

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National Investment Team
C A L G A R Y

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