

# Ranchlands Village

1829 RANCLANDS BOULEVARD NW, CALGARY, AB

National Investment Team  
CALGARY



FOR SALE

Service-Oriented Shopping Centre, positioned directly adjacent to Calgary's premier retail node of Crowfoot

**CBRE**

## The Offering

CBRE's National Investment Team – Calgary (“CBRE”) is pleased to present for sale an exceptional opportunity to acquire a 100% freehold interest in Ranchlands Village, located at 1829 Ranchlands Boulevard NW, Calgary, AB (the “Property”). Ranchlands Village is a 65,971 SF shopping centre located directly adjacent to Crowfoot, one of Calgary's busiest retail nodes that has the drawing power comparable to that of a Tier 1 Regional Shopping Centre. The Property services the mature and densifying residential communities of Ranchlands, Hawkwood, Citadel, Silver Springs, Arbour Lake, Scenic Acres, Royal Oak and Tuscany. The Property is currently 96.4% occupied with a diverse tenancy mix of national and local tenants. 60% of existing tenants have been in occupancy for over 15 years, reflecting the strength of the location. The Property offers strong near term income growth as current in-place rents are 7.8% below market with 2.6 Years of WALT remaining.

## Investment Highlights

- » The Property is in Calgary's northwest retail market which has historically outperformed the rest of the city, and currently has a vacancy rate of only 2.5%
- » Strategically situated directly adjacent from Crowfoot, which is one of Calgary's busiest retail nodes that has the drawing power comparable to that of a Tier 1 Regional Shopping Centre
- » The centre is 96.4% occupied by a diverse mix of national, local, and medical tenancies including Scotiabank, Sherwin Williams, Dairy Queen, Anytime Fitness, BrightPath Kids, Alberta Health Services and Nosehill Dental
- » The Property has had a history of high retention with 60% of the tenants having been in occupancy for over 15 years
- » Ranchlands Village provides a sizeable gross rent advantage to tenancies that have the desire to be in this node due to significantly lower operating costs and net rents versus other premises within the Crowfoot retail market
- » New retail construction in Calgary is at the lowest level in over a decade and high construction costs are requiring inflated rents for the development of new centres, this continues to place upward pressure on rental rates of existing retail centres like Ranchland's Village
- » Investors have a great opportunity to take advantage of strong near-term income growth with existing rents being 7.8% below market and the WALT being 2.6 years
- » The Property is situated on 3.84 acres and is within 60 metres of the Crowfoot LRT station, making it a Transit-Oriented Development Site which would permit future densification and redevelopment of the Property



## Property Details

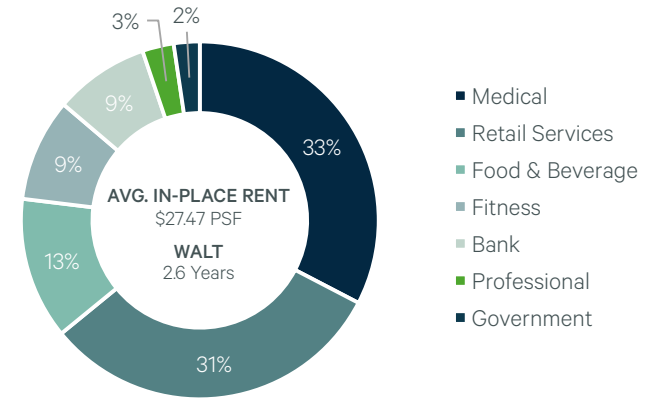
<b>Municipal Address</b>	1829 Ranchlands Boulevard NW, Calgary, AB						
<b>Legal Description</b>	Plan 7711779; Block 14						
<b>Property Type</b>	Service-Oriented Community Shopping Centre						
<b>Land Use</b>	C-C1 (Commercial – Community 1)						
<b>Total Site Size</b>	3.84 Acres (167,277 SF)						
<b>Year Built</b>	1980						
<b>Total NRA</b>	<table border="0"> <tr> <td>Main Level:</td> <td>43,573 SF (66%)</td> </tr> <tr> <td>Second Level:</td> <td>22,398 SF (34%)</td> </tr> <tr> <td><b>Total:</b></td> <td><b>65,971 SF (100%)</b></td> </tr> </table>	Main Level:	43,573 SF (66%)	Second Level:	22,398 SF (34%)	<b>Total:</b>	<b>65,971 SF (100%)</b>
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Second Level:	22,398 SF (34%)						
<b>Total:</b>	<b>65,971 SF (100%)</b>						
<b>Occupancy (As of July 2025)</b>	96.4% (2,363 SF Vacant)						
<b>Number of Tenants</b>	29						
<b>Parking/Parking Ratio</b>	275 Stalls (4.2 Stalls per 1,000 SF)						
<b>Financing</b>	Treat as clear title						

## Trade Area & Location/Demographics

Ranchlands Village is a Community Shopping Centre located within the Ranchlands residential community in the Northwest Quadrant of the City of Calgary. The Property boasts a strategic location with direct access to major arterials such as Crowchild Trail NW and Stoney Trail and only a 5-minute walk to the Crowfoot LRT Station. The Property is directly adjacent to the Crowfoot Retail Node which has the drawing power comparable to that of a Tier 1 Regional Shopping Centre.

Being situated on Nose Hill Drive, Ranchlands Village has direct exposure to over 33,000 vehicles per day. The primary trade area (5km radius) draws from 158,459 residents with strong income levels, providing a robust market catchment for the Property. The immediate area continues to experience densification as more than 2,749 multi-residential units have been delivered since 2020. The 5 Year Population Growth is expected to be 2.1%. Both measures are expected to benefit from sustained momentum with household income expected to increase an additional 30% over the next decade. The immediate trade area surrounding the Property (3km radius) is projected to experience similar income growth over the next decade of 29%.

## Tenancy Breakdown





# Ranchlands Village

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## Offering Process

Ranchlands Village 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

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