

**REDUCED ASKING PRICE**

Cornerstone Okotoks

**Westmount Centre**

Adjacent Land Owned by **RONA**

**SOUTHRIDGE DRIVE (HIGHWAY 2A)**

**WESTMOUNT ROAD**

**WESTLAND STREET**

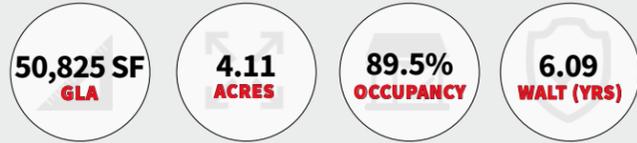
**FOR SALE | Westmount Centre**

Okotoks, Alberta



## Property Specifications

<b>Address</b>	200 Southridge Drive, Okotoks, AB
<b>Intersection</b>	Westland Street and Westmount Road
<b>Key Tenants</b>	Kids & Company Day Care, Orange Theory Fitness, Edward Jones, Anytime Fitness, Big Beaver Brewing



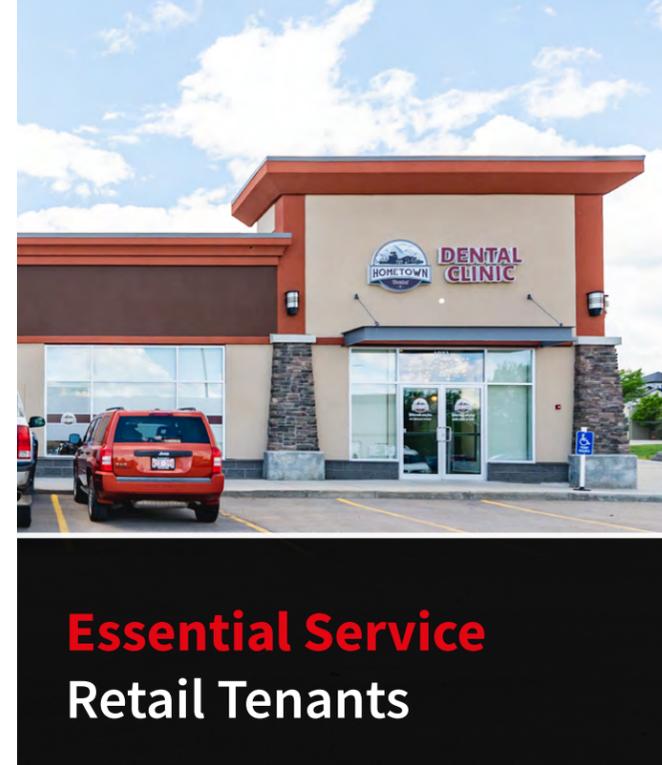
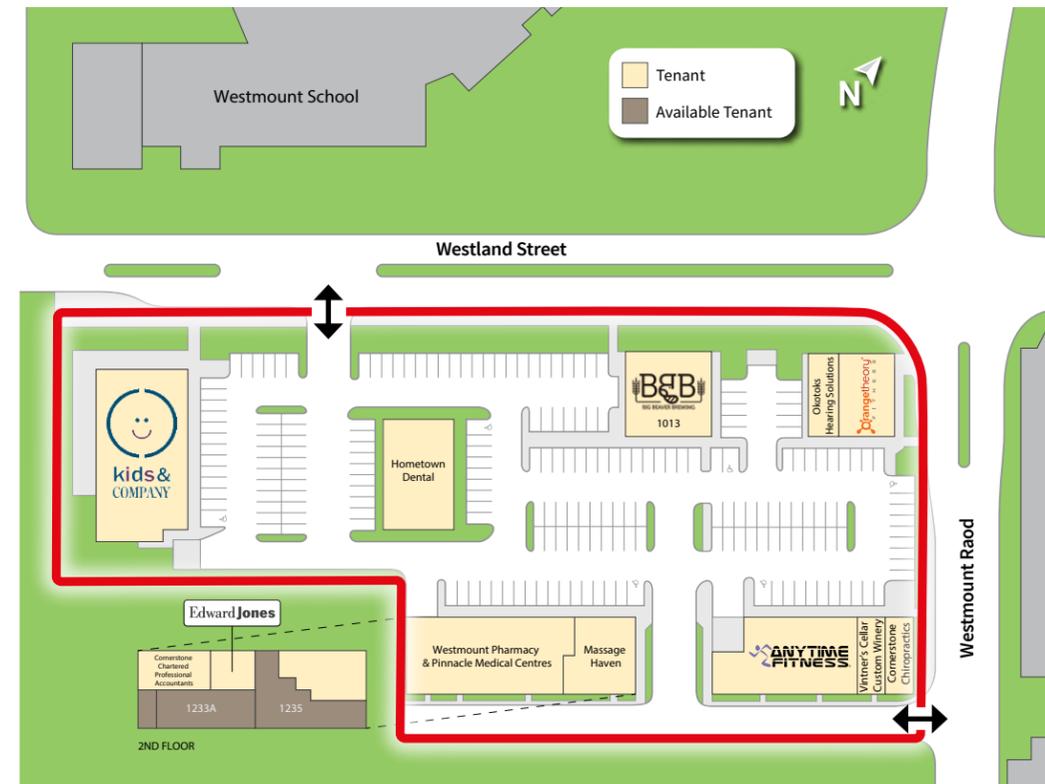
### Investment Highlights

- The Property has been carefully leased to a diverse mix of needs-based and service-oriented tenancies with a particular focus on health and wellness.
- Situated in the south-central retail node, which is home to major retailers such as Walmart, Sobeys, and Canadian Tire.
- Contractual rent escalations provide attractive rental growth and staggered lease expirations reduce vacancy exposure in any given year.
- Situated on a large 4.11 acre site directly across the street from Westmount Charter School and within three blocks of the Okotoks Regional Health Centre.
- Frontage on Westland Road and Westland Street, a primary east-west residential arterial connector to Southridge Drive.

## The Offering

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Westmount Centre (the "Property"), a neighbourhood retail centre situated on 4.11 acres in Okotoks, Alberta—a bedroom community situated a short 13-minute drive south of Calgary's city limit. Comprised of 50,825 SF, the Property is 89.5% leased to a diverse mix of needs-based and service-oriented tenancies with a particular focus on health and wellness. The Property offers the investor secure future cash flow with a weighted average lease term of 6.09 years and attractive rental growth due to contractual rental escalations. **The Property is being offered for sale at a reduced asking price of \$16,850,000.**

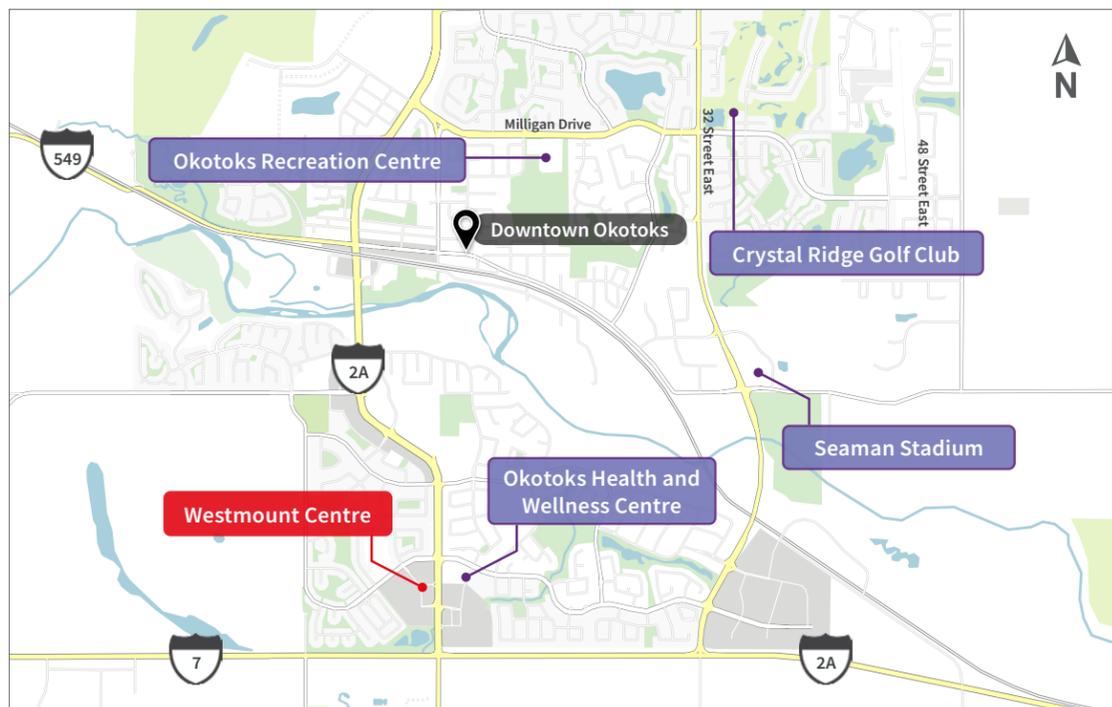
### Site Plan



## Essential Service Retail Tenants



## Location Overview



The Property is positioned within the Town of Okotoks, a thriving bedroom community just south of Calgary, with a population of approximately 30,000 people. The location provides exceptional access to many of Okotoks' major thoroughfares, including Southridge Drive, Westland Street/Cimarron Boulevard, Westland Road, and Highway 2A. Okotoks is located only 13 minutes south of the City of Calgary city limit and is an approximate 40-minute drive to Calgary International Airport. Okotoks has a robust demographic profile, with household incomes well above the national average (\$138,642), and an impressive projected growth rate of 9.08%.

### Economic Indicators (2021)

Okotoks Demographics		
	Total Population	32,526
	Total Households	10,914
	Average Household Size	2.9
	Average Household Income	\$138,642
	Projected Pop. Change: 2021-2026	9.08%

### Trade Area Demographics (2021)

Radius Demographics (Distance from Centre)	3 km	5 km	
	Total Population	22,948	34,997
	Total Households	7,773	11,682
	Average Household Size	2.9	2.9
	Average Household Income	\$138,444	\$145,420
	Projected Pop. Change: 2021-2026	10.54%	9.59%



Surrounding Retail Landscape

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Adjacent Land Owned by **RONA**



**WESTMOUNT ROAD**

**WESTLAND STREET**

# Westmount Centre | Okotoks, AB



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