



GATEWAY BLVD.

STAPLES
6510 GATEWAY BLVD NW



Mark's
10360 65 AVE NW

High Exposure Retail Asset
with Two National Tenants



EDMONTON, AB

THE OPPORTUNITY

On behalf of our client (the “Vendor”), Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer for sale a 100% interest in the freestanding retail buildings of Staples & Mark’s, located at 6510 Gateway Blvd NW & 10360 65 Ave NW, Edmonton, Alberta (“Property”, “Offering” or “Building”).

The Offering represents an opportunity to acquire an exceptionally well-managed asset totaling 39,879 square feet (“SF”) on 2.89 acres. The Property is strategically located along the major arterial roadways of Gateway Boulevard and Calgary Trail in south Edmonton, providing exceptional access and exposure to 53,000 VPD. With a W.A.L.T. of 7.41 years, the Property provides an investor a stable asset on a long-term basis.

The Property is currently 100% leased to Staples Canada ULC and Mark’s Work Wearhouse Ltd. through to August 2034 and August 2030, respectively, under self-managing lease agreements providing investors with a carefree investment anchored by market-leading tenants in the strong Edmonton retail market.

The Property is being offered to the market on an unpriced basis. The Vendor reserves the right to call a bid date, which will be communicated through the advisors.



STAPLES

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Mark’s

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EXCLUSIVE ADVISOR

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor:

ADAM KILBURN
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Capital Markets, Alberta
+1 780 328 2584
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Jones Lang LaSalle Real Estate Services Inc.
Suite 2101, 10088 - 102 Avenue
Edmonton, AB, T5J 2Z1

INVESTMENT HIGHLIGHTS



HIGH EXPOSURE LOCATION

The Property is comprised of two freestanding buildings with excellent access and exposure to both Gateway Blvd. and Calgary Trail, **providing unmatched exposure to 53,000 VPD.**



CAREFREE & LONG-TERM INCOME SECURITY

A combined W.A.L.T. of 7.4 years provides long-term income security. Lease agreements with both Mark's & Staples require the tenant to self-manage their respective properties, providing ease of management for ownership.



PHENOMENAL TENANT RETENTION

Still occupied by the original tenants from 1999 & 2005, the Property posts a phenomenal **average tenant tenure of 24.5 years.**



NATIONAL COVENANT TENANCIES

Income backed by 100.00% national tenants with strong covenants.



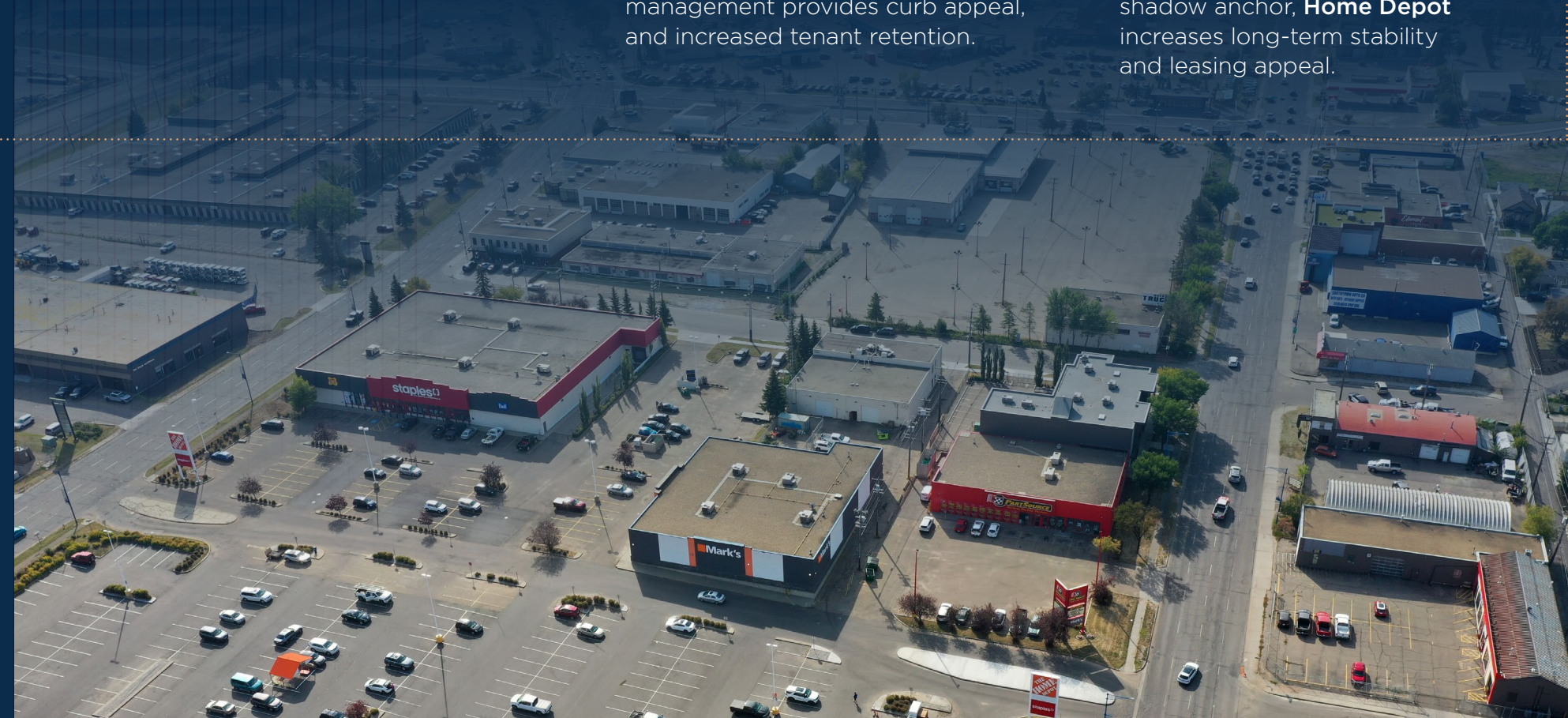
EXCELLENTLY MANAGED & MAINTAINED

Recent capital expenditures, exceptional asset and property management provides curb appeal, and increased tenant retention.





STRONG SHADOW ANCHOR


High volume of customer traffic generated by the properties shadow anchor, **Home Depot** increases long-term stability and leasing appeal.



LOCATION OVERVIEW





 Staples & Mark's are located between two high traffic arterial roadways, Gateway Boulevard and Calgary Trail. This location provides the freestanding buildings and signage on the Property with excellent exposure to over 53,000 VPD travelling up and down these major arterials.

 The Property also benefits from excellent access to the major east west arterials of Argyll Trail (63 Avenue) and Whitemud Drive, allowing ease of access to shoppers from a wide trade area.

 The Properties trade area has strong demographics, with household income significantly exceeding the national average. In 2024, the average income within a 15-minute drive to the Property was \$122,996, which is 22.1% above the national average.
















DEMOGRAPHIC PROFILE

	5 MINUTES	10 MINUTES	15 MINUTES
 POPULATION (2024)	31,835	137,473	522,547
 AVERAGE HOUSEHOLD INCOME	\$94,378	\$110,346	\$122,996
 MEDIAN AGE	35.4	36.7	37.4
 5 YEAR POPULATION CHANGE	3.91%	4.23%	5.29%

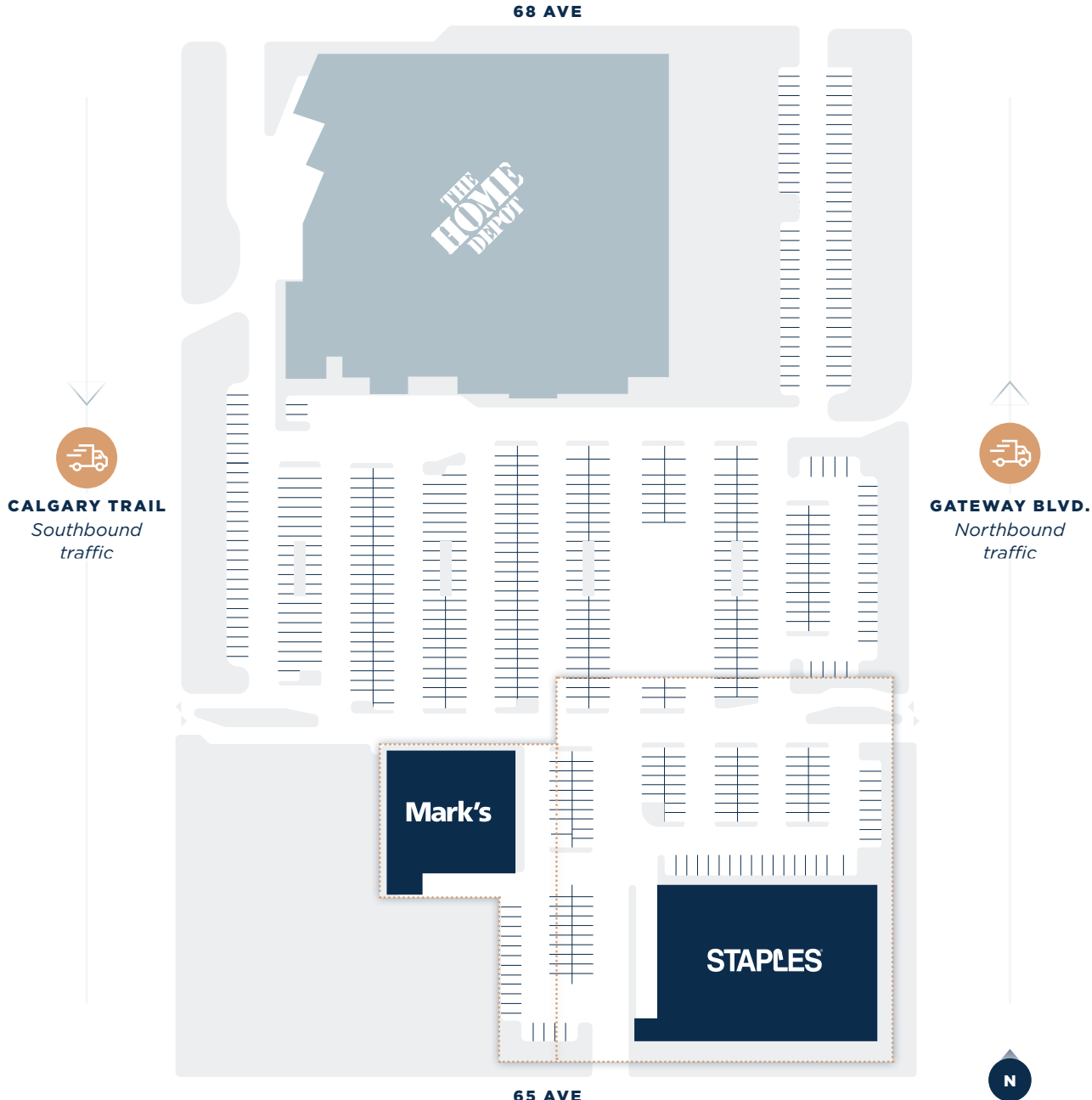
PROPERTY OVERVIEW

ASSET DETAILS

	Legal Description		• Mark's: Plan 0523616, Block 73, Lot 25	
			• Staples: Plan 9923358, Block A	
	Buildings	2		In-Place Rents \$21.82 PSF
	Titles	2		Market Rents \$21.82 PSF
	Site Coverage	31.68%		Year Built • 1999 • 2005
	Site Area	2.89 Acres		Zoning DC2
	Leased	100%		GLA 39,879 SF
	W.A.L.T.	7.41 Years		Parking 127 stalls (3.18 stalls per 1,000 SF)



SITE PLAN



OFFERING PROCESS

CONFIDENTIAL DATA ROOM

Qualified parties will be provided access to the Property’s data room upon execution of a confidentiality agreement (“CA”).

SUBMISSION GUIDELINES

Interested parties will be invited to submit a Letter of Intent (the “LOI”) for the Property, which addresses the requirements outlined below. The LOI should outline the terms for the purchase of the Property and should include, at a minimum, the information and items described below:

- ✓ Purchase price for the Property;
- ✓ Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests;
- ✓ Evidence of the prospective purchaser’s financial ability to complete the transaction, including the method of financing the purchase;
- ✓ Deposit structure;
- ✓ Terms and conditions of closing; and
- ✓ Schedule of timing and events to complete closing.

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any proposal for the Property. The Vendor reserves the right to remove the Property from the market and to alter the process described above and timing thereof, at its sole discretion. The Property described herein is to be purchased on an “as is where is” basis.

FREE AND CLEAR

The Property is being offered on a free and clear basis, providing investors the opportunity to secure new mortgage financing at favourable interest rates.

SUBMISSION DATE

The Property is being offered to the market on an unpriced basis.

In the event of a bid date, it will be communicated by the Advisors fourteen (14) days in advance. Interested parties will be invited to submit their form of LOI addressed to the Vendor, care of:

Adam Kilburn, Andrew Simpson & Michael Seidel
TD Tower, 10088 102 Avenue NW, Suite 2101
Edmonton, AB T5J 2Z1
Tel +1 780 328 2550

LOIs will be evaluated primarily on the consideration offered, the method of payment of the consideration, the prospective investor’s ability to complete the transaction and the proposed date, and conditions of closing.



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