BINGHAM CROSSING

COSTCO-ANCHORED
RETAIL SHOPPING EXPERIENCE





NOW PRE-LEASING

150,000 SF

Highway 1 & Range Road 33
Rocky View, Alberta

ESTIMATED POSSESSION Q2 2028

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JLL Rencor DEVELOPMENTS Anthem

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Highlights

Multi-phase 309 acre mixed-use project anchored by a 170,000 SF Costco

Preleasing is underway for the first phase of retail, estimated to be 270,000 SF of GLA plus Costco

Retail Plaza will be oriented in an open air high street setting, creating a vibrant pedestrian friendly atmosphere with ample at grade parking

Major improvements to the Highway 1/Range Road 33 providing better circulation for vehicular traffic

Ring Road now open, enhancing market access, supporting economic diversification, and effectively improving transportation efficiency in the region

Set to service the surrounding communities including reach to the mountain parks and west Calgary

60,000
VEHICLES PER DAY

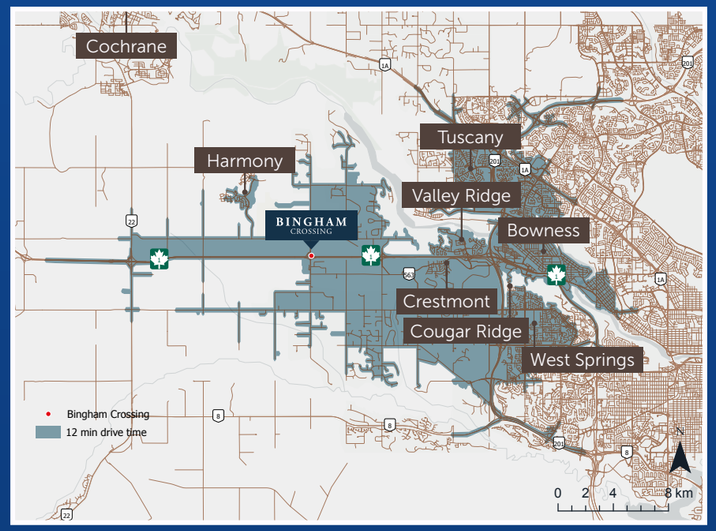


Site Plan



Fully developed, Bingham Crossing will be a 309 acre mixed-use development.

LOCATION OVERVIEW

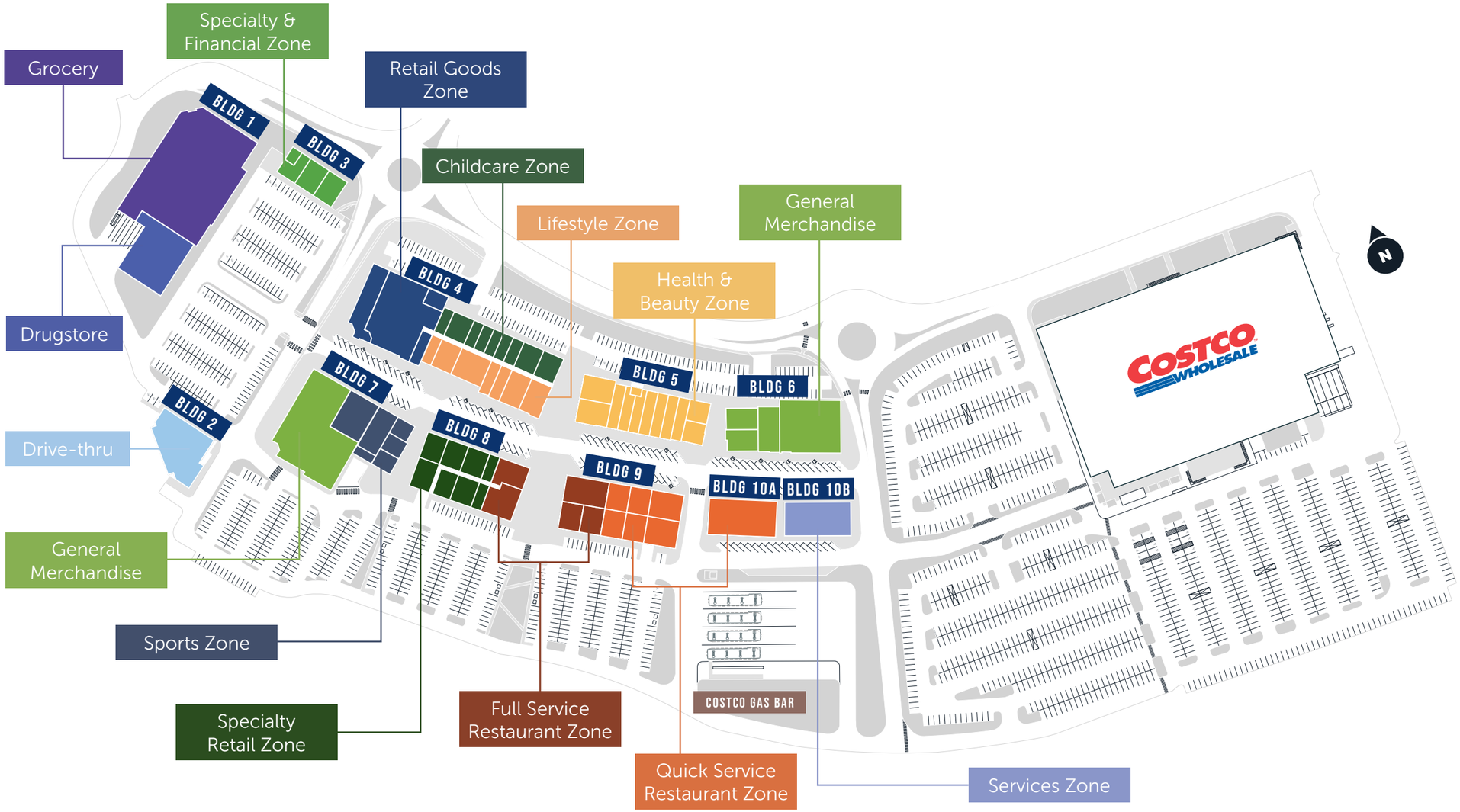


TRADE AREA DEMOGRAPHICS	12 MIN. DRIVE TIME
Population	223,530
Growth Rate 2019-2023	8.9%
Growth Rate 2023-2028	14%
Total Households	83,137
AVG Household Income	$173,469
Total Expenditure (AVG per household)	$163,311

ANNUAL HOUSEHOLD EXPENDITURES	12 MIN. DRIVE TIME	INDEX*
Food	$21,242.39	141
Housing	$32,654.56	155
Household Operation	$9,191.26	152
Clothing	$5,528.61	144
Education	$2,953.14	158

*Index is the trade area spending relative to the national average of "100"

Merchandising Plan



Unit	Size
Building 1	46,984 SF
Building 2	9,373 SF
Building 3	6,769 SF
Building 4	43,805 SF
Building 5	20,121 SF
Building 6	19,100 SF
Building 7	32,417 SF
Building 8	20,564 SF
Building 9	22,441 SF
Building 10A	8,472 SF
Building 10B	7,635 SF

Notes

- Units starting at 1,000 SF
- Number and size of premises subject to change pending signing of leases
- All demising walls subject to change pending signing of leases

BUILDING 5 - CONCEPT RENDERINGS



BUILDING 9 - CONCEPT RENDERINGS





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CROSSING

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