



FOR SALE | Westmount Centre

Okotoks, Alberta



Property Specifications

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

50,825 SF
GLA

4.11
ACRES

89.5%
OCCUPANCY

6.09
WALT (YRS)

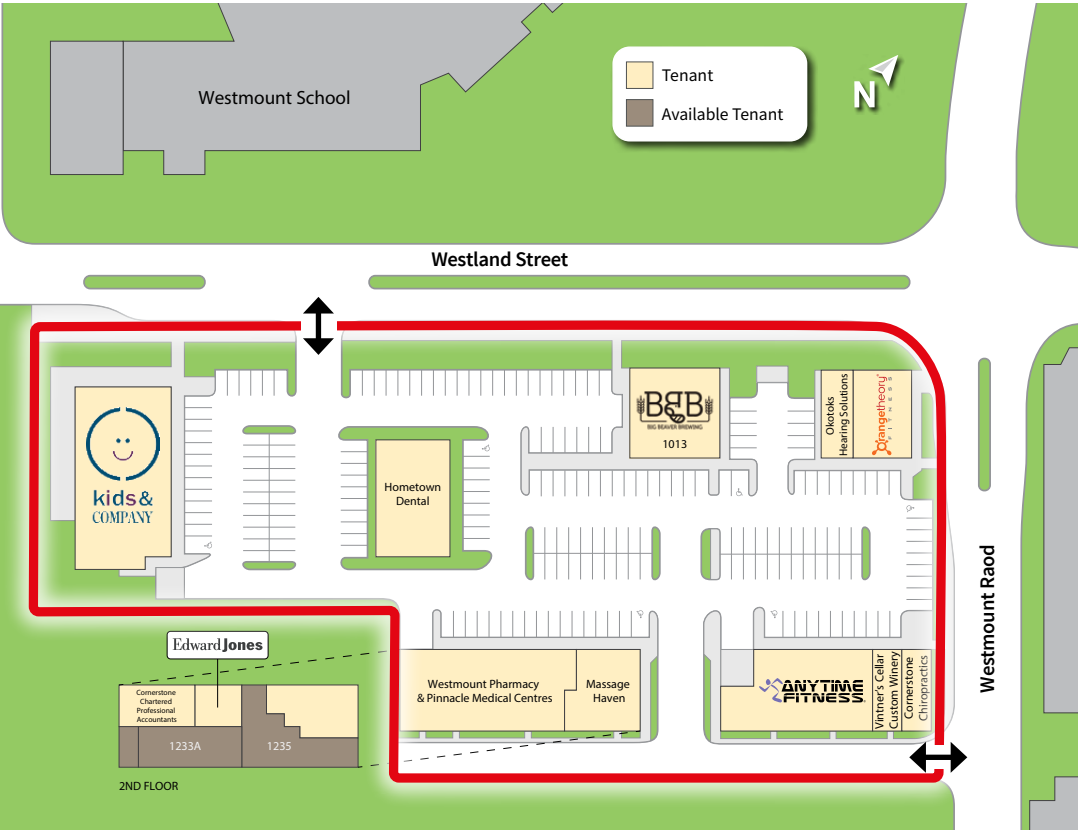
Investment Highlights

- 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.**

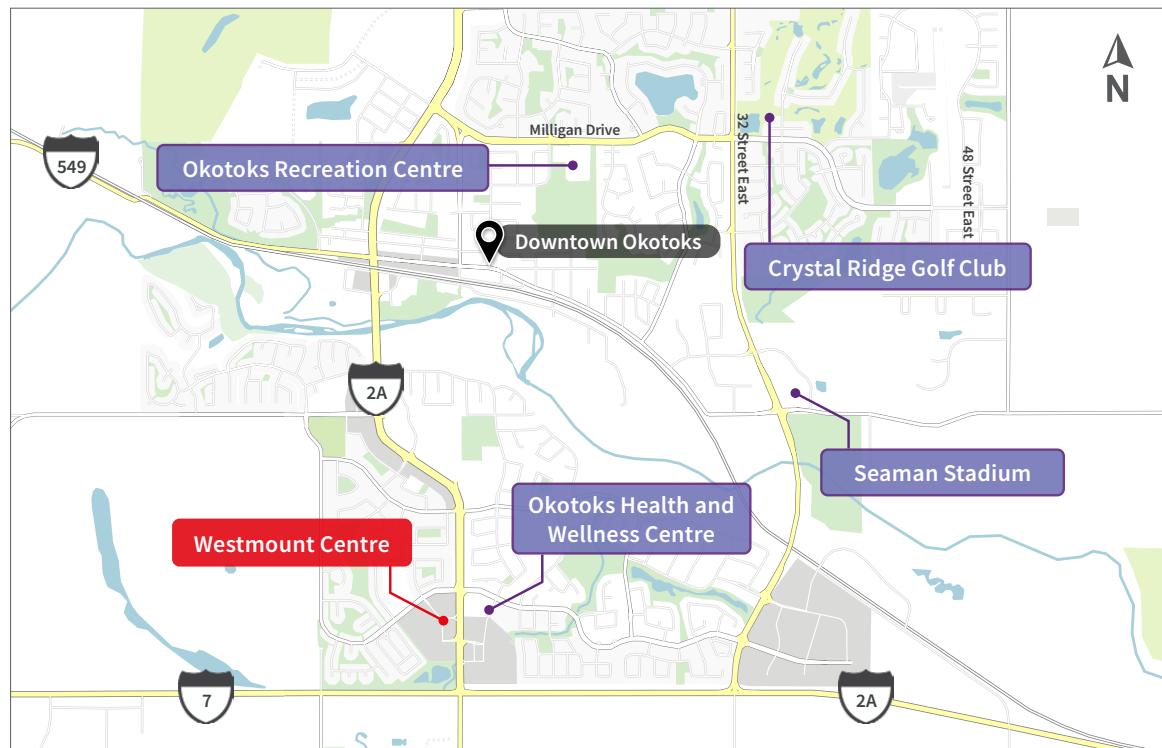
Site Plan



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 |
| | Total Households | 7,773 |
| | Average Household Size | 2.9 |
| | Average Household Income | \$138,444 |
| | Projected Pop. Change: 2021-2026 | 10.54% |





Westmount Centre | Okotoks, AB



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