

CORNERSTONE FORT SASKATCHEWAN

9550 86 AVE, FORT SASKATCHEWAN, AB

THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services Inc. (“JLL” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in a Canadian Tire anchored retail centre, located at 9550 86 Ave, Fort Saskatchewan, Alberta (the “Property”, the “Centre”, or the “Offering”).

Occupying a prominent position within a major retail centre shadow-anchored by Safeway and Walmart, the Property is surrounded by a multitude of national, regional and local retailers that draw healthy traffic to the Property. Anchored by Canadian Tire and Marks Work Warehouse, the Offering presents an investor with effective income security from national tenancies. The Offering provides investors with a long-term investment horizon with a weighted average lease term (W.A.L.T.) of ~8 years.

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.

Net Operating Income	Please contact Advisor.
Offered To Market	Unpriced.



ASSET PROFILE

Address	9550 86 Ave, Fort Saskatchewan	Year Built	2003	Rents	In-Place Rents:	\$23.47*
Legal Description	Plan 0325428, Block 3, Lot 7 Plan 0325428, Block 3, Lot 6A	Site Size	7.29 acres		Market Rents:	\$25.77*
Product Type	Multi-tenant, service commercial	Parking Stalls	333	Financing	Treat as clear title	
Net Rentable Area	Retail Strip: 19,706 Canadian Tire (Land Lease): 50,618 Total Area: 70,324	No. of Tenants	5	WALT	~8 years	
		Occupancy	100.00%	NOI	Please contact Advisor	
		Zoning	Commercial Retail and Service District (C2)			

*Excludes 50,618 SF Canadian Tire building

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THE HOME DEPOT
SHOPPERS DRUG MART
WINNERS
Petland
Scotiabank
STARBUCKS COFFEE

Walmart **SAFEWAY**
Boston Pizza **BMO** **STAPLES** **petvalu**

CORNERSTONE FORT SASKATCHEWAN
CANADIAN TIRE
Mark's LAMMIE'S WESTERN WEAR
BEST BUY express
ACE LIQUOR DISCOUNTER

NOFRILLS **Source for sports**
DOLLARAMA

86 Avenue

Veterans Way (Hwy 21)

FORT SASKATCHEWAN COMMUNITY HOSPITAL

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INVESTMENT HIGHLIGHTS



High Quality Retail with Canadian Tire Anchor and Safeway and Walmart Shadow Anchors

Built in 2003 to the highest standards by Springwood Developments, the Property provides investors with an irreplaceable high-quality asset anchored by Canadian Tire on a long-term land lease and shadow anchored by Walmart and Safeway, driving tremendous traffic to the centre.



Income Security via Strong Covenant National Tenancy

The Property benefits from a strong tenant mix including 92.8% national retailers (by G.L.A.) and an ~8-year W.A.L.T. which provides investors strong income security throughout the investment horizon. Canadian Tire has displayed a continued commitment to the Property throughout its tenure and has recently upgraded their façade to reflect current branding.



Acquisition Cost Well Below Replacement Cost

With Canadian Tire on a long-term land lease, an investor can capitalize on the opportunity to acquire an extremely high quality and stable retail asset well below replacement cost.



Prominent Location in a Dominant Retail Node

Well-positioned within the 30-acre Cornerstone retail centre, the Property benefits from Safeway and Walmart shadow anchors and a synergistic tenant mix of destination and daily needs retailers. This destination retail corridor draws from a city-wide customer base and enjoys a strong local catchment area within Fort Saskatchewan and the surrounding communities providing visibility and access to over 32,000 travellers daily along Veterans Way with immediate all-directional access via a lighted intersection.



Compressing Yield Environment

The Property is being offered to the market free and clear of debt, providing an investor with the opportunity to capitalize on improving debt market fundamentals and compressing bond yields.

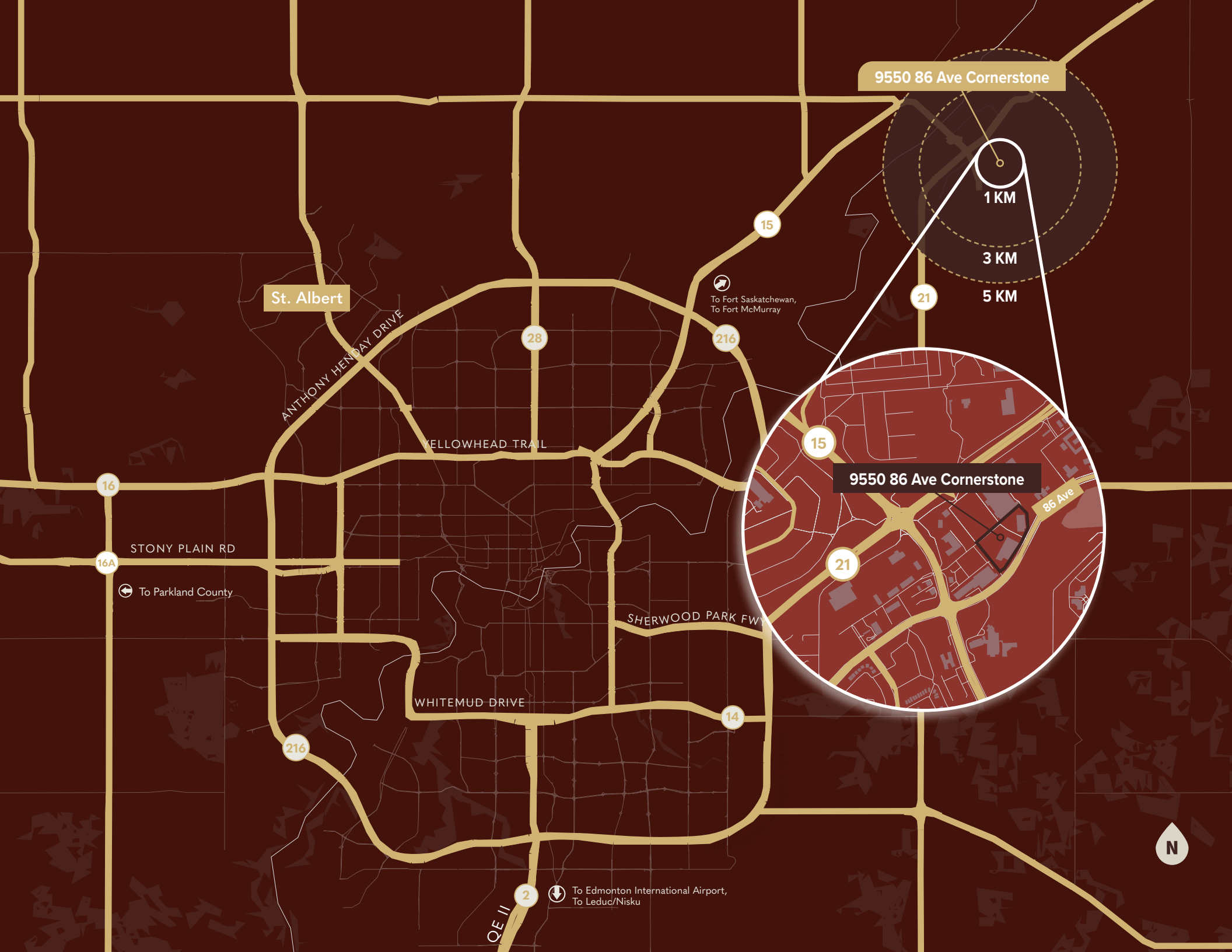


Mark's

BEST BUY express

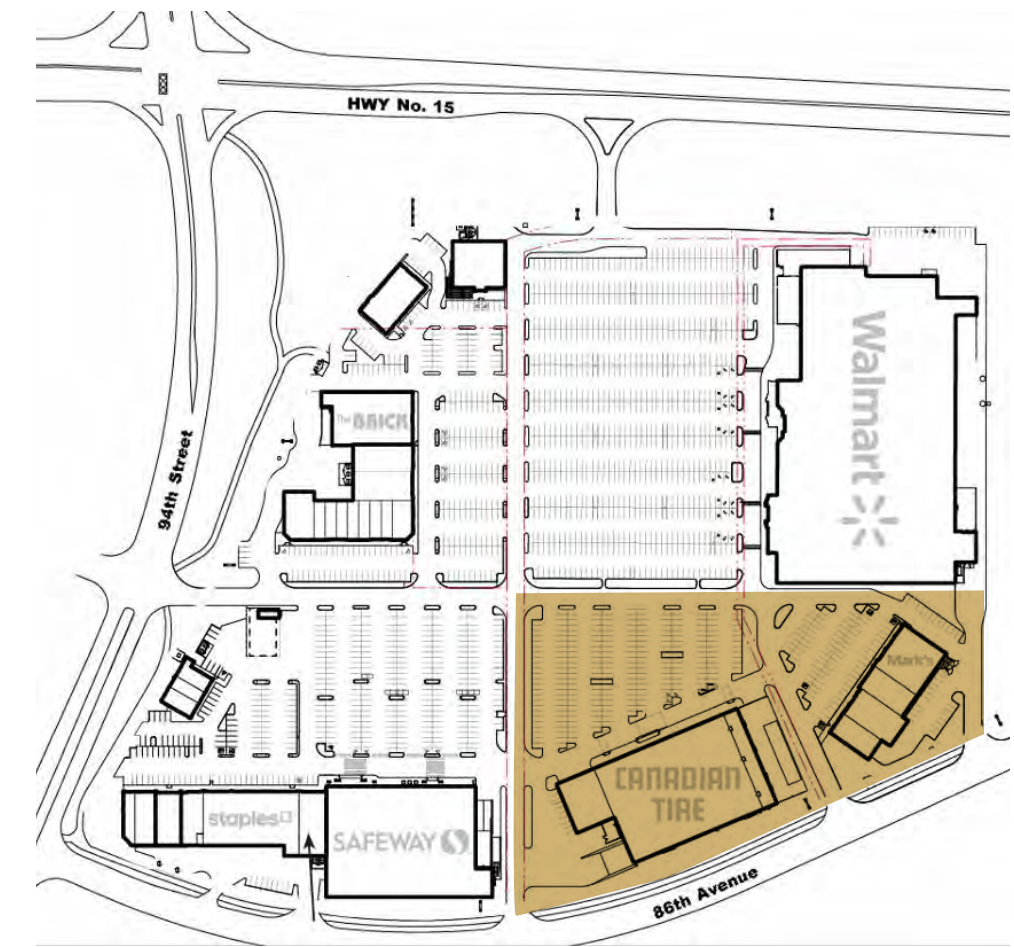
LAMMLE'S WESTERN WEAR

ACE LIQUOR DISCOUNTER







LOCATION OVERVIEW

- Located at the corner of Highway 21 (Veterans Way) and Highway 15 (94th Street), approximately 25 km northeast of the City of Edmonton and 16 km north of Strathcona County. The prominent corner location sees 32,000 VPD.
- Fort Saskatchewan is part of the Alberta Industrial Heartland, the largest Canadian industrial concentration west of Toronto. Fort Saskatchewan has over 1,200 acres of industrial land available for development.
- Home to a thriving business community, including a cluster of petrochemical manufacturing, fabrication, transportation and advanced manufacturing companies. Large employers in the area include companies such as Dow Chemical, Shell, Sherritt International and Nutrien.



DEMOGRAPHIC PROFILE

 70.2% Labour Force Participation	 29,300 Population	 \$138,620 Median Household Income (2023)	 36 Median Age	 10,000 Number of Households
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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.

EXCLUSIVE ADVISOR

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

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