



# Ranch Market Shopping Centre

## Strathmore, Alberta

**RONA**  
Shadow-Anchor

**Walmart**  
Supercentre  
Shadow-Anchor

**Sobeys**  
Inc.  
Shadow-Anchor

**RANCH MARKET SHOPPING CENTRE**  
STRATHMORE

- SHOPPERS DRUG MART
- DOLLARAMA
- pet planet
- ATB Financial
- THE SOURCE
- RBC
- Booster Juice
- Pizza Hut
- First Choice Hair Cutters



**RETAIL INVESTMENT OPPORTUNITY**

# Property Specifications

Address	100 Ranch Market, Strathmore, Alberta
Intersection	Trans-Canada Highway and Range Road 251
Key Tenants	Shoppers Drug Mart, Dollarama, RBC Royal Bank, ATB Financial



**97,126 SF**  
GLA



**10.25**  
ACRES



**81%**  
OCCUPANCY



**3.7**  
WALT (YRS)

## Investment Highlights

- Excellent opportunity to acquire a 97,126 SF Shoppers Drug Mart, Dollarama, RBC and ATB anchored retail centre, situated on 10.25 acres, shadow-anchored by Sobey's, RONA and Walmart Supercentre in a bedroom community of Calgary.
- The Property boasts +/- 580 feet of highway frontage and has excellent access via a stoplight-controlled intersection at the Trans-Canada Highway and Range Road 251.
- Strong and diversified rent roll with national and western Canadian brands accounting for 79% of occupied GLA.
- Strathmore is strategically located along the Trans-Canada Highway 40 km east of the City of Calgary and is 35 minutes from Calgary's International Airport, with a population of 15,000 people that is steadily growing.
- Strathmore and Wheatland County have recently seen a multitude of commercial and industrial investment with De Havilland Canada recently announcing the construction of a state of the art airplane manufacturing facility that will generate 1,500 jobs and occupy 1,500 acres in between Strathmore and Chestermere.
- Offered Free and Clear of Debt.

## The Offering



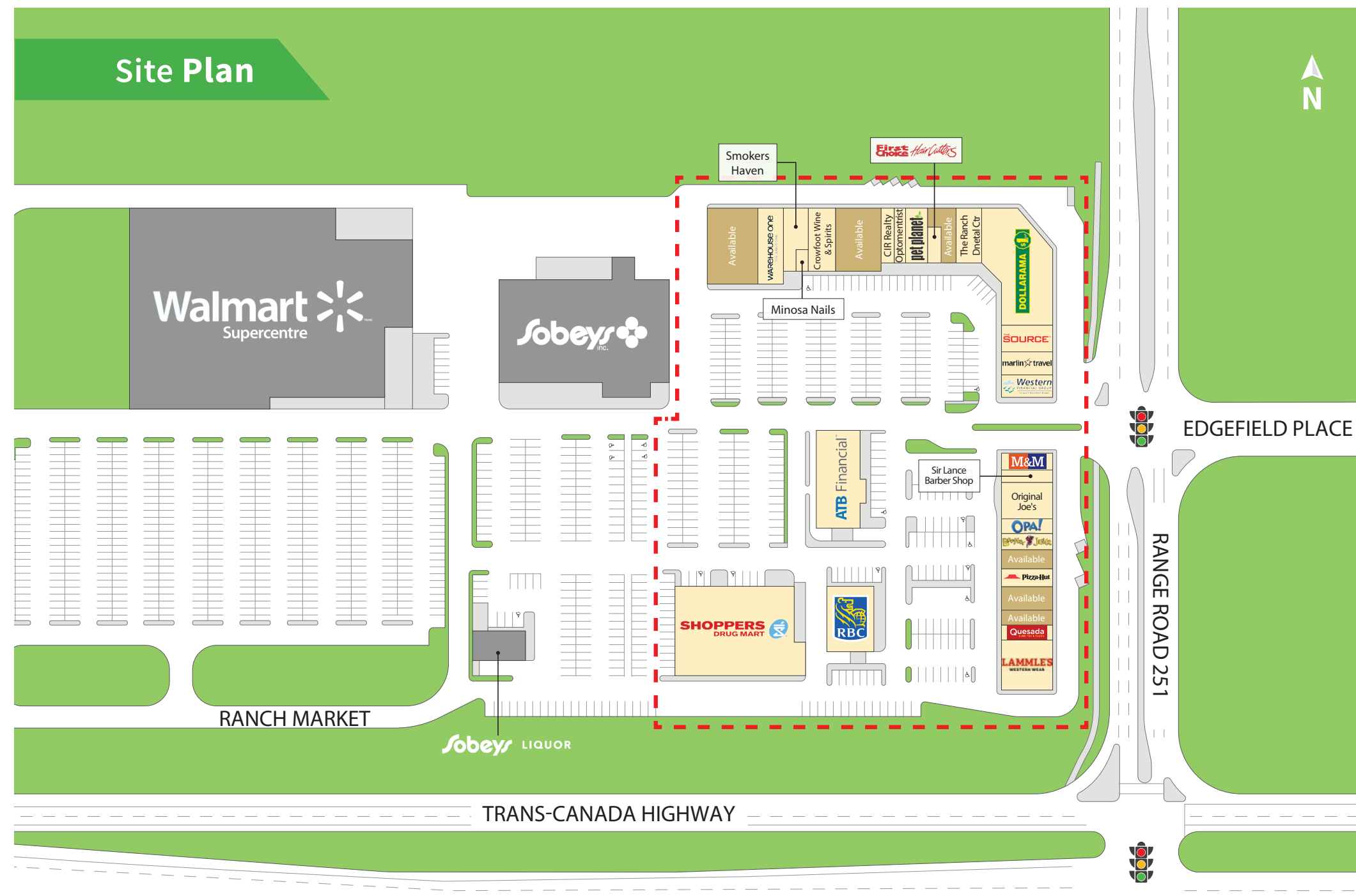
JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Ranch Market Shopping Centre (the "Property"), a 97,126 SF pharmacy-anchored retail centre located in the heart of Strathmore's most prominent retail node. Boasting over 580 feet of highway frontage, the Property is currently 81% leased to a diverse mix of needs-based and service-oriented retailers, anchored by national tenants including Shoppers Drug Mart, Dollarama, RBC, and ATB Financial. The Property is shadow-anchored by Walmart Supercentre, Sobey's, and RONA, sharing access with each centre and providing seamless traffic flow between them.

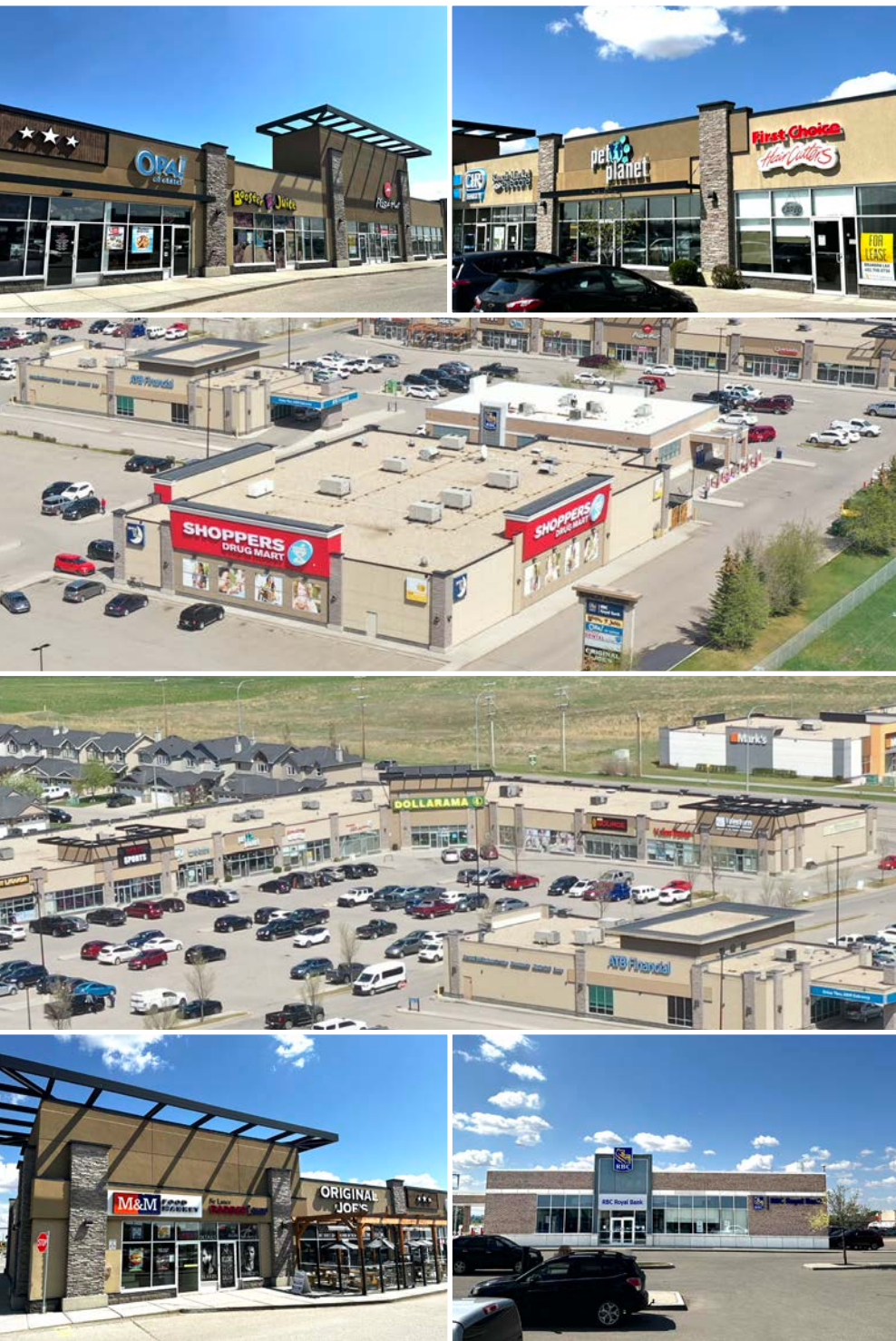
The Property is situated on a large 10.25 acre corner lot that is well-designed with multiple access points and ample on-site parking. Ranch Market Shopping Centre occupies a strategic position in the Strathmore market, located at the intersection of the Trans-Canada Highway and Range Road 251 – two of Strathmore's most prominent thoroughfares, providing premium visibility and easy accessibility with high daily traffic counts.

The Property is surrounded by an abundance of the country's top national retailers including Canadian Tire, No Frills, Mark's, and many more, drawing consumers from across the region. This retail node is in close proximity to a mature and affluent population and located only a 40-minute drive from Calgary's downtown core.



## Site Plan





## Location Overview



Ranch Market Shopping Centre is strategically located just off the Trans-Canada Highway, where it benefits from premium frontage and visibility. The Trans-Canada Highway experiences high traffic counts and provides direct access to Calgary. The Property offers multiple access points via Range Road 251 and Ranch Market. This commercial district is characterized by several big-box retailers, strip plazas, automotive service centres, supermarkets, and industrial uses.

This dominant retail node's central location and market access provides Strathmore businesses with access to a large local trade area and regional market of almost 1.5 million people. National retailers in this node include Walmart Supercentre, Sobeys, RONA, Canadian Tire, No Frills, Peavey Mart, Pet Valu, and many more. The location of the Property capitalizes on a mature and affluent population, with over 16,500 residents living within a 5 km radius of the site, with an average household income of \$111,199.

Radius Demographics (Distance from Site)	3 km	5 km
Total Population	12,655	16,580
Total Households	4,740	6,083
Average Household Size	2.6	2.6
Average Household Income	\$105,460	\$111,199
Projected Pop. Change (% 2022-2027)	3.27%	3.20%



# Ranch Market Shopping Centre, Strathmore, AB



## RANCH MARKET SHOPPING CENTRE STRATHMORE



For more information please contact:

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