# FOR SALE

## Westmount Centre | Okotoks, AB

# 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 |

**50,625 SF** GLA

**4.11** ACRES

**84.4%** OCCUPANCY

**6.64** WALT (YRS)

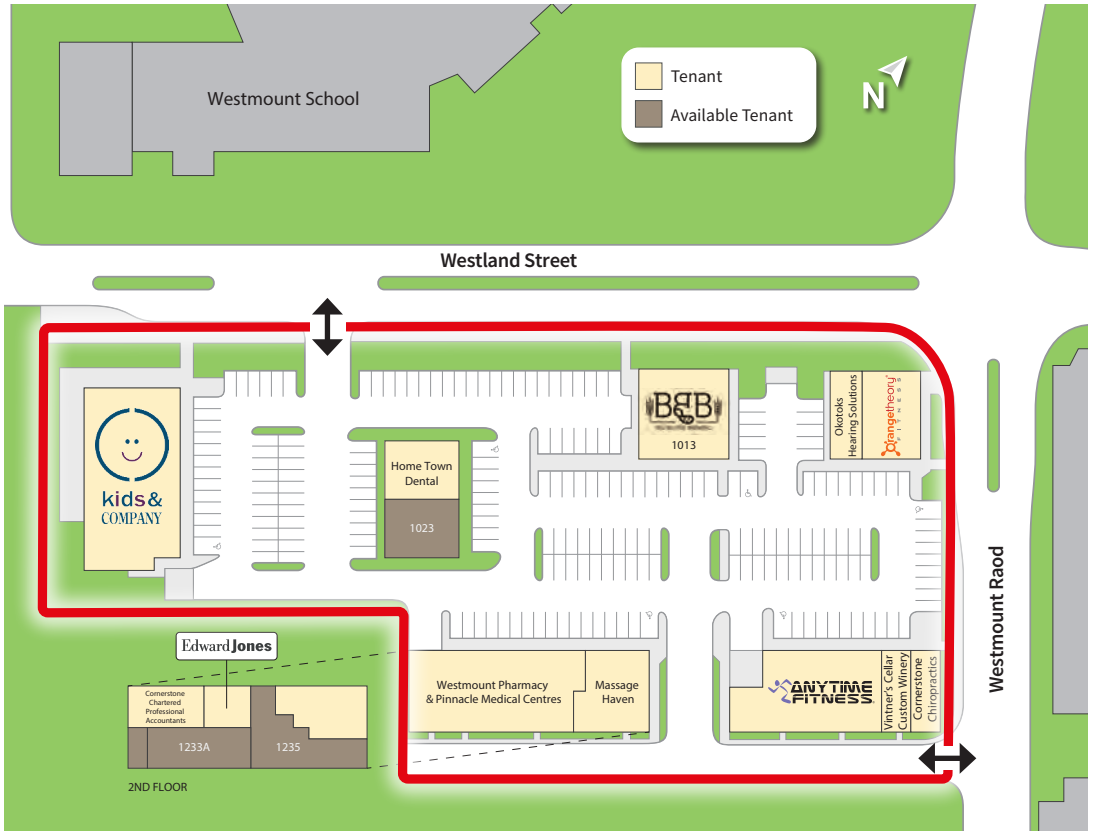
## Investment Highlights

- 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

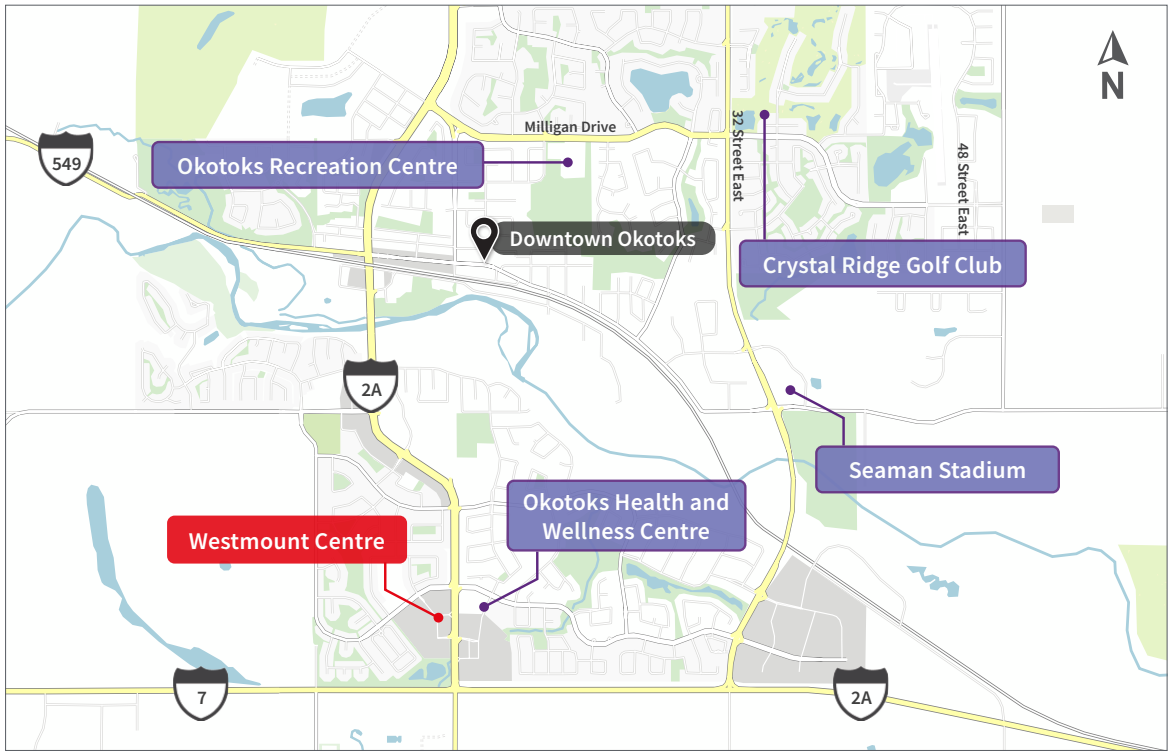
JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Westmount Centre (the "Property"), a neighbourhood retail centre situated on 4.11 acres in Okotoks, Alberta – a bedroom community situated a short 13-minute drive south of Calgary's city limit. Comprised of 50,625 SF, the Property is 84.4% 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 6.64 years and attractive rental growth due to contractual rental escalations.

## 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 approx. 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 | 34,997 |
| Total Households | 7,773 | 11,682 |
| Average Household Size | 2.9 | 2.9 |
| Average Household Income | $138,444 | $145,420 |
| Projected Pop. Change: 2021-2026 | 10.54% | 9.59% |

# Surrounding **Retail Landscape**

# Westmount Centre | Okotoks, AB

JLL

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