

# 10015 107 STREET

WESTLOCK, ALBERTA

100% LEASED, NNN RETAIL INVESTMENT ANCHORED BY SHOPPERS DRUG MART



Click to electronically sign

**CONFIDENTIALITY AGREEMENT**



Marcus & Millichap

**SHOPPERS**  
DRUG MART



**PRICE: \$4,320,000**

**CAP RATE: 7.25%**



# OPPORTUNITY

Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity to acquire 10015 107 Street, Westlock, Alberta (the "Subject Property"). The Subject Property is 100% leased and anchored by Shoppers Drug Mart, a subsidiary of Loblaw Companies Limited (TSX: L) and Canada's leading pharmacy retailer, which occupies over three-quarters of the leasable area. The balance of the building is leased to Dynamite Vape and Smoke on a recently renewed triple-net ("NNN") lease. Supported by secure lease commitments from both tenants, the Offering provides secure cash flow and long-term income stability backed by one of Canada's most recognized retail and healthcare brands.

The Subject Property features a 15,586 SF retail building located approximately 90 kilometres north of Edmonton. The property is 100% leased to two tenants, with Shoppers Drug Mart serving as the anchor and Dynamite Vape and Smoke occupying the balance of the premises. Positioned immediately west of Highway 44 within Westlock's established retail and service node, the property benefits from strong visibility, convenient access, and a strategic location serving the community and surrounding trade area.





# HIGHLIGHTS



## NNN LEASES

Both tenants operate on NNN leases with limited landlord responsibilities, providing predictable and consistent cash flow.



## CONTRACTUAL INCOME GROWTH

The Shoppers Drug Mart lease includes a fixed rental increase to \$23.00 PSF in December 2028, providing in-place income upside without leasing risk or capital expenditure.



## NECESSITY-BASED, RECESSION-RESILIENT INCOME

Pharmacy and healthcare retail continues to perform through economic cycles, supported by non-discretionary consumer demand. Shoppers reinforces its position through the PC Optimum loyalty program and an expanded grocery, beauty, and convenience offering.



## RECENTLY RENEWED NNN TENANCY

Dynamite Vape & Smoke extended its 3,687 SF lease in June 2026, a full year ahead of expiry, securing the balance of the building through June 2032.



## PROVEN TENANT TENURE

Shoppers Drug Mart has operated at the Subject Property since 2010 and extended its lease in 2025 through November 2030, with four further 5-year options remaining.



## CORPORATE COVENANT FROM CANADA'S LARGEST PHARMACY CHAIN



Anchored by Shoppers Drug Mart, Canada's leading pharmacy retailer with more than

1,300 pharmacist-owned locations across the country. In 2014, Shoppers Drug Mart was acquired by Loblaw Companies Limited, Canada's food and pharmacy leader, with a market capitalization of over \$68 billion CAD and over 221,000 employees. Shoppers offers a strong corporate covenant and predictable, long-term cash flow.

# SALIENT DETAILS

|                                |                                                        |                         |
|--------------------------------|--------------------------------------------------------|-------------------------|
| <b>Address:</b>                | 10015 107 Street, Westlock, Alberta                    |                         |
| <b>LINC:</b>                   | 0015 829 468, 0015 829 476, 0015 829 492, 0015 829 484 |                         |
| <b>Legal Description:</b>      | Plan 7432AN, Block 20, Lots 10-17                      |                         |
| <b>Year Built (Renovated):</b> | 1965 (2012)                                            |                         |
| <b>Occupancy:</b>              | 100%                                                   |                         |
| <b>Zoning:</b>                 | <a href="#">DTMU (Downtown Mixed Use)</a>              |                         |
| <b>Lot Size:</b>               | 0.74 Acres (32,234 SF)                                 |                         |
| <b>Rentable SF:</b>            | Shoppers Drug Mart:                                    | 11,899 SF               |
|                                | Dynamite Vape and Smoke:                               | 3,687 SF                |
|                                | <b>Total:</b>                                          | <b>15,586 SF</b>        |
| <b>Lease Expiry:</b>           | Shoppers Drug Mart:                                    | November 30, 2030       |
|                                | Dynamite Vape and Smoke:                               | June 30, 2032           |
| <b>Renewal Options:</b>        | Shoppers Drug Mart:                                    | 4 x 5 Years*            |
|                                | Dynamite Vape and Smoke:                               | N/A                     |
| <b>Current NOI:</b>            | Shoppers Drug Mart:                                    | \$261,778 (\$22.00 PSF) |
|                                | Dynamite Vape and Smoke:                               | \$51,618 (\$14.00 PSF)  |
|                                | <b>Total:</b>                                          | <b>\$313,396</b>        |
| <b>Cap Rate:</b>               | 7.25%                                                  |                         |
| <b>Price:</b>                  | \$4,320,000 (\$277 PSF)                                |                         |

\*Fair Market Rent

10015 107 STREET





# LOCATION OVERVIEW

Westlock is the primary commercial and service centre for a regional trade area exceeding 12,500 people, located approximately 90 kilometres north of Edmonton at the junction of Highways 44 and 18. Highway 44 is the main north-south route connecting the capital region to northern Alberta. The Subject Property sits in the town's established downtown core, surrounded by national and regional retailers including Sobeys, Giant Tiger, Scotiabank, Kal Tire, A&W, and Dairy Queen, alongside Westlock's healthcare, government, and professional-services cluster. With economic drivers spanning agriculture, healthcare, manufacturing, and retail, Westlock offers the stability of a regional hub that draws consistently from its surrounding county.



**Regional trade area** exceeding 12,500 people



Approximately **492 active businesses** support a diversified local economy



Highways 18 and 44 funnel regional traffic into Westlock, giving retailers a trade area of 12,500+ people, with Highway 44 running south to Edmonton (~90 km).



**Economic Drivers:** Agriculture, healthcare, manufacturing, retail, and professional services



Regional commercial and service hub for **Central and Northern Alberta**





# LOCATION OVERVIEW





# Marcus & Millichap

## Marcus & Millichap

1100 - 1111 West Georgia Street  
Vancouver, BC V6E 4M3  
T (604) 638-2121

**Jon Buckley**  
Personal Real Estate Corporation  
Senior Managing Director Investments  
(604) 630-0215  
Jon.Buckley@MarcusMillichap.com

**Joe Genest**  
Personal Real Estate Corporation  
Managing Director Investments  
(604) 398-4341  
JGenest@MarcusMillichap.com

**Curtis Leonhardt**  
Personal Real Estate Corporation  
Managing Director Investments  
(604) 638-1999  
CLeonhardt@MarcusMillichap.com

**Armaan Sohi**  
Personal Real Estate Corporation  
Director Investments  
(604) 675-5216  
Armaan.Sohi@MarcusMillichap.com

 Click to electronically sign  
**CONFIDENTIALITY AGREEMENT**



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with provincial and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.