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CONFIDENTIALITY AGREEMENT

FOR SALE

135 LEVA AVENUE, RED DEER, ALBERTA

NNN RETAIL WITH UPSIDE POTENTIAL | \$3,180,000 | CAP RATE: 7.75%

Smitty's
Tempo



QUEEN ELIZABETH HIGHWAY (>25,000 VPD)

LEVA AVENUE


Marcus & Millichap




OPPORTUNITY

Marcus & Millichap Western Canada NNN Group is pleased to present the opportunity for an investor to acquire 135 Leva Avenue, Red Deer, Alberta (the “Subject Property”). The Subject Property is tenanted by Smitty’s, a national casual dining restaurant chain with over 80 locations across Canada, and is complemented by Tempo, an independent fuel operator serving Western Canada since 1960. The site also features Tesla Supercharger stations, adding a modern EV infrastructure component to the property's tenant mix. The Subject Property is located in Red Deer’s ‘Gasoline Alley’, along Highway 2 - one of Alberta’s busiest transportation corridors and is surrounded by major national and regional retailers.



 Freestanding commercial building comprised of 7,935 SF of leasable area situated on a 1.91 acre lot with ample surface parking tenanted by popular restaurant chain Smitty's, independent gas bar Tempo, and Tesla Supercharger stations.

 The tenants are operating on completely NNN leases, providing the landlord with a stable and consistent revenue stream.

 Newly constructed Tesla Supercharger station with 12 operational stalls on-site, driving consistent traffic to the property and enhancing the site's visibility along Gasoline Alley. Tesla holds the option to expand by up to four additional stalls, providing potential for further income growth.

 Immediate proximity to highway 2 benefitting from over 25,000 VPD capturing a significant volume of traffic comprised of both local and regional commuters traveling to and from Edmonton and Calgary.

 Situated in a bustling retail hub known as “Gasoline Alley” alongside notable area tenants such as Tim Hortons, Starbucks, Wendy’s and numerous others.

SALIENT DETAILS

Address:	135 Leva Ave, Red Deer, AB
LINC:	0029 090 578
Legal Description:	Plan 0125513 Block 1 Lot 11A Excepting Thereout All Mines And Minerals
Year Built / Renovated:	1989 / 2011
Zoning:	Neighbourhood Commercial Zone: C-3
Land Size:	1.91 Acres
Rentable Area:	7,935 SF (Total)
Occupancy:	82.5%
Tenants:	Smitty's, Tempo Fuel, Tesla
WALE:	6.60 Years
NOI*:	\$246,273
Cap Rate:	7.75%
Price:	\$3,180,000



**See License Agreement for full details.

Smitty's Smitty's is one of Canada's largest casual dining restaurant franchises with over 80 restaurants across Canada.

Tempo Tempo is an independent gas station brand with over 100 locations across Western Canada, proudly serving the region since 1960.

TESLA Tesla is a global EV and clean energy leader with 3,000+ Supercharger stations worldwide. Tesla adds innovation, traffic, and brand prestige to any property.

*As of February 1st, 2026

RED DEER

Positioned strategically between the major urban centers of Calgary and Edmonton, Red Deer, Alberta, occupies a pivotal role in the heart of Alberta's economic expansion. The city's population is on the cusp of reaching 110,000, with a consistent upward trend, making it an attractive destination for investors. Red Deer's economy is firmly rooted in key sectors, such as energy, manufacturing, agriculture, and healthcare.

With an extensive transportation network and well-established infrastructure, including the Red Deer Regional Airport, the city offers excellent connectivity for both businesses and residents, further enhancing its appeal as a promising investment market.

DEMOGRAPHICS (2024)

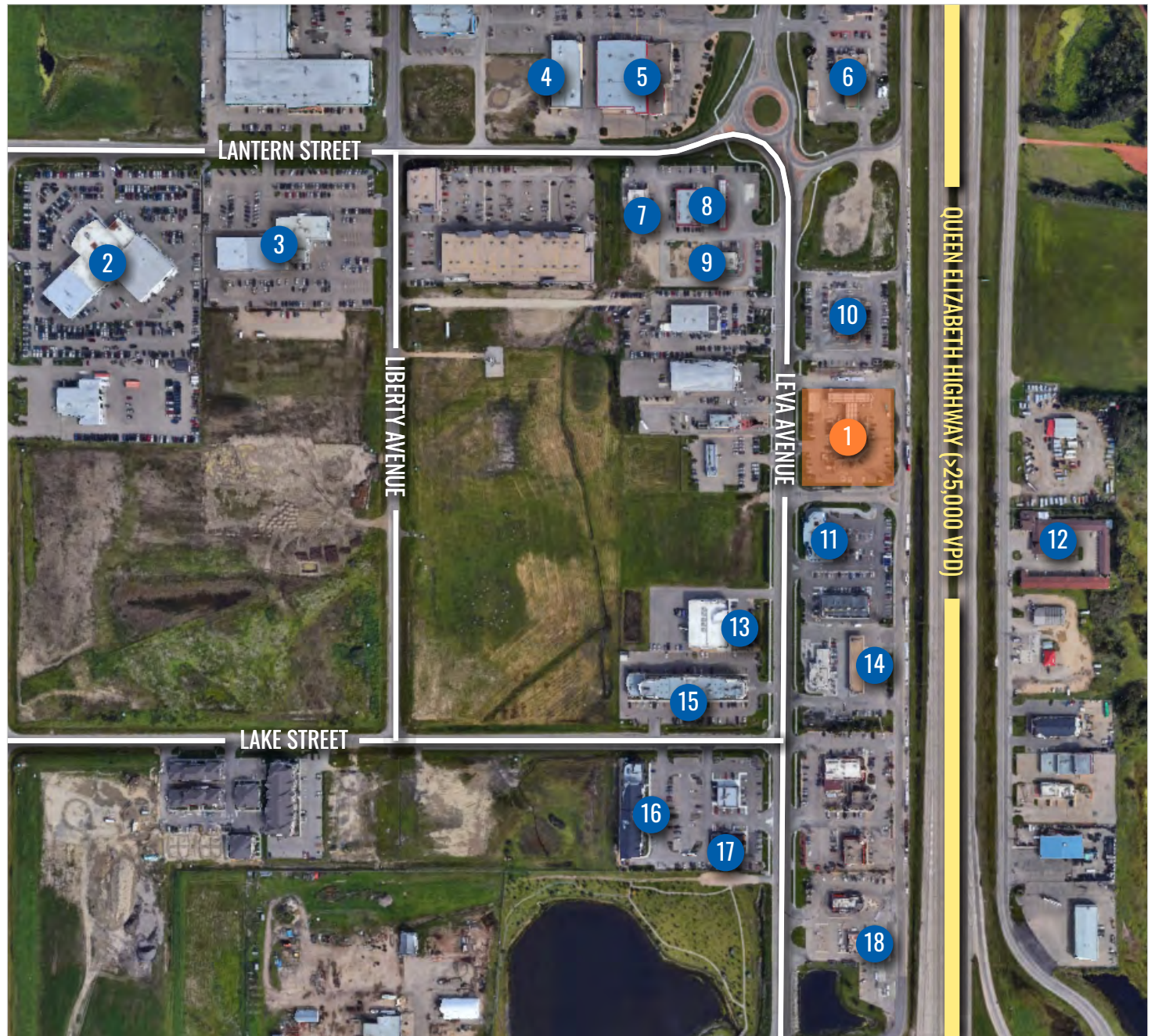
Total Population	112,917
Total Population Growth (2019-2024)	3.4%
Projected Population Growth (2024-2029)	4.8%
Average Household Income	\$138,554



SURROUNDING CONSIDERATIONS

NEARBY AMENITIES

- 1 Subject Property
- 2 Cam Clark Ford Red Deer
- 3 Red Deer Toyota
- 4 Dollarama
- 5 Staples
- 6 A&W Canada
- 7 Subway
- 8 Petro Canada
- 9 Starbucks
- 10 Tim Hortons / Wendy's
- 11 Peter's Drive-In
- 12 Empire Inn & Suites Red Deer
- 13 Digitex Canada
- 14 Shell Gas Station
- 15 Hampton Inn & Suites
- 16 Microtel Inn & Suites
- 17 Boston Pizza
- 18 Esso Gas Station



PROPERTY PHOTOS



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