

FOR SALE

CENTRE

104 58TH AVENUE SE, CALGARY, AB

58

STABILIZED, HIGH-EXPOSURE RETAIL WITH LONG-TERM INCOME



THE OFFERING

CBRE's National Investment Team – Calgary (“CBRE”) is pleased to present the opportunity to acquire a 100% freehold interest in Centre 58 (the “Property”), a Value Village–anchored retail centre located at 104 58th Avenue SE in Calgary, AB. Centre 58 comprises 54,902 SF of well-configured retail space and is positioned within the highly active Manchester Industrial node. The Property features a strong mix of necessity-based and service-oriented tenants that benefit from excellent visibility, convenient access, and proximity to surrounding light industrial, office, and multi-residential uses. The Property is fully leased and offers a compelling income profile, supported by a weighted average lease term of 8.6 years and contractual rental increases across the majority of leases. With stable occupancy, strong exposure, and a proven retail anchor, Centre 58 presents an attractive opportunity to acquire a high-quality, income-producing retail asset in a well-established location.

INVESTMENT HIGHLIGHTS

100% OCCUPIED WITH A COMPLEMENTARY TENANT ROSTER

The Property is 100% occupied by a well-balanced roster of necessity-based and service-oriented tenants, anchored by Value Village. This mix is well positioned to serve the surrounding light industrial, office, and multi-residential trade area.

PROMINENT LOCATION WITH STRONG DAILY TRAFFIC

Strategically positioned at the highly visible intersection of Centre Street and 58th Avenue, benefiting from exceptional exposure to more than 24,000 vehicles per day.

DURABLE, LONG-TERM INCOME PROFILE

Investors benefit from stable and predictable cash flow supported by a weighted average lease term remaining of 8.6 years, with the majority of leases featuring built-in contractual rent escalations.

ABUNDANT SURFACE PARKING WITH SUPERIOR RATIO

The Property offers 245 surface parking stalls, providing an attractive parking ratio of 4.5 stalls per 1,000 SF, well above the typical ~3.5 stalls per 1,000 SF for comparable retail assets. This surplus parking enhances tenant functionality and supports high-traffic, service-oriented uses.

EXTENSIVE RENOVATION & CAPITAL INVESTMENT

The Property has undergone a comprehensive capital improvement program totaling over \$1.5 million since 2022, highlighted by a full roof replacement completed in October 2024 (\$1.2M). These strategic investments enhance the asset's long-term durability, reduce near-term capital expenditure risk, and position the Property competitively within the market.

PROPERTY DETAILS

Municipal Address	104 58 th Avenue SE, Calgary, AB
Legal Description	Plan 2410927; Block 3; Lot 8
Property Type	Retail
Land Use	C-COR3f1.0h12
Total Site Size	4.65 Acres (202,368 SF)
Year Built	1953
Total NRA	54,902 SF
Occupancy (As of May 2026)	100%
Number of Tenants	7
Parking/Parking Ratio	245 Stalls (4.5 Stalls per 1,000 SF)
Financing	Treat as Clear Title



TRADE AREA & LOCATION

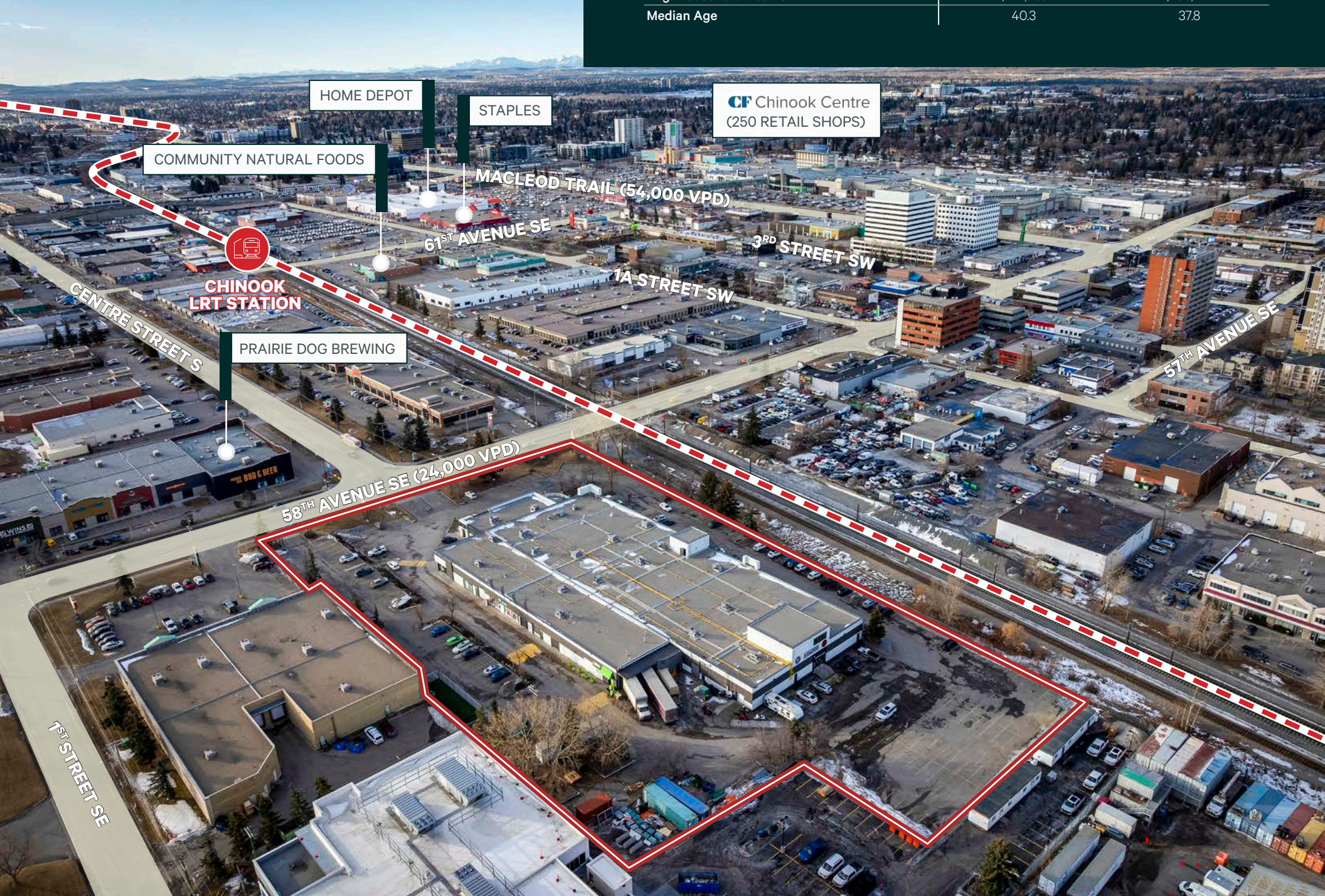
Centre 58 is located within the Manchester Industrial node in the Southeast Quadrant of the City of Calgary. The Property offers exceptional regional connectivity and access to a dense, established trade area. Centre 58 benefits from close proximity to several of Calgary's major thoroughfares such as Deerfoot Trail, Macleod Trail, Glenmore Trail and Blackfoot Trail, allowing for efficient access across the city.

The Property is minutes from CF Chinook Centre, one of Western Canada's premier regional shopping destinations, drawing strong daily traffic volumes and reinforcing the area's role as a dominant retail node. This nearby concentration of national retailers, services, and amenities enhances consumer draw and supports sustained tenant demand.

Being situated on 58th Avenue SE, Centre 58 has direct exposure to over 24,000 vehicles per day. The primary trade area (5km radius) draws from 185,389 residents with strong income levels, providing a robust catchment for the Property. The 5-year population growth is expected to be 19.2% from 2025-2030. Both measures are expected to benefit from sustained momentum with household income expected to increase an additional 44.2% over the next decade. The immediate trade area (3 km radius) is expected to experience even greater income growth over the next decade of 100%.


DEMOGRAPHICS

Demographics	3km Radius	5km Radius
2025 Population	40,014	185,389
Projected Population Change (2025 - 2030)	12.3%	19.2%
Avg. Household Income	\$271,433	\$196,744
Median Age	40.3	37.8



HOME DEPOT

STAPLES

 Chinook Centre
(250 RETAIL SHOPS)

COMMUNITY NATURAL FOODS

MACLEOD TRAIL (54,000 VPD)

61ST AVENUE SE

3RD STREET SW

 CHINOOK LRT STATION

1A STREET SW

57TH AVENUE SE

PRAIRIE DOG BREWING

58TH AVENUE SE (24,000 VPD)

CENTRE STREET S

1ST STREET SE

CENTRE

104 58TH AVENUE SE, CALGARY, AB

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OFFERING PROCESS

Centre 58 is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property.

The Vendor is now prepared to respond to expressions of interest to purchase the Property as they are received by CBRE. The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice.

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National Investment Team
CALGARY

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