

FOR SALE

SADDLERIDGE TOWN CENTRE

10, 60, & 80 Saddletowne Circle NE | Calgary, AB

Saddleridge
Town Centre

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Colliers is pleased to present the exclusive opportunity to acquire Saddleridge Town Centre (the "Property") located at 10, 60 and 80 Saddletowne Circle NE in Calgary, Alberta.

Saddleridge Town Centre is a 42,646 square foot neighbourhood retail centre situated in Northeast Calgary's Saddle Ridge community. The Site totals 5.15 acres, consisting of six retail buildings developed between 2008 and 2009.

The Property is located adjacent to the Saddletowne Light Rail Transit (LRT) Station and serves as the primary commercial hub for the surrounding communities of Saddle Ridge, Taradale and Martindale. The centre benefits from excellent exposure to major transportation corridors including Métis Trail and Airport Trail and is directly adjacent to the 225,000 square foot Genesis Centre community facility. The Property is **shadow anchored** by **Chalo! FreshCo** and **McDonald's**; and features a strong mix of national retailers, financial institutions, medical users and service-oriented tenants.

The Property is currently 100% occupied and benefits from a diversified tenant roster with approximately 97% of the gross leasable area leased to national tenants or medical users. Saddleridge Town Centre represents an exceptional opportunity for investors to acquire a high-quality neighbourhood retail asset with stable cash flow and future rental growth potential in one of Calgary's fastest-growing suburban markets.

OFFERING PRICE: UNPRICED



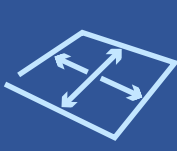
42,646 SF
NRA



100%
Occupied



10
Tenants



5.15 Acre
Site Area



224 Surface
Parking Stalls



Location

- Located in the heart of Northeast Calgary's established Saddleridge community
- Adjacent to the Saddletowne LRT Station, providing direct transit access and consistent pedestrian traffic
- Serves a trade area of over 53,000 residents (within a 5 km radius) from the surrounding communities of Saddleridge, Taradale and Martindale
- Directly adjacent to the 225,000 square foot Genesis Centre (sports, recreation and community centre) and benefits from excellent connectivity via Métis Trail and Airport Trail



Attractive Retail Asset

- Shadow anchored by Chalo! FreshCo, the only full-service grocery store in the immediate trade area, as well as a new free-standing McDonald's
- 42,646 square feet of neighbourhood retail space situated on approximately 5.15 acres
- Six retail buildings developed between 2008 and 2009
- Approximately 97% of the gross leasable area leased to national tenants or medical users



Strong Investment Fundamentals

- 100% occupied by diversified mix of high-quality tenants
- Contractual rental rates are below market with rental rate upside of 12.5%
- 16 year weighted average tenant occupancy history
- WALT of 1.5 years allows for material near term rental rate growth on tenant renewals



Strong Calgary Market Fundamentals

- Calgary continues to demonstrate some of the strongest economic fundamentals of any major city in Canada
- Calgary is once again projected to lead the nation in key real estate drivers: GDP growth, employment growth, population growth and net in-migration
- Tight neighbourhood retail vacancy rates continue to support leasing demand and rental rate growth

"Exceptional opportunity to acquire a fully leased, institutional grade, grocery shadow-anchored retail centre in a prime commercial hub."



Monthly visitors

- ~ 46,542 to the Saddleridge Centre plaza
- ~72,108 to Genesis Centre



Daily vehicle exposure

- ~ 28,773 along Saddletowne Cr NE

location highlights

Saddleridge Town Centre is located in the heart of Calgary's Saddle Ridge community, one of Northeast Calgary's fastest-growing and most dynamic suburban markets. Situated adjacent to the Saddletowne LRT Station, the Property serves the surrounding communities of Saddle Ridge, Taradale and Martindale and benefits from a large and growing residential customer base.

Saddle Ridge is situated within a trade area of approximately 53,000 residents and continues to experience strong population growth as Calgary expands eastward and northward. The Property's proximity to major transportation corridors, transit infrastructure and the adjacent Genesis Centre community hub helps drive consistent consumer traffic and reinforces its position as a dominant neighbourhood shopping destination.

LOCATION HIGHLIGHTS

- Prime Saddle Ridge location adjacent to Saddletowne LRT Station.
- Adjacent to the Genesis Centre, YMCA and Calgary Public Library campus.
- Across from Nelson Mandela High School and new McDonald's.
- Steps from Chalo! FreshCo grocery store.
- Strong accessibility via Métis Trail and Airport Trail.

WALKING
TIME

▲ **5 MINS**
GENESIS CENTRE

▶ **1 MINS**
CHALO! FRESHCO

▲ **5 MINS**
LRT STATION



Average Household Income (5KM)

\$104,933 versus \$106,300 (Canada)



Projected Population (5KM)

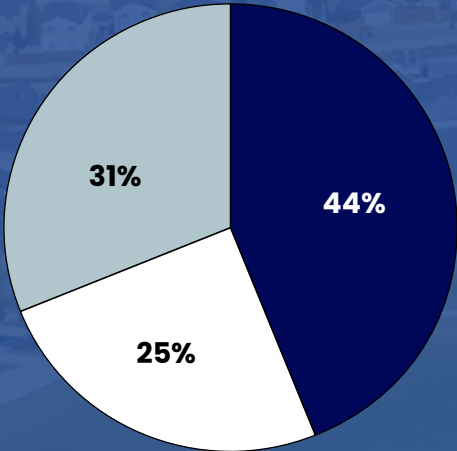
178,202 (2025) versus 192,010 (2030)



tenant highlights

TENANT TYPE
(BY NRA)

- Service (food/ liquor)
- Banking
- Medical



WALT

1.5 YEARS



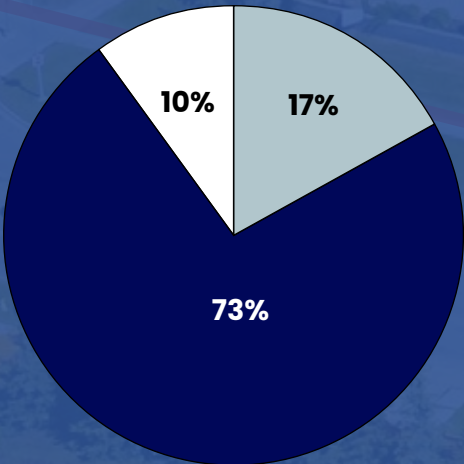
WALH

(Weighted Avg. Lease History)

16.0 YEARS

TENANT PRESENCE
(BY NRA)

- Local
- National
- Provincial



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