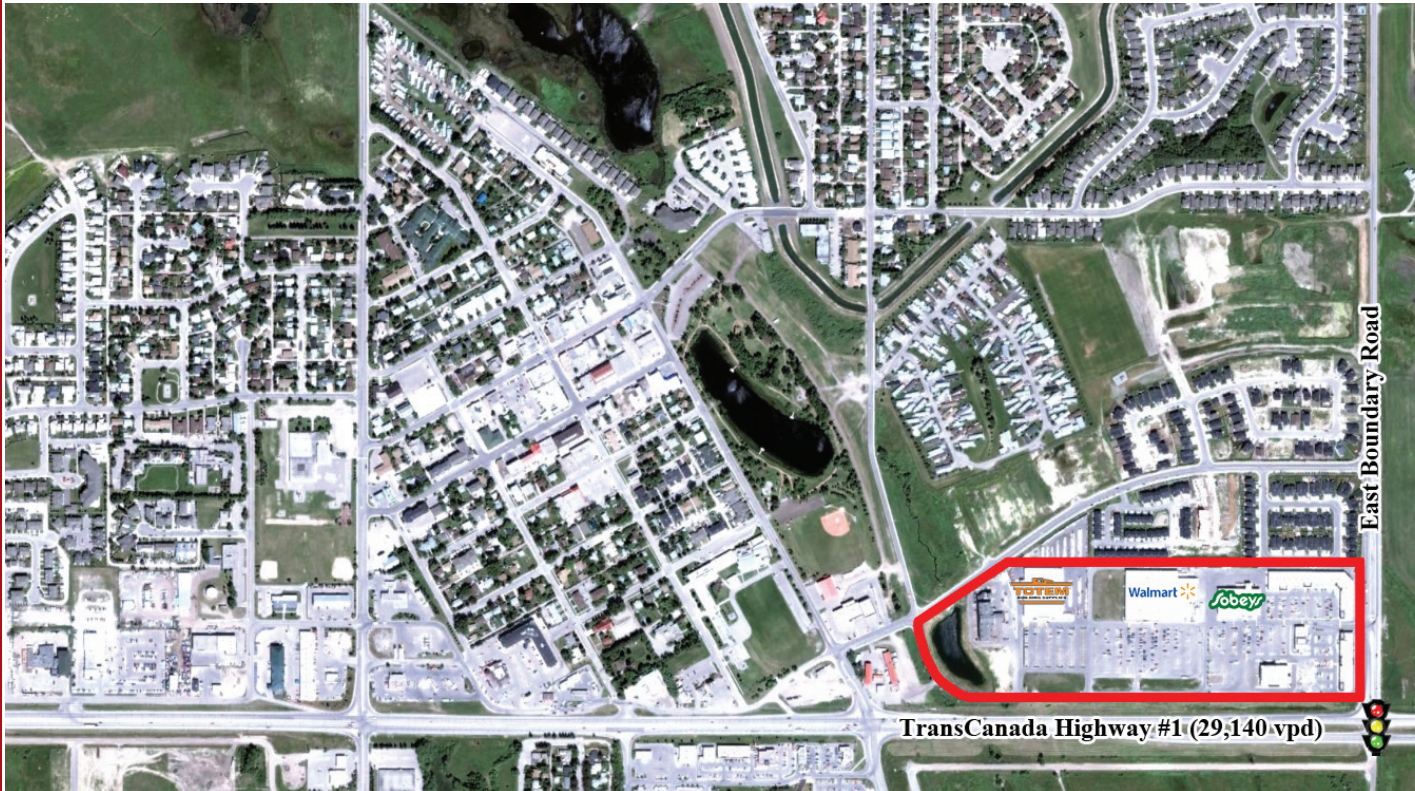


RETAIL OPPORTUNITY

RANCH MARKET | STRATHMORE, AB



RANCH MARKET STRATHMORE, AB

Ranch Market, situated on the Trans-Canada Highway, is a Main Power Centre for Strathmore, AB and is the first retail hub coming from the east.

Accessed by two all-turn intersections, the property is positioned on the prime corner of the Trans-Canada Highway and East Boundary Road, with an average of 25,000 vehicles per day, within an established retail node.

This main Power Centre is anchored by Walmart, Sobey's and Totem Building Supplies. Other tenants include Shoppers Drug Mart, Royal Bank, ATB Financial, Reitmans, The Source, Dollarama, M&M Meats, Lammles, Ardene's, Warehouse One, Western Financial, Original Joe's, Pet Planet, Crowfoot Liquor Store, OPA! Souvlaki and Booster Juice.

AT A GLANCE

Location: 100 Ranch Market | Strathmore, AB

Intersection: Trans-Canada Hwy & East Boundary Road

Type: Power Centre

Total GLA: 331,000 Square Feet

SF Available: 617 - 4,825 Square Feet

Asking Rate: Contact listing agent

Operating Costs: \$6.51 per Square Feet
(Estimated for 2013)

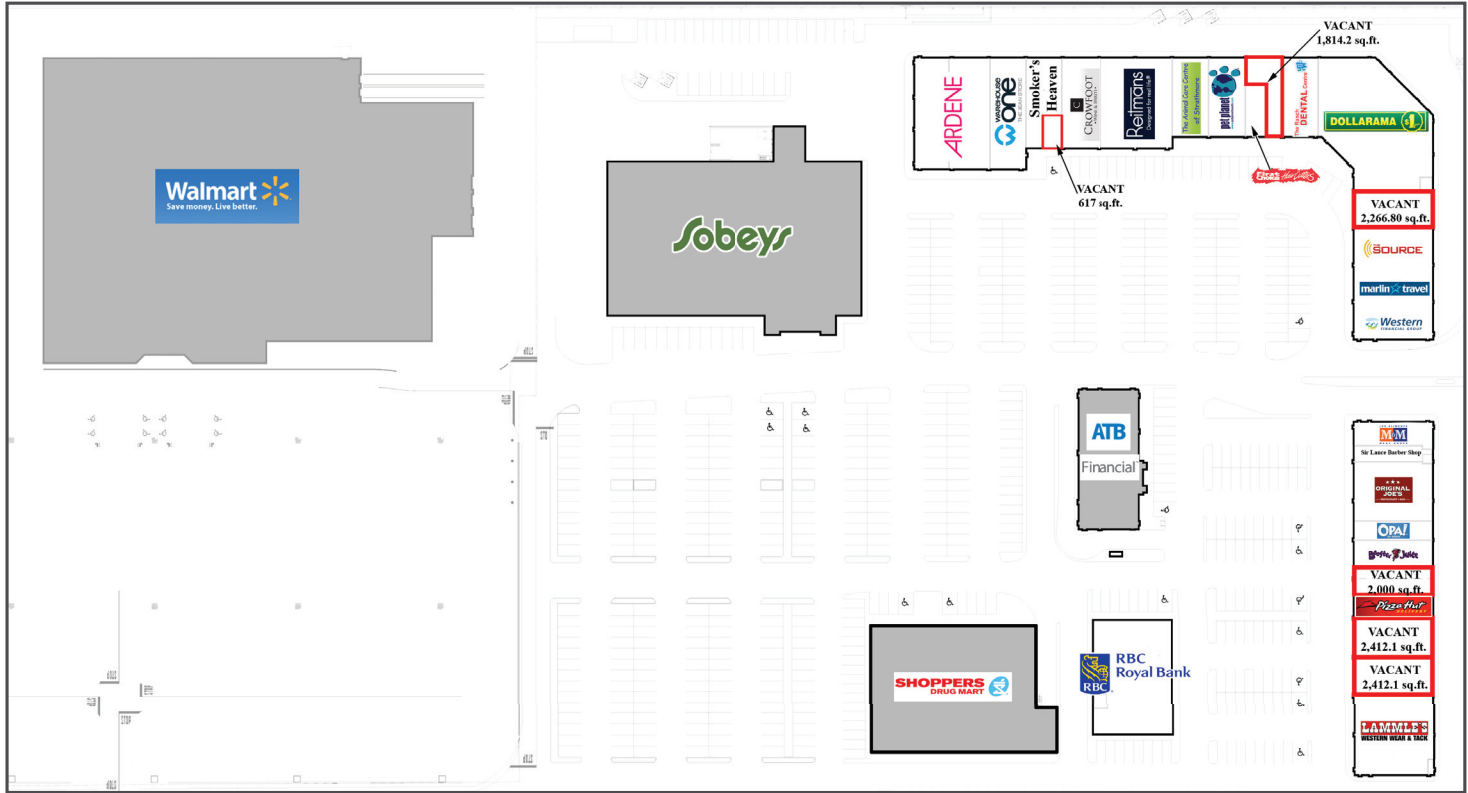
Parking Ratio: 4.3 Stalls per 1,000 Square Feet

Timing: Immediate



Jana Kalynych, Leasing Manager
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 Cel: (778) 840.1565
 jana@churchillinvestments.com

SITE PLAN



DEMOGRAPHICS:

Strathmore businesses serve a trading area of over 35,000 people.

	3KM
Total Population (2011):	12,305
Total Households (2011):	4,930
Average Household	
Income (2006 Census)	\$73,188



E.&O.E.: The Information contained herein was obtained from sources which deem reliable, and while thought to be correct is not guaranteed by Churchill Property Corporation.



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