

**STAPLES**

# **15-YEAR SALE-LEASEBACK OPPORTUNITY**

**3030 32ND AVENUE NORTHEAST, CALGARY**

# PROPERTY SPECIFICATIONS

Address	3030 32nd Avenue Northeast, Calgary
Intersection	32nd Avenue Northeast and 29th Street Northeast
Year Built	Built 1981; Renovated 1995 & 2014
GLA	56,084 SF (30,721 SF is retail and 25,363 SF is distribution)
Site Area	3.0 acres
Parking	105 parking stalls (5.34/1,000 SF)

## Investment Highlights

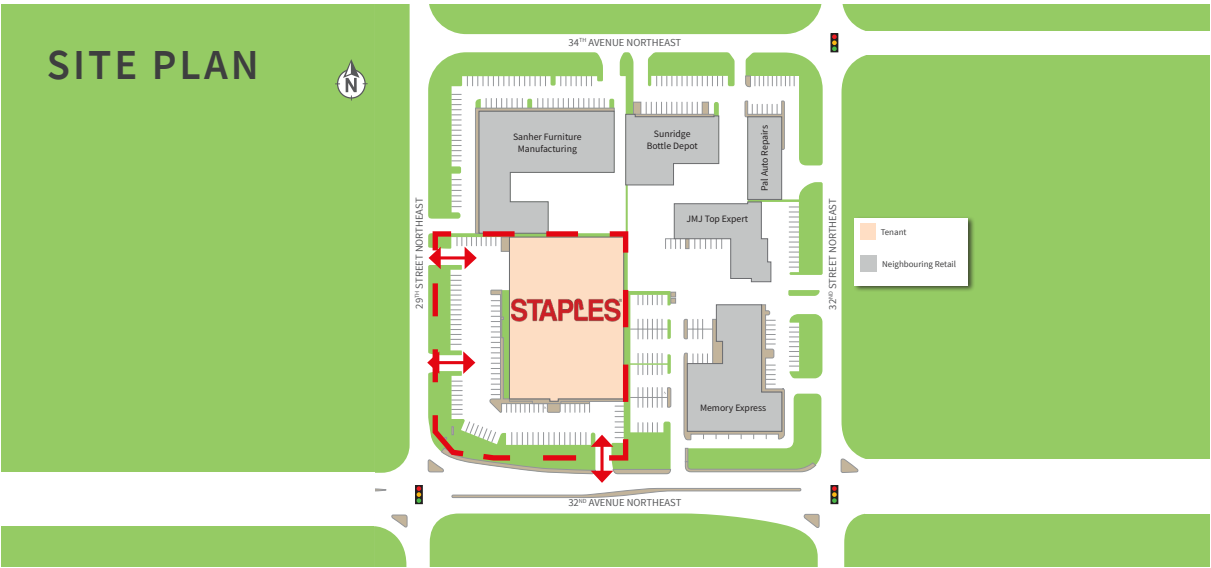
- 3030 32nd Avenue Northeast enjoys easy access at the signalized intersection of 32nd Avenue Northeast and 29th Street Northeast, and is located across the street from Costco and less than 1 km north of Sunridge Mall, a major 830,000 SF regional enclosed shopping centre in Northeast Calgary.
- The property is a 56,084 SF freestanding Staples retail store and distribution warehouse located in one of Calgary’s top retail destinations. The site has excellent frontage on 32nd Avenue Northeast, a busy east-west arterial thoroughfare.
- Northeast Calgary is one of the fastest growing areas in the city.
- The property is located on a large 3.0 acre lot and offers ample parking space.

# THE OFFERING

JLL’s National Retail Investment Group is pleased to offer for sale a 100% freehold interest in a freestanding Staples located at 3030 32nd Avenue Northeast in the heart of Northeast Calgary. The Property is situated on a 3.0 acre lot in the heart of a commercial area with a mix of retail, office, and light industrial uses. Comprised of 56,084 SF (of which 30,721 SF is retail and 25,363 SF is distribution), the property is fully leased to Staples and provides the investor with secure and increasing cash flows with a new 15 year lease term and 10% rental escalations in Years 6 and 11.

The Property is situated in one of Calgary’s top retail destinations, surrounded by national destination and convenience retailers drawing visitors from across the city and nearby region. Most notably, Staples is located across the street from Costco and less than 1 km north of Sunridge Mall – a 830,000 SF shopping centre anchored by Hudson’s Bay, Sport Chek, and H&M. Other significant draws to the area include the Calgary International Airport and Peter Lougheed Centre.

The site offers premium exposure on a busy arterial thoroughfare with over 31,000 vehicles passing the site daily. This area is well serviced by Calgary’s public transportation system and easily accessible by vehicle, being in close proximity to major transportation corridors including Deerfoot Trail, Trans-Canada Highway, 36th Street Northeast, 52nd Street Northeast, McKnight Boulevard Northeast, and Barlow Trail Northeast. These thoroughfares provide easy access to the rest of the city and province.





Downtown  
Calgary

Money  
Mart  
SHERWIN-WILLIAMS.

Ashley  
HOMESTORE

Michaels

COSTCO  
WHOLESALE

Mark's  
RONA CIBC

STAPLES

SUNRIDGE MALL  
HUDSON'S BAY SPORTCHEK  
THE CHILDREN'S PLACE SHOPPERS DRUG MART

Sobeys Penningtons  
Moore's LONDON DRUGS  
CLOTHING FOR MEN

value village  
SHOP. REUSE. REIMAGINE.

27TH STREET NORTHEAST

29TH STREET NORTHEAST

32ND STREET NORTHEAST

32ND AVENUE NORTHEAST



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