



**Anthem** 

**AVISON  
YOUNG**



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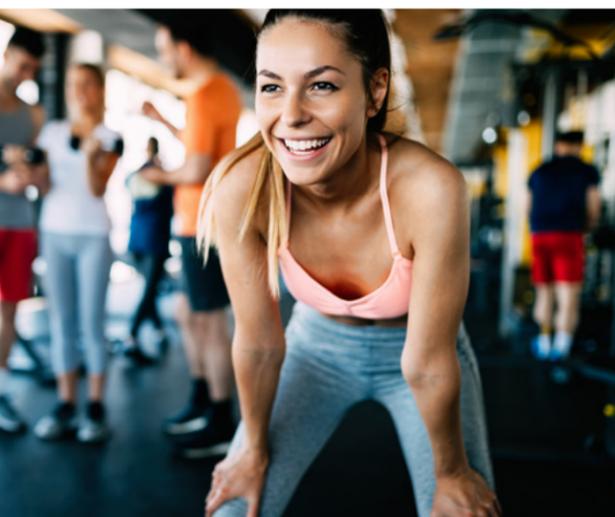
## The Vision

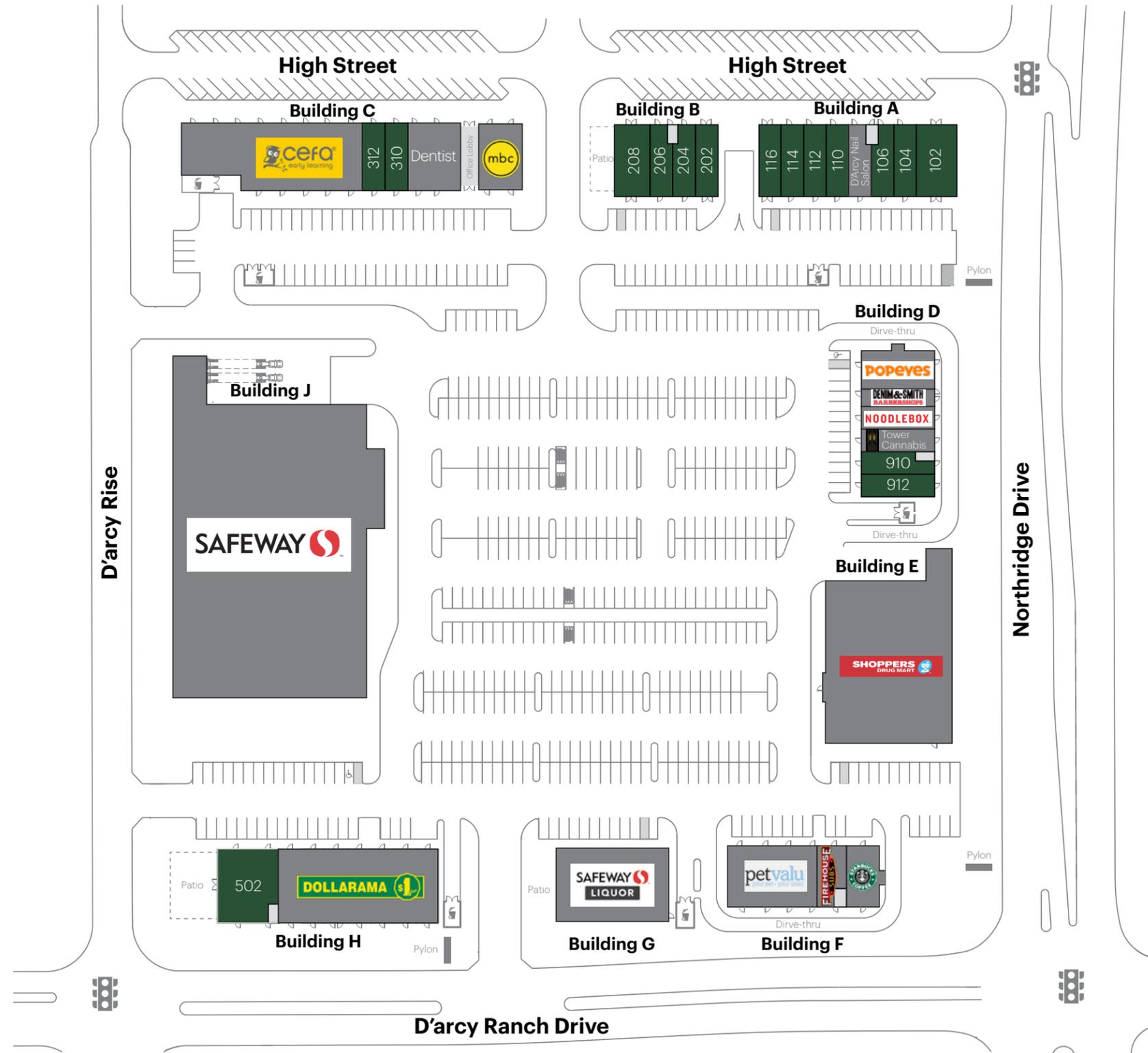


Located at the northern gateway to the Town of Okotoks, D'Arcy Crossing is a mixed use shopping centre anchored by Safeway, Shoppers Drug Mart, Dollarama and Safeway Liquor. Conveniently positioned along Northridge Drive, the main thoroughfare connecting Okotoks to Calgary, the centre is well located to service the needs of the growing local population.

D'Arcy Crossing is easily accessible and will be a one-stop-shop for commuters, making running errands before or after work convenient and stress-free. The shopping centre is designed to support the growth of the local neighborhoods with much needed commercial amenities. Current and future residents of D'ARCY and the surrounding communities will welcome D'Arcy Crossing, and will be excited for the convenience of having major everyday shops and services so close to home.

The largest and more prominent commercial centre north of the river, D'Arcy Crossing will offer tenants such as Safeway, Shoppers Drug Mart, Dollarama, Safeway Liquor, Starbucks, Pet Valu, Popeyes Chicken, CEFA, and numerous medical/professional uses. The northern portion of the centre is an urban high-street which features plazas, patios and a two-story mixed use building with ground-level retail and professional offices above. The seven retail buildings are cohesively tied together with modern ranch architecture, featuring clean lines and materials that speak to the community's rich history, bringing an elevated look and feel to the shopping centre and adding visual intrigue to the area.





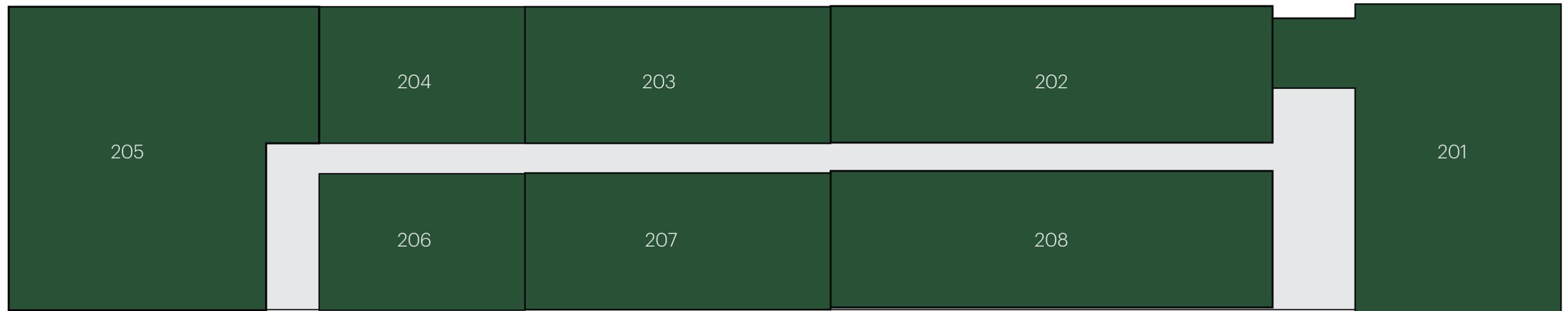
Building	Unit	Sq.ft.	Tenant Name
<b>A</b>	102	2,299	Available
	104	1,308	Available
	106	1,226	Available
	108	1,232	<b>D'Arcy Nail Salon</b>
	110	1,305	Available
	112	1,305	Available
	114	1,328	Available
	116	1,292	Available
<b>B</b>	202	1,320	Available
	204	1,226	Available
	206	1,230	Available
	208	2,126	Available
<b>C</b>	302/304	2,407	<b>Morning Brunch Co.</b>
	306/308	2,808	<b>Dentist</b>
	310	1,200	Available
	312	1,200	Available
	314-328	8,401	<b>CEFA</b>
<b>C - Second Floor Office</b>			See next page for details
<b>D</b>	902	2,408	<b>Popeye's</b>
	904	953	<b>Denim &amp; Smith</b>
	906	1,312	<b>Noodlebox</b>
	908	1,317	<b>Tower Cannabis</b>
	910	1,166	Available
	912	1,326	Available
<b>E</b>	800	17,031	<b>Shoppers Drug Mart</b>
<b>F</b>	702	1,733	<b>Starbucks</b>
	704	1,254	<b>Firehouse Subs</b>
	708	4,434	<b>Pet Valu</b>
<b>G</b>	600	6,557	<b>Safeway Liquor</b>
	<b>H</b>	502	3,410
	512	9,225	<b>Dollarama</b>
<b>J</b>	400	47,924	<b>Safeway</b>

## PROFESSIONAL BUILDING

D'Arcy Crossing offers second floor office space opportunities ranging in size from 1,278 SF to 12,458 SF.



Building	Unit	Sq.ft.	Tenant Name
<b>C</b>	201	3,026	Available
	202	2,512	Available
	203	1,920	Available
	204	1,280	Available
	205	3,720	Available
	206	1,278	Available
	207	1,920	Available
	208	2,383	Available



**2nd Floor**

# Competitive Analysis



## OPPORTUNITY IN THE NORTH

There are 5,697 homes on the north side of the river with an average of 3.3 people per household totaling 18,800 people. This represents 64.8% of Okotoks' total population of 29,002.

- 1 General Commercial Area**  
Safeway, Liquor, Fast Food, Car Dealerships
- 2 Southridge Village**  
Staples, Rexall, CIBC
- 3 General Commercial Area**  
Boston Pizza, Fast Food, Car Dealerships, TD, Macs, Esso
- 4 Centennial Village (Ronmor) ~ 60,000 sq ft**  
Shoppers, ATB, medical, small office, Coop Gas
- 5 Westmount Centre (West 18th Enterprises)**  
BMO, Visions, Petsmart, Restaurants
- 6 Cornerstone (Springwood) ~ 300,000 sq ft**  
Walmart, Sobeys, Canadian Tire, The Source & The Brick
- 7 "Town Center" Commercial Area**  
Small retail, small office, liquor, Petro Canada and Esso
- 8 Southbank Center (Rio Can) ~324,000 sq ft**  
Tenants include: Costco, Home Depot, Winners, Michaels, Dollarama, and SportChek
- 9 No Frills**



## Okotoks at a Glance

### DEMOGRAPHICS



Total Population (2020)

**31,569**



Median Age

**36.2**



Avg. Household Income

**\$116,163**



Avg. Household Size

**3.3**



Number of Households

**10,354**



Daytime Employees

**14,516**

### TRADE AREA



Total Trade Area

**85,000**

This area includes Okotoks, High River, Black Diamond, Turner Valley, Vulcan, Nanton and rural areas encompassing approximately 2,000 sq. kms. The trade area for tourism, industrial, selected retail and professional service businesses extends as far as South Calgary and southeast British Columbia. (250,000 people)

View From Above



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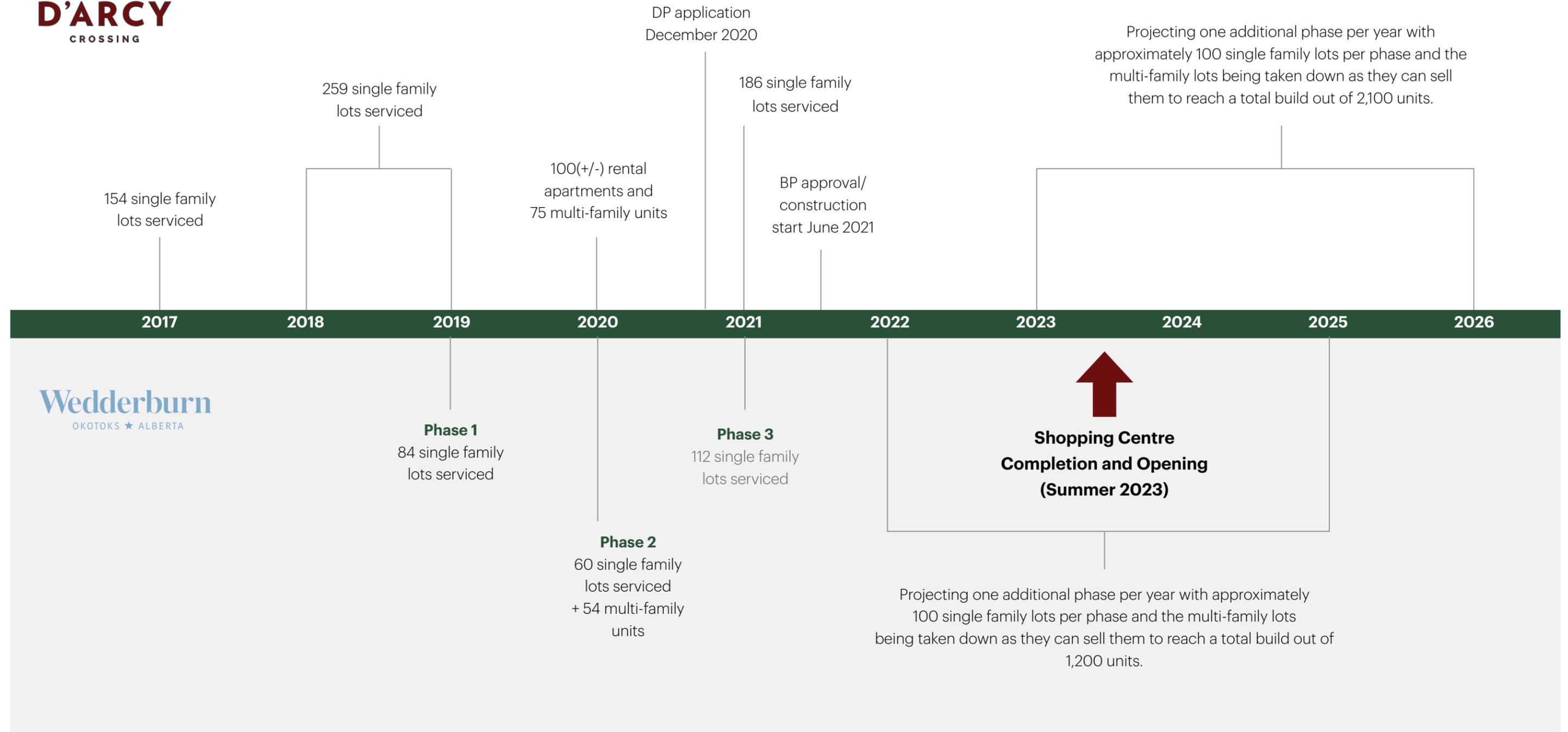


# Marquis End Cap





**D'ARCY**  
CROSSING





# About Us



Founded in 1991, Anthem is a team of over 500 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 320 residential, commercial and retail projects across western North America.

Our growing residential portfolio includes 20,500 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome and single family communities.

We own, co-own, manage or have previously owned over 9 million square feet of retail, industrial, residential rental and office space. We have developed more than 60 communities across 8,500 acres of land in Alberta, British Columbia and California.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

**We are Growing Places.**



[DarcyCrossing.com](https://DarcyCrossing.com)

The developer reserves the right to make changes and modifications to the information contained herein. Renderings and photography are representational only and are not necessarily accurate, and final design, construction and features may differ. The developer may also make such further development modifications as are permitted by the disclosure statement, as may be amended, the contract of purchase and sale between a purchaser and developer (if applicable), or otherwise. Please contact a developer sales representative for details. E & O.E.

## Leasing Contact

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