



258 Northridge Drive, Okotoks, AB

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## The Vision

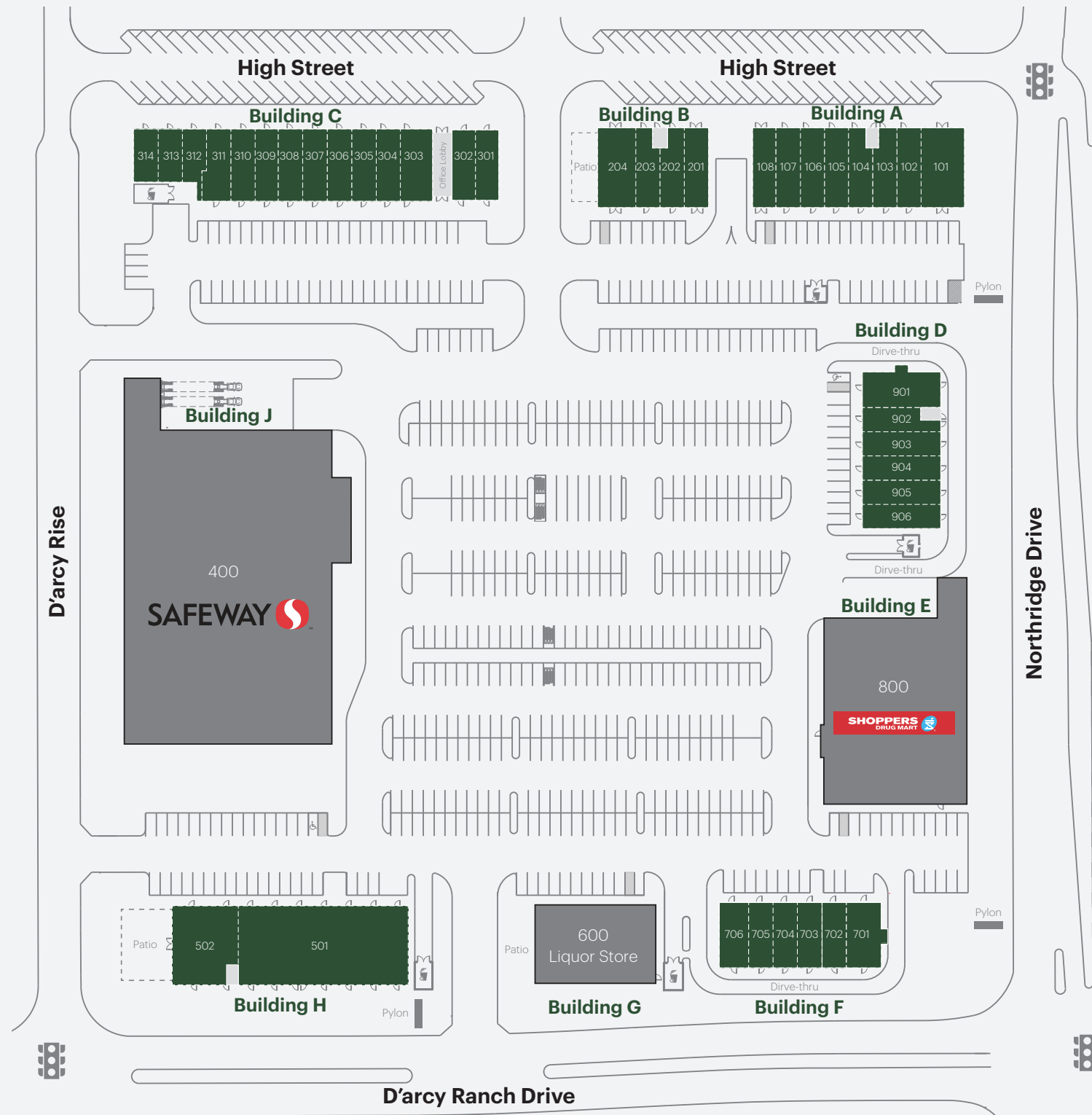


Located at the northern gateway to the Town of Okotoks, D'Arcy Crossing is a mixed use shopping centre anchored by Safeway, Shoppers Drug Mart, and a liquor store that is designed to service the needs of the growing population. Conveniently positioned along Northridge Drive, the main thoroughfare connecting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

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

The largest commercial centre north of the river, D'Arcy Crossing offers a ~47,500 sqft Safeway and ~17,000 sqft Shoppers Drug Mart, with seven additional retail buildings surrounding a shared central parking lot. The northern portion of the shopping centre is an urban high-street, which features plazas, patios and a two-storey mixed use building with ground-level retail and professional offices above. The 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. The centre will take advantage of its desirable location.

# D'ARCY Crossing Site Plan



Building	Unit	Sq.Ft.	Building	Unit	Sq.Ft.	
A	101	2,275	C - Office	201	3,125	
	102	1,300		202	2,469	
	103	1,225		203	7,090	
	104	1,225		204	5,825	
	105	1,300	D	901	2,010	
	106	1,300		902	1,165	
	107	1,300		903	1,300	
	108	1,300		904	1,300	
B	201	1,300		905	1,300	
	202	1,233		906	1,300	
	203	1,233	E	800	17,046	
204	2,080	F		701	1,703	
C	301		1,200	702	960	
	302		1,207	703	1,100	
	303		1,608	704	1,100	
	304		1,200	705	1,100	
	305		1,200	706	1,375	
	306		1,200	G	600	6,500
	307	1,200	H		501	9,100
	308	1,200		502	3,342	
	309	1,200	J	400	47,157	
	310	1,200		Safeway		
	311	1,205				
	312	713				
	313	791				
		314	890			

# 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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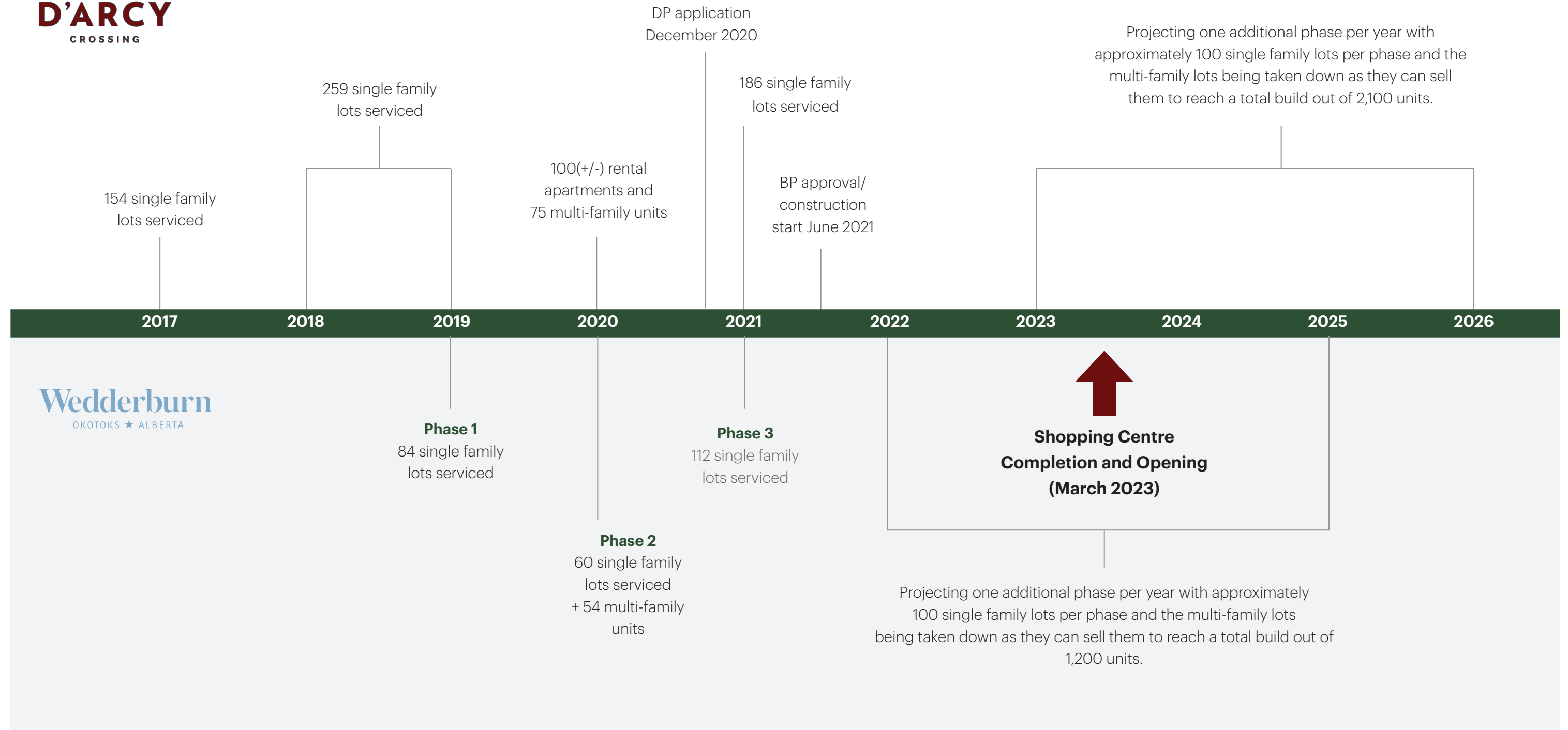


# Marquis End Cap





**D'ARCY**  
CROSSING



**Wedderburn**  
OKOTOKS ★ ALBERTA



# About Us



Founded in 1991, Anthem is a team of 400 people driven by creativity, passion and direct communication. Anthem and Anthem United have invested in, developed or managed – alone or in partnership – more than 270 residential, commercial and retail projects across western North America.

Our growing residential portfolio includes 15,000 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 8 million square feet of retail, industrial, residential rental and office space across western North America. We have developed more than 60 communities across 6,100 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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