BMO CROWFOOT

NNN BMO Investment Opportunity In Dominant NW Retail Node

101 CROWFOOT WAY NW, CALGARY, AB



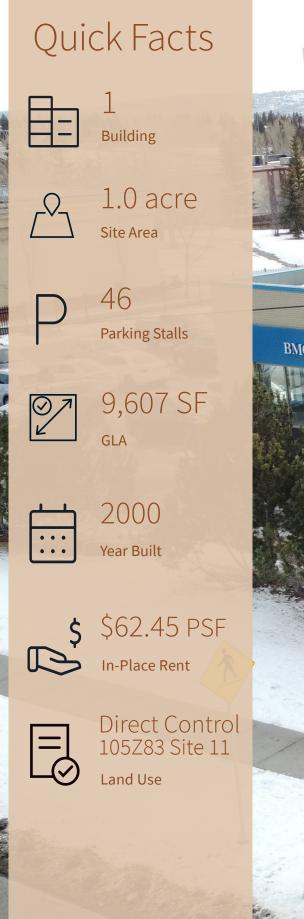
The Offering

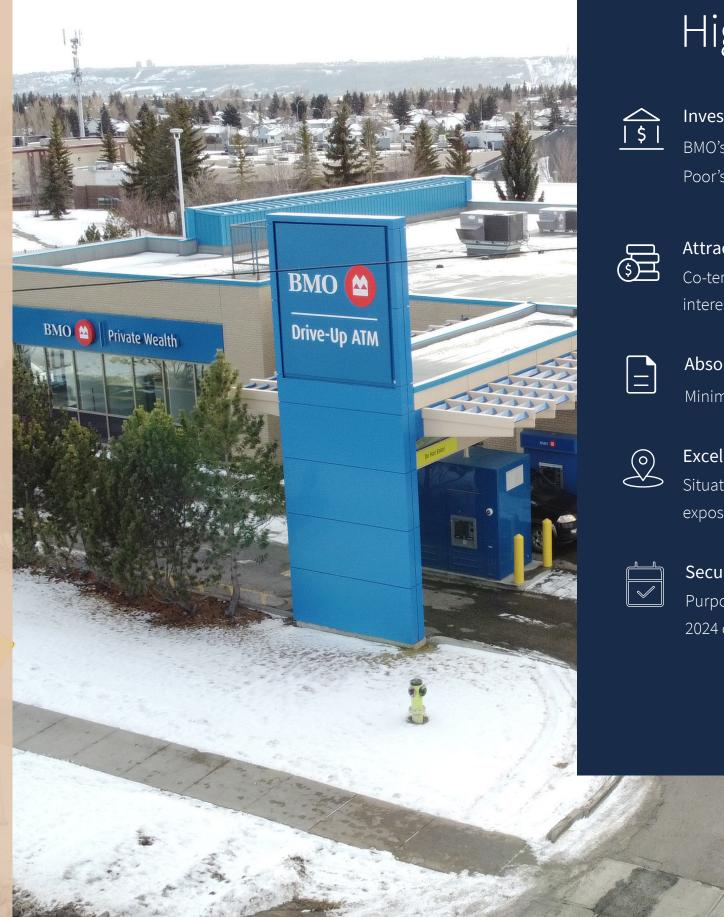
Jones Lang LaSalle Real Estate Services, Inc. ("JLL" and/ or the "Advisor") has been exclusively retained by Otis Properties Limited (the "Vendor") to present an opportunity to acquire a single-tenanted, freestanding building, featuring a drive-thru, located at 101 Crowfoot Way NW, Calgary AB (the "Property" or "Offering").

Situated in the Crowfoot Crossing Power Centre, Calgary's busiest northwest shopping destination, the Offering presents a rare opportunity to invest in a hightraffic retail hub historically tightly held by institutional owners.

The Property is 100% occupied by BMO Financial Group (Ticker: BMO; exchanges: TSX, NYSE), one of Canada's "Big Five" banks. BMO Offers financial services, including personal and commercial banking, wealth management, and investment banking. BMO currently has a market capitalization of C\$102 billion and 2024 revenue of C\$58 billion. BMO operates its BMO Bank and BMO Nesbitt Burns subsidiaries out of the Property servicing Calgary's Northwest communities for over 20 years.







Investment Highlights

Investment Grade Credit Tenant BMO's credit rating from Standard & Poor's (S&P) is A+

Attractive Assumable Debt Co-terminus debt facility with a fixed interest rate of 2.50% per annum

Absolute NNN Lease Minimal landlord responsibilities

Excellent Visibility

Situated on 1.0 acre with prominent exposure to Crowfoot Way NW

Secure Tenancy

Purpose built for BMO. BMO paid 2024 capital improvements of ~\$1.5M



Strong Demographics

Over 276,853 residents live within an 8 km radius. Average household income for this trade area is \$146,609



Drive Thru Lanes Two drive-thru ATM lanes with allturn access off Crowfoot Way NW



Dominant Retail Node

Located in one of the strongest retail nodes in the city of Calgary. Retail sales and rental rates in this area are among the highest in the City

Indigo SPORTCHEK SAFEWAY RON/+ BMO 🖴 **CROWFOOT CROSSING CENTRE**

CROWCHILD TRAIL NW

Crowfoo LRT

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Location Overview

The Property fronts Crowfoot Way in the Crowfoot Crossing Power Centre, located within Calgary's Arbour Lake community. The centre features excellent vehicular access via Crowchild Trail and Nose Hill Dr NW, as well as public transportation from the nearby Crowfoot LRT Station. Crowfoot Crossing services nearly half of Calgary's NW communities, offering a diverse mix of national and local retailers, a movie theatre, car dealerships, and medical services, such as Rona, Cineplex, Joeys, Indigo, and Safeway.

Crowfoot Crossing borders the communities of Arbour Lake, Hawkwood, Ranchlands, Scenic Acres, and Silver Springs. Within a 10-min driving radius, there are over 60,000 dwellings.





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For more information, **please contact**

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