

# 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 high-traffic 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.



## Quick Facts



1  
Building



1.0 acre  
Site Area



46  
Parking Stalls



9,607 SF  
GLA



2000  
Year Built



\$62.45 PSF  
In-Place Rent



Direct Control  
105Z83 Site 11  
Land Use



## Investment Highlights



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



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



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



**Drive Thru Lanes**  
Two drive-thru ATM lanes with all-turn access off Crowfoot Way NW



**Absolute NNN Lease**  
Minimal landlord responsibilities



**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



**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



Indigo

SPORT CHEK

SAFeway

RONA+

BMO

CALGARY CO-OP

CROWFOOT CROSSING CENTRE

NOSE HILL DR NW

Crowfoot LRT

CROWCHILD TRAIL NW

## 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, Joeyes, 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**

**Casey Stuart, SIOR\***  
*Executive Vice President*  
+1 403 456-3247  
Casey.Stuart@jll.com

**Ryan Murphy, AACI\***  
*Vice President*  
+1 403 456-5582  
RyanJ.Murphy@jll.com

**Matthew T. Smith\***  
*Executive Vice President, Practice Lead*  
JLL's National Retail Investment Group  
+1 416 304 6004  
MatthewT.Smith@jll.com

**Nick Macoritto\***  
*Executive Vice President*  
JLL's National Retail Investment Group  
+1 416 238 5874  
Nick.Macoritto@jll.com

**Andy Nguyen**  
*Analyst (Unlicensed)*  
+1 587 881-0170  
Andy.Nguyen@jll.com