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**Anthem**

**AVISON  
YOUNG**

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## The Vision

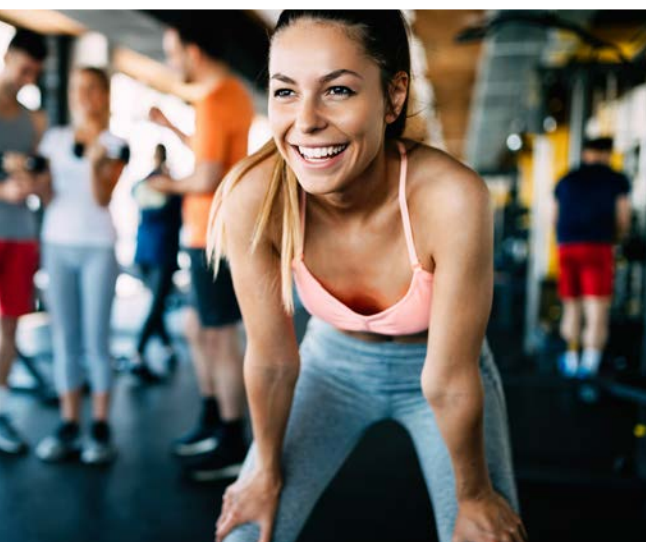


Located at the northern gateway to the Town of Okotoks, D'Arcy Crossing is a mixed use shopping centre anchored by Safeway, Shoppers Drug Mart, Dollarama and Safeway Liquor. Conveniently positioned along Northridge Drive, the main thoroughfare connecting Okotoks to Calgary, the centre is well located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





# Okotoks at a Glance

\* Environics Analytics 2024 | Statistics Canada (5km radius)

## DEMOGRAPHICS\*



Population  
**35,740**



Median Age  
**52**



Avg. Household Income  
**\$137,023**



Family Status  
**50.4%**  
Couple with children  
at home



Households  
**12,684**



Population  
**+5.6%**  
Between 2018  
and the current year

## TRADE AREA

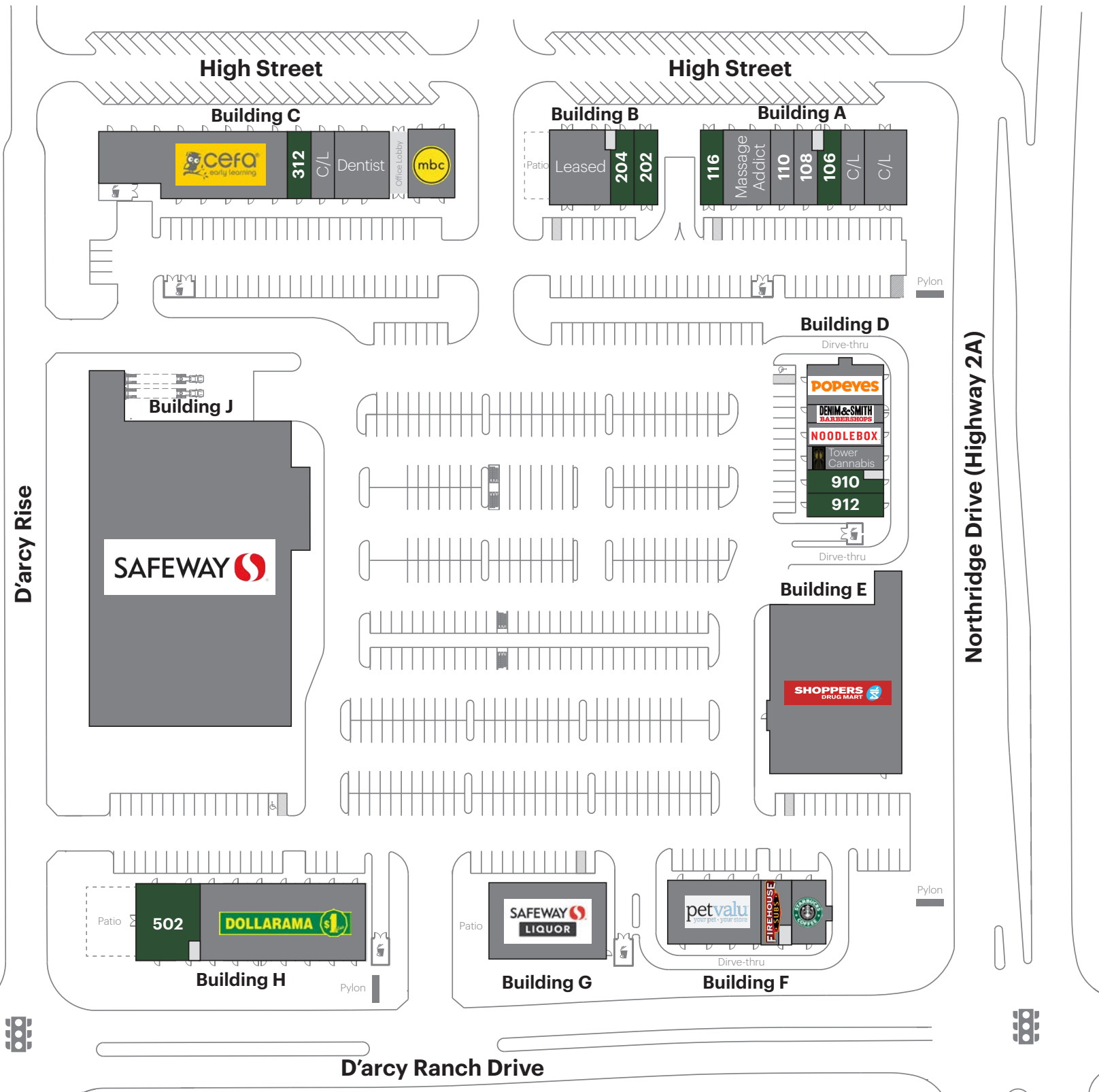


Total Trade Area  
**85,000**

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)

Overall





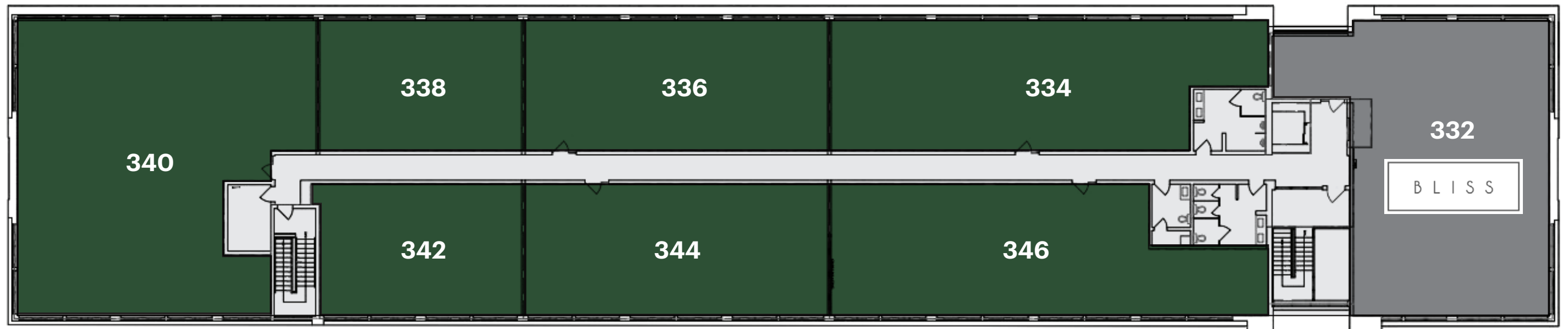
Building	Unit	Sq.ft.	Tenant Name
<b>A</b>	102	2,299	Available
	104	1,308	Available
	106	1,226	Available
	108	1,232	<b>D'Arcy Nail Salon</b>
	110	1,305	<b>New York Pizzeria</b>
	112/114	2,612	<b>Massage Addict</b>
	116	1,313	Available
<b>B</b>	202	1,320	Available
	204	1,226	Available
	206/208	3,356	<b>Leased</b>
<b>C</b>	302	2,439	<b>Morning Brunch Co.</b>
	306	2,835	<b>Dentist</b>
	310	1,209	Available
	312	1,209	Available
	318	8,466	<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	1,164	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	Available
	512	9,225	<b>Dollarama</b>
<b>J</b>	400	47,924	<b>Safeway</b>



# Professional Building Site Plan

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>	332	2,963	<b>Bliss Studios</b>
	334	2,474	Available
	336	1,890	Available
	338	1,269	Available
	340	3,685	Available
	342	1,271	Available
	344	1,897	Available
	346	2,359	Available









# 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**

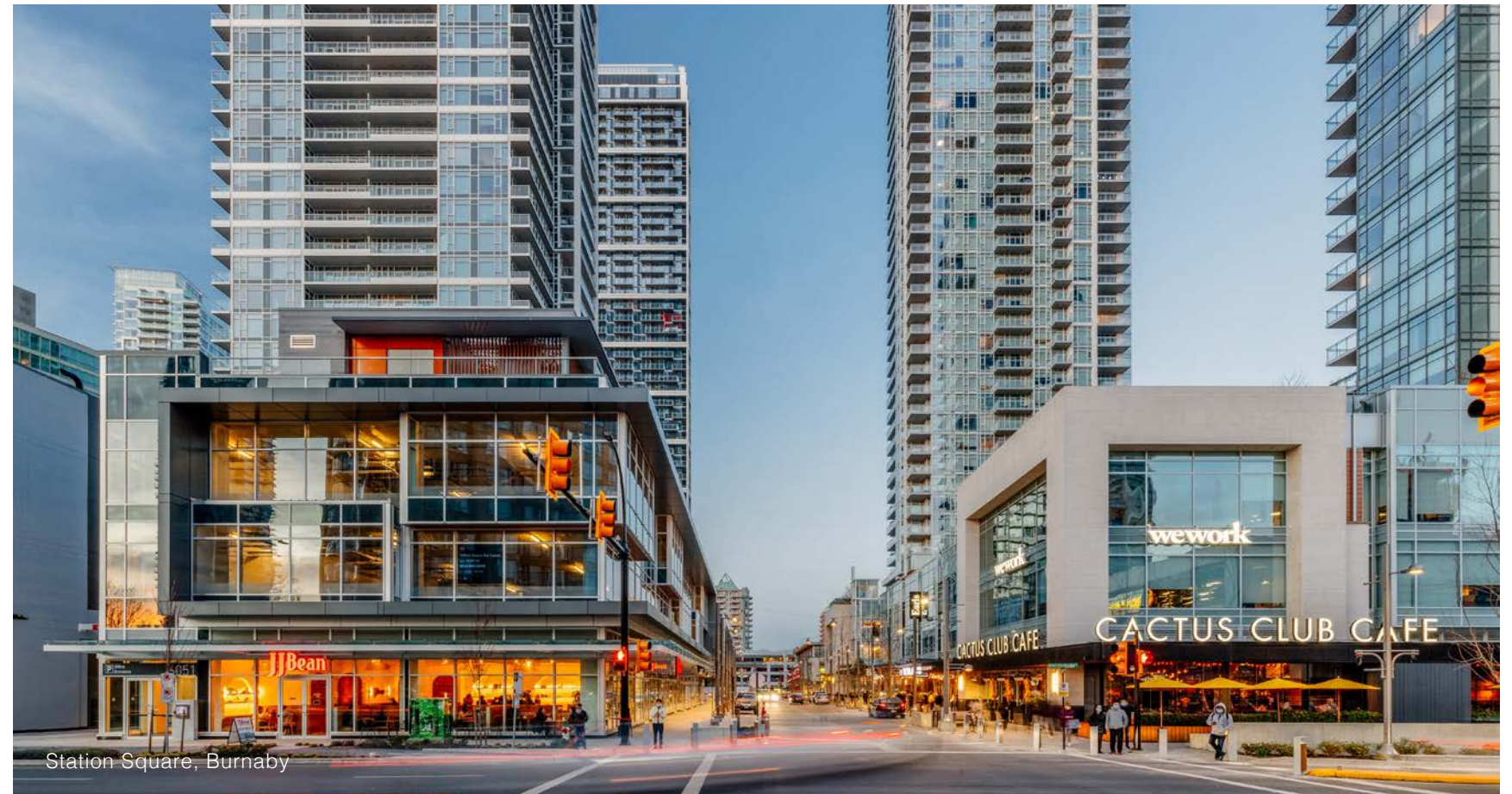


Founded in 1991, Anthem is a team of 500 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 320 residential, commercial and retail projects across western North America.

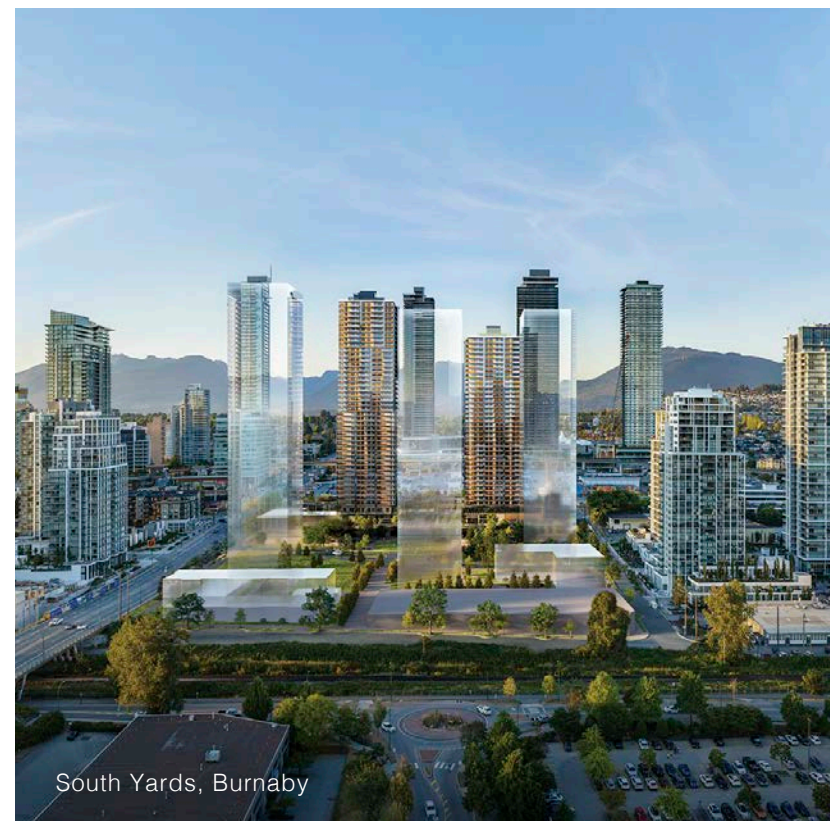
Our growing residential portfolio includes 20,500 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome, rental and single family communities.

We own, co-own, manage or have previously owned over 9 million square feet of retail, industrial 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.**



Station Square, Burnaby



South Yards, Burnaby



SOCO, Coquitlam



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

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## Leasing Contact

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