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**AVISON
YOUNG**



Northridge Drive (Highway 2A)

D'ARCY CROSSING
258 Northridge Drive, Okotoks, AB

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The Vision

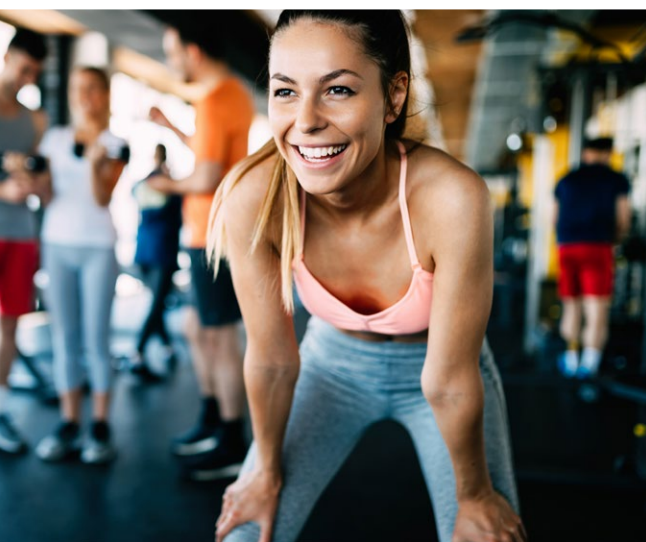


Located at the northern gateway to the Town of Okotoks, D'Arcy Crossing is a mixed use shopping centre anchored by Safeway, Shoppers Drug Mart, Dollarama and Safeway Liquor. Conveniently positioned along Northridge Drive, the main thoroughfare connecting Okotoks to Calgary, the centre is well located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

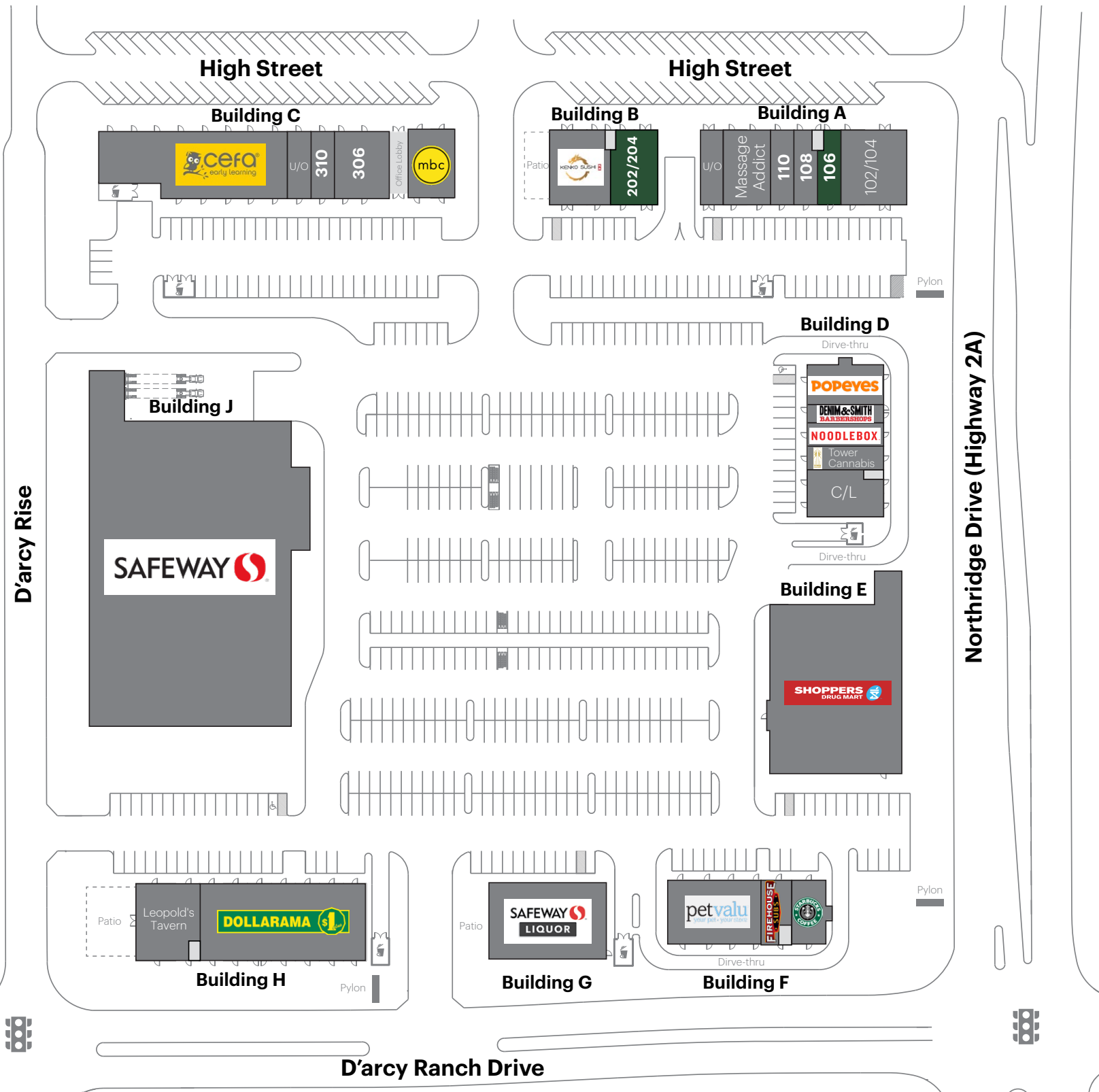
TRADE AREA



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)



Building	Unit	Sq.ft.	Tenant Name	
A	102/104	3,607	Rejuvenation Dermatology	
	106	1,226	Available	
	108	1,232	D'Arcy Nail Salon	
	110	1,305	New York Pizzeria	
	112/114	2,612	Massage Addict	
	116	1,313	Under Offer	
B	202/204	2,546	Available	
	206/208	3,356	Kenko Sushi	
C	302	2,439	Morning Brunch Co.	
	306	2,835	D'Arcy Dental	
	310	1,209	Expedia Cruises	
	312	1,209	Under Offer	
	318	8,466	CEFA	
C - Second Floor Office			See next page for details	
D	902	2,408	Popeye's	
	904	953	Denim & Smith	
	906	1,312	Noodlebox	
	908	1,317	Tower Cannabis	
	910/912	2,490	Conditionally Leased	
E	800	17,031	Shoppers Drug Mart	
	F	702	1,733	Starbucks
		704	1,254	Firehouse Subs
708		4,434	Pet Valu	
G	600	6,557	Safeway Liquor	
	H	502	3,410	Leopold's Tavern
512		9,225	Dollarama	
J	400	47,924	Safeway	



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
C	332	2,963	Bliss Studios
	334	2,474	Available
	336	1,890	Available
	338/340	4,954	Arcan Construction
	342	1,271	Available
	344	1,257	Available
	346	3,005	Under Offer





Prominent restaurant opportunity with west facing patio - Building H (Unit 502)



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**
FreshCo, 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**

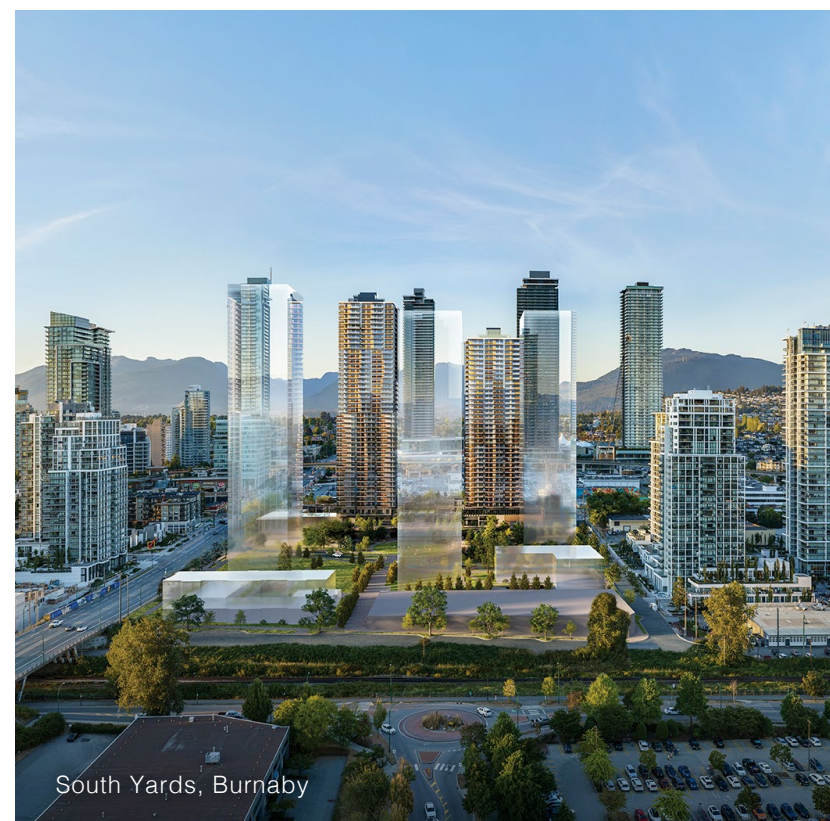


Founded in 1991, Anthem is a team of 850+ people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 400 residential and commercial projects across North America.

Our growing residential portfolio includes 44,000 homes that are complete, in design or under construction, from mixed-use residential to townhome, rental and single-family homes.

We own, co-own, manage or have previously owned 12 million square feet of retail, industrial and office space, and our land portfolio includes more than 60 communities, spanning 9,100 acres across Canada and the United States.

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

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V 03/05/25

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