JLL

FOR SALE

Dominant Grocery and Costco Shadow-Anchored Centre

THE OPPORTUNITY

JLL's National Retail Investment Group is pleased to offer for sale a 100% leasehold interest in The Shops at Buffalo Run (the "Property" or "TSBR"), a dominant 279,756 SF retail power centre situated on 26.32 acres in Tsuut'ina Nation, Alberta.

The Property is currently 93.7% leased to a diverse mix of premier daily needs, medical, and service-oriented tenants. The Property is shadow-anchored by a highly successful regional Costco, and an upcoming Real Canadian Superstore, which serve as powerful consumer draws for this thriving retail power centre. Key tenants at the Property include Gold's Gym, Petzoic Vet Hospital, Dollarama, BMO, and TD Canada Trust, offering investors a highly secure, long-term cash flow with a weighted average lease term of 9.0 years.

The Property boasts an exceptional regional draw at the intersection of Buffalo Run Boulevard and Tsuut'ina Trail (SW Calgary Ring Road), where an impressive 80,000 vehicles pass daily on Tsuut'ina Trail. TSBR directly serves the affluent, established surrounding SW Calgary neighbourhoods including Cedarbrae, Woodbine, and Oakridge. The immediate trade area boasts premium demographics, featuring a growing population of over 30,000 within a 3 km radius and a remarkable average household income exceeding $165,000.

KEY FACTS

ADDRESS
11501 Buffalo Run Boulevard, Tsuut'ina Nation, AB

INTERSECTION
Buffalo Run Boulevard and Tsuut'ina Trail

YEAR BUILT
2023/2024

279,756
GLA (SF)

26.32
ACRES

93.7%
LEASED

1,086
PARKING STALLS

9.0
WALT (YEARS)

BUFFALO RUN PHARMACY
PëtzoicVet HOSPITAL
Children's Dental HEALTH CENTRE
DOLLARAMA
TD
mattress mattress
COSTCO WHOLESALE
SHADOW-ANCHOR
GOLD'S GYM
Petfinity
BMO
Tim Hortons
201
TSUUT'INA TRAIL (SW CALGARY RING ROAD)
Gleam White CAR WASH
Bluebird Self Storage
SHADOW-ANCHORS
BUFFALO RUN BOULEVARD
REAL CANADIAN SUPERSTORE
OPENING 2026

PROPERTY HIGHLIGHTS

DOMINANT SHADOW-ANCHOR DRAW

The Property is shadow-anchored by a top-performing, regional Costco and sits immediately adjacent to a brand new, state-of-the-art Real Canadian Superstore opening in 2026. Together, these two retail giants will serve as massive, high-volume consumer traffic generators, solidifying TSBR as the premier grocery and daily-needs destination in southwest Calgary.

WELL-DESIGNED, SUSTAINABLE ASSET

Featuring modern, contemporary architecture, the Property incorporates natural materials and public art that honour the rich cultural heritage of the Tsuut'ina Nation. The institutional-quality asset boasts ample surface parking, multiple access points, and a core commitment to BUILT GREEN® sustainability standards.

STRATEGIC LOCATION

Positioned at Tsuut'ina Trail (SW Calgary Ring Road) and Buffalo Run Boulevard on a massive 26.32-acre site, the Property serves as the primary commercial hub connecting Calgary's established, affluent southwest communities with the rapidly expanding Tsuut'ina Nation, and the newly developed and expanding Alpine Park community directly to the south.

VISIONARY MASTER-PLANNED DEVELOPMENT

The Property is the premier commercial cornerstone of Taza, a visionary 1,200-acre, 700,000+ retail SF, three-village, master-planned development. Developed in partnership with Canderel, Taza is one of the largest First Nations developments in North America, driving substantial regional commercial and residential expansion.

ELITE DEMOGRAPHICS & POWERFUL SPENDING

The Property serves an exceptionally wealthy trade area. Locally, the 3 km population of 30,074 is projected to grow by 5.93% over the next five years, supported by an average household income of $165,836. This regional draw expands to 83,934 residents within a 5 km radius, with a remarkable average household income of $183,372. The centre secures highly robust retail demand in the immediate trade area, with the Property's anchor tenant and shadow anchors pulling from an even greater distance.

STRONG FINANCIALS

Comprised of 279,756 SF of GLA, the Property is currently 93.7% leased, with leasing momentum on the balance of the complex. Investors are offered a highly predictable and secure cash flow stream backed by an exceptional weighted average lease term (WALT) of 9.0 years and a robust mix of tier-one national brands.

SITE PLAN

Tenant | Available | Nearby Retail

LOCATION OVERVIEW

Calgary is the largest city in the province of Alberta and the primary economic engine of Western Canada. The Property is located along the southwestern edge of the Calgary Metropolitan Area within the Tsuut'ina Nation, fronting the newly completed southwest transit corridor.

Surrounding the Property is Taza, a visionary 1,200-acre, $10-billion master-planned development, with several affluent, established residential neighbourhoods located immediately to the north, east, and south including Cedarbrae, Woodbine, and Oakridge.

The Property is shadow-anchored by a highly successful regional Costco and sits adjacent to a brand-new, state-of-the-art Real Canadian Superstore scheduled to open in 2026. This powerful, dual-grocery shadow-anchor combination acts as a massive regional draw, driving consistent, high-volume consumer traffic to the node. The adjacent 228,000 SF Seven Chiefs Sportsplex serves as a strong recreational draw to the Property, boasted as the largest sporting and fitness facility in Western Canada, offering three NHL-size rinks and a 50,000 SF gymnasium.

Southwest Calgary and the adjacent Taza communities have experienced significant recent growth, supported by substantial ongoing residential and commercial investment. Within a 10 km radius of the Property, the population stands at 344,091, representing a strong 12.5% growth over the previous five years and a projected 9.5% increase over the next five years.

This highly affluent demographic boasts an average household income of CA$201,445 and a median household income of CA$116,820. Additionally, local households demonstrate robust purchasing power with an average total expenditure of CA$183,829, which is 32% higher than the national average.

The area is well-serviced by multi-modal public transportation, featuring integrated bus routes and an extensive network of multi-use pathways that seamlessly connect the Property to Calgary's regional trail system. The Property occupies an unparalleled transit location directly fronting the Tsuut'ina Trail section of the Southwest Ring Road (Highway 201), exposing the site to over 80,000 vehicles daily. This superior highway connectivity places the asset within 17 minutes of Deerfoot Trail (Highway 2), 20 minutes of Downtown Calgary, and 25 minutes of the Calgary International Airport.

N
201
2
CALGARY INTERNATIONAL AIRPORT
201
SOUTHERN ALBERTA INSTITUTE OF TECHNOLOGY
1A
UNIVERSITY OF CALGARY
1
1
CALGARY DOWNTOWN
MOUNT ROYAL UNIVERSITY
2
OAKRIDGE NEIGHBOURHOOD
SEVEN CHIEFS SPORTSPLEX
201
CEDARBRAE NEIGHBOURHOOD
THE SHOPS AT
Buffalo Run
SOUTHCENTRE MALL
ST. MARY'S UNIVERSITY
WOODBINE NEIGHBOURHOOD
201
17
Minutes
Deerfoot Trail (Highway 2)
20
Minutes
Downtown Calgary
25
Minutes
Calgary International Airport

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THE SHOPS AT

Buffalo Run

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