

# FOR LEASE

## Build-to-suit Restaurant Pad Site at Cross Roads Commercial Park



### CROSSIRON MILLS

At 1.4 million square feet, and 674 acres, **CROSSIRON MILLS** is the biggest one-level shopping centre in Alberta featuring 200 specialty stores and premium brand outlets, and 17 large-format anchor stores. The property offers the best features of a traditional shopping centre, the big anchor brands of a major power centre, and destination architecture and entertainment – all in one showstopping location.

The centre is home many Alberta firsts, including Bass Pro Shops, Calvin Klein Outlet, Bed, Bath & Beyond, Pro Hockey Life, True Religion Brand Jeans Outlet, Hugo Boss Outlet, Coach Factory and Coach Men's. The centre also has many "biggest-in-Alberta" retailers including La Senza, The Children's Place, Tommy Hilfiger Outlet, Laura Superstore and XXI Forever.



東方新天地

### NEW HORIZON MALL

**NEW HORIZON MALL** will attract hundreds of thousands of people from Calgary and surrounding communities: Airdrie, Red Deer, Crossfield, Carstairs, Didsbury, Olds, Stettler, Three Hills, Drumheller, Strathmore, Cochrane, Sundre, and more. Over 500 retail boutiques offer an untold variety of goods and services.



A 600,000-square-foot **AMAZON'S DISTRIBUTION FACILITY** built in Balzac's Nose Creek Business Park, where the company packs and ships orders received from online customers.

### RACETRACK CASINO

**CENTURY DOWNS RACETRACK AND CASINO** is owned and operated by Century Casinos. Century Downs is one of two "A-level" horse racing venues in the province of Alberta. The casino features 550 slot machines, seven VLTs, and an off-track betting area. Dining facilities include a lounge and the Mid City Grill restaurant.

### PROPERTY INFORMATION

- Build-to-suit Restaurant Pad Site at Cross Roads Commercial park located at intersection of Dwight McLellan Trail and Wagon Wheel Boulevard (see next page).
- Anchored by two hotels – Days Inn and Home Inn (future development)

### CROSS ROADS COMMERCIAL PARK

- Positioned on the outskirts of the Calgary city limits in the booming municipality of Rocky View, the Cross Roads Commercial Park represents an exceptional opportunity to benefit from the development-rich Calgary-Edmonton Corridor.
- 59 acres of prime commercial land with commenced development
- Adjacent to CrossIron Mills Mega Mall Super Regional Shopping Centre by Ivanhoe Cambridge.
- Adjacent to the Racing Entertainment Centre by United Horsemen of Alberta
- A unique landmark development 2 km north of Stoney Trail (Ring Road)/Deerfoot Trail interchange
- Adjacent to QE II Highway, the busiest transportation corridor in Alberta
- The area is already home to over a dozen anchor tenants as well as approximately 175 specialty stores (mall)
- This centre is being developed in Canada's most affluent and well-educated major market boasting the highest Retail Sales Per Capita

FOR MORE  
INFORMATION  
OR TO VIEW,  
PLEASE  
CONTACT:

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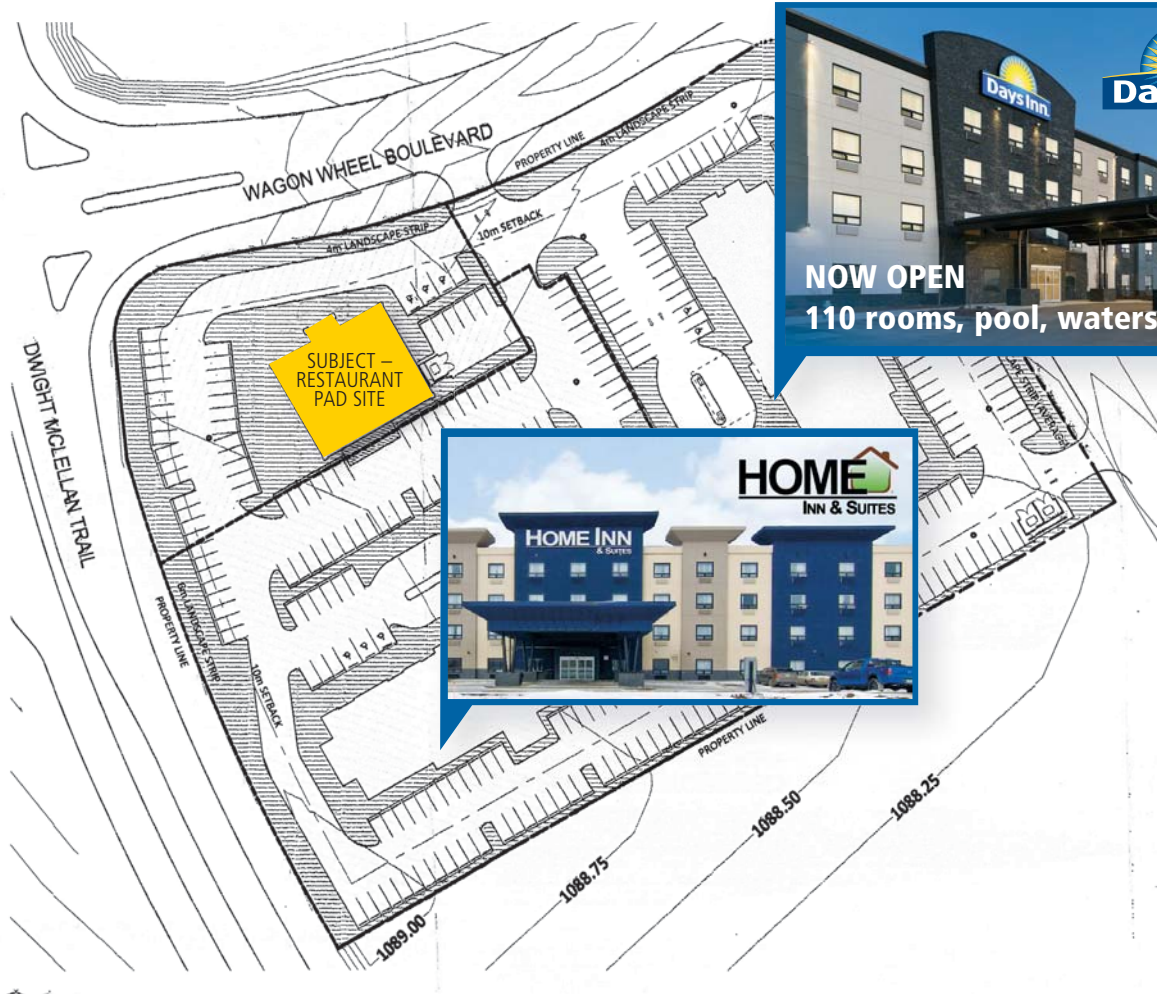


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The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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