

H O R I Z O N 4 8



* Placement and design of buildings and exteriors subject to change prior to Development Permit submission

Retail and Industrial for Lease and Purchase

North East Calgary's Premier Retail & Industrial Development

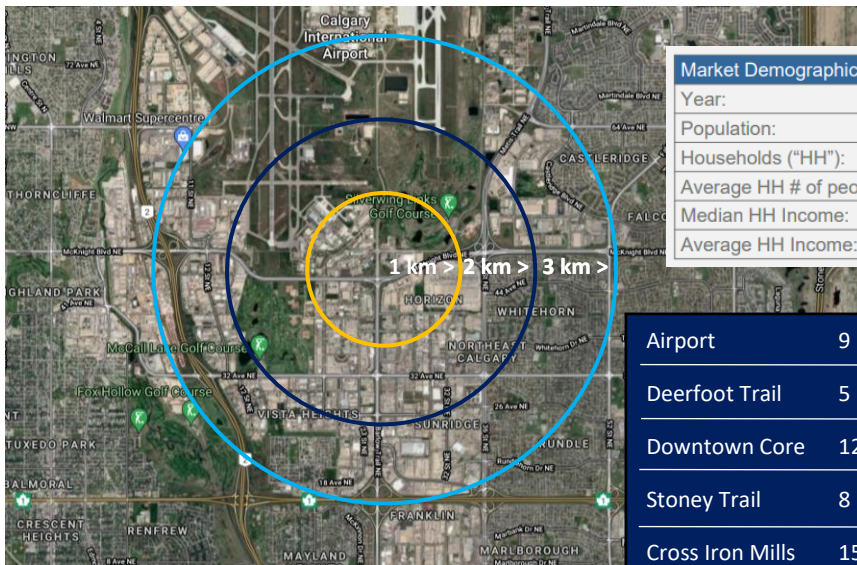
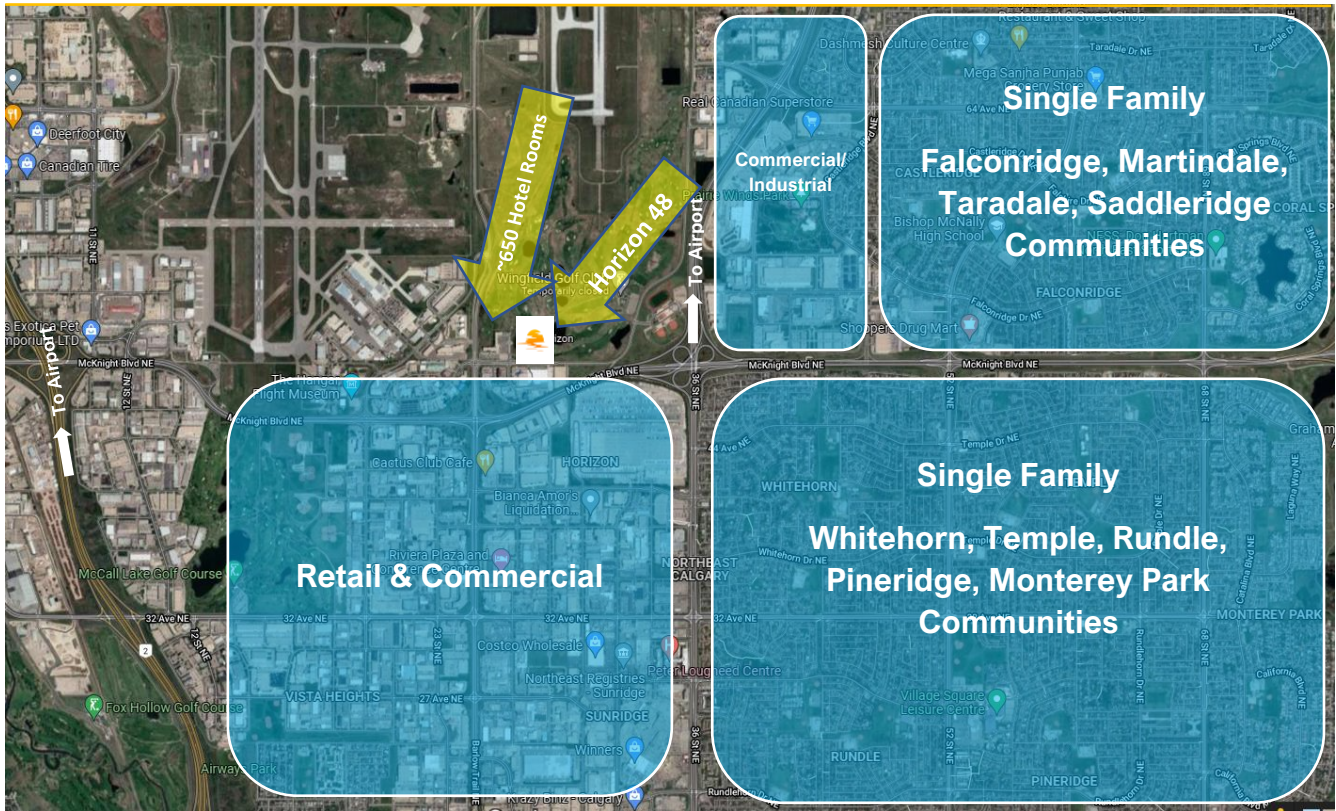
Horizon 48 will be a retail and industrial development with a Canco Gas station, One Stop convenience store, Blue Bird Self Storage, Quick Serve Restaurant and a major food and beverage wholesaler and distributor. Other opportunities include liquor, cannabis, lighting, plumbing, flooring, cabinet showroom and other retail. At 4.5 acres and located at 2600 – 2650 48 Avenue NE in Calgary, it is highly visible to commuters exiting Metis trail to McKnight Blvd and commuters on McKnight Blvd. 48th Avenue gets ~13,000 vehicles/day and it is a one-minute drive from McKnight and Barlow Trail NE, with approximately ~50,000 vehicles/day* on McKnight and ~37,000 vehicles/day on Barlow. All traffic stats complementary of City of Calgary 2019 Weekday Traffic Volume Flow Maps.

Property Features

- Canco Gas station, One Stop Convenience Store, Blue Bird Self Storage and QSR
- Two retail CRUs at 1,800 SF each
- 36 and 40 foot industrial bays with space for 30 foot truck trailer off-loading
- Industrial bays as small as ~2,500 SF
- Three entry points; Access to development quick and easy when driving east and west on 48th Avenue
- Services the expanding NE Calgary quadrant
- 80 surface parking stalls
- Traffic volume 13,000 VPD on 48th Avenue, 50,000 VPD on McKnight and 37,000 VPD on Barlow*
- ~650 hotel rooms on adjacent to property (estimated 5 – 10% hotel guests access retail development daily)
- Proximity to YYC airport
- Pylon signage opportunities available



Horizon 48 is a new ~7,500 SF retail and ~90,000 SF industrial development located in the expanding North East quadrant of Calgary in close proximity to McKnight and Barlow NE



Market Demographics	3K	3K	5k	5k
Year:	2020	2025	2020	2025
Population:	26,283	27,435	149,153	157,316
Households ("HH"):	7,665	7,992	47,618	50,097
Average HH # of people:	3.4	3.4	3.1	3.1
Median HH Income:	\$75,055	\$84,376	\$76,368	\$86,230
Average HH Income:	\$86,817	\$98,305	\$90,685	\$103,127

Airport	9 minutes
Deerfoot Trail	5 minutes
Downtown Core	12 minutes
Stoney Trail	8 minutes
Cross Iron Mills	15 minutes
Airdrie	20 minutes

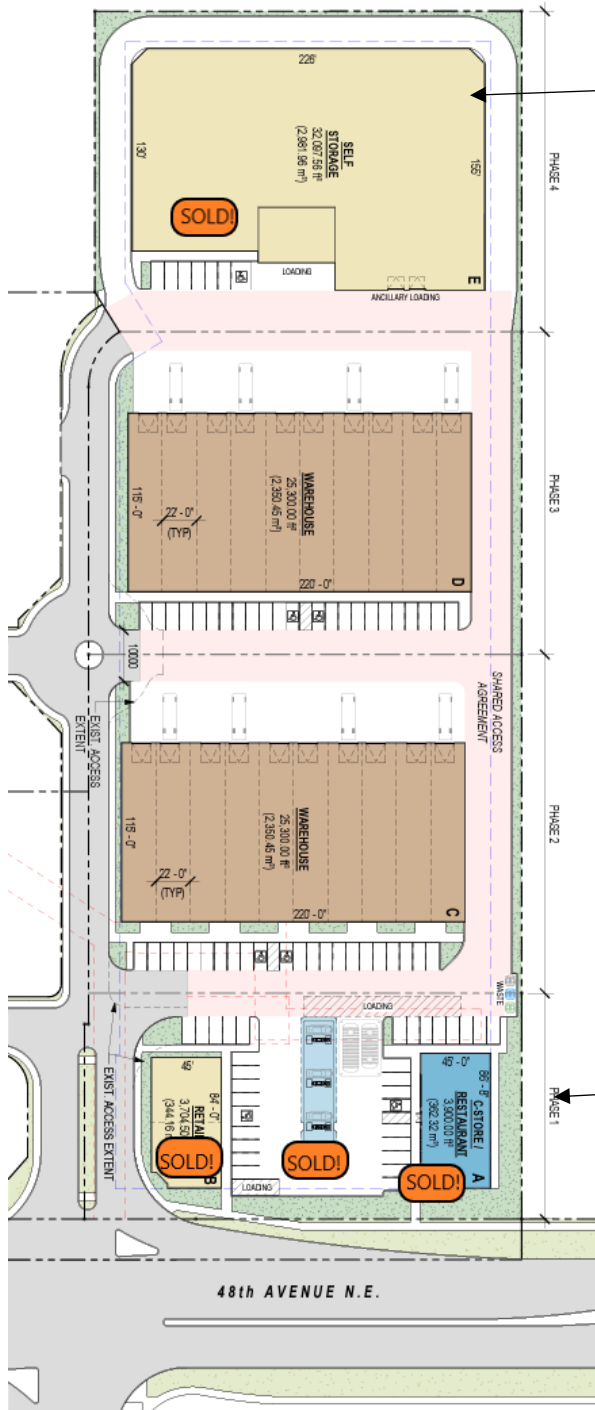
Horizon 48 Site Plan and Future Tenants*



Residence Inn By Marriott, Calgary Airport**

Courtyard By Marriott, Calgary Airport**

Marriott Conference Centre**



Other Potential Uses

- Medium Industrial
- Building Supply Show Room
- Manufacturing
- Auto Service Centre
- Restaurant
- Liquor
- Cannabis
- And more



*Brands that have committed to Horizon 48
 **Not to scale and hotel parking lot between hotels and development.



Property Gallery and Demographics



Horizon 48 Industrial Design Concepts



* All images throughout are renderings of the development and buildings. The appearance, design, colours, materials, placement and all other design elements are subject to change.



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Horizon 48 Renderings



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