



— The —
Gateway
AT THREE SISTERS

Leasing Opportunities

Retail • Medical •
Commercial • Office





Your Gateway to the Rockies

The Gateway at Three Sisters is a new mixed-use development that will serve the needs of Bow Valley residents, visitors and workers. It will provide much-needed retail, commercial, medical, office and residential spaces, including employee accommodations.

The Gateway is designed to celebrate the region's coal mining history and reflect the natural beauty of the surrounding mountains. The Gateway will feature over 290,000 sq. ft. of master-planned space released in three phases, with Phase I expected to open in 2025.



Background

Envisioned since 1992 as a world-class resort and mixed-use community, The Gateway at Three Sisters will become home to a diverse population and known as a vibrant destination for recreation enthusiasts. The Gateway will be an extension of what residents and visitors already know and love about Canmore, a hub for health, adventure, and culture.

Location

Conveniently located just off the Trans-Canada Highway, which serves over 6 million motorists annually, The Gateway at Three Sisters is situated approximately five kilometers southeast of Canmore, Alberta, at the base of the Three Sisters mountain.

Distance to Calgary: 1 hour 10 min

Distance to Banff: 19 min

Opportunity

The Gateway will serve as the foundation for the future development of greater Three Sisters Mountain Village, which spans over 800+ acres and is estimated to double the town's population.



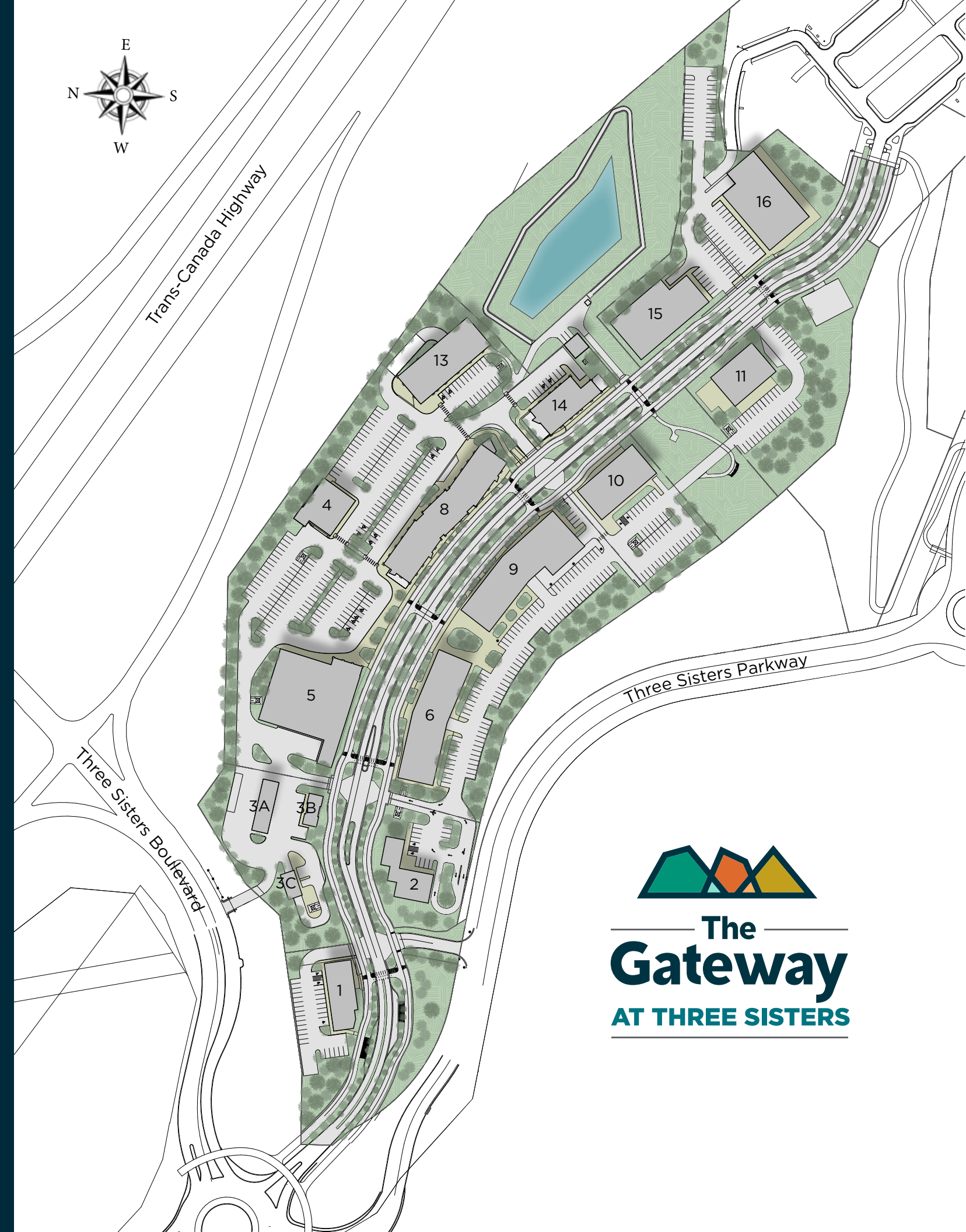
NOW LEASING

PHASE I	PURPOSE	RENTABLE AREA*	DELIVERY
Building 4	Retail	CONDITIONALLY LEASED	
Building 8	Main Floor 2 nd Floor Office	600 - 5,000 sq. ft. 900 sq. ft. and up	Mid 2025
Building 13	Main Floor Retail	CONDITIONALLY LEASED	
Building 14	Retail - Restaurant	2,500 - 6,500 sq. ft. + patio	
PHASE II	PURPOSE	RENTABLE AREA*	DELIVERY
Building 1	Restaurant	8,250 sq. ft. + patio	
Building 2	Restaurant	2,500 sq. ft. CONDITIONALLY LEASED	
	Restaurant	1,500 sq. ft. remaining	
Building 3	Gas Bar	CONDITIONALLY LEASED	Mid 2026
Building 5	Grocer	LEASED	
Building 6	Retail	600 - 4,000 sq. ft.	
Building 9	Retail	550 - 4,750 sq. ft.	
Building 10	Retail/Office	2,800 - 10,600 sq. ft.	
Building 11	Childcare/Day Care	9,000 sq. ft.	

* All unit sizes are approximate and provided in base building condition. Improvements are available upon request.

By 2046, the population of the Market Trade Area (consisting of Canmore, Harvie Heights, Dead Man's Flats, Lac Des Arcs and Exshaw), is estimated to reach roughly 32,000 residents with an average household income of \$156,000. This is above the provincial average noted in the 2016 census.

The number of non-permanent residents, overnight visitors, and day trip tourists is estimated to more than double in this same time period. This potential growth in the Market Trade Area will set The Gateway up to remain a vibrant landmark within the community for many years to come.



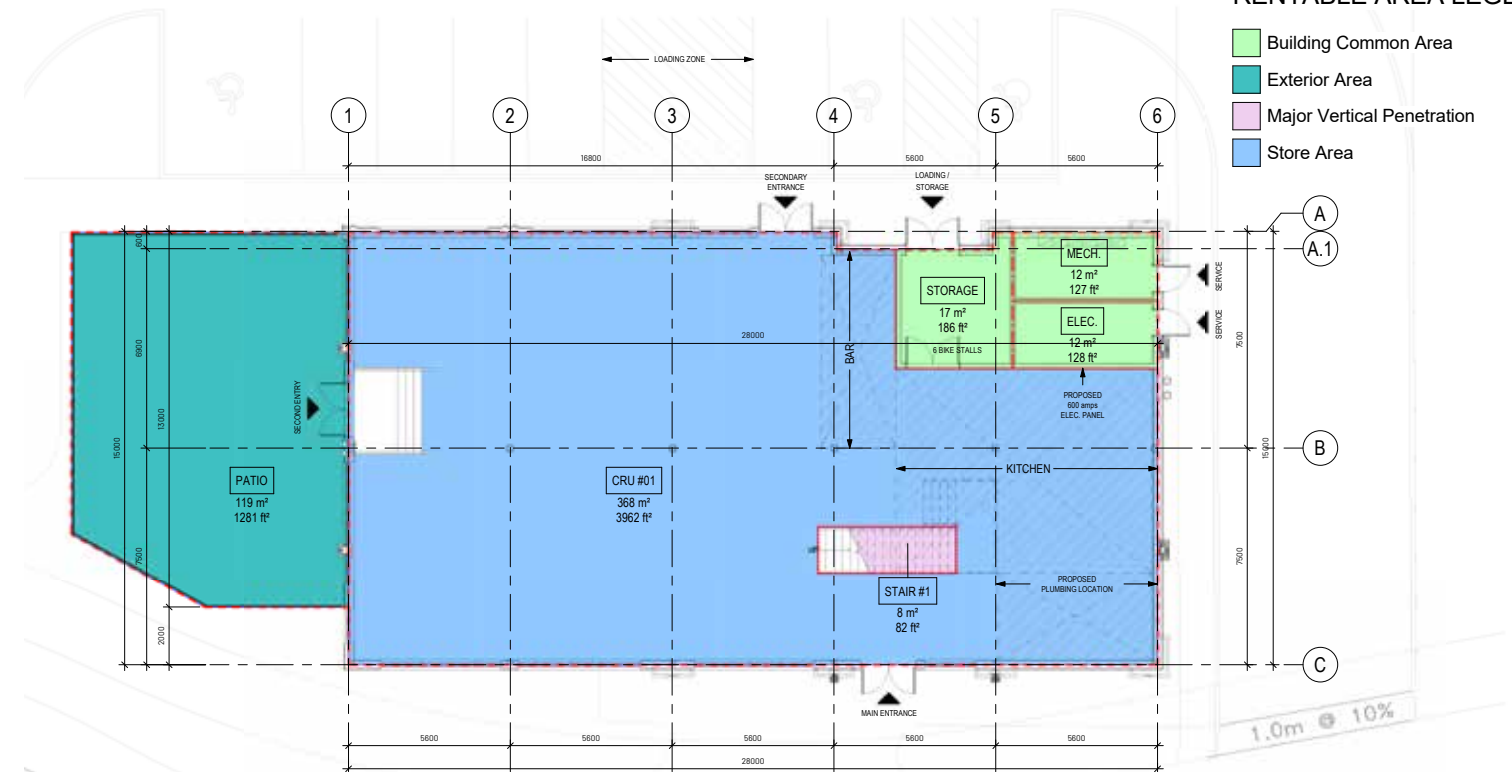


Building 1

Proposed Use: Dine-in Restaurant
 Rentable Area: 6,250 sq. ft. + Patio

RENTABLE AREA LEGEND

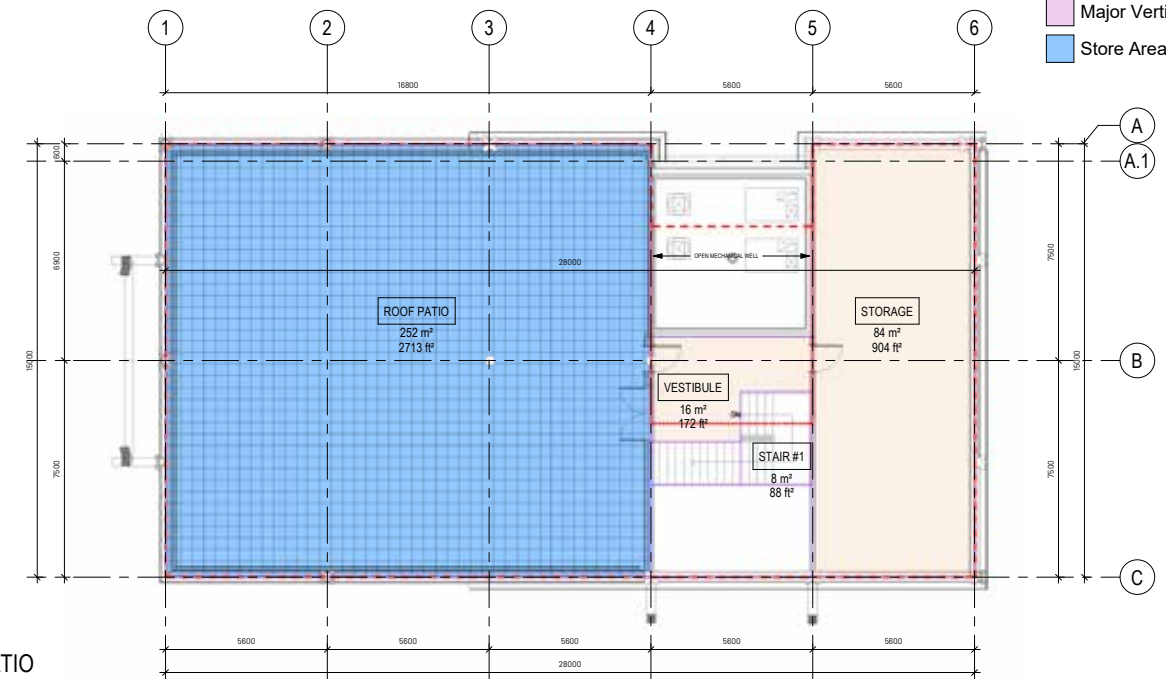
- Building Common Area
- Exterior Area
- Major Vertical Penetration
- Store Area



1 MAIN FLOOR
 SK1-00 1:100

RENTABLE AREA LEGEND

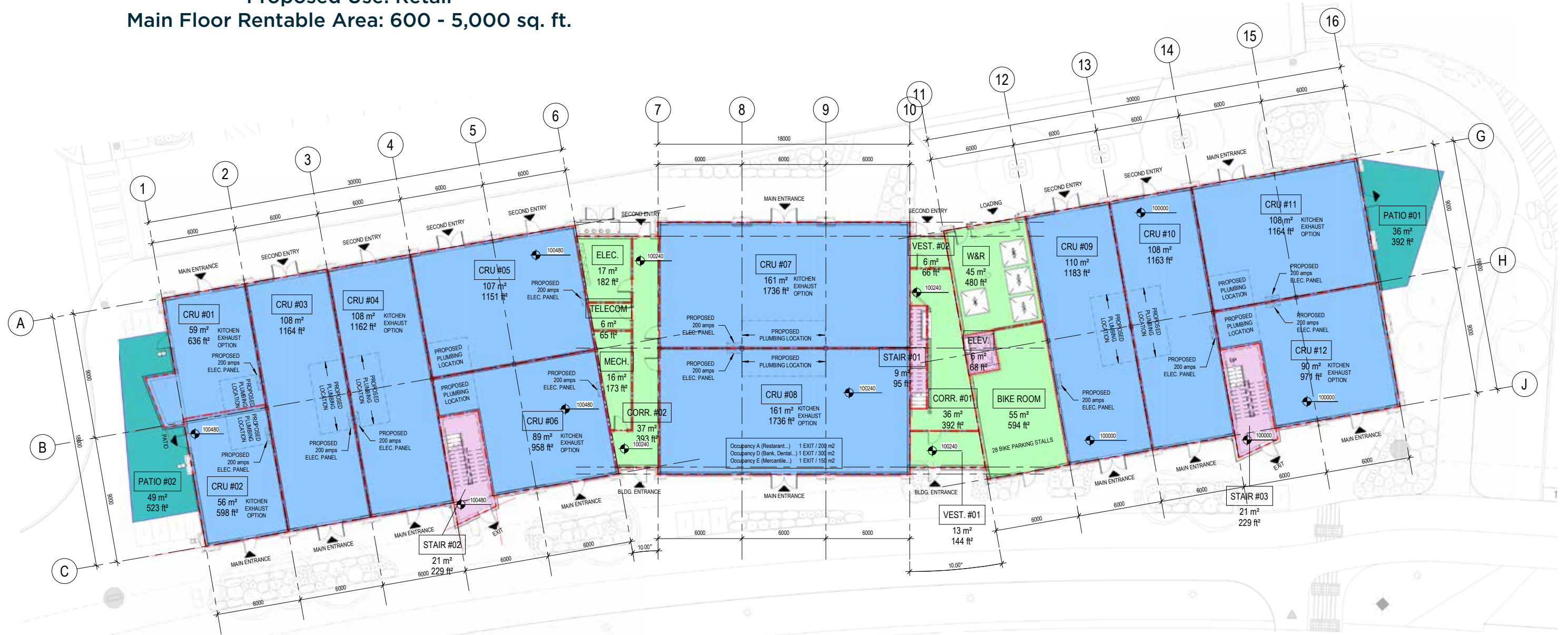
- Floor Area
- Major Vertical Penetration
- Store Area



2 ROOF PATIO
 SK1-00 1:100



Proposed Use: Retail
Main Floor Rentable Area: 600 - 5,000 sq. ft.



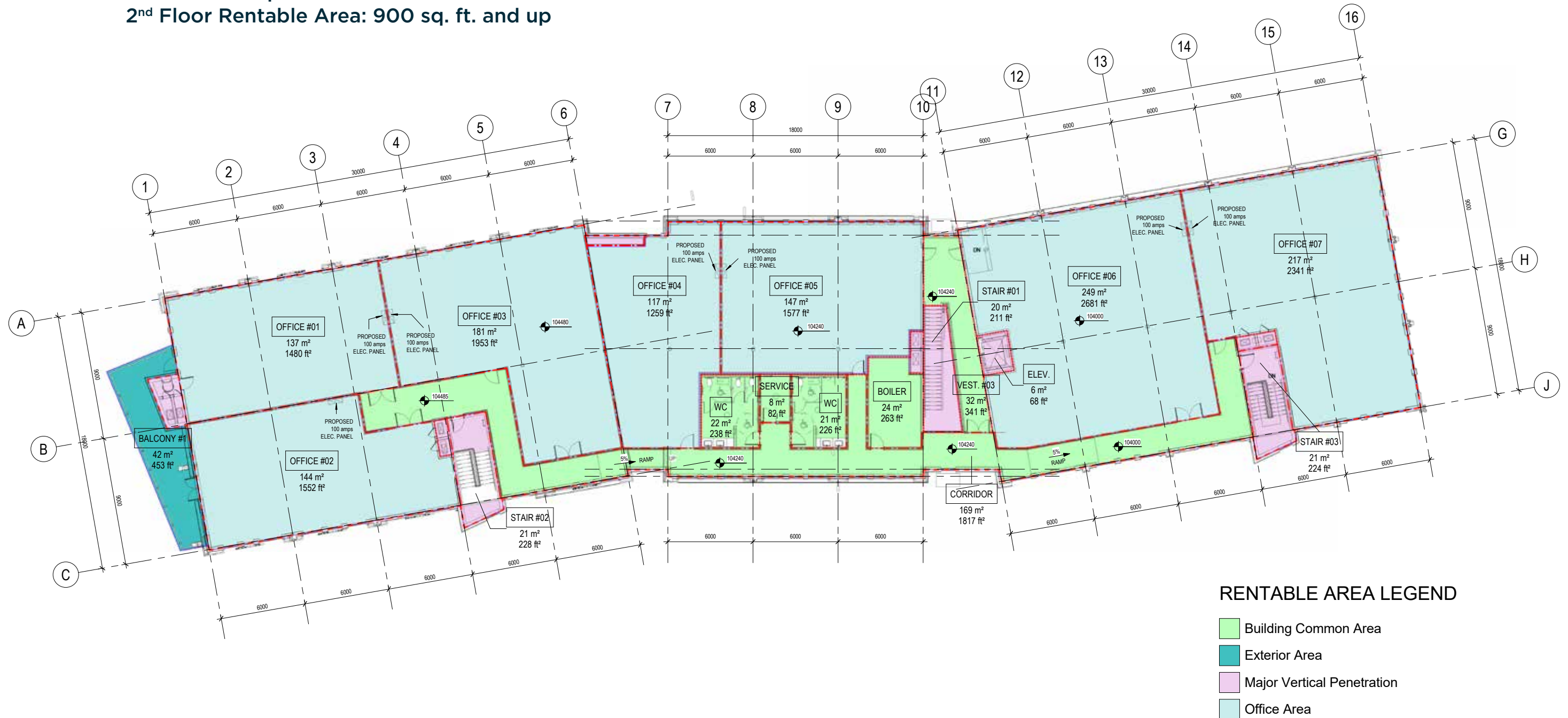
1 MAIN FLOOR - RENTABLE AREA
L-01 1 : 150

RENTABLE AREA LEGEND

- Building Common Area
- Exterior Area
- Major Vertical Penetration
- Store Area



Proposed Use: Office
 2nd Floor Rentable Area: 900 sq. ft. and up



1 SECOND FLOOR - RENTABLE AREA
 L1-02 1 : 150



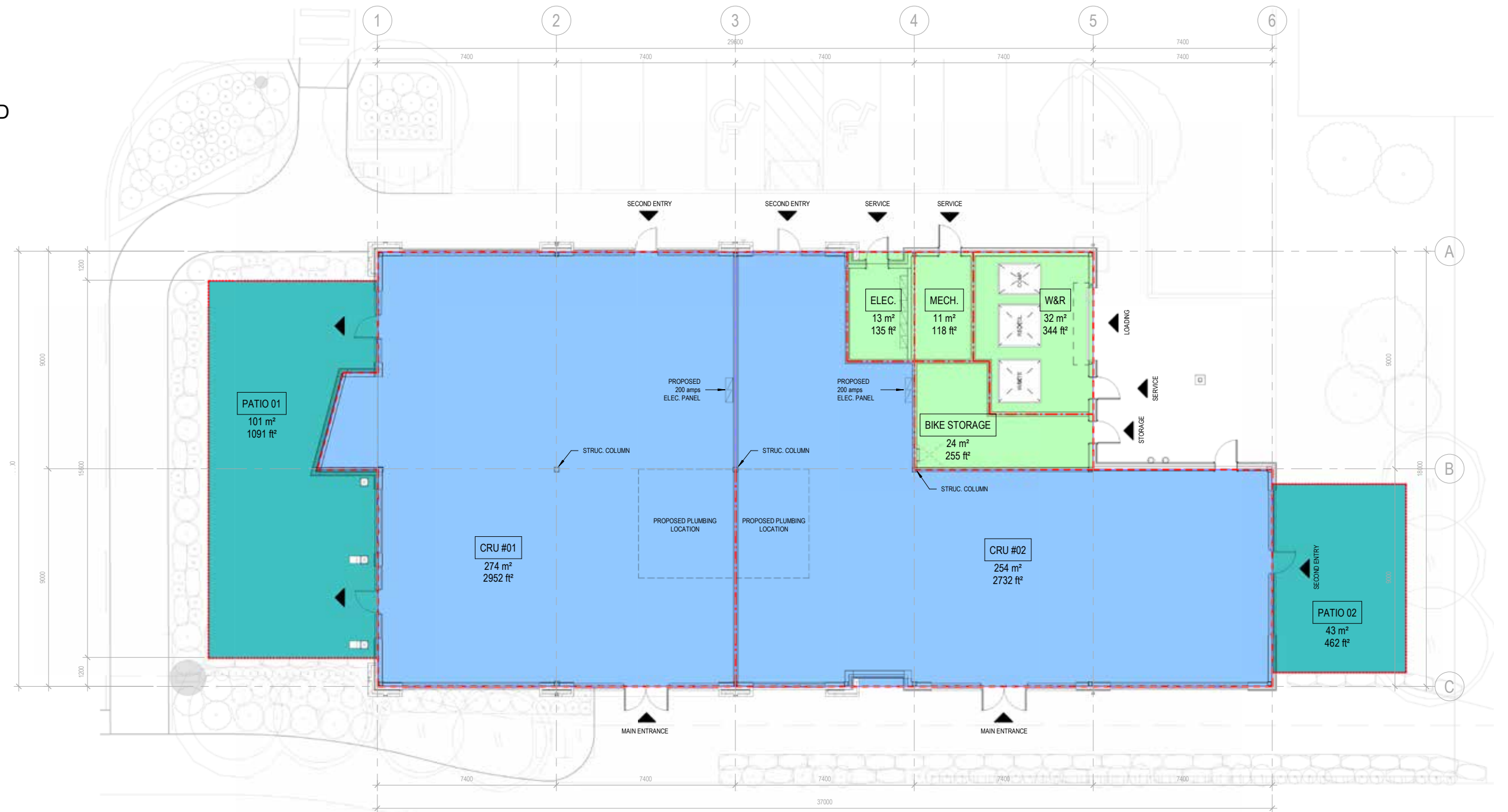
Building 14

Proposed Use: Retail and Restaurant
Rentable Area: 2,500 - 6,500 sq. ft.

RENTABLE AREA LEGEND

- Building Common Area
- Exterior Area
- Store Area

1
SK1-01
MAIN FLOOR - RENTABLE AREA
1 : 100





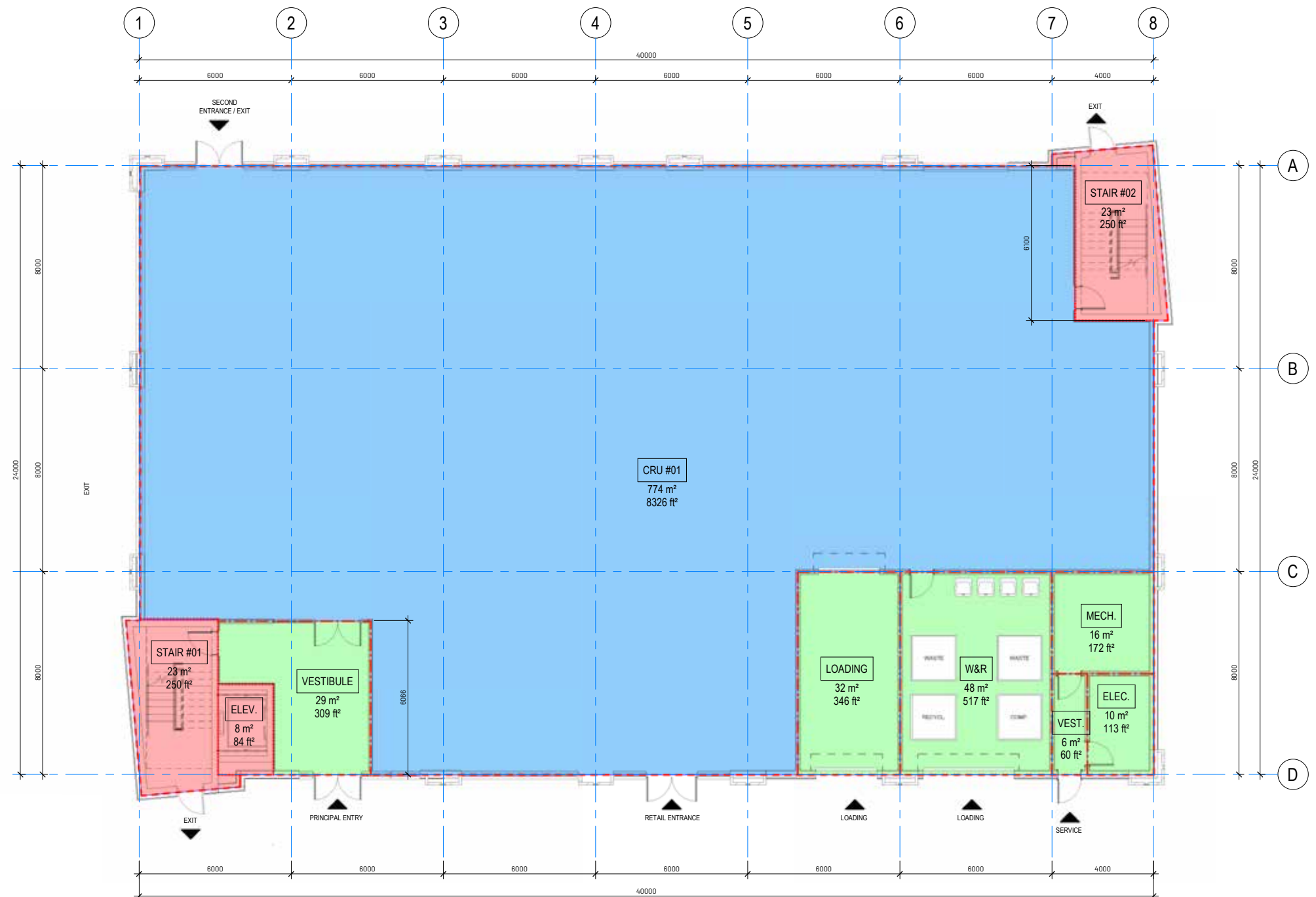
Building 10

Proposed Use: Retail
Rentable Area: 2,800 - 10,600 sq. ft.

RENTABLE AREA

- Building Common Area
- Floor Area
- Major Vertical Penetration

1
SK1-01 1: 100
MAIN FLOOR - RENTABLE AREA





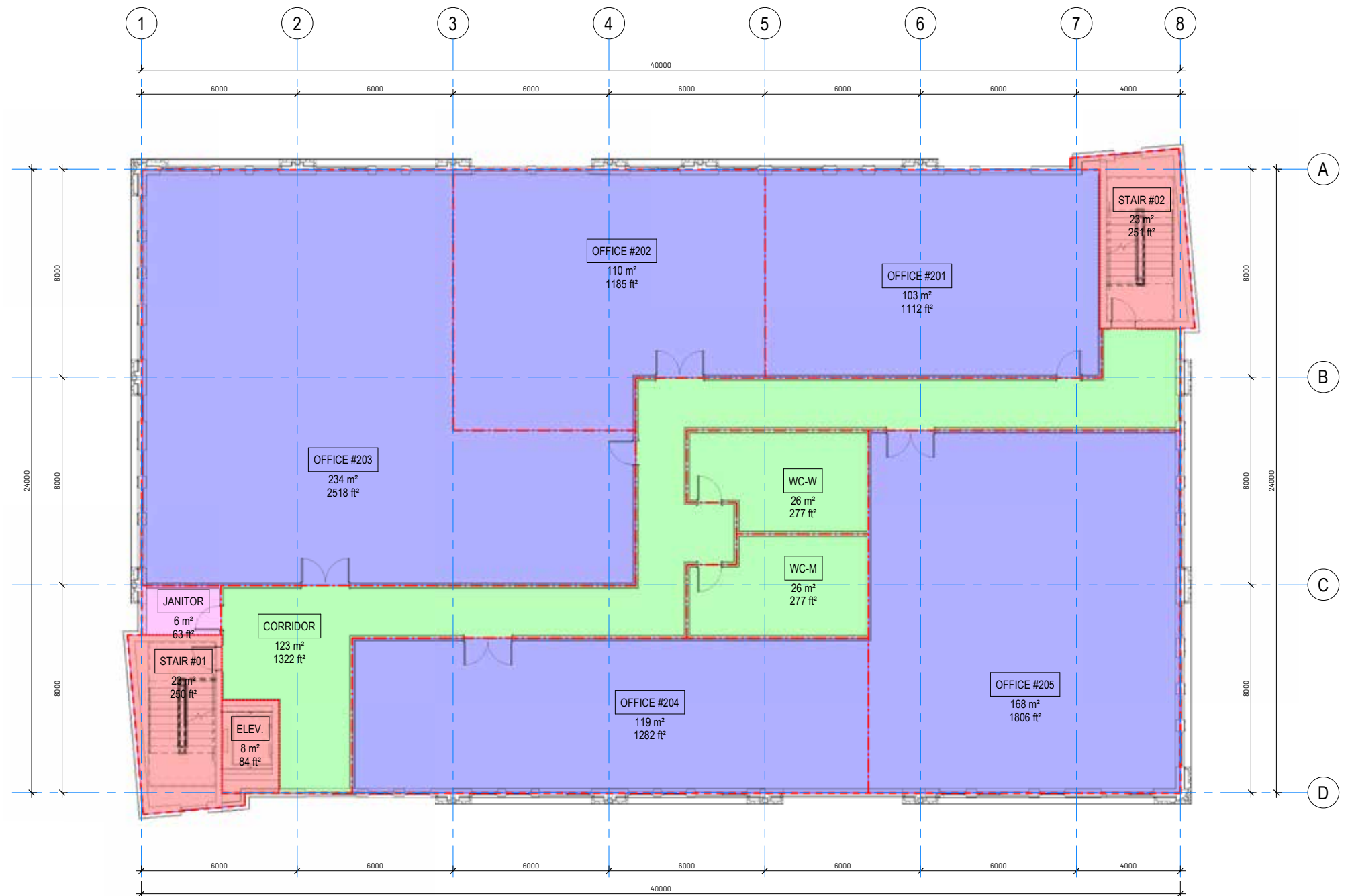
Building 10

Proposed Use: Medical Office
Rentable Area: 2,800 - 10,600 sq. ft.

RENTABLE AREA

- Building Common Area
- Major Vertical Penetration
- Office Area
- Store Area

1 SK1-02
SECOND FLOOR - RENTABLE AREA
1 : 100





The
Gateway
AT THREE SISTERS

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