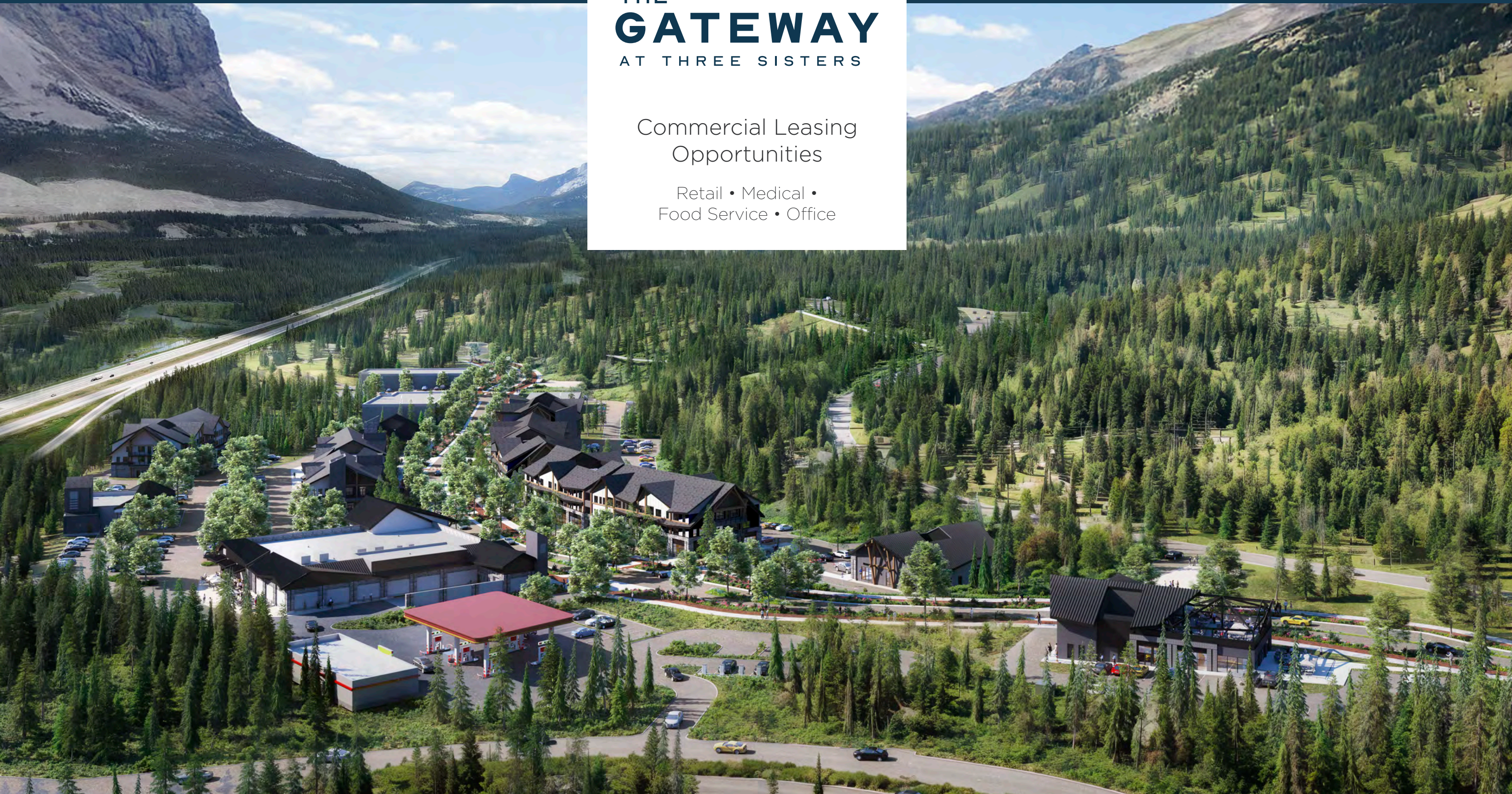




THE
GATEWAY
AT THREE SISTERS

Commercial Leasing
Opportunities

Retail • Medical •
Food Service • 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 300,000 sq. ft. of master-planned space released in three phases, with Phase I expected to open in 2025.



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 highway commercial destination, that houses retail, medical, food service, and offices.



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



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 Canmore's population.



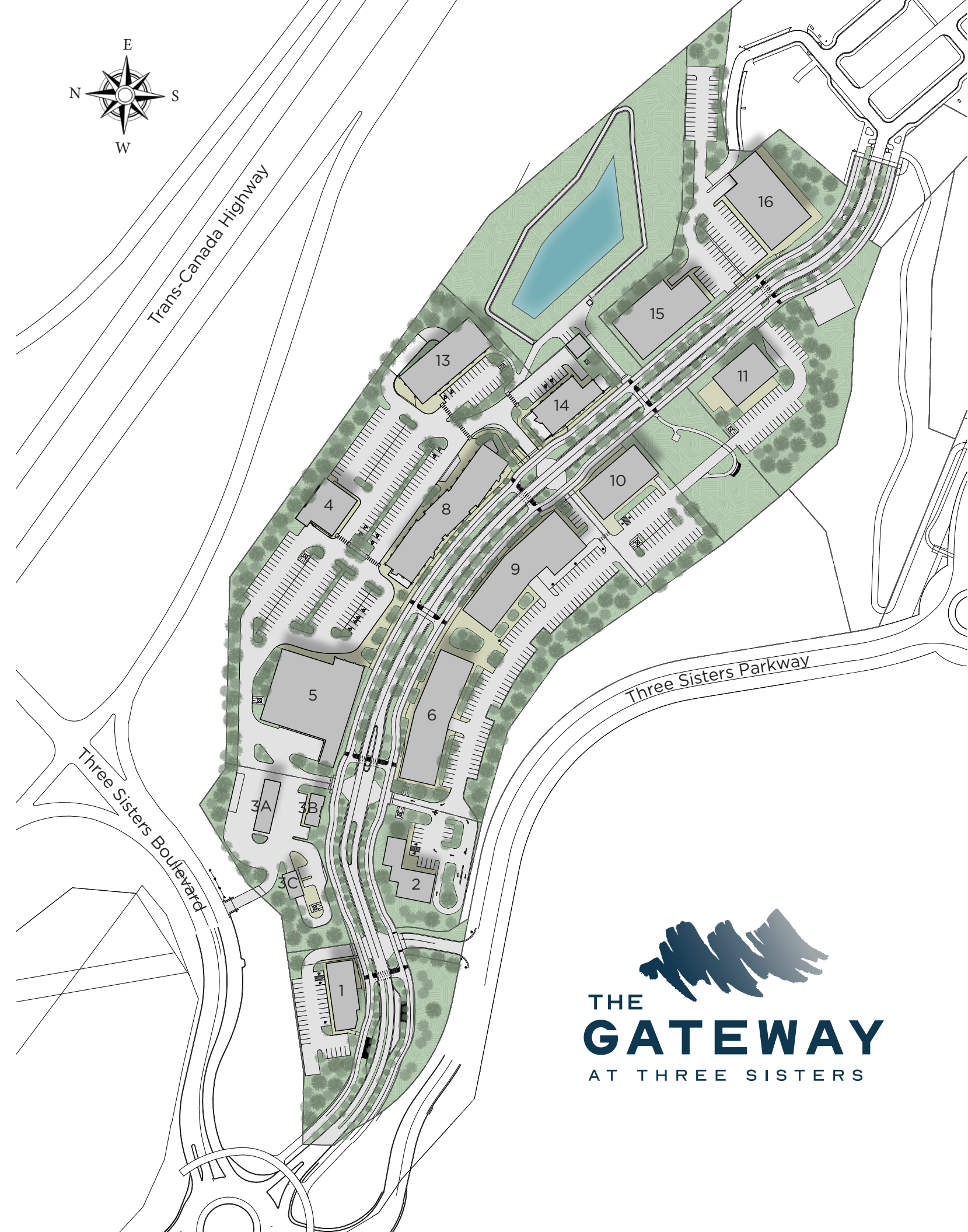
NOW LEASING

PHASE I	PURPOSE	RENTABLE AREA*	
Building 4	Retail	CONDITIONALLY LEASED	
Building 8	Main Floor Retail	598 - 1,736 sq. ft.	Mid 2025
	2 nd Floor Office	1,480 - 2,681 sq. ft.	
Building 13	Main Floor Retail	CONDITIONALLY LEASED	
Building 14	Retail & Restaurant	2,720 - 2,957 sq. ft. + patio	
PHASE II	PURPOSE	RENTABLE AREA*	
Building 1	Dine-in Restaurant	6,767 sq. ft. + patio + roof patio	Mid 2026
Building 2	Restaurant	CONDITIONALLY LEASED	
	Restaurant	1,363 sq. ft. remaining	
Building 3	Gas Bar	CONDITIONALLY LEASED	
Building 5	Grocer	LEASED	
Building 6	Retail & Restaurant	703 - 1,944 sq. ft.	
Building 9	Retail	702 - 1,937 sq. ft.	
Building 10	Main Floor Retail	8,260 sq. ft.	
	2 nd & 3 rd Floor Office	1,112 - 2,519 sq. ft.	
Building 11	Childcare/Daycare	6,394 sq. ft.	
Building 15	Mixed Use	1,111 - 2,583 sq. ft.	
Building 16	Mixed Use	2,031 - 2,583 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.



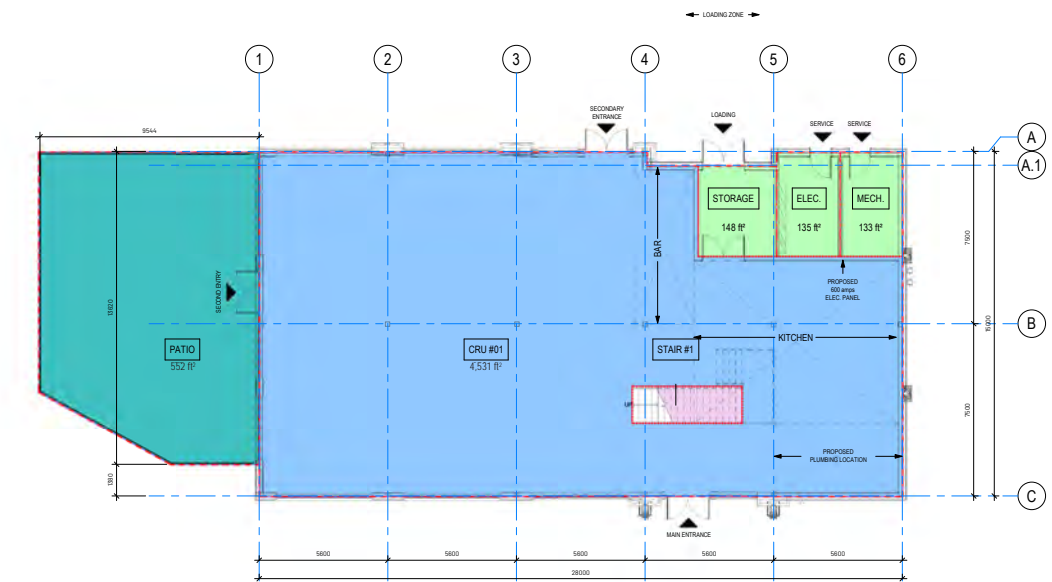


Building 1

Proposed Use: Dine-in Restaurant

RENTABLE AREA LEGEND

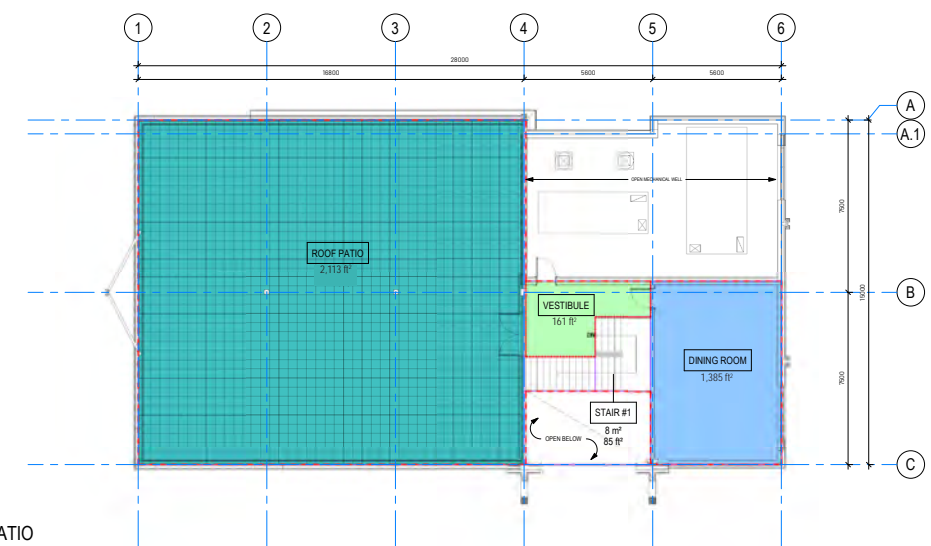
- Building Common Area
- Exterior Area
- Major Vertical Penetration
- Store Area



1 MAIN FLOOR
SK1-00
1:100

RENTABLE AREA LEGEND

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

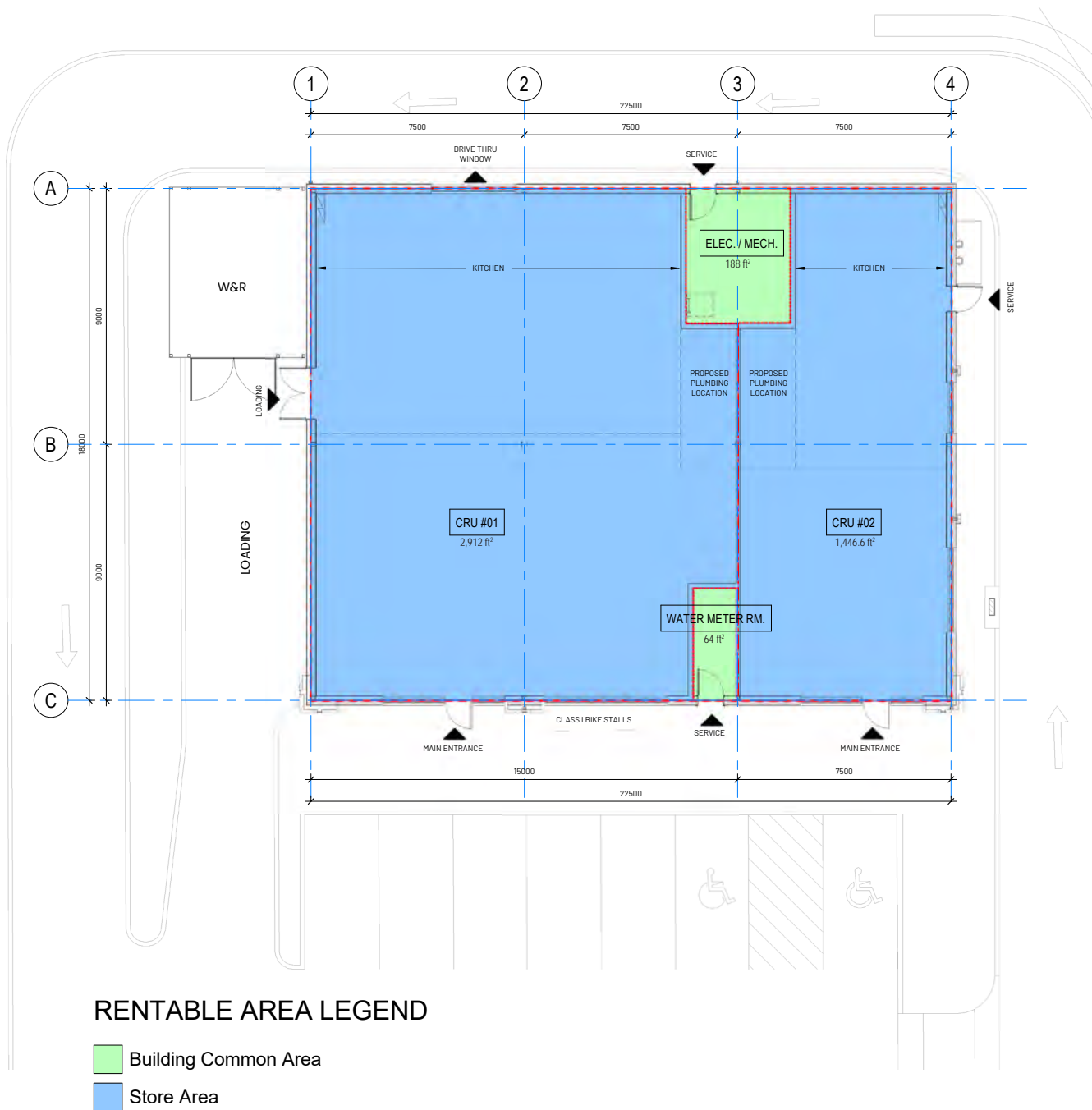


2 ROOF PATIO
SK1-00
1:100



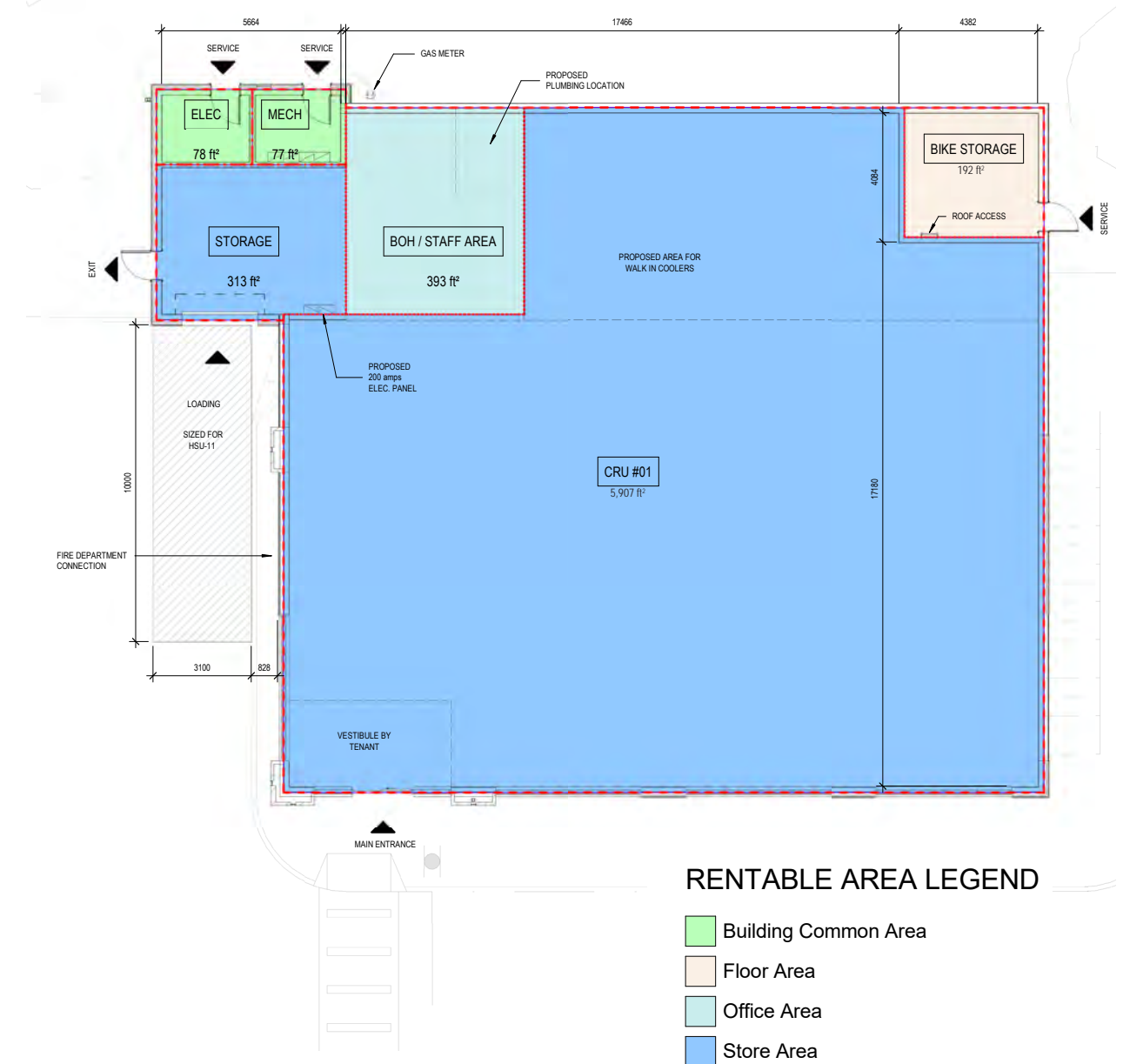
Building 2

Proposed Use: Restaurant



Building 4

Proposed Use: Retail





Building 5

Main Floor

Proposed Use: Grocer



1 MAIN FLOOR - RENTABLE AREA
SK1-00 1:150

RENTABLE AREA LEGEND

- Building Common Area
- Floor Area - Non-Retail Area
- Store Area



Building 5

Mezzanine

Proposed Use: Grocer



RENTABLE AREA LEGEND

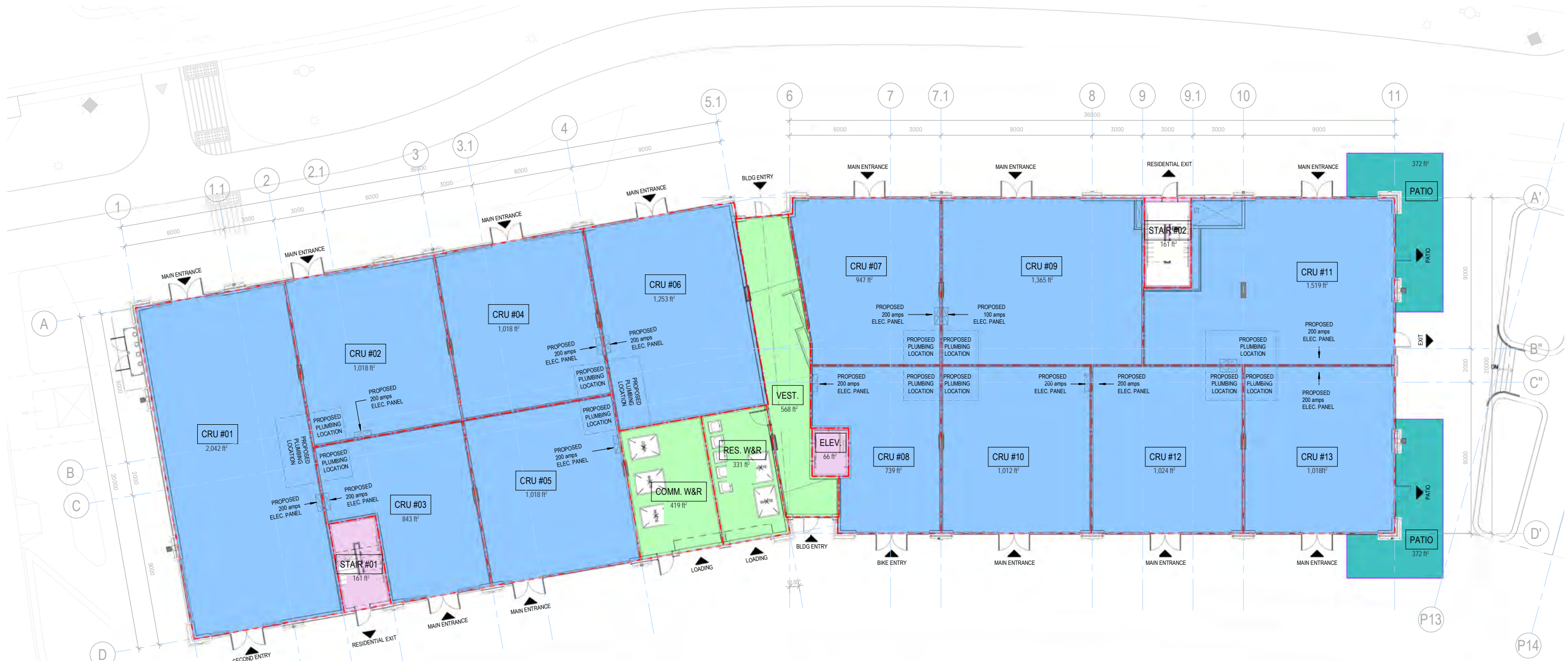
- Building Common Area
- Floor Area - Non-Retail Area
- Store Area



Building 6

Main Floor

Proposed Use: Retail & Restaurant



RENTABLE AREA LEGEND

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

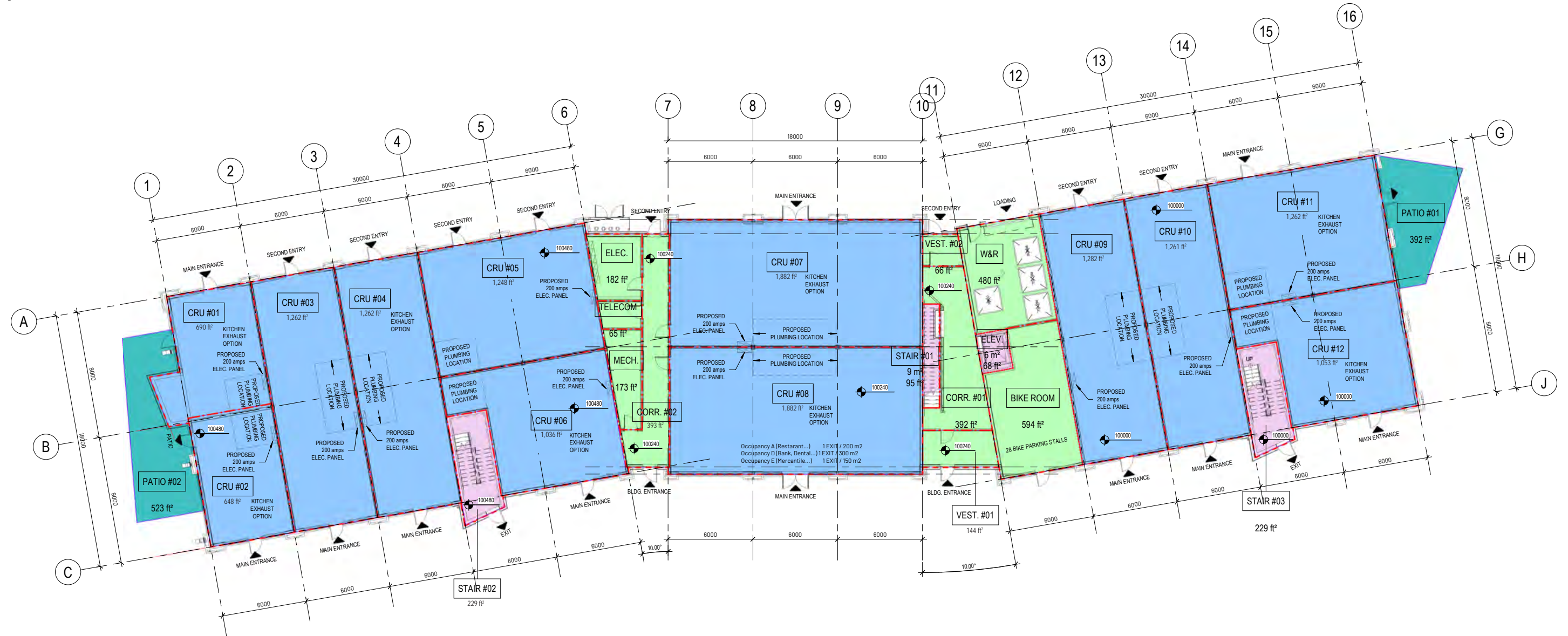
1 MAIN FLOOR - RENTABLE AREA
SK1-01 1 : 125



Building 8

Main Floor

Proposed Use: Retail



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

RENTABLE AREA LEGEND

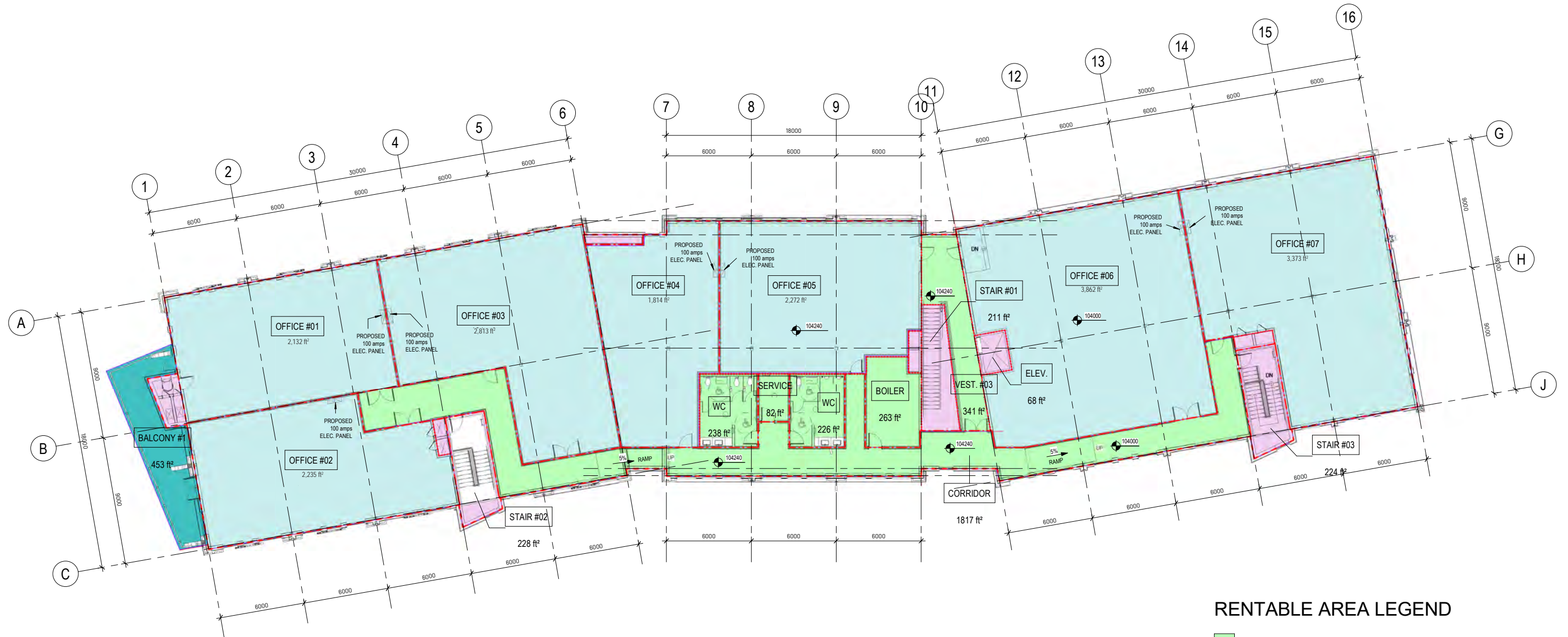
- Building Common Area
- Exterior Area
- Major Vertical Penetration
- Store Area



Building 8

2nd Floor

Proposed Use: Office



RENTABLE AREA LEGEND

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



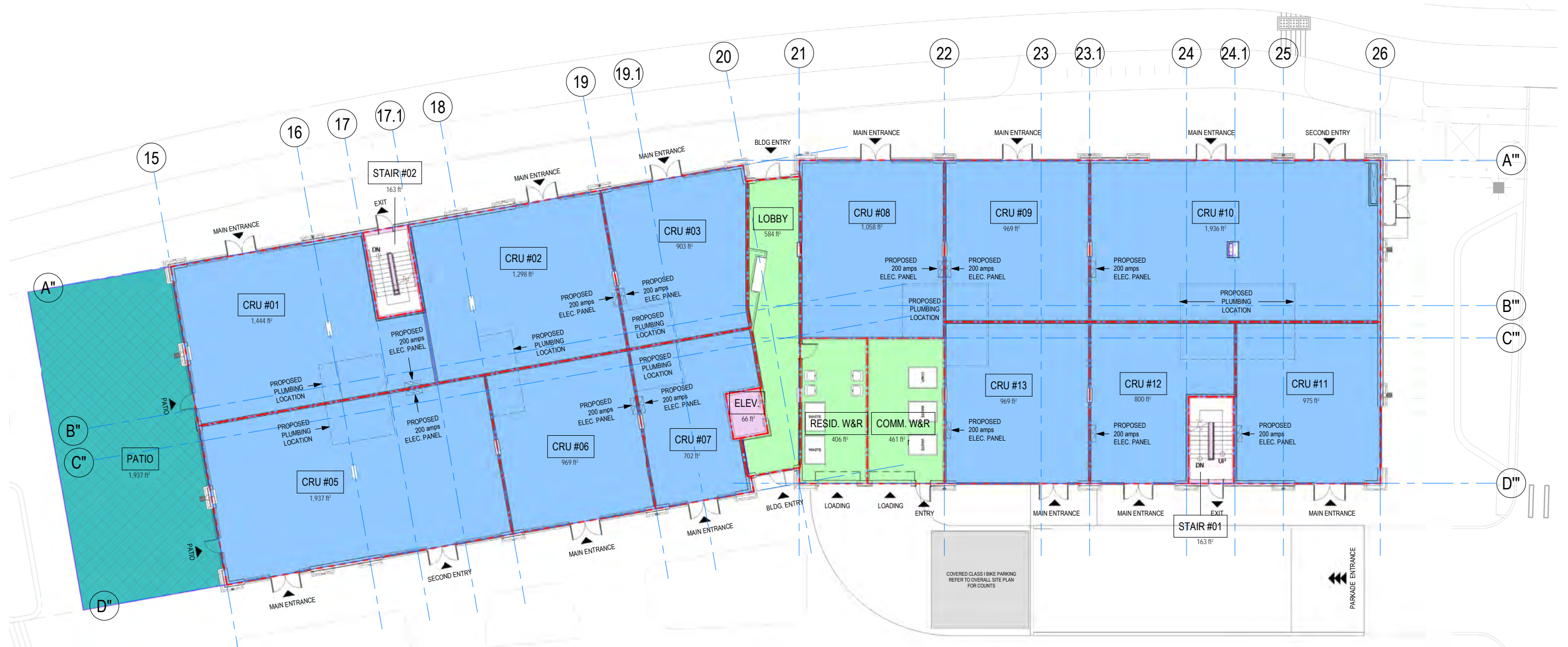
Building 9

Main Floor

Proposed Use: Retail

RENTABLE AREA LEGEND

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

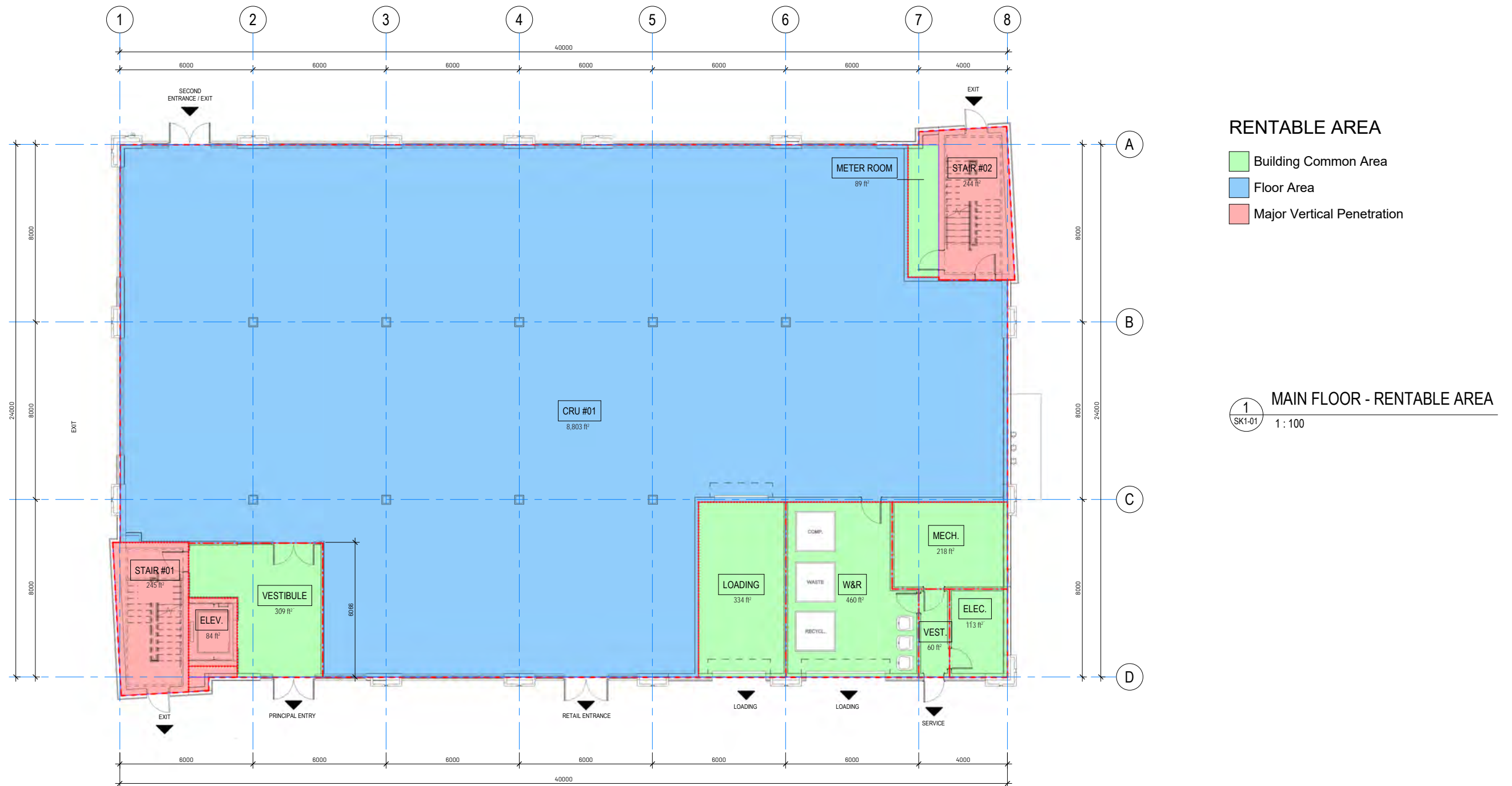




Building 10

Main Floor

Proposed Use: Retail





Building 10

2nd Floor

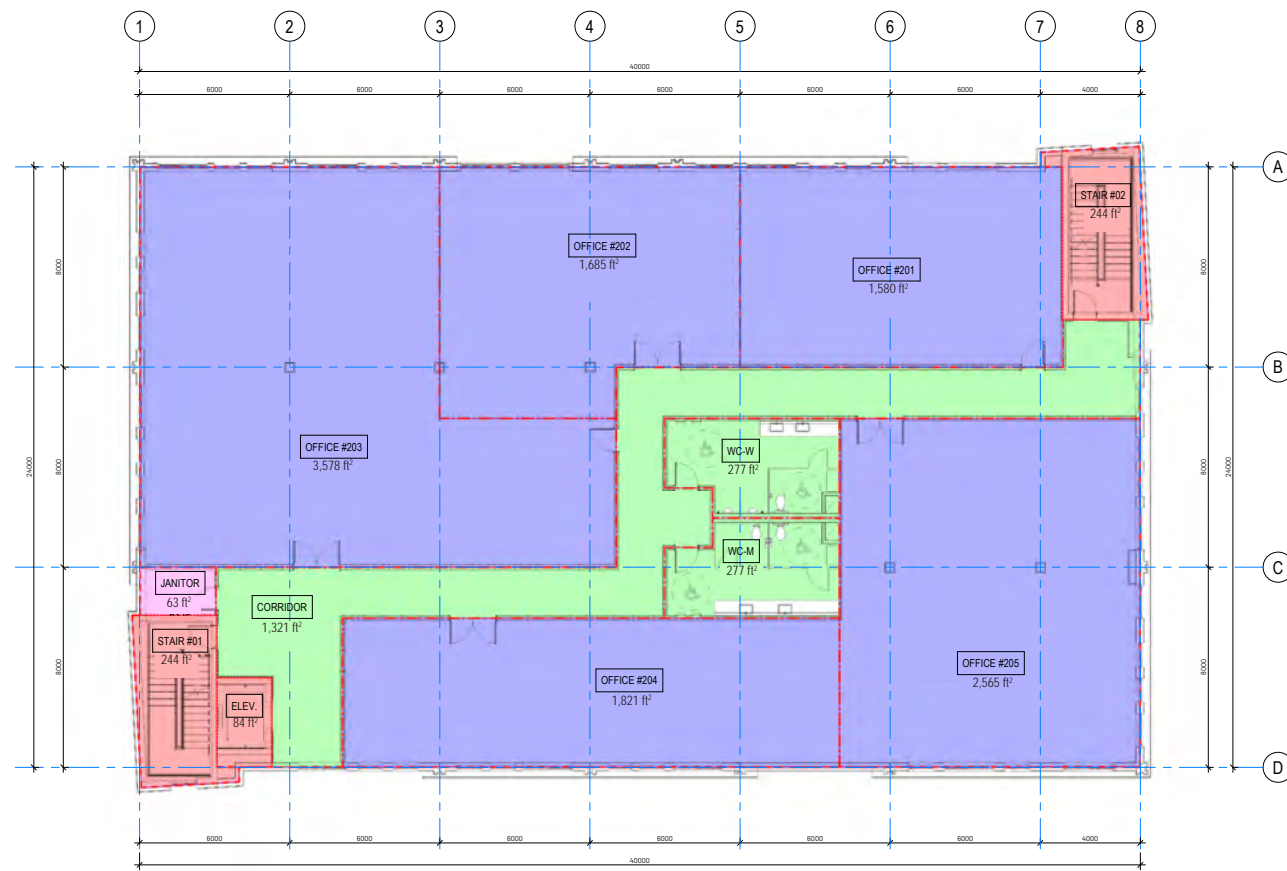
Proposed Use: Office



Building 10

3rd Floor

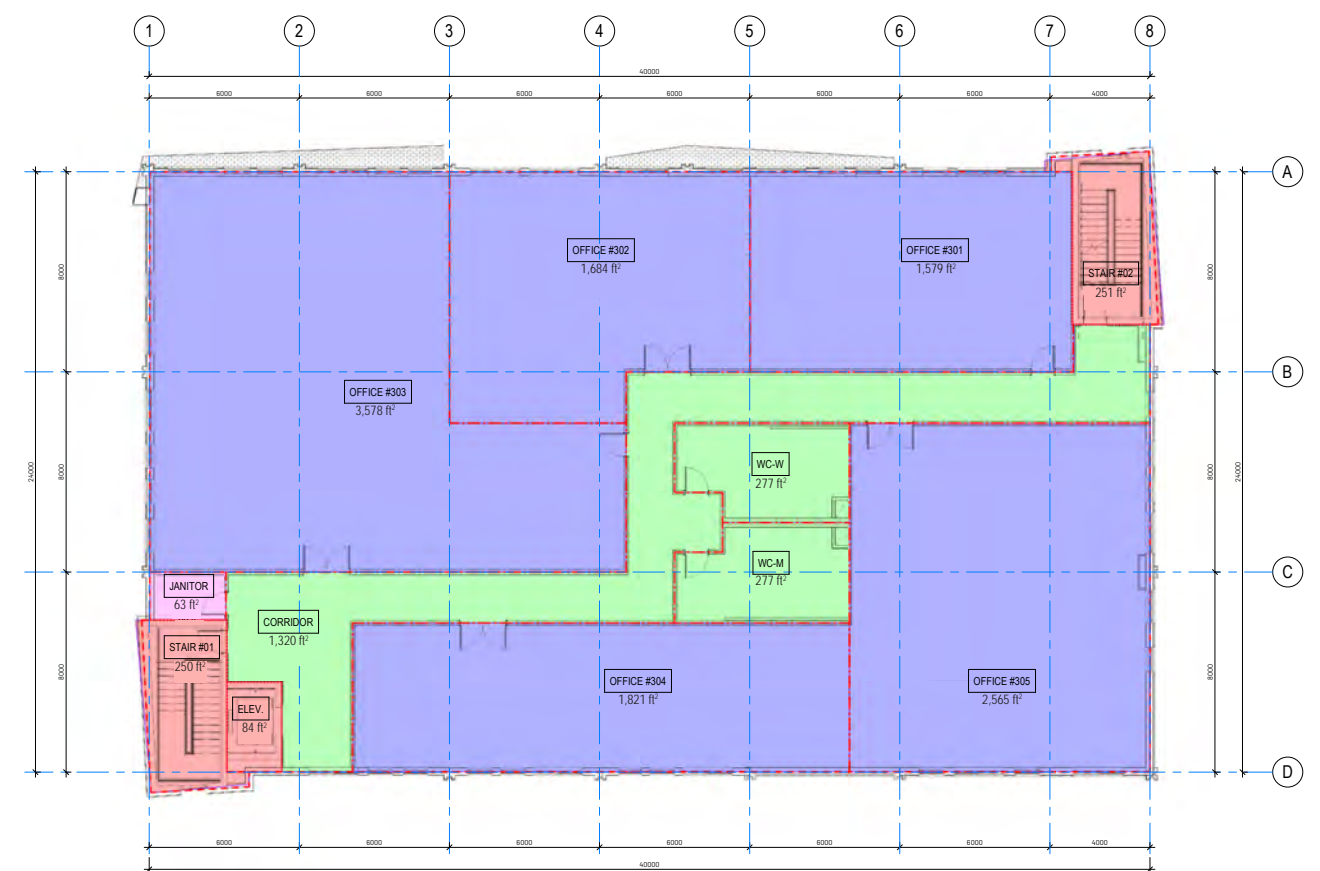
Proposed Use: Office



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

RENTABLE AREA

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



1
SK1-03
1:100
THIRD FLOOR - RENTABLE AREA

RENTABLE AREA

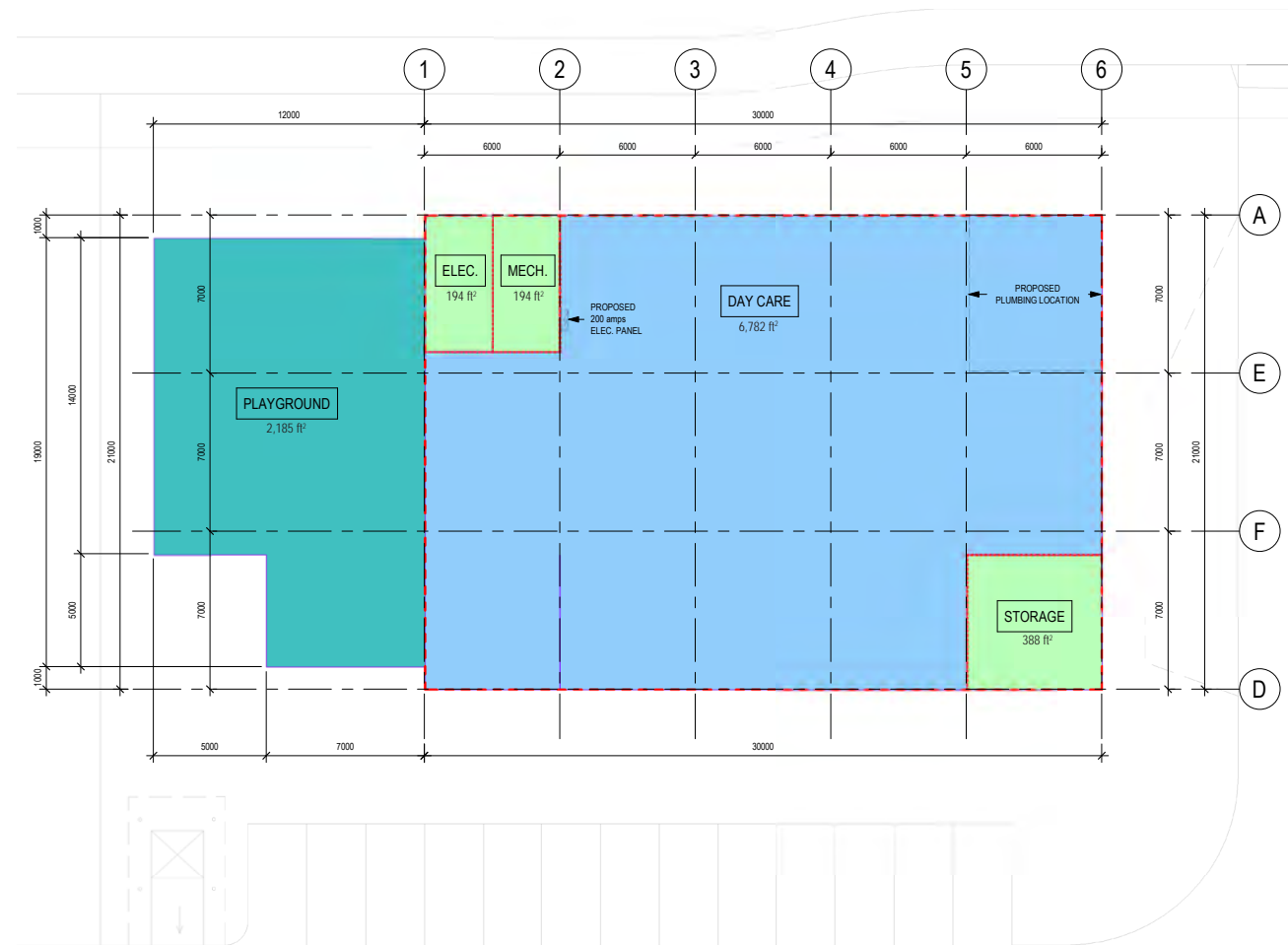
- Building Common Area
- Major Vertical Penetration
- Office Area
- Store Area



Building 11

Main Floor

Proposed Use: Daycare



1
B11.SK1-01 1:150
MAIN FLOOR - RENTABLE AREA

RENTABLE AREA

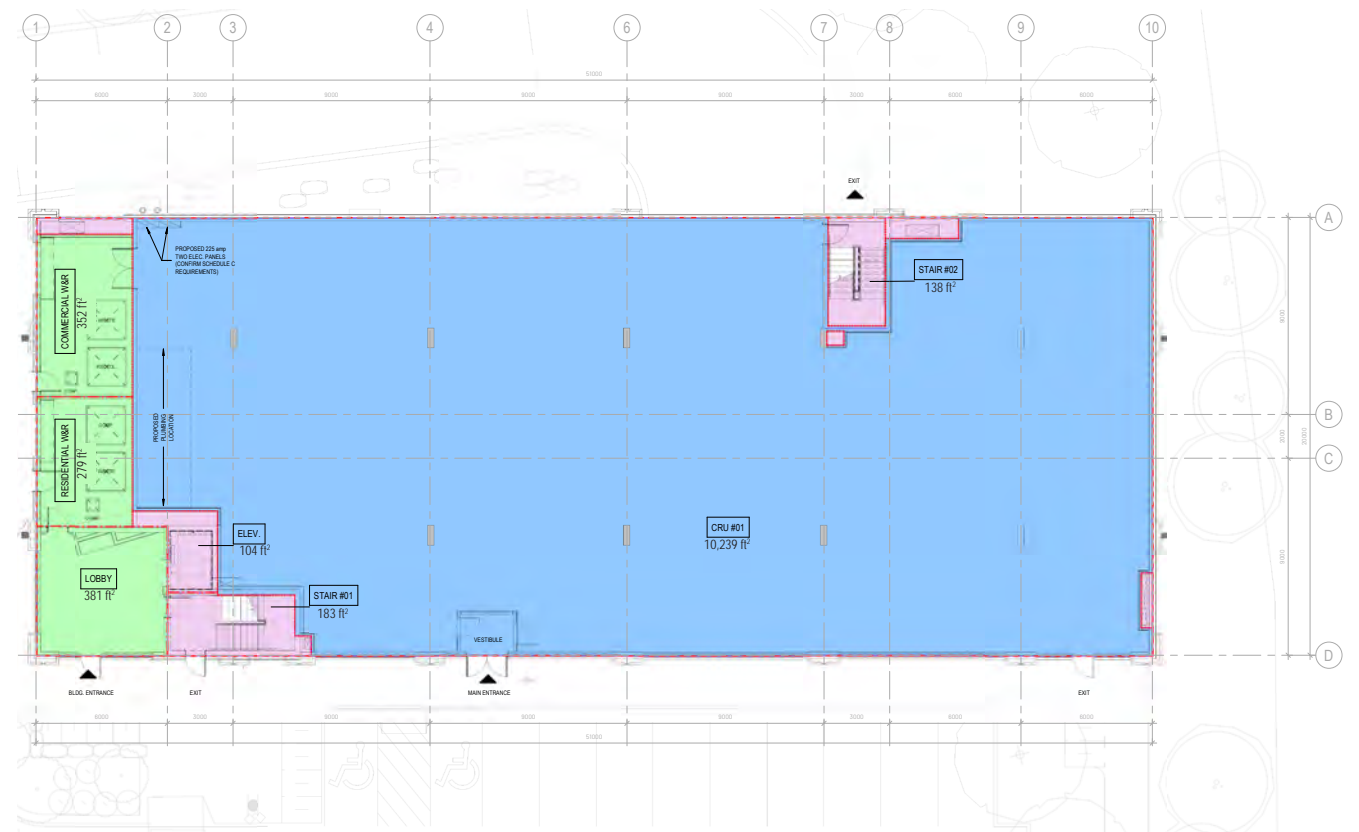
- Building Common Area
- Exterior Area
- Floor Area



Building 13

Main Floor

Proposed Use: Retail



1
SK1-00 1:100
MAIN FLOOR - RENTABLE AREA

AREA LEGEND

- Store Area
- Building Common Area
- Major Vertical Penetration



Building 14

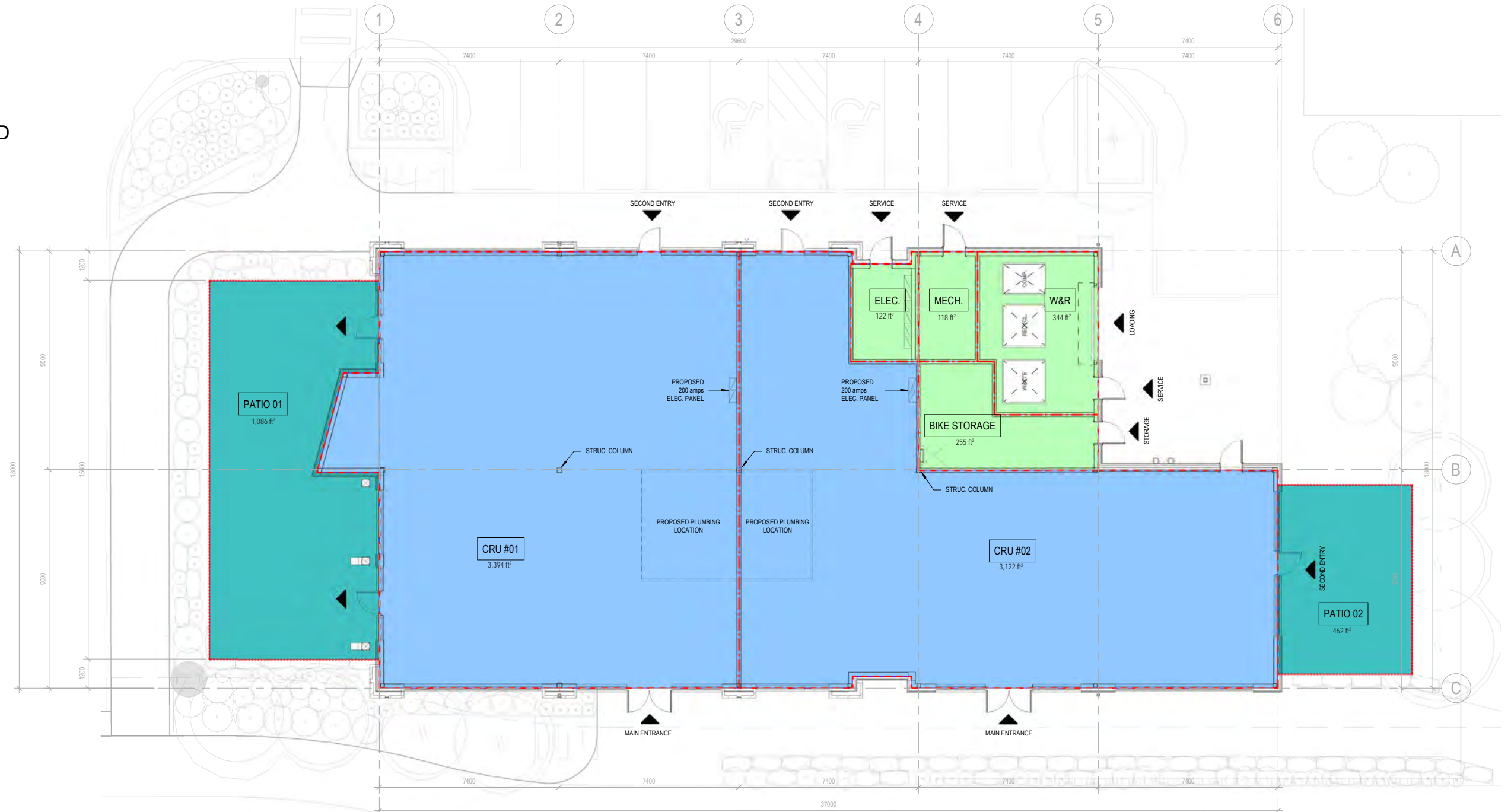
Main Floor

Proposed Use: Retail and Restaurant + Patios

RENTABLE AREA LEGEND

- Building Common Area
- Exterior Area
- Store Area

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

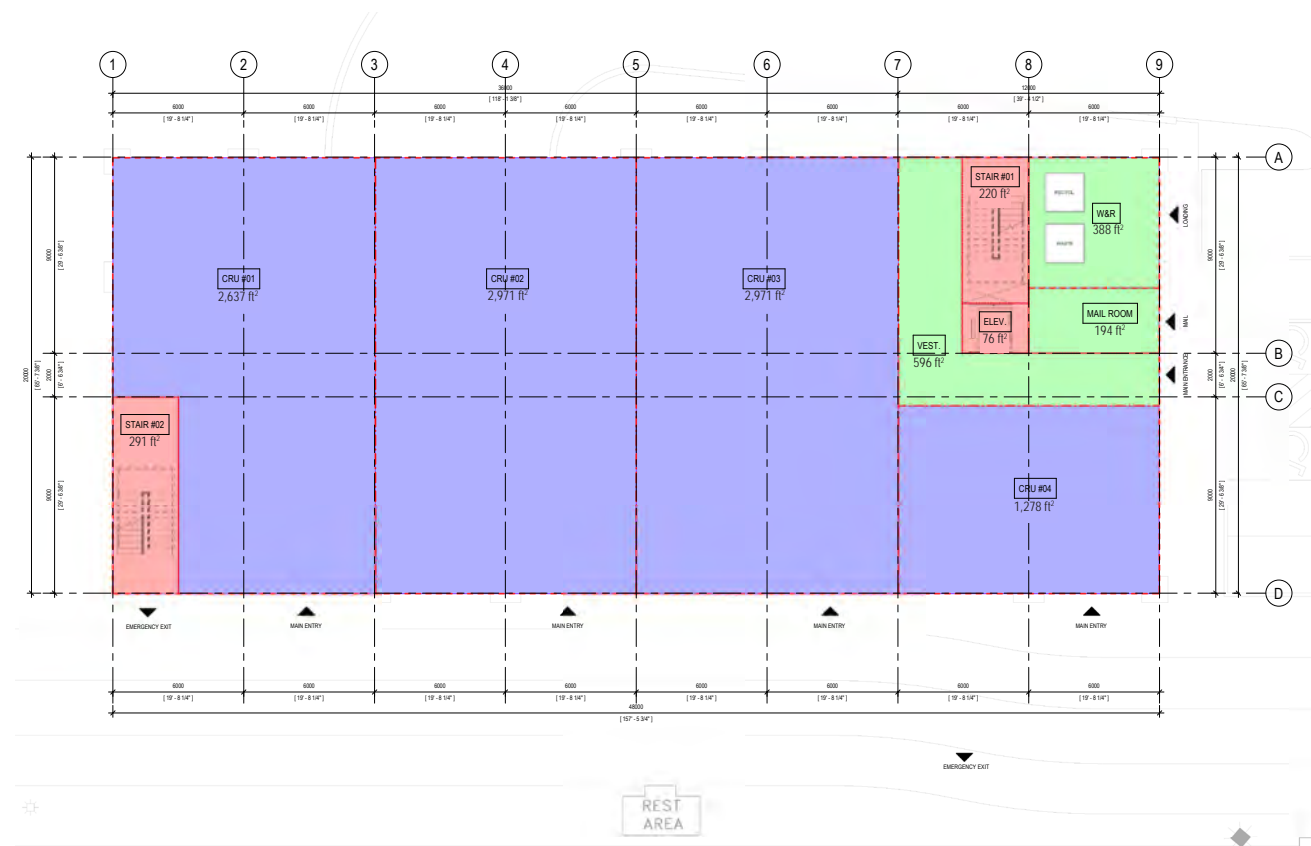




Building 15

Main Floor

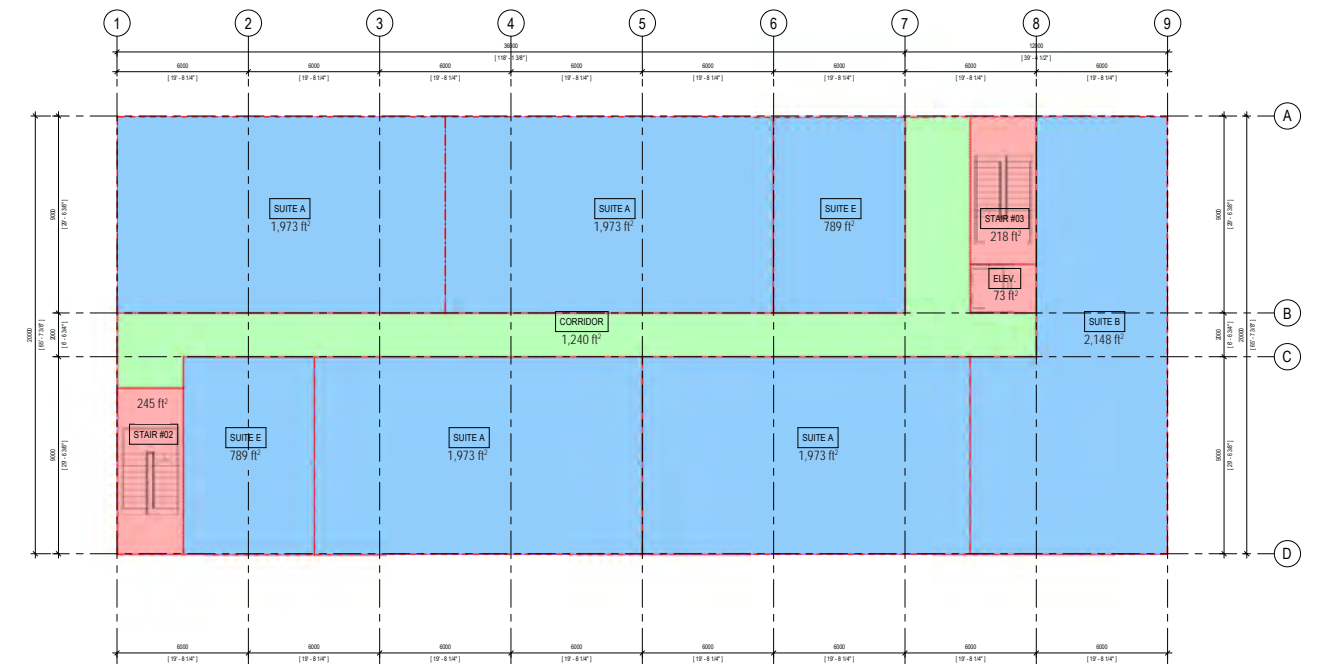
Proposed Use: Mixed Use



Building 15

2nd Floor

Proposed Use: Mixed Use

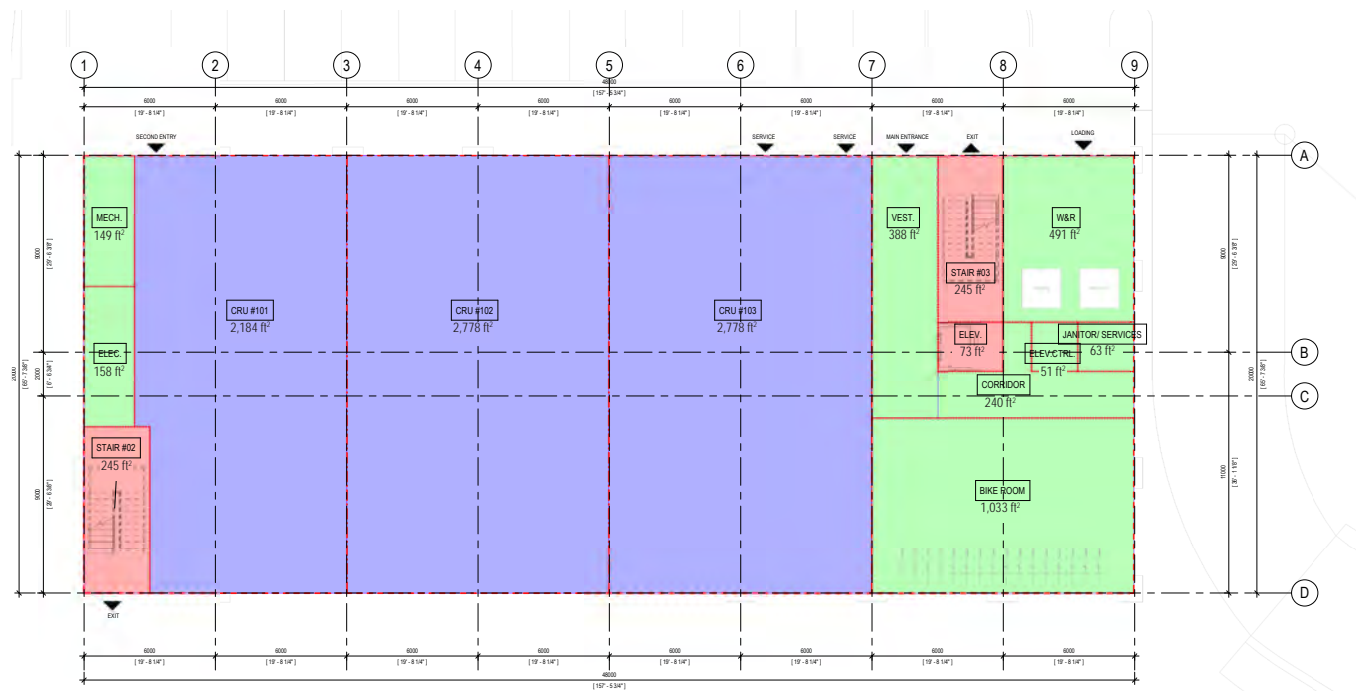




Building 16

Main Floor

Proposed Use: Mixed Use



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

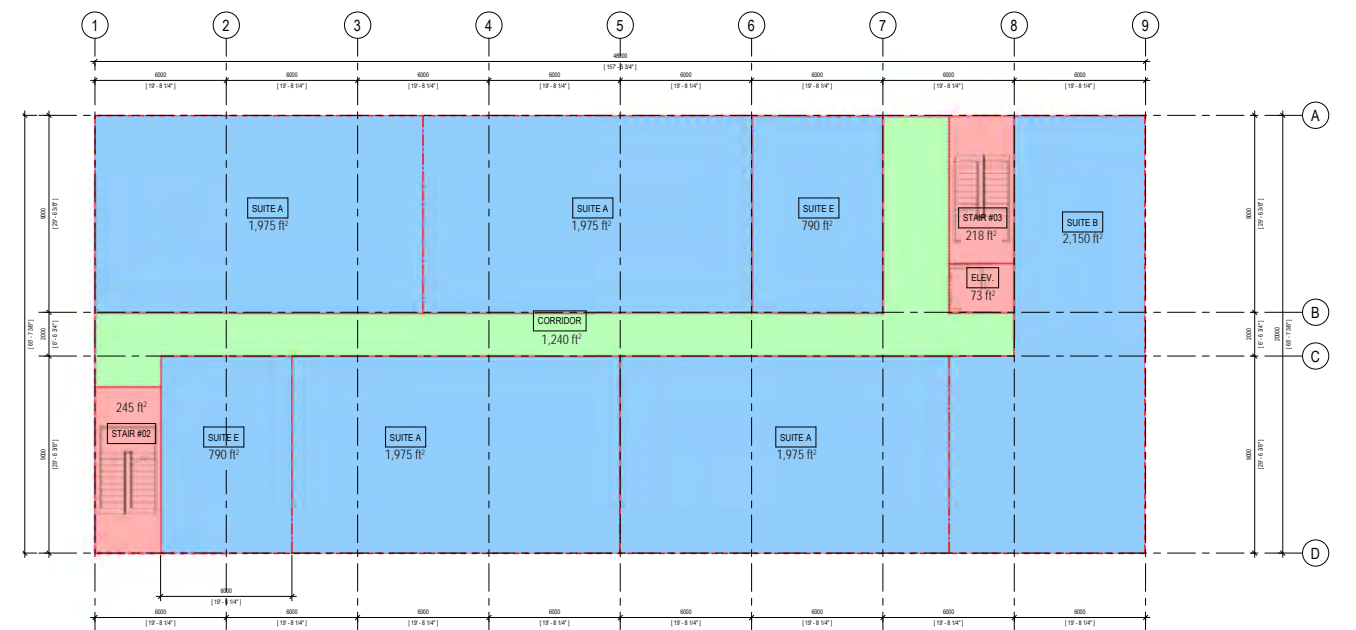
- RENTABLE AREA**
- Building Common Area
 - Major Vertical Penetration
 - Office Area



Building 16

2nd Floor

Proposed Use: Mixed Use



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

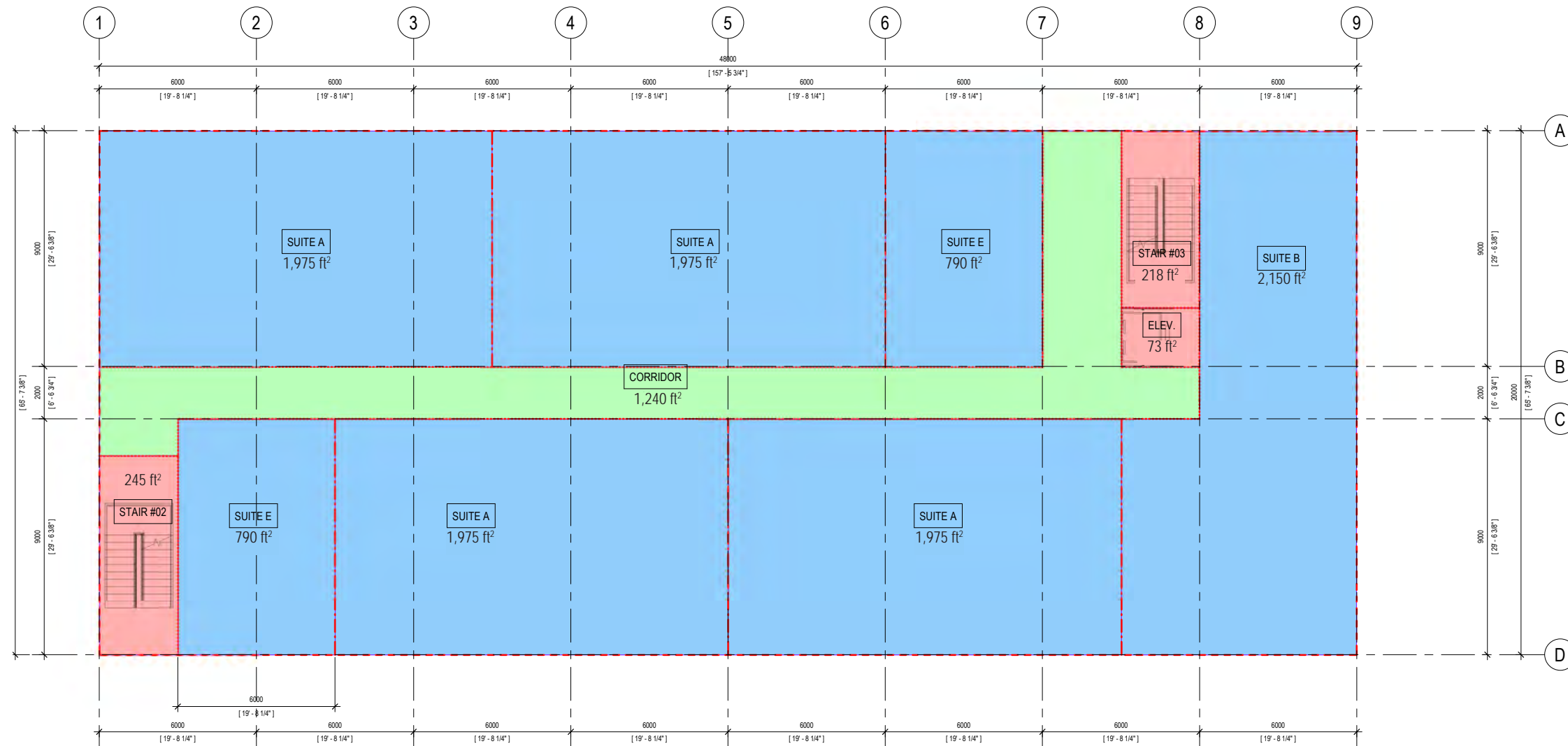
- RENTABLE AREA**
- Building Common Area
 - Floor Area
 - Major Vertical Penetration



Building 16

3rd Floor

Proposed Use: Retail



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

RENTABLE AREA

- Building Common Area
- Floor Area
- Major Vertical Penetration



THE
GATEWAY
AT THREE SISTERS

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