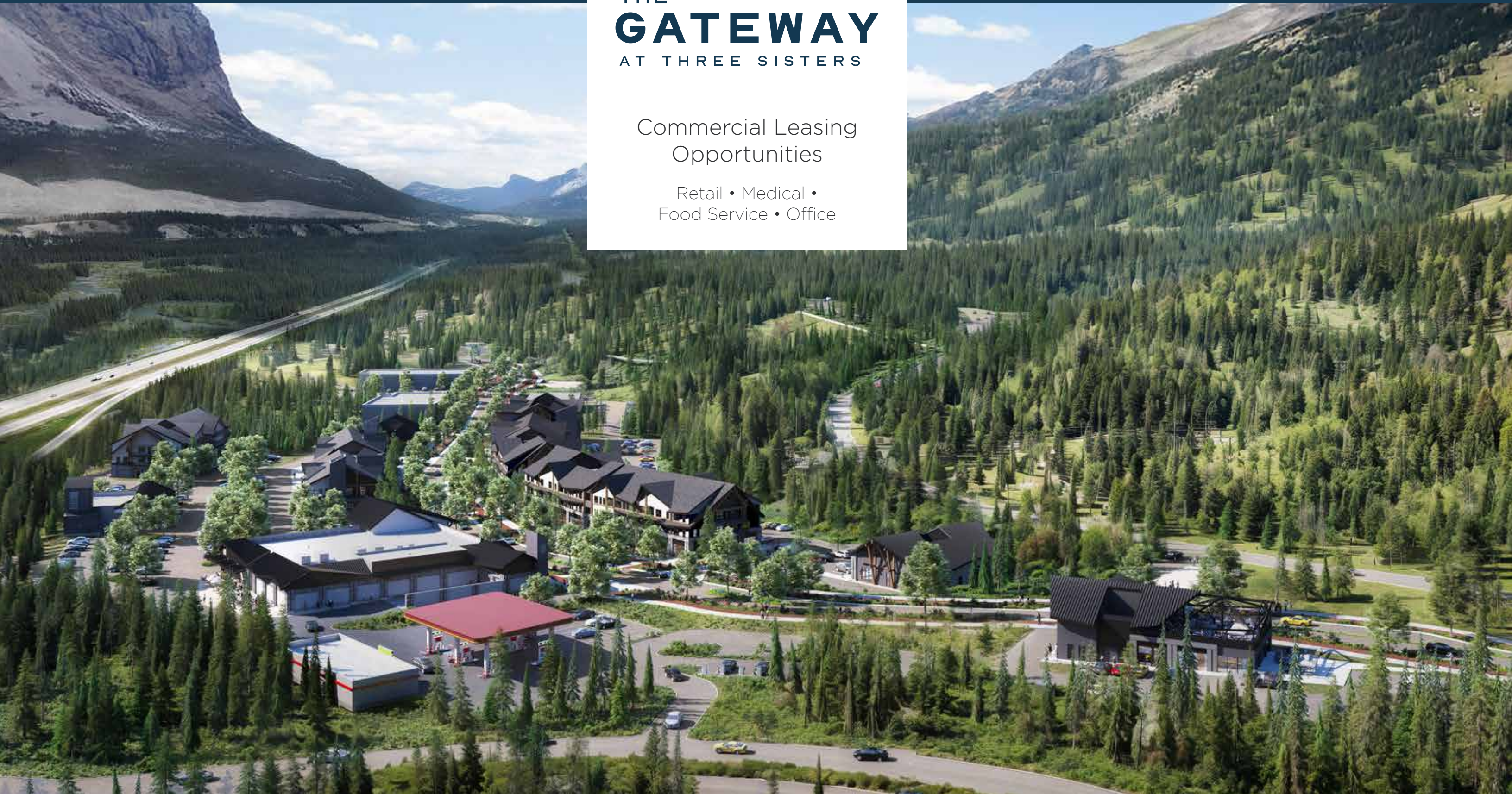




THE
GATEWAY
AT THREE SISTERS

Commercial Leasing
Opportunities

Retail • Medical •
Food Service • Office



Your Gateway to the Rockies



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, offices, and employee accommodations.



Conveniently located just off the Trans-Canada Highway, which serves over 9 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
Distance to Banff: 22 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

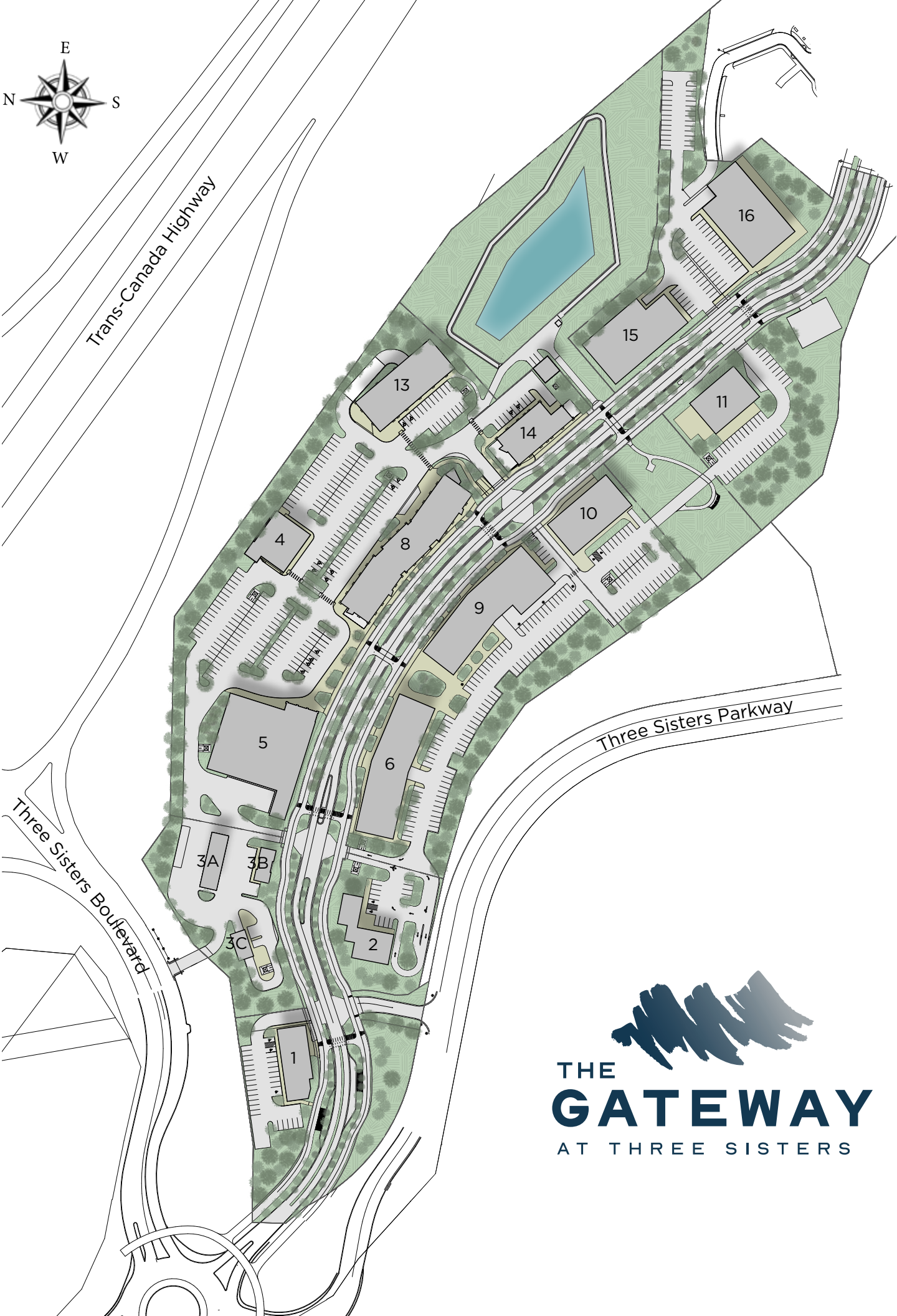
PHASE I	PURPOSE	RENTABLE AREA*	EST. TIMING
Building 4	Retail	LEASED	
Building 8	Main Floor Retail	648 - 1,882 SF	
	2 nd Floor Office	1,813 - 3,862 SF	Mid 2025
Building 13	Main Floor Retail	CONDITIONALLY LEASED	
Building 14	Retail & Restaurant	3,122 - 3,394 SF + patio	
PHASE II	PURPOSE	RENTABLE AREA*	EST. TIMING
Building 1	Dine-in Restaurant	4,593 SF + patio + roof patio	
Building 2	Restaurant	LEASED (Unit 1)	
	Restaurant	1,447 SF remaining (Unit 2)	
Building 3	Gas Bar	CONDITIONALLY LEASED	
Building 5	Grocer	LEASED	
Building 6	Retail & Restaurant	739 - 2,042 SF	Mid 2026
Building 9	Retail	785 - 2,164 SF	
Building 10	Main Floor Retail	8,803 SF	
	2 nd & 3 rd Floor Office	1,579 - 3,578 SF	
Building 11	Daycare	6,782 SF	
PHASED III	PURPOSE	RENTABLE AREA*	EST. TIMING
Building 15	Mixed Use	1,277 - 2,971 SF	Mid 2027
Building 16	Mixed Use	2,184 - 2,778 SF	

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

The Gateway is designed to celebrate the region’s coal mining history and reflect the natural beauty of the surrounding mountains. The development will feature over 300,000 SF of master-planned space released in three phases, with Phase I expected to open in 2025.

As of 2024, Canmore’s population reached 17,200, marking a 12% increase over the last five years, and the medium family income of \$125,000 is significantly higher than the province’s median of \$96,000.

By 2046, the population of Canmore, Harvie Heights, Dead Man’s Flats, Lac Des Arcs and Exshaw is estimated to reach roughly 32,000 residents. 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 will set The Gateway up to remain a vibrant landmark within the community for many years to come.



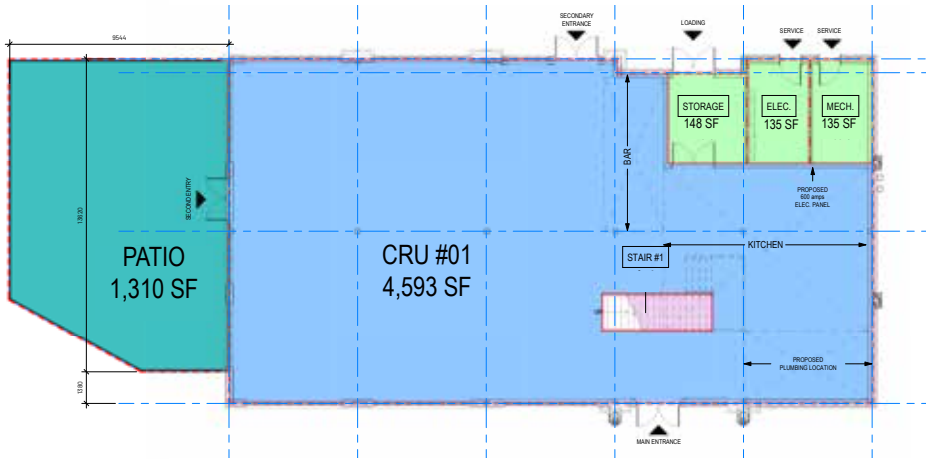


Building 1 - 100 Cascade Dr.

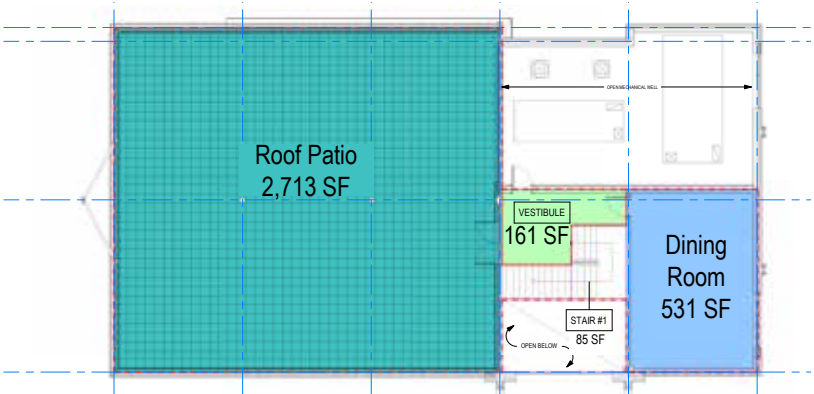
Proposed Use: Dine-in Restaurant

RENTABLE AREA LEGEND

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



1 MAIN FLOOR
SK1-00 1 : 100



2 ROOF PATIO
SK1-00 1 : 100



Building 2 - 255 Cascade Dr.

Proposed Use: Restaurant



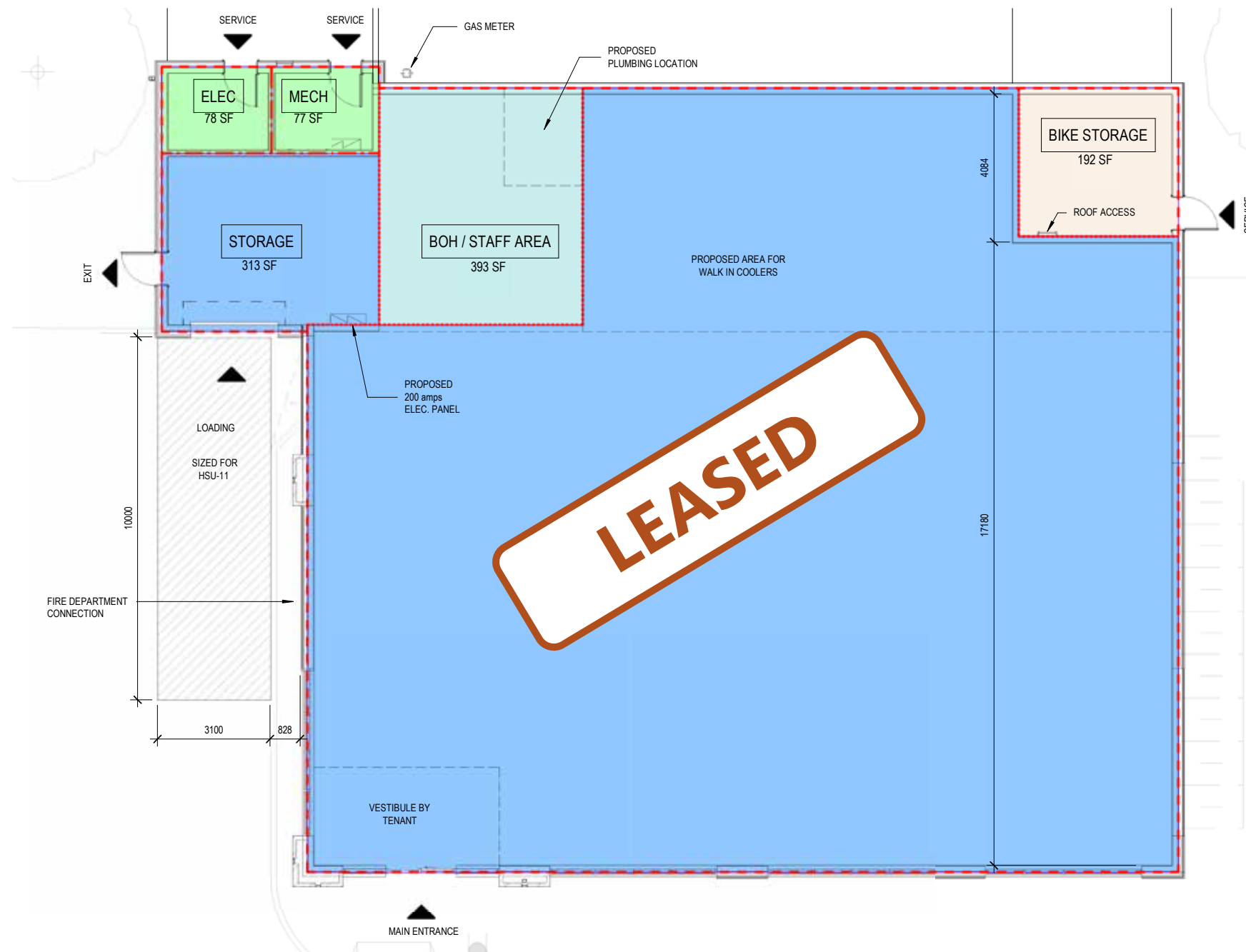
RENTABLE AREA LEGEND

- Building Common Area
- Store Area







Building 4 - 340 Cascade Dr.

Proposed Use: Retail



RENTABLE AREA LEGEND

-  Building Common Area
-  Floor Area
-  Office Area
-  Store Area



Building 5 - 300 Cascade Dr.

Main Floor

Proposed Use: Grocer + Mezzanine



RENTABLE AREA LEGEND

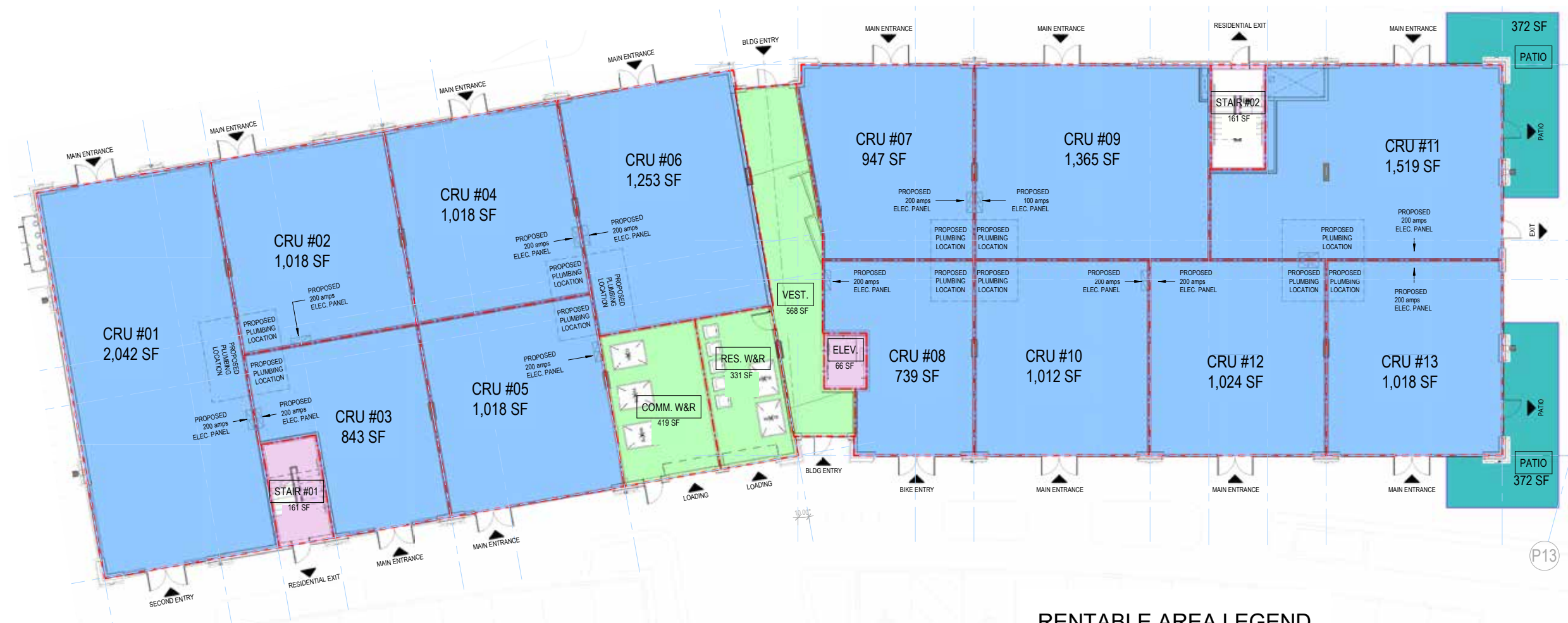
- Building Common Area
- Floor Area - Non-Retail Area
- Store Area



Building 6 - 355 Cascades Dr.

Main Floor

Proposed Use: Retail & Restaurant



RENTABLE AREA LEGEND

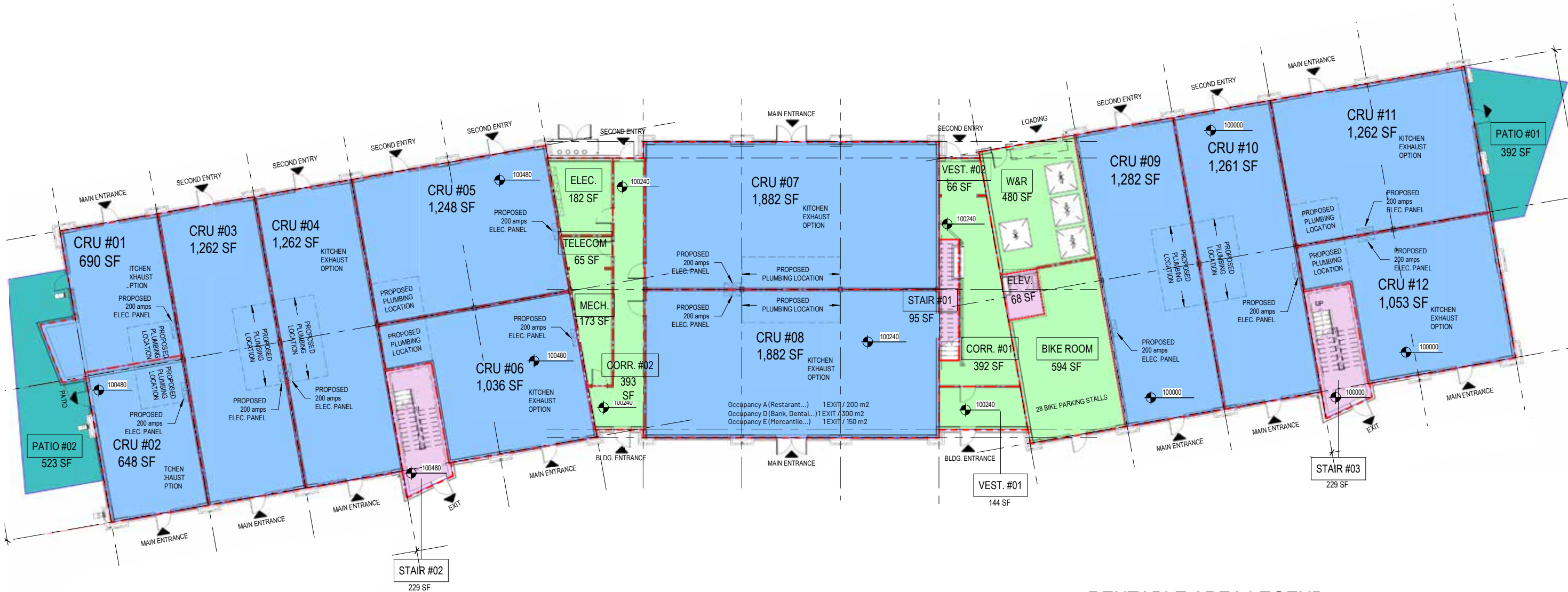
- Building Common Area
- Exterior Area
- Major Vertical Penetration
- Store Area



Building 8 - 320 Cascade Dr.

Main Floor

Proposed Use: Retail + Restaurant



RENTABLE AREA LEGEND

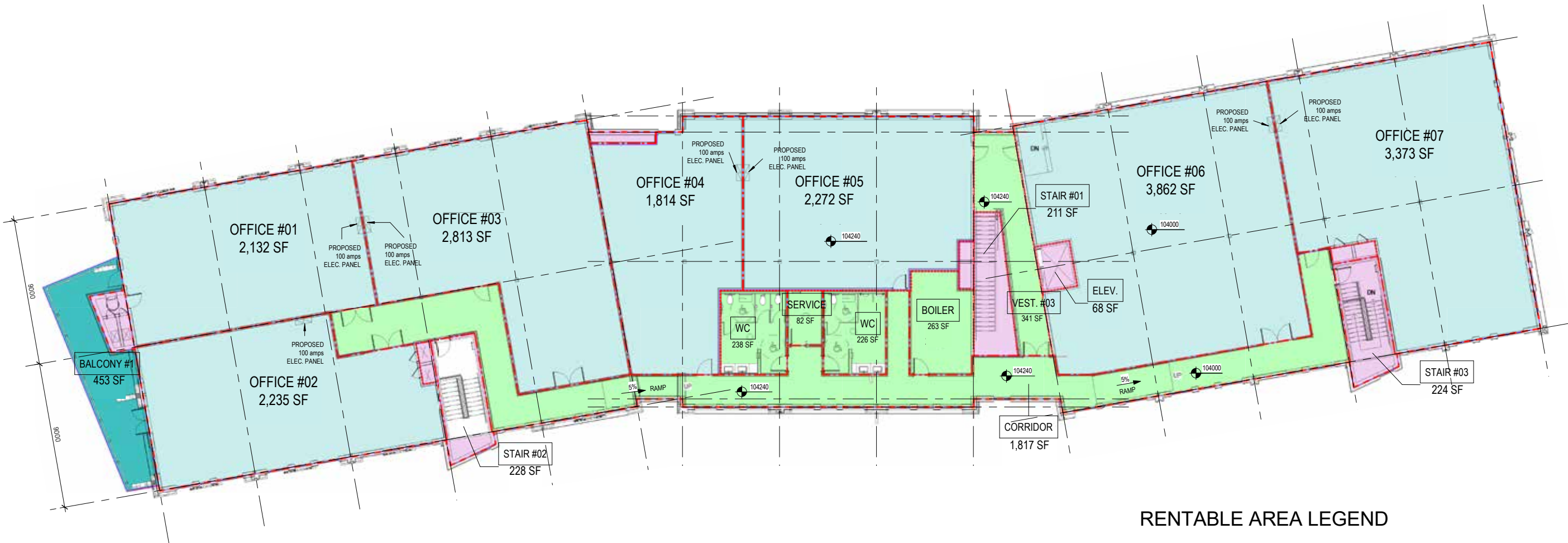
- Building Common Area
- Exterior Area
- Major Vertical Penetration
- Store Area



Building 8 - 320 Cascade Dr.

2nd Floor

Proposed Use: OFFICE



RENTABLE AREA LEGEND

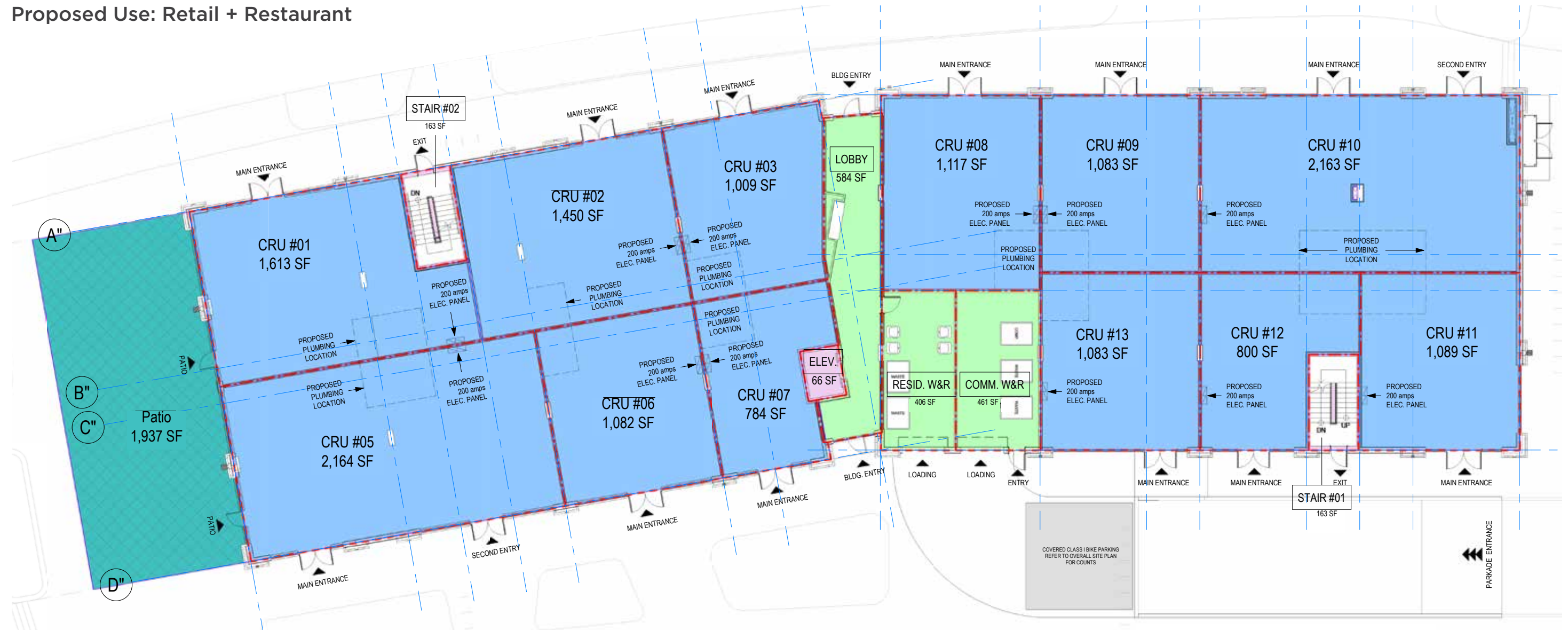
- Building Common Area
- Exterior Area
- Major Vertical Penetration
- Office Area



Building 9 - 375 Cascade Dr.

Main Floor

Proposed Use: Retail + Restaurant



RENTABLE AREA LEGEND

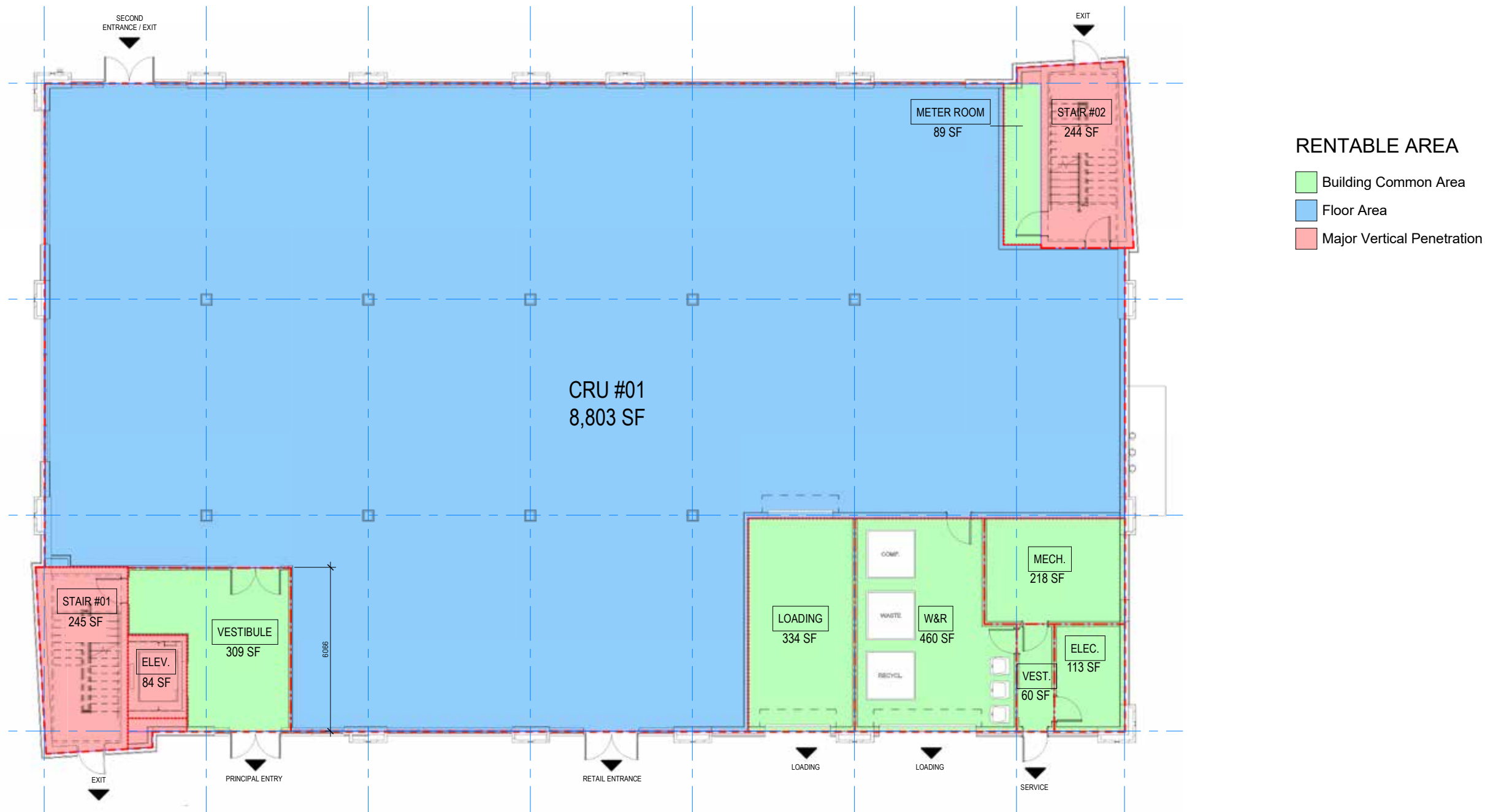
- Building Common Area
- Exterior Area
- Major Vertical Penetration
- Store Area



Building 10 - 391 Cascade Dr.

Main Floor

Proposed Use: Retail or Medical-Focused

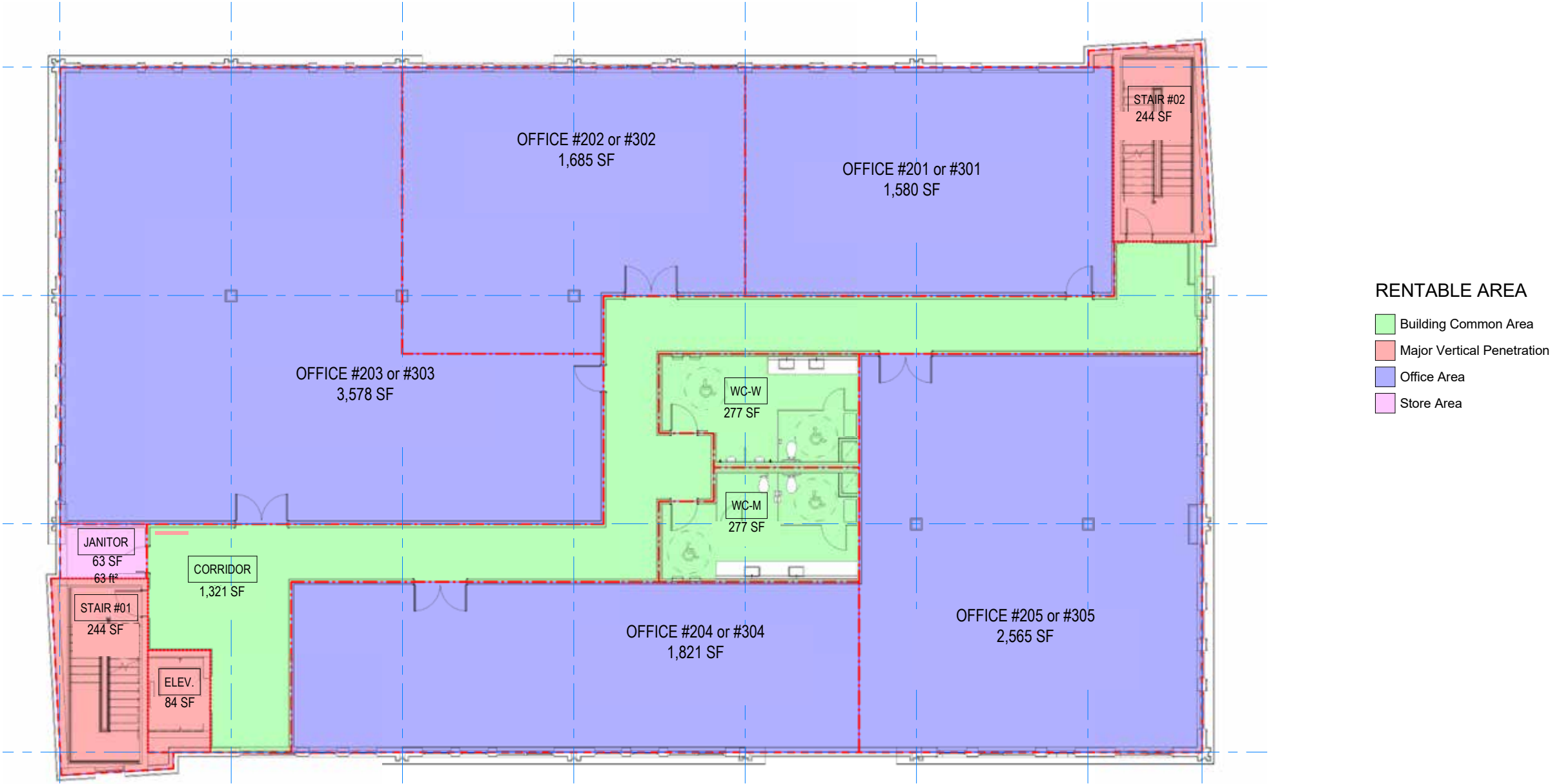




Building 10 - 391 Cascade Dr.

2nd & 3rd Floors (same floor plan on each floor)

Proposed Use: Medical-Focused

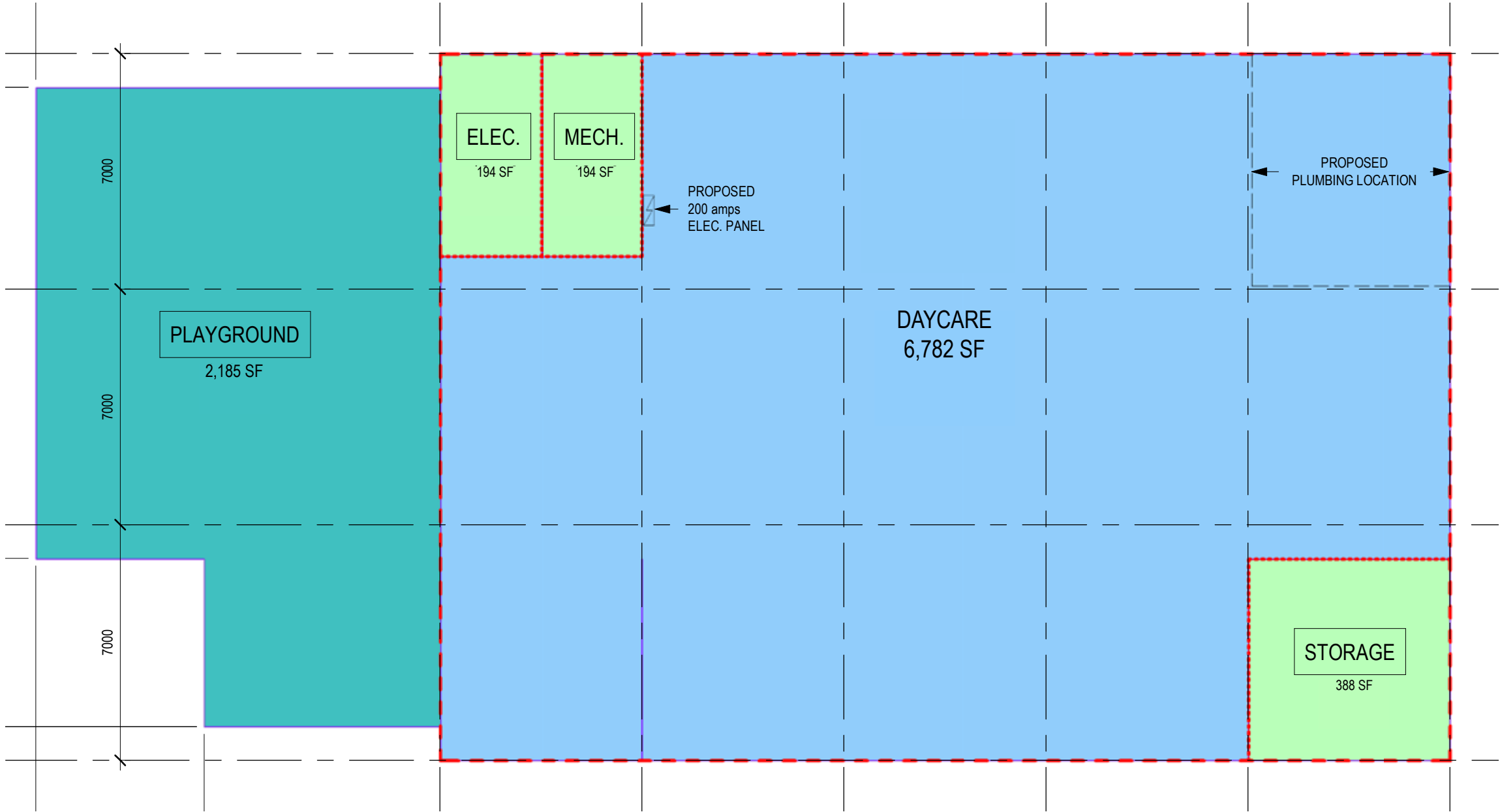




Building 11 - 1400 Cascade Dr.

Main Floor

Proposed Use: Daycare
Multiple Storeys Available

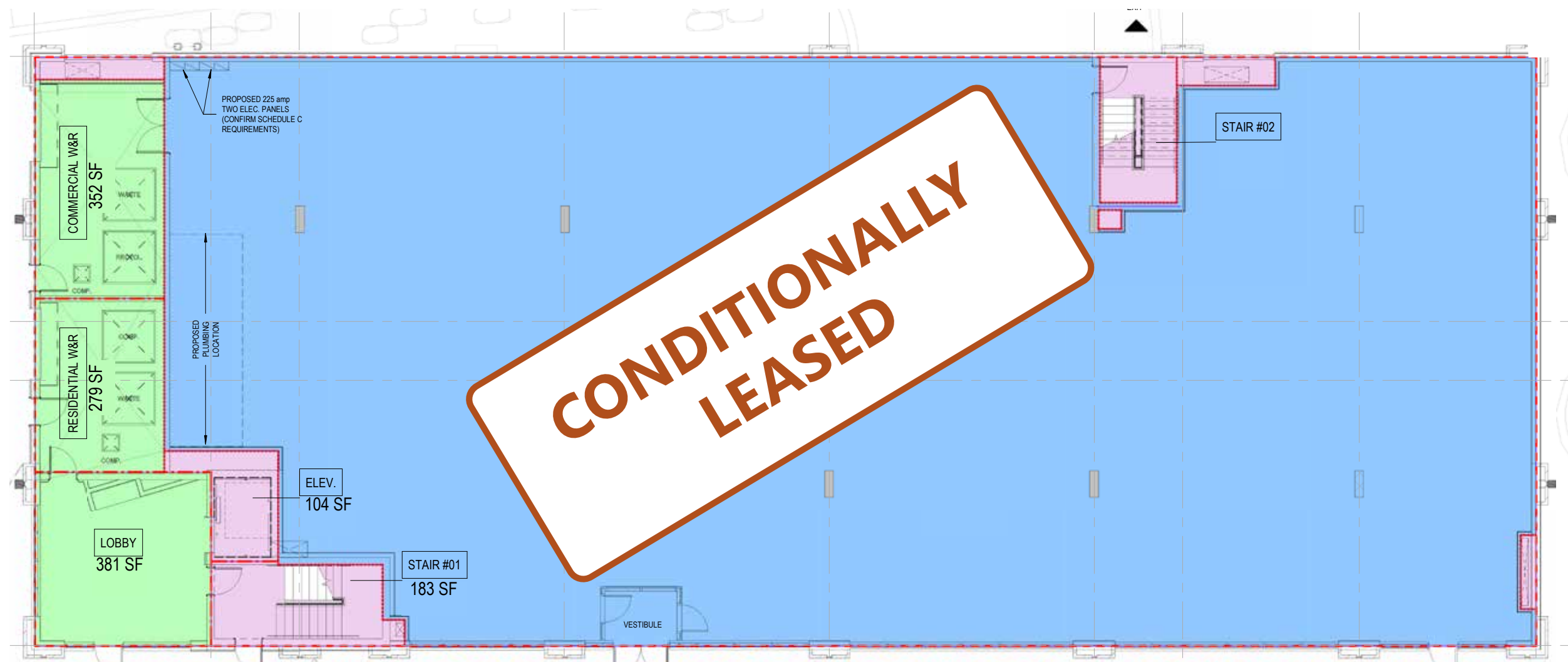




Building 13 - 360 Cascade Dr.

Main Floor

Proposed Use: Retail



AREA LEGEND

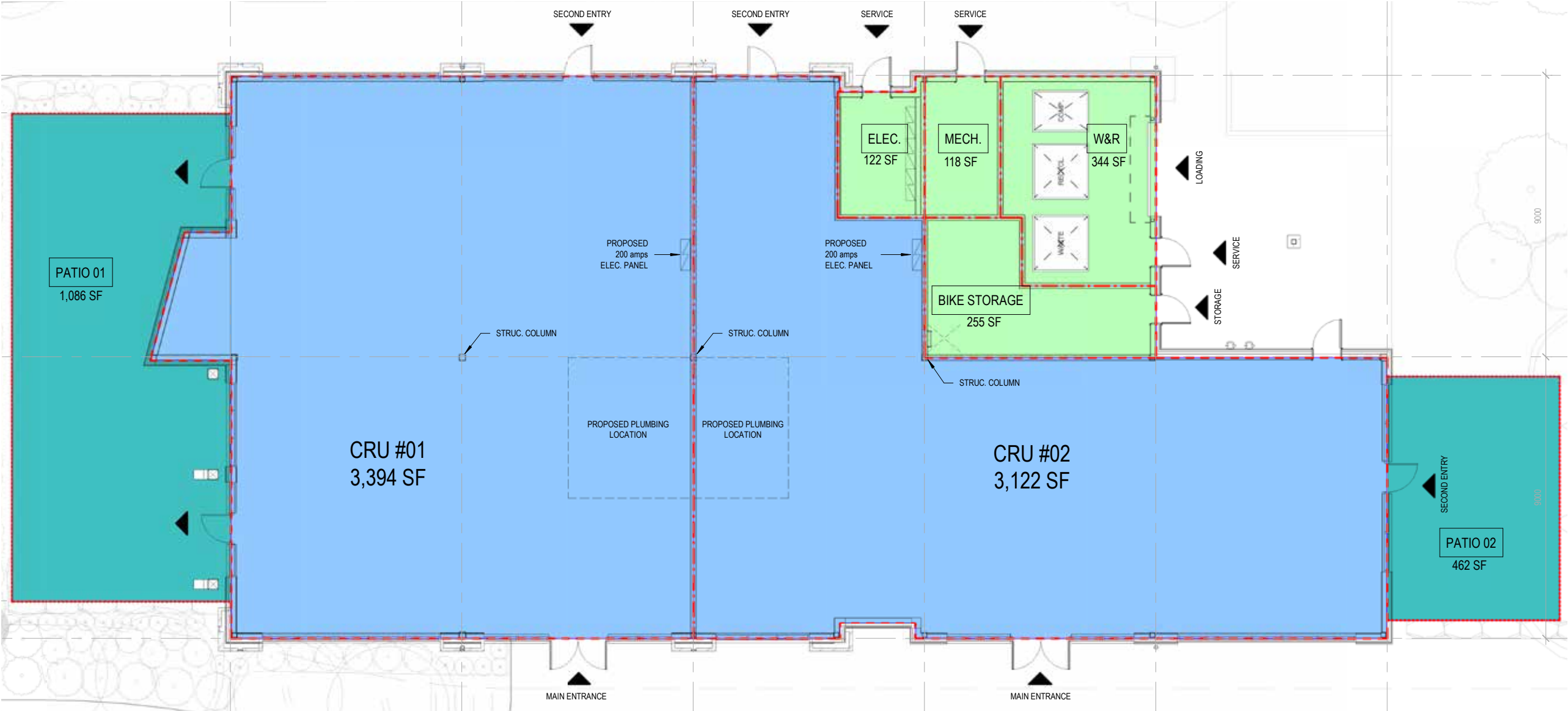
Store Area
Building Common Area
Major Vertical Penetration



Building 14 - 380 Cascade Dr.

Main Floor

Proposed Use: Retail and Restaurant + Patios



RENTABLE AREA LEGEND

- Building Common Area
- Exterior Area
- Store Area

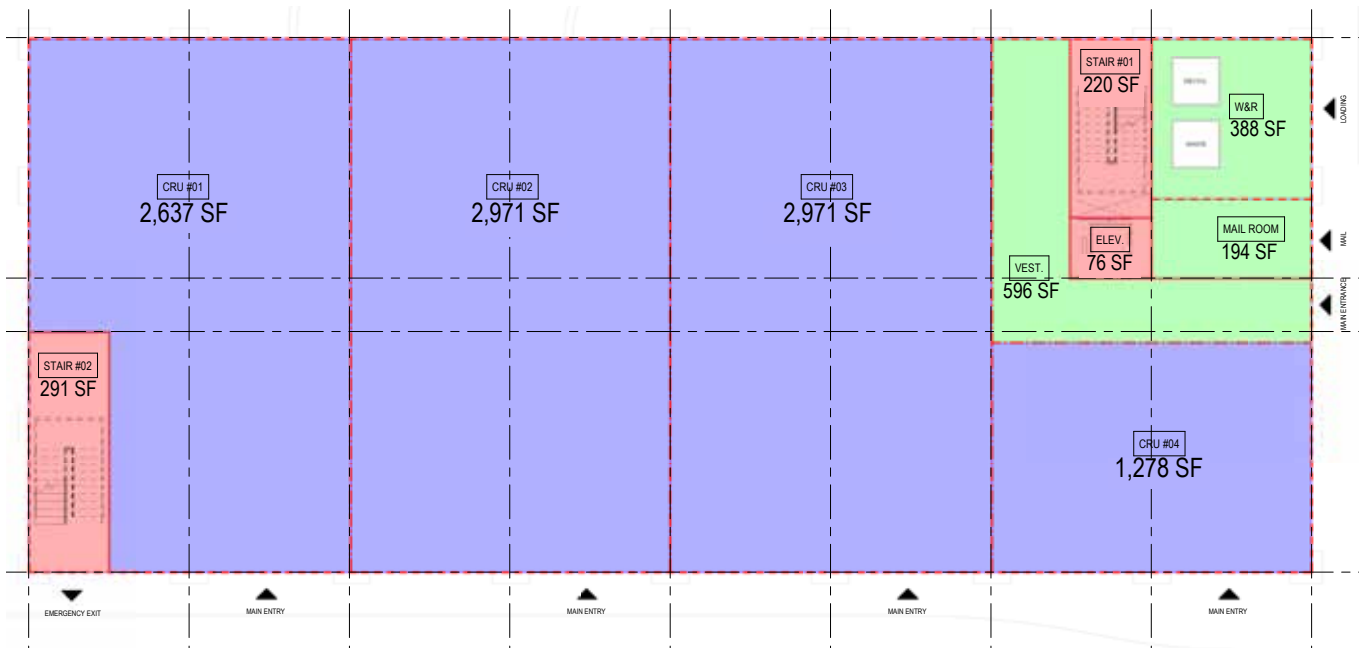


Building 15 - 1500 Cascade Dr.

Main Floor

Proposed Use: Mixed Use

Phase III - Build to suit options available.
Contact leasinggateway@tsmv.ca for details.



RENTABLE AREA

- Building Common Area
- Major Vertical Penetration
- Office Area

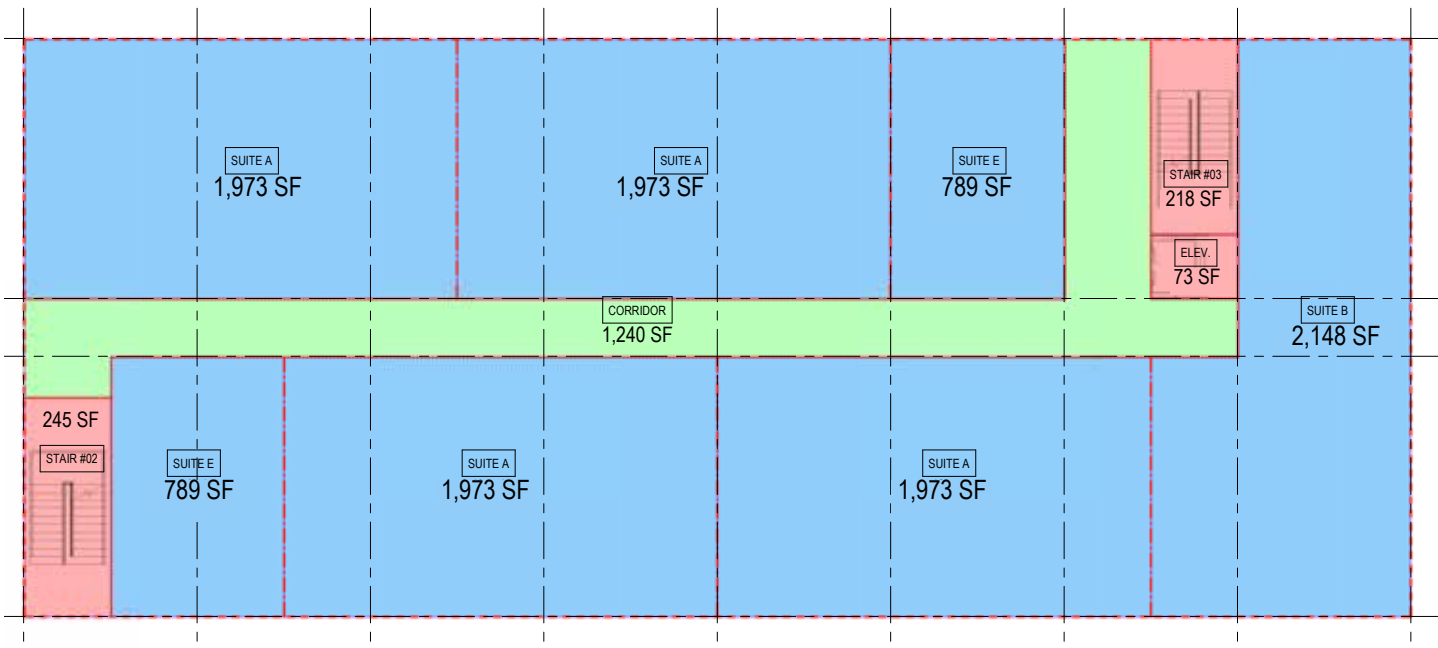


Building 15 - 1500 Cascade Dr.

2nd & 3rd Floors (same floor plan on each floor)

Proposed Use: Mixed Use

Phase III - Build to suit options available.
Contact leasinggateway@tsmv.ca for details.



RENTABLE AREA

- Building Common Area
- Floor Area
- Major Vertical Penetration

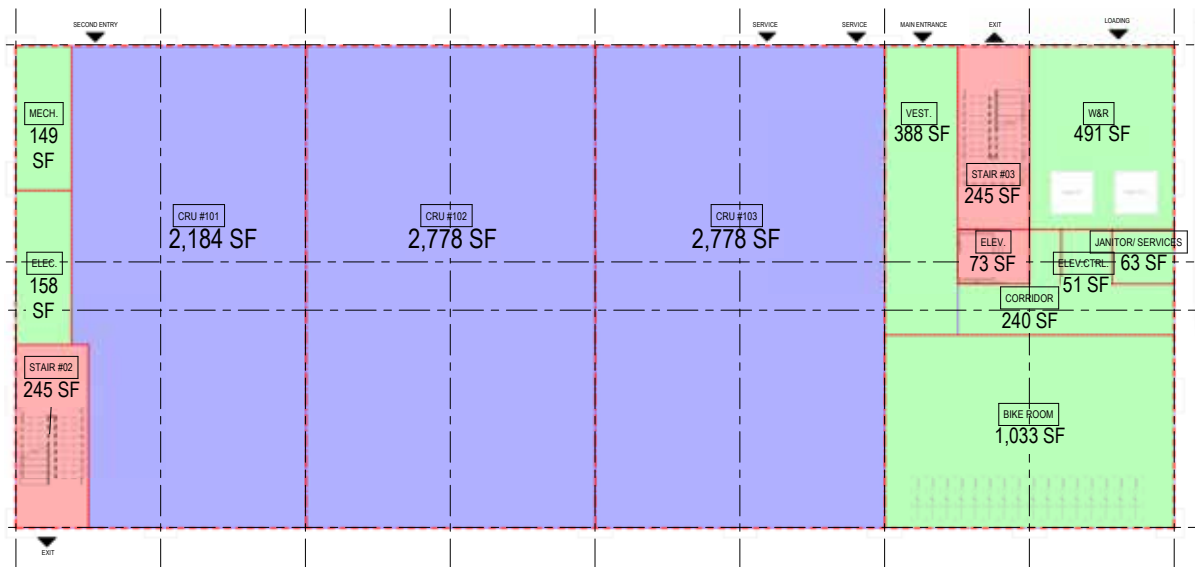


Building 16 - 1600 Cascade Dr.

Main Floor

Proposed Use: Mixed Use

Phase III - Build to suit options available.
Contact leasinggateway@tsmv.ca for details.



RENTABLE AREA

- Building Common Area
- Major Vertical Penetration
- Office Area

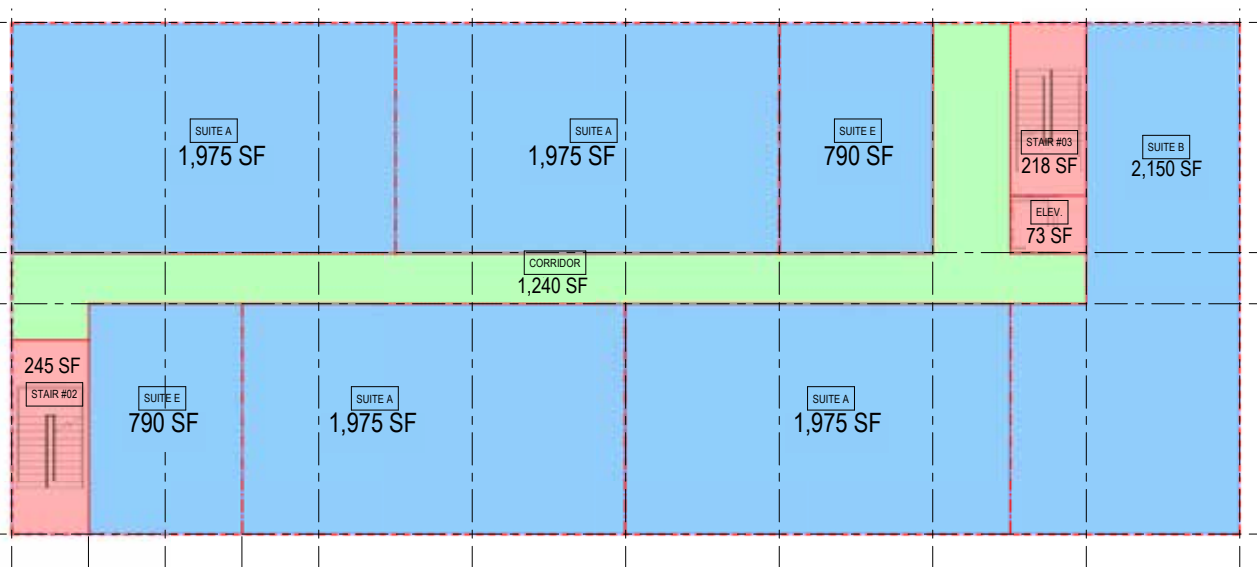


Building 16 - 1600 Cascade Dr.

2nd & 3rd Floors (same floor plan on each floor)

Proposed Use: Mixed Use

Phase III - Build to suit options available.
Contact leasinggateway@tsmv.ca for details.



RENTABLE AREA

- Building Common Area
- Floor Area
- Major Vertical Penetration



THE GATEWAY

AT THREE SISTERS

For Leasing Inquiries, Contact:

Dustin Walz
Director, Leasing
403.597.8768 | leasinggateway@tsmv.ca

thegatewayatthreesisters.ca

