



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.



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.

Distance to Calgary: 1 hour  
Distance to Banff: 22 min



## NOW LEASING

PHASE I	PURPOSE	RENTABLE AREA*	EST. TIMING
Building 4	Retail	LEASED	
Building 8	Main Floor Retail	973 - 1,282 SF	
	2 <sup>nd</sup> Floor Office	1,814 - 3,862 SF	Now Available
Building 13	Main Floor Retail	LEASED	
Building 14	Retail & Restaurant	CONDITIONALLY LEASED	

PHASE II	PURPOSE	RENTABLE AREA*	EST. TIMING
Building 1	Dine-in Restaurant	6,290 SF + patio + roof patio	
Building 2	Restaurant	LEASED (Unit 1)	
	Restaurant	1,447 SF remaining (Unit 2)	
Building 3	Gas Bar	LEASED	
Building 5	Grocer	LEASED	
Building 6	Retail & Restaurant	739 - 2,042 SF	2026
Building 9	Retail	785 - 2,164 SF	
Building 11	Daycare (Built to Suit)	6,782 SF	

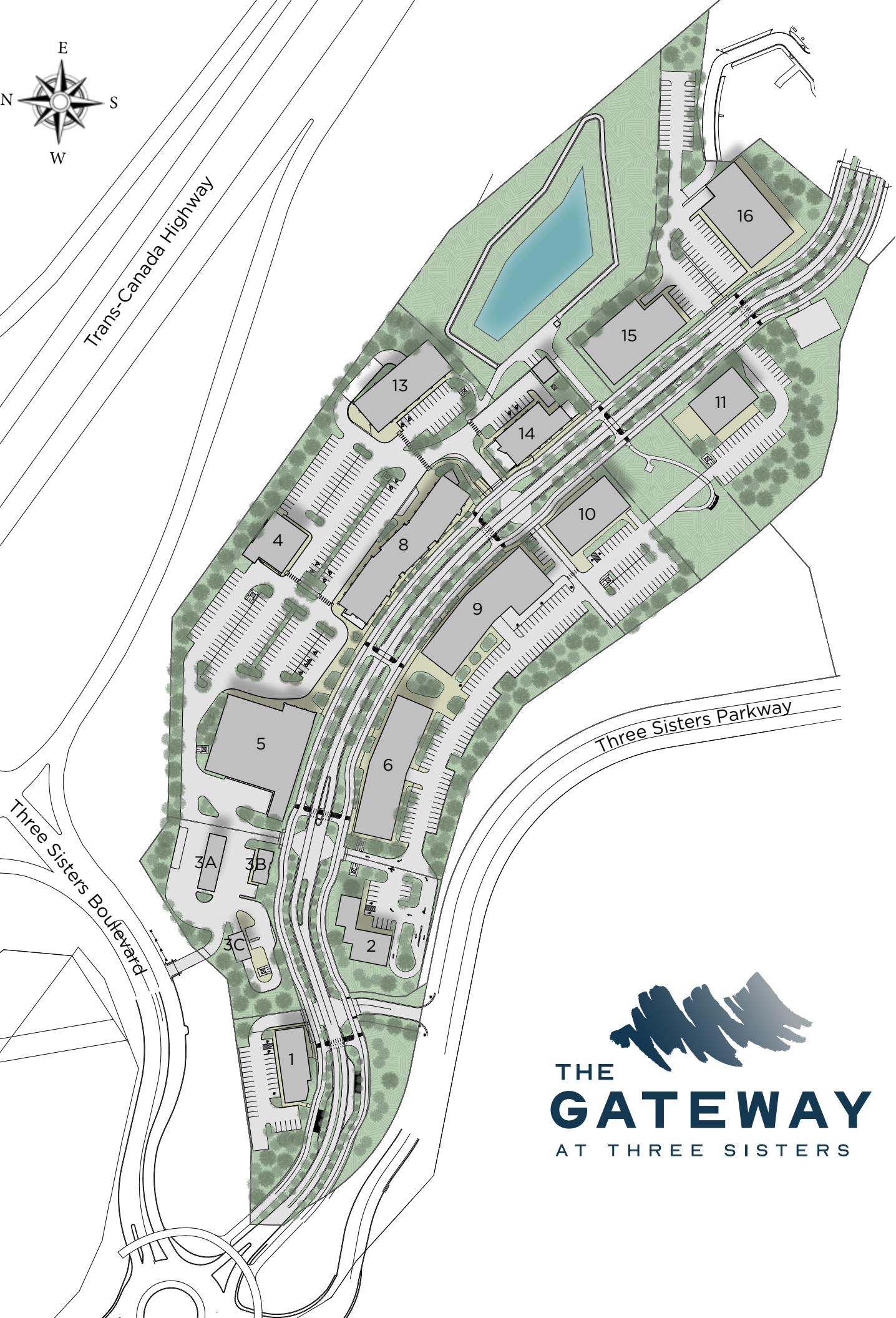
PHASED III	PURPOSE	RENTABLE AREA*	EST. TIMING
Building 10	Main Floor Retail	8,803 SF	2027

\* 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 now available.

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.



**THE GATEWAY**  
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## Building 1 - 100 Cascade Dr.

Proposed Use: Dine-in Restaurant

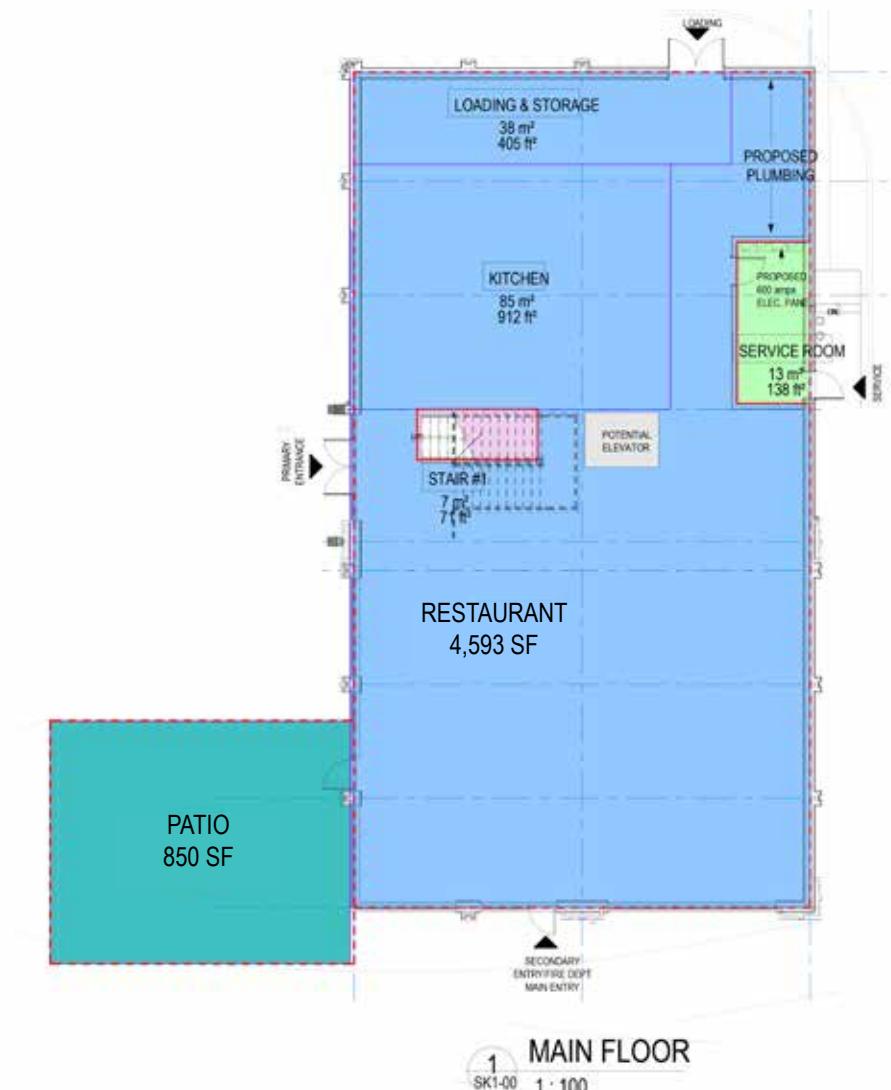
Available Christmas 2026

### RENTABLE AREA LEGEND

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



2  
SECOND LEVEL  
SK1-00 1:100





## Building 2 - 255 Cascade Dr.

Proposed Use: Restaurant

Commercial Retail Unit (CRU) #02 Available Fall 2026



### RENTABLE AREA LEGEND

- Building Common Area (Green)
- Exterior Area (Pink)
- Store Area (Blue)



## Building 4 - 340 Cascade Dr.

Proposed Use: Retail





## Building 5 - 300 Cascade Dr.

### Main Floor

Proposed Use: Grocer + Mezzanine



#### RENTABLE AREA LEGEND

- Building Common Area (Green)
- Floor Area - Non-Retail Area (Orange)
- Store Area (Blue)

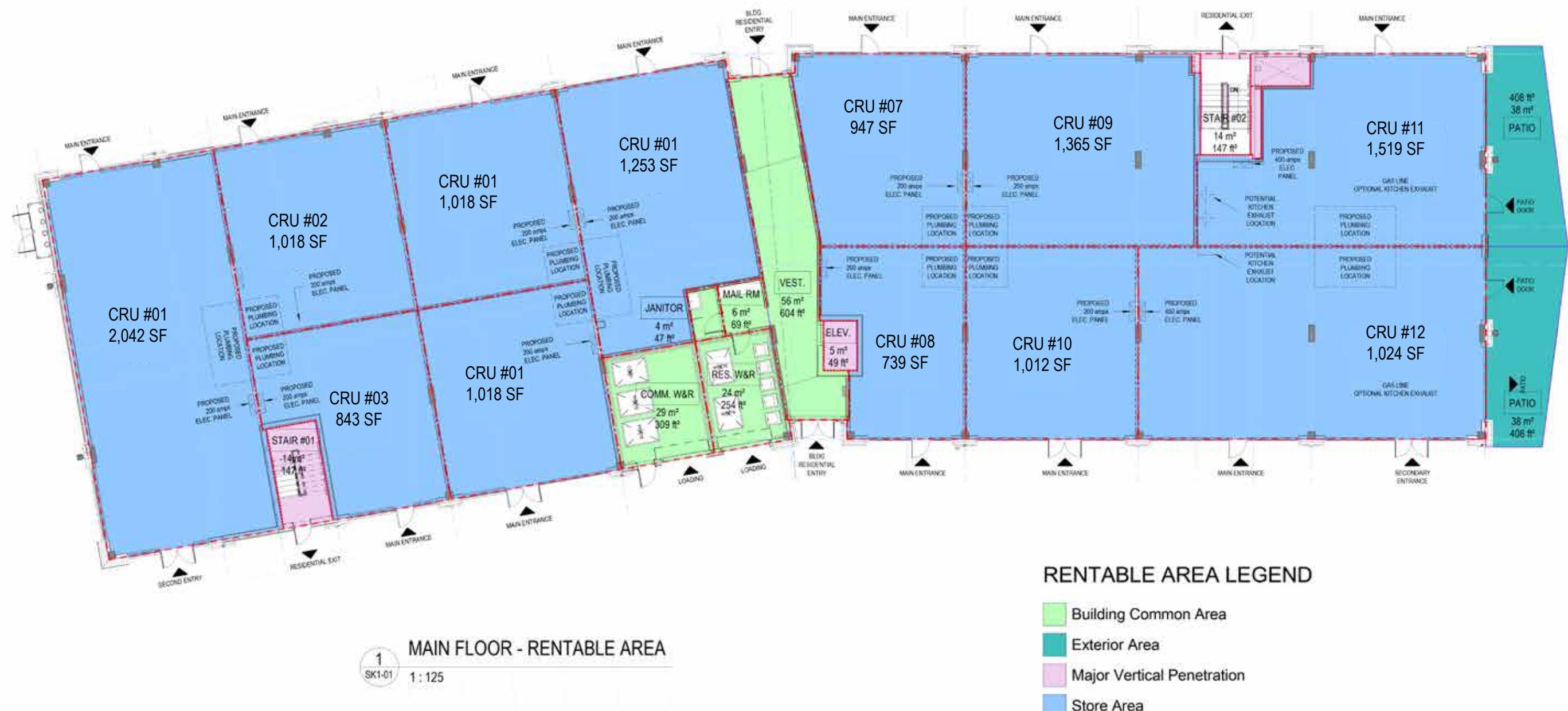


# Building 6 - 355 Cascades Dr.

## Main Floor

## Proposed Use: Retail & Restaurant

Available Christmas 2026



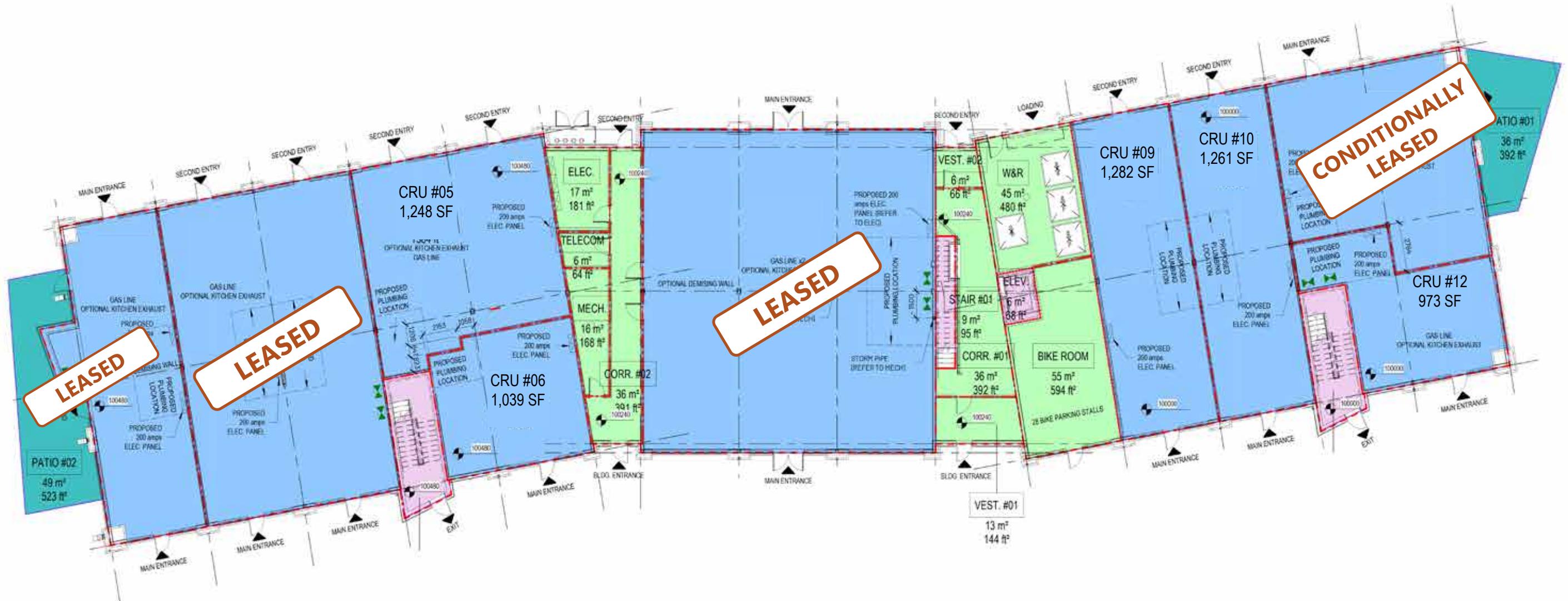


# Building 8 - 320 Cascade Dr.

## Main Floor

Proposed Use: Retail + Restaurant

Available Now



### RENTABLE AREA LEGEND

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



## Building 8 - 320 Cascade Dr.

### 2<sup>nd</sup> Floor

Proposed Use: Office

Available Now



#### RENTABLE AREA LEGEND

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



SECOND FLOOR - RENTABLE AREA

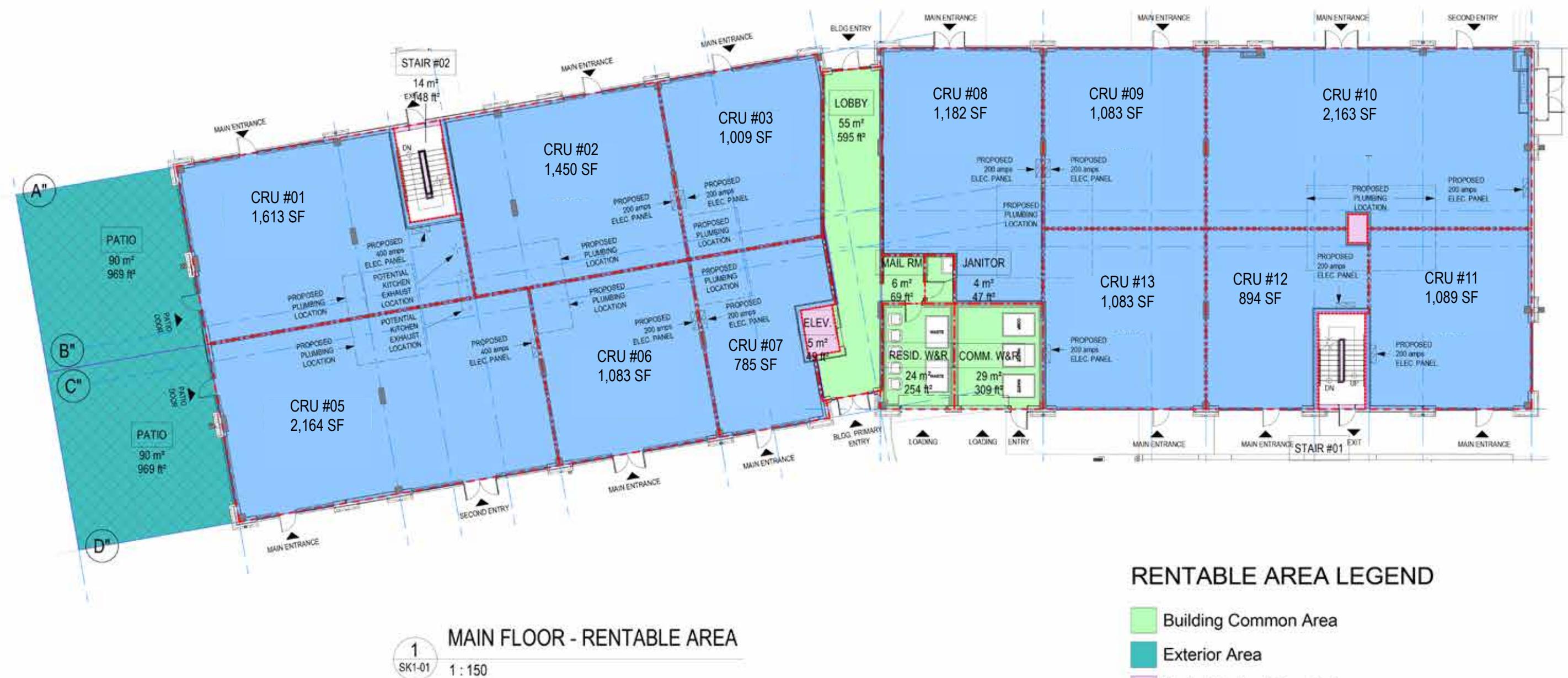


# Building 9 - 375 Cascade Dr.

## Main Floor

Proposed Use: Retail + Restaurant

Available Christmas 2026



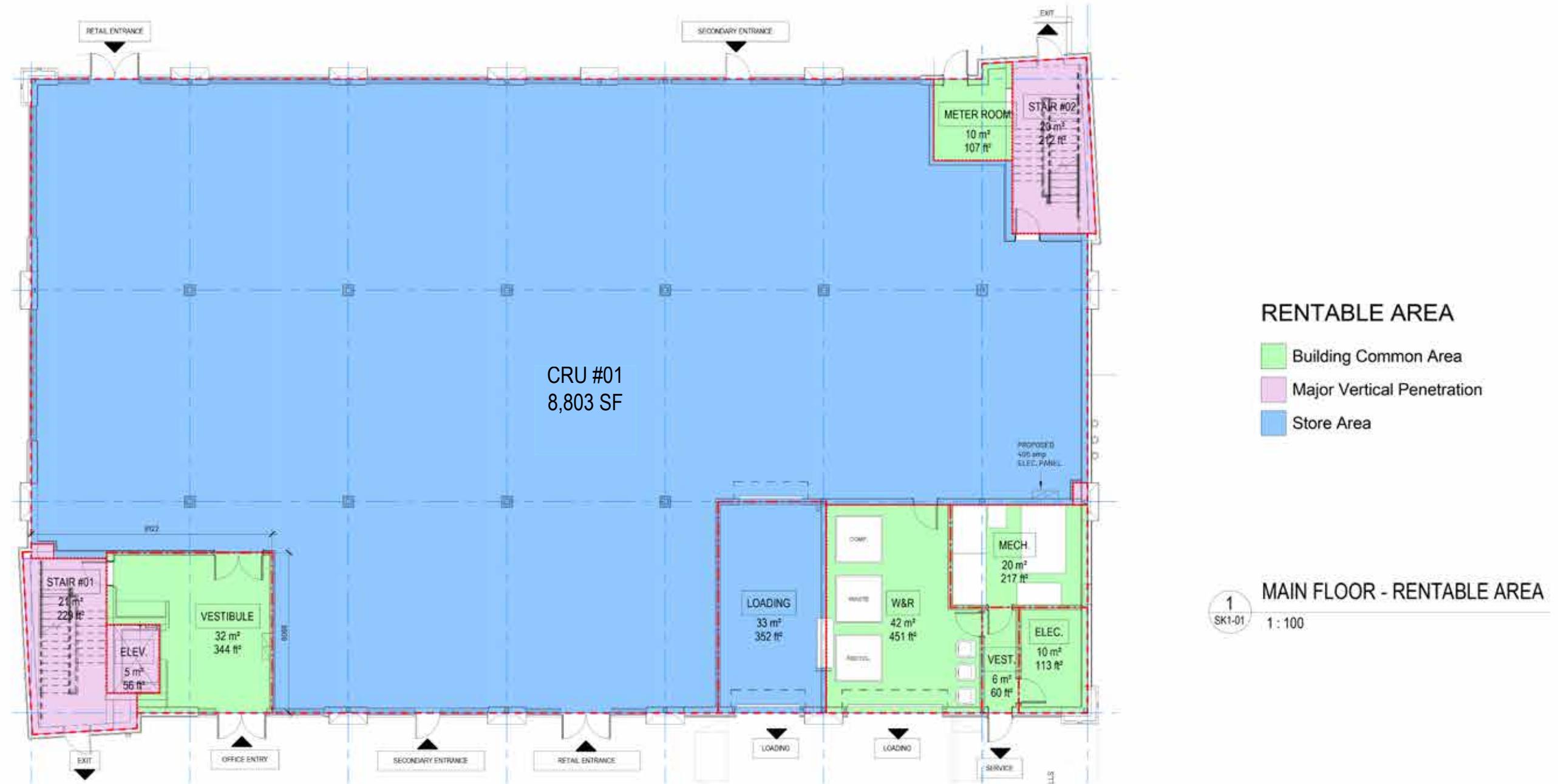


# Building 10 - 391 Cascade Dr.

## Main Floor

Proposed Use: Retail or Medical-Focused

Available Q2 2027

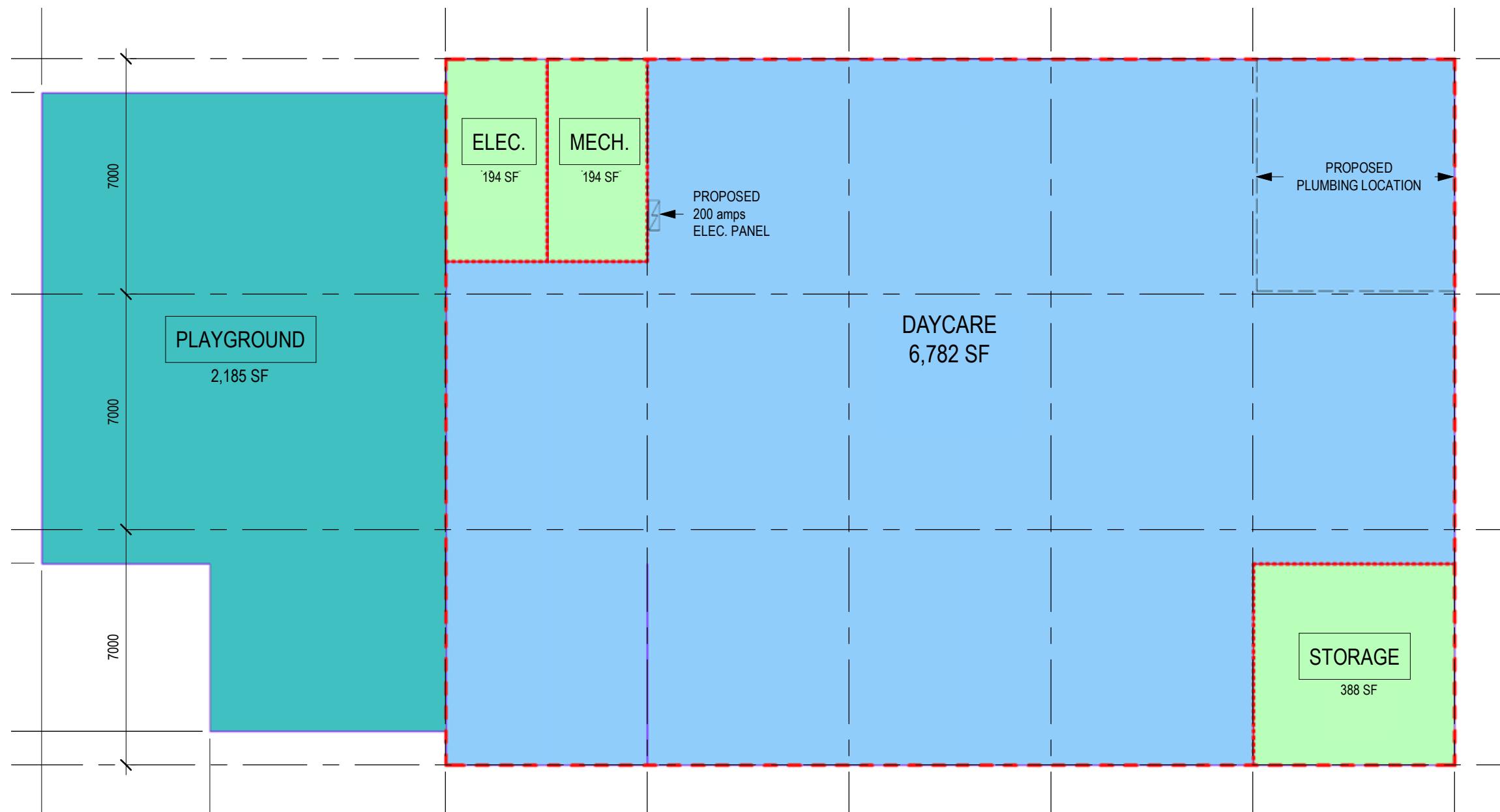




## Building 11 - 1400 Cascade Dr.

### Main Floor

Proposed Use: Daycare - Built to Suit Options Available





# Building 13 - 360 Cascade Dr.

## Main Floor

Proposed Use: Retail



### AREA LEGEND

- Store Area
- Building Common Area
- Major Vertical Penetration

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



## Building 14 - 380 Cascade Dr.

### Main Floor

Proposed Use: Retail and Restaurant + Patios

#### RENTABLE AREA LEGEND

- Building Common Area
- Exterior Area
- Store Area

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





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