

FOR LEASE

DRAYTON VALLEY POWER CENTRE

5205/09 POWER CENTRE BOULEVARD, DRAYTON VALLEY, AB



JOIN THESE NATIONAL TENANTS

Walmart 

Mark's



TAG
DEVELOPMENTS

▶ Kevin Glass
+1 (587) 756-1570
Kevin.Glass@
MarcusMillichap.com

Casey McClelland
+1 (587) 756-1560
Casey.McClelland@
MarcusMillichap.com

Mike Hoffert
+1 (587) 756-1550
Mike.Hoffert@
MarcusMillichap.com

Marcus & Millichap

OVERVIEW / DRAYTON VALLEY POWER CENTRE

5205/09 POWER CENTRE BOULEVARD, DRAYTON VALLEY, AB

OPPORTUNITY

Take advantage of the fresh spaces within a modern shopping centre directly adjacent to Mark's Work Warehouse and Canadian Tire, with nearby proximity to the town's Walmart. With ample parking and close proximity to Cowboy Trail (Highway 22), the various sizes of retail units available at the site is an attractive opportunity for any business seeking exposure from national and secure local tenants.



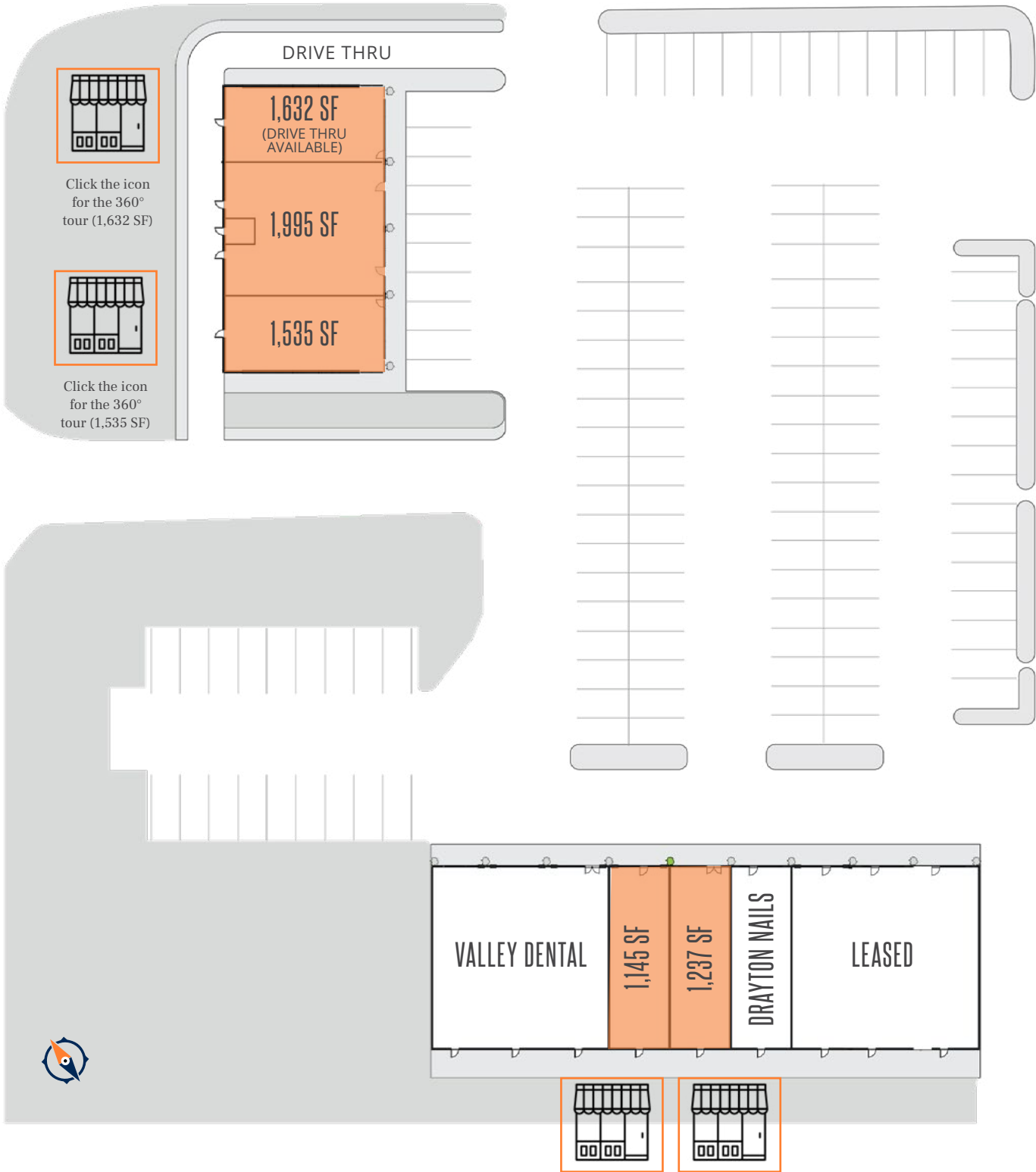
HIGHLIGHTS

- Multiple commercial retail units available starting at 1,145 SF, with drive-thru potential along corner unit
- Great opportunity to serve local customers and those commuting through Drayton Valley along busy Cowboy Trail (Highway 22)
- Ample on site surface parking
- Redeveloped building with high quality façade improvements
- National tenants Walmart, Canadian Tire, Mark's Work Warehouse and Drayton Valley Ford shadow anchor the complex



SITE MAP / DRAYTON VALLEY POWER CENTRE

5205/09 POWER CENTRE BOULEVARD, DRAYTON VALLEY, AB



AREA + STATS / DRAYTON VALLEY POWER CENTRE

5205/09 POWER CENTRE BOULEVARD, DRAYTON VALLEY, AB

Municipal Address:	5205/09 Power Centre Boulevard, Drayton Valley, AB
Zoning:	C2 - Commercial
Parking:	91 Surface Parking Stalls
Year Built:	2006
Lease Rate:	Market
Operating Costs:	\$9.01/SF (2025)

Cowboy Trail (HW 22) 2 minutes

Downtown Drayton Valley 4 minutes

Omniplex Recreation Centre 4 minutes

Edmonton 1.5 hours

Red Deer 2 hours



EXPOSURE

Power Centre Blvd
& Cowboy Trail



PARKING

ample on-site
surface stalls



MAIN FLOOR

well exposed
retail space



13,698

2021 population
within 5 km



\$130,571

average household
income



35

Median Age



8.4%

Population Change
(2021-2026)





Marcus & Millichap

Marcus & Millichap 10175 - 101 Street
1820 Enbridge Centre Edmonton, AB T5J 0H3 +1 (587) 756 1600

Kevin Glass / Senior Associate
Kevin.Glass@
MarcusMillichap.com
+1 (587) 756 1570

Casey McClelland / Senior Vice President
Casey.McClelland@
MarcusMillichap.com
+1 (587) 756 1560

Mike Hoffert / Senior Associate
Mike.Hoffert@
MarcusMillichap.com
+1 (587) 756 1550

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessor identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap,

and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2022 Marcus & Millichap. All rights reserved.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.