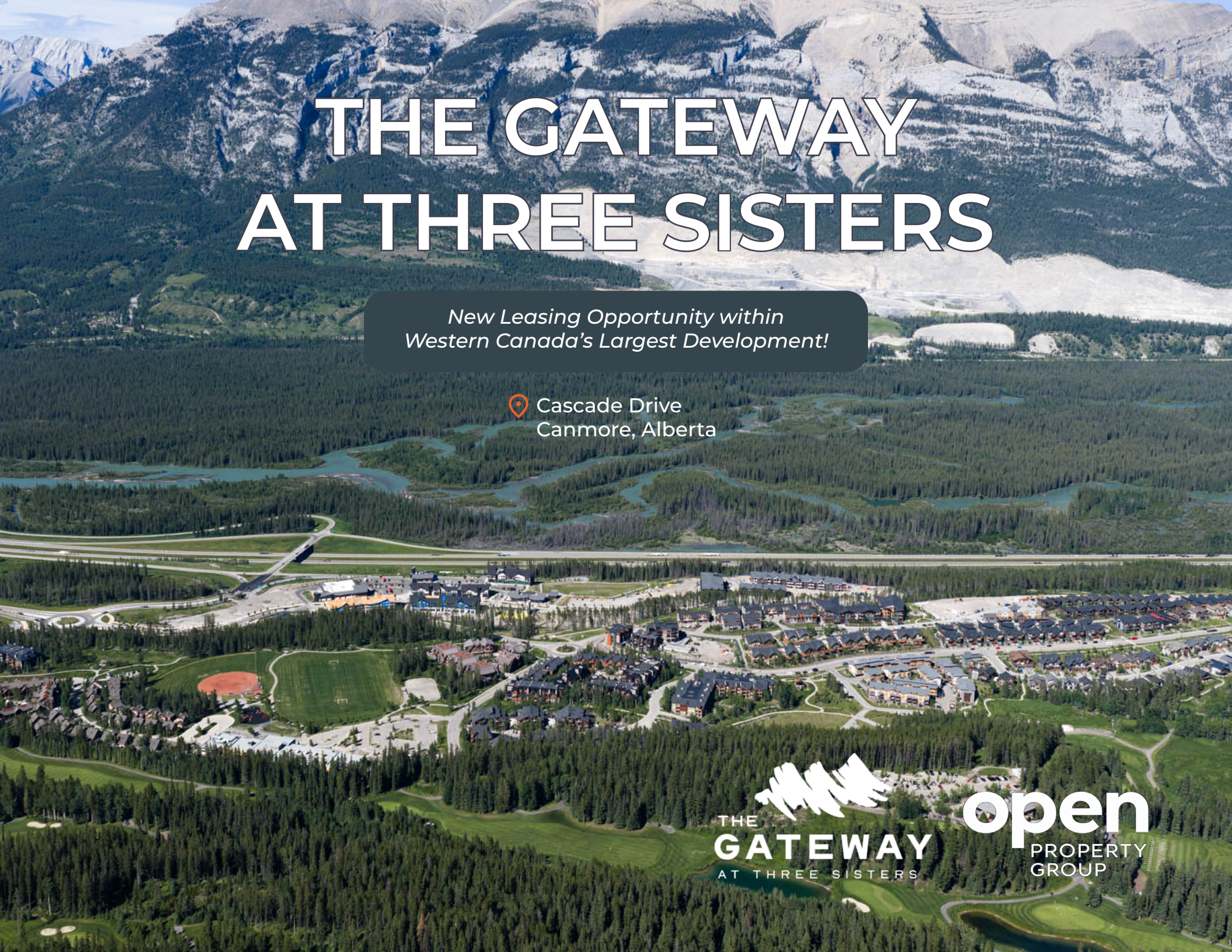
THE GATEWAY AT THREE SISTERS

New Leasing Opportunity within Western Canada's Largest Development!

Cascade Drive
Canmore, Alberta



YOUR GATEWAY TO THE MOUNTAINS

Three Sisters Mountain Village represents a transformative phase of growth for Canmore, spanning over 800 acres with approvals for approx. 5,000–8,000 residential units and an additional 1,000–2,000 hotel and tourist accommodations. This large-scale development is set to significantly expand the local population and drive long-term demand for retail and services.

At its core, the Gateway at Three Sisters will serve as a vibrant mixed-use hub, offering retail, food and beverage, medical, office, and employee housing, positioning itself as a key commercial destination within the Bow Valley.



THE DETAILS

Area	Variable *Subject to final measurement
Rate	Market
Additional Rent	Retail: Variable Office: Variable
Term	10 Years
Parking	Ample Surface
Availability	Phase I: Immediate Phase II: Q2 2027

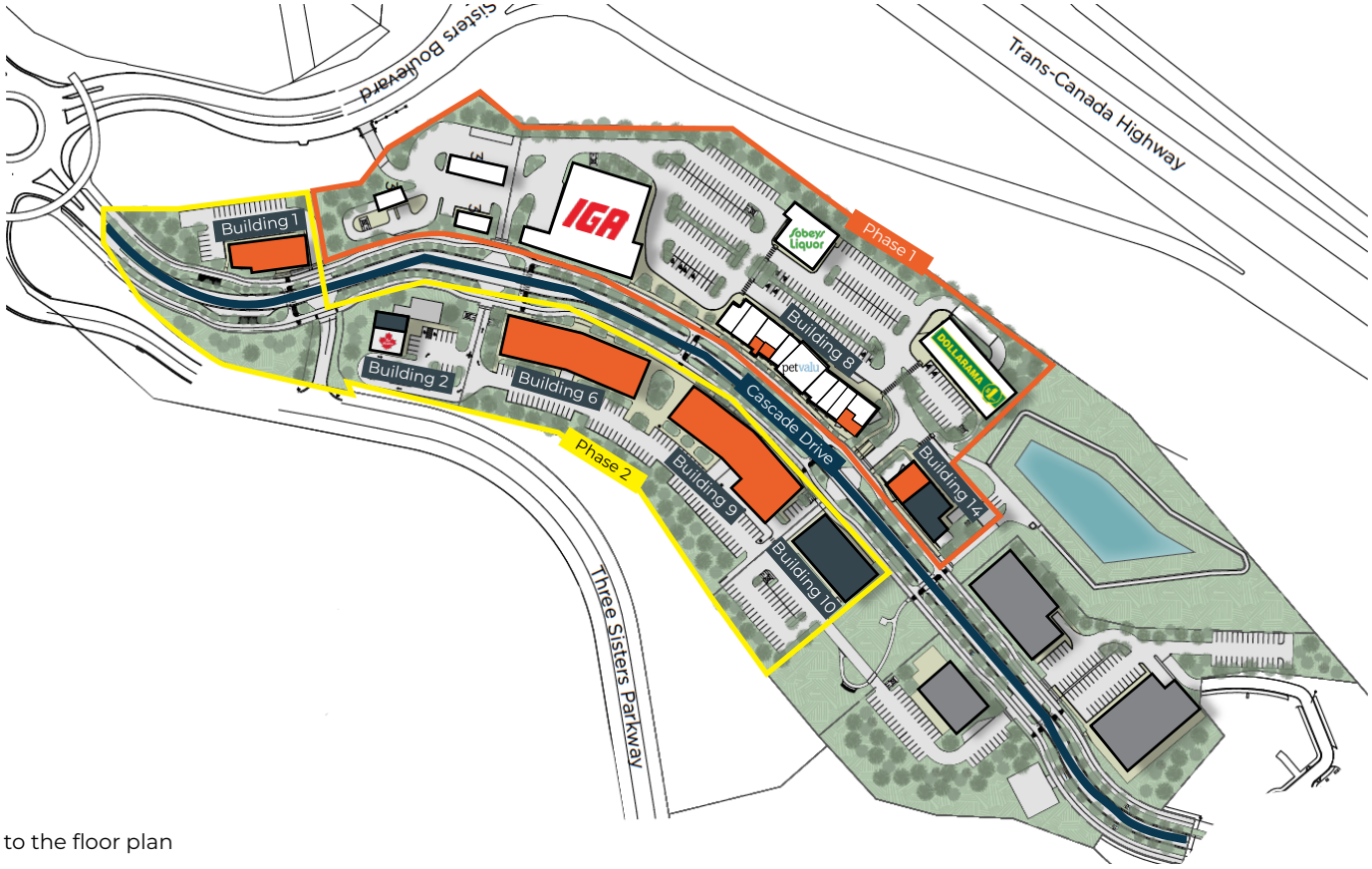
SNAPSHOT

- **Unmatched Exposure & Access:** Prime location just off the Trans-Canada Highway with over 9 million motorists annually, at the eastern gateway to Canmore and the Canadian Rockies
- **Only Commercial Hub in a Master-Planned Community:** Servicing the 800-acre Three Sisters Mountain Village, with Canmore's population set to double and ~2,490 hotel rooms driving sustained growth
- **Strong & Growing Consumer Base:** High household incomes (~$130,000) and a projected regional population of ~32,000 by 2046, alongside increasing tourism and visitor traffic
- **Flexible, High-Quality Leasing Opportunities:** Mixed-use development offering retail, office, wellness, and food service spaces from 500 SF to 10,000 SF, supported by year-round residents, workforce, and visitors



SITE PLAN

- Leased
- Available
- Under Offer
- Future Development



PHASE 1 - 2025

Building 8	34,644 sf
Building 14	8,063 sf

PHASE 2 - 2026/2027

Building 1	8,944 sf
Building 2	4,359 sf
Building 6	15,481 sf
Building 9	16,702 sf
Building 10	31,238 sf

Click each building to be taken to the floor plan

Positioned along the Trans-Canada Highway within Canmore, this is one of the Bow Valley's most visible and accessible commercial locations.

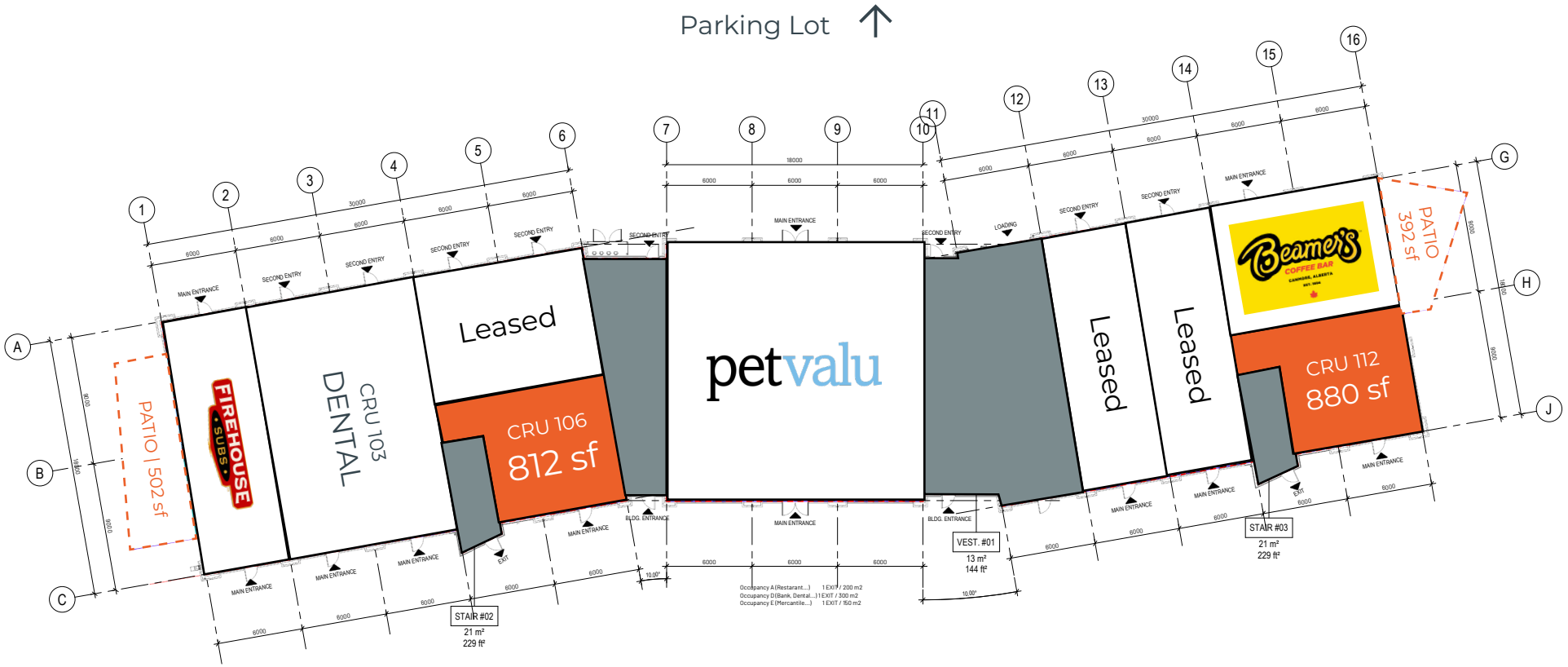

PHASE I
IMMEDIATE POSSESSION

FLOOR PLAN

BUILDING 8

Additional Rent: Retail: $12.39 psf

Click here to view full site plan



- Leased
- Available
- Under Offer
- Common Area

*Stated square footage reflects grossed-up lease measurements, subject to re-measurement

FLOOR PLAN

BUILDING 8 - 2ND FLOOR

Additional Rent: Office: $14.33 psf

Click here to view full site plan

Parking Lot



Cascade Drive

- Leased
- Available
- Under Offer
- Common Area

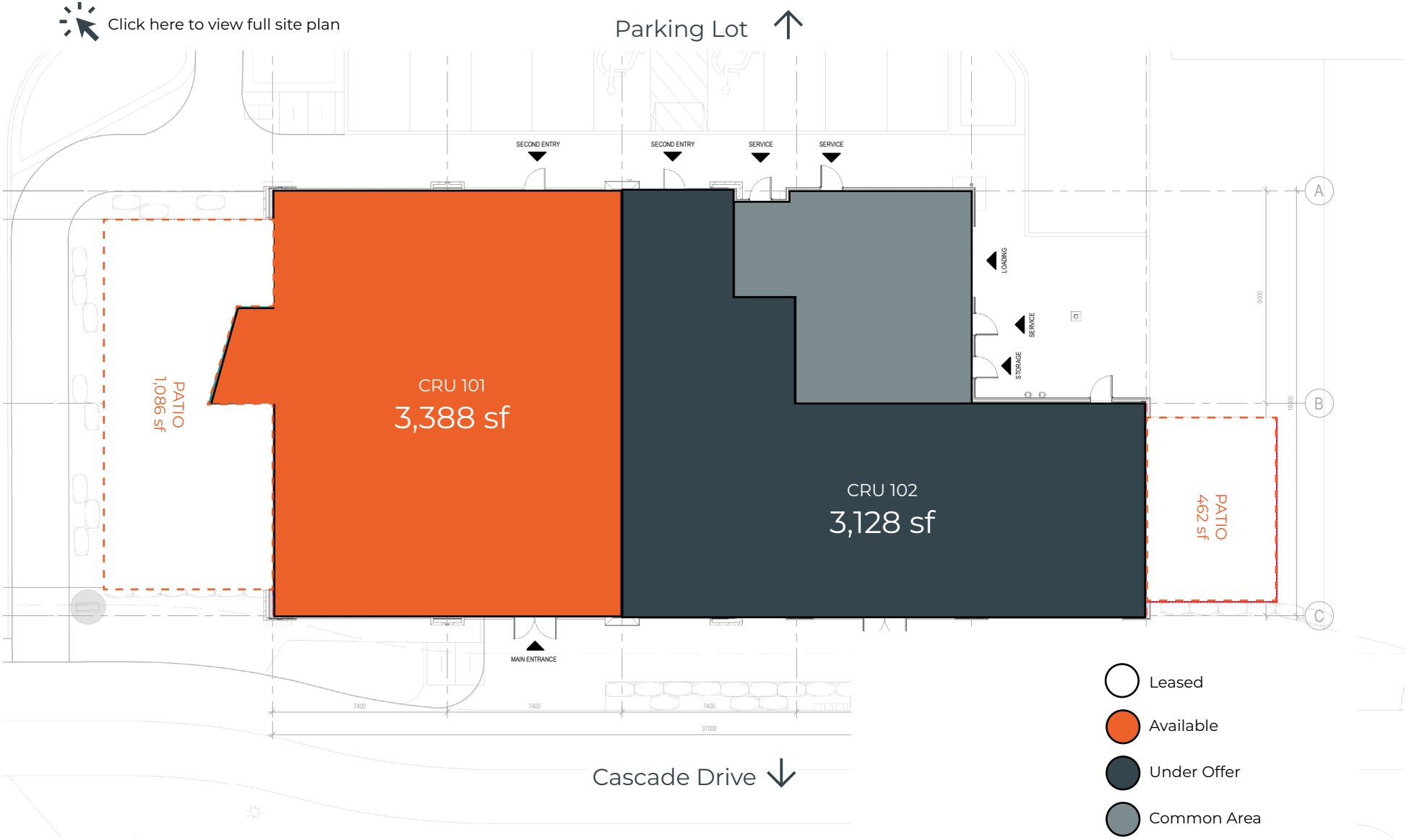
*Stated square footage reflects grossed-up lease measurements, subject to re-measurement

FLOOR PLAN

BUILDING 14

Additional Rent: Retail: $16.74 psf

Click here to view full site plan



*Stated square footage reflects grossed-up lease measurements, subject to re-measurement




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DOLLARAMA


IGA



PHASE II

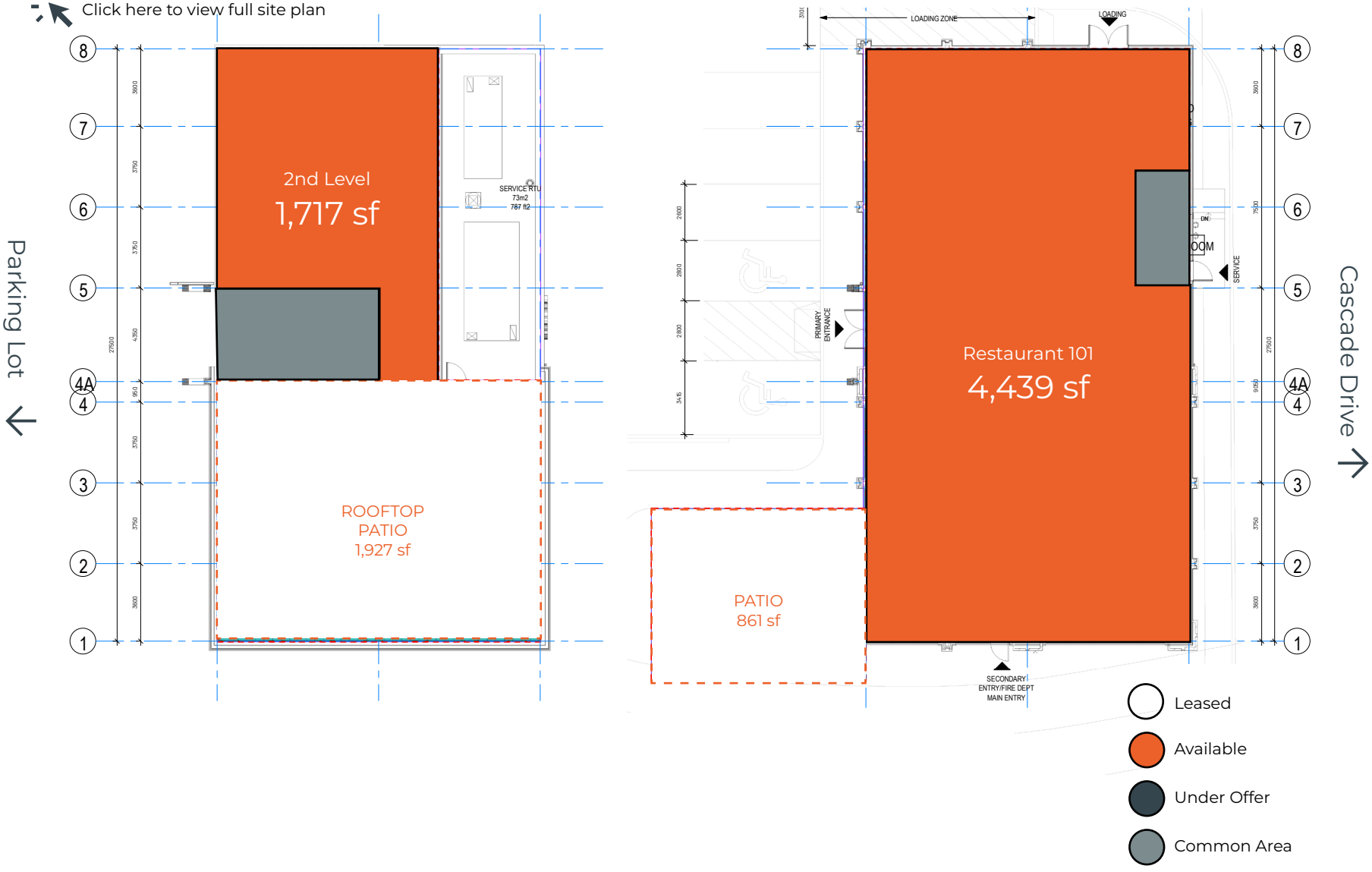
MOVE IN Q3 2026/Q2 2027

FLOOR PLAN

BUILDING 1

Additional Rent: Retail: $11.80 psf

Click here to view full site plan



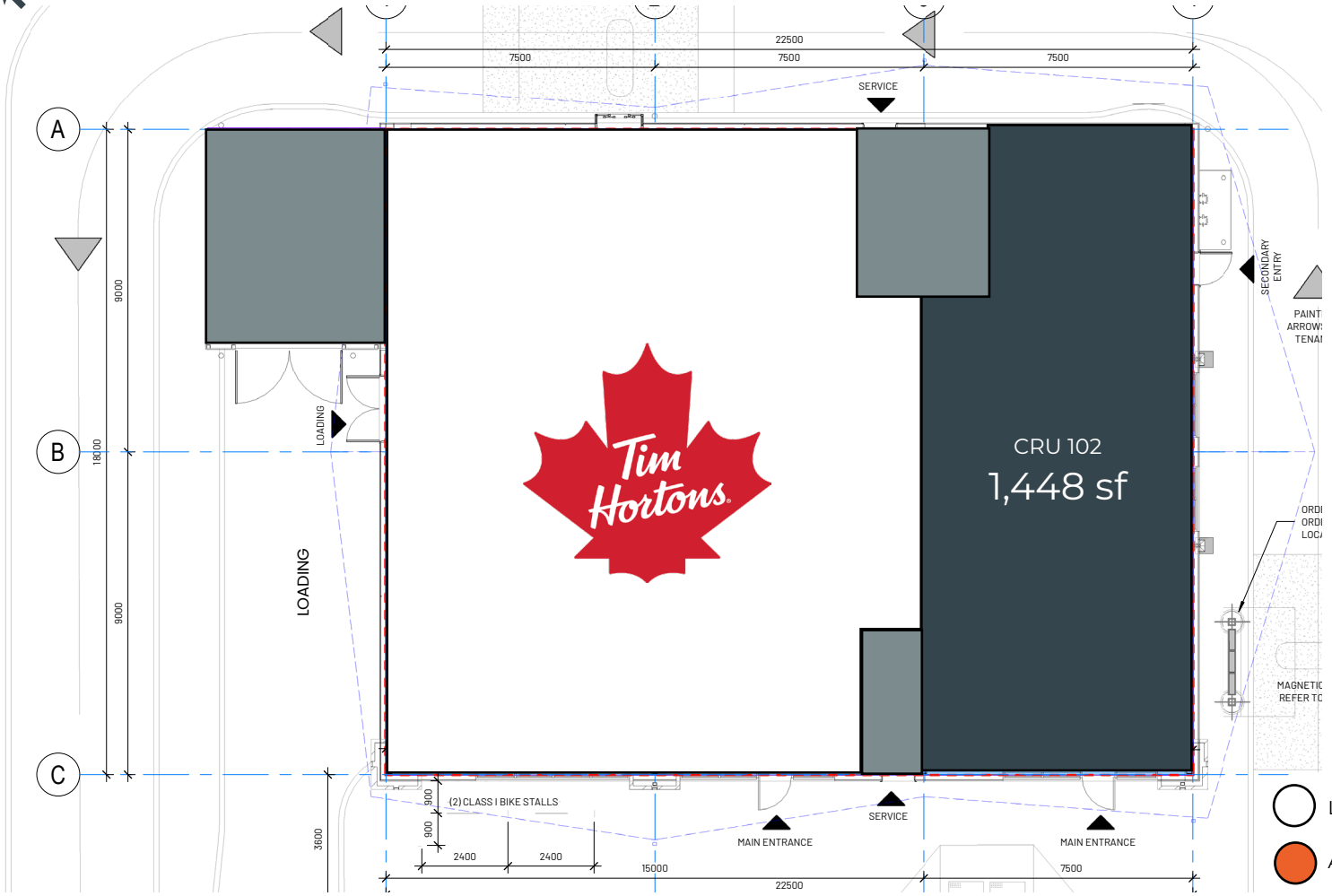
*Stated square footage reflects grossed-up lease measurements, subject to re-measurement

FLOOR PLAN

BUILDING 2

Additional Rent: Retail: $15.81 psf

Click here to view full site plan



*Stated square footage reflects grossed-up lease measurements, subject to re-measurement

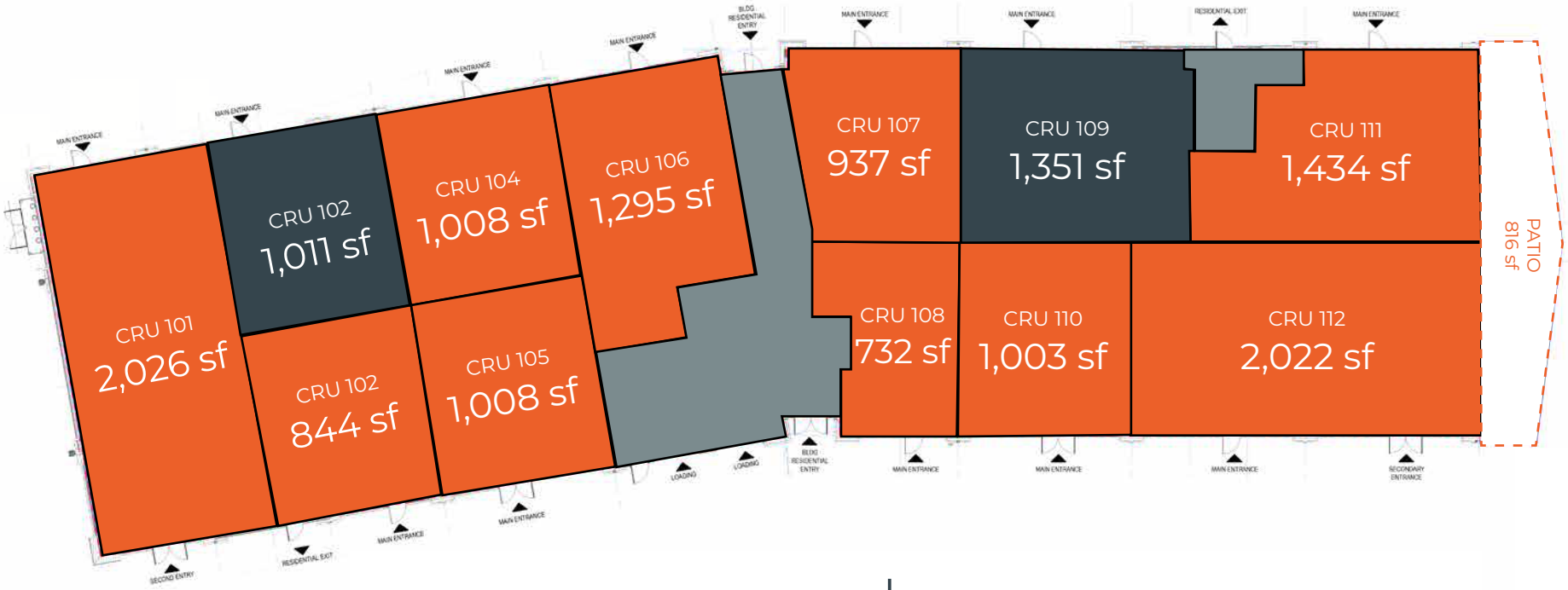
FLOOR PLAN

BUILDING 6

Additional Rent: Retail: $9.97 psf

Click here to view full site plan

Cascade Drive



Parking Lot

- Leased
- Available
- Under Offer
- Common Area

*Stated square footage reflects grossed-up lease measurements, subject to re-measurement

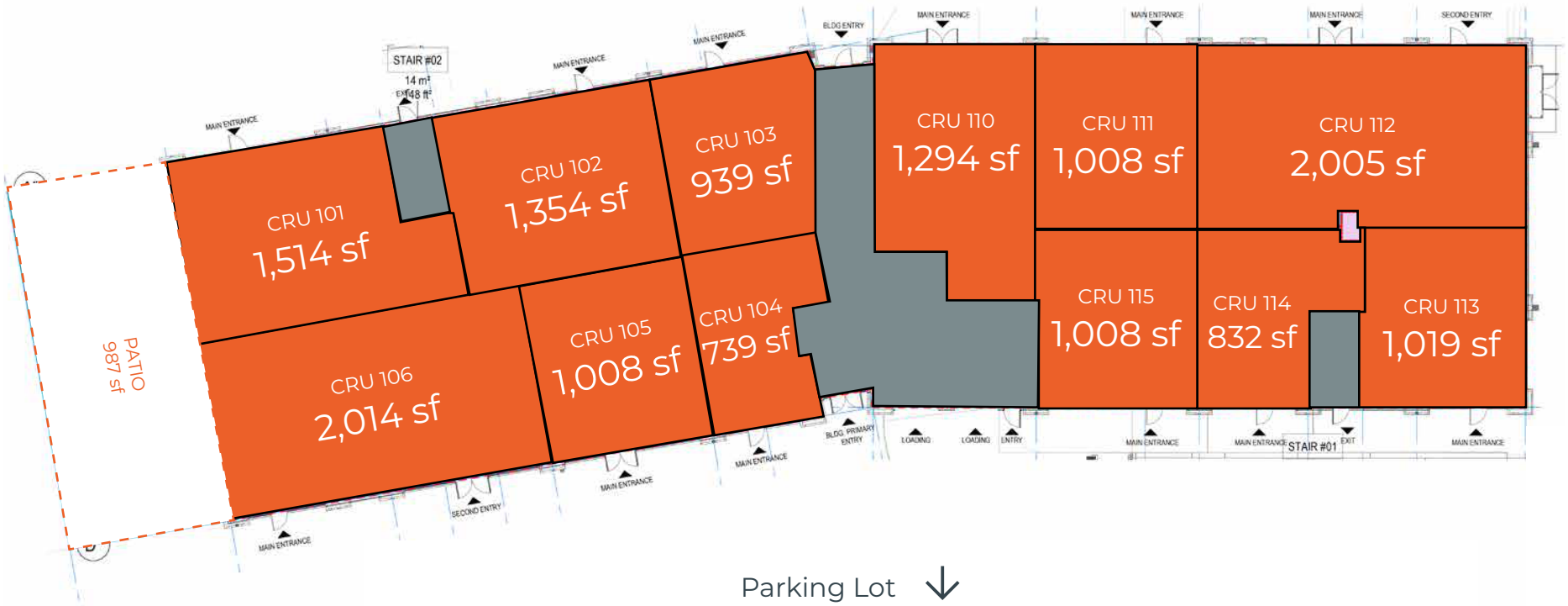
FLOOR PLAN

BUILDING 9

Additional Rent: Retail: $9.79 psf

Click here to view full site plan

Cascade Drive



Parking Lot

- Leased
- Available
- Under Offer
- Common Area

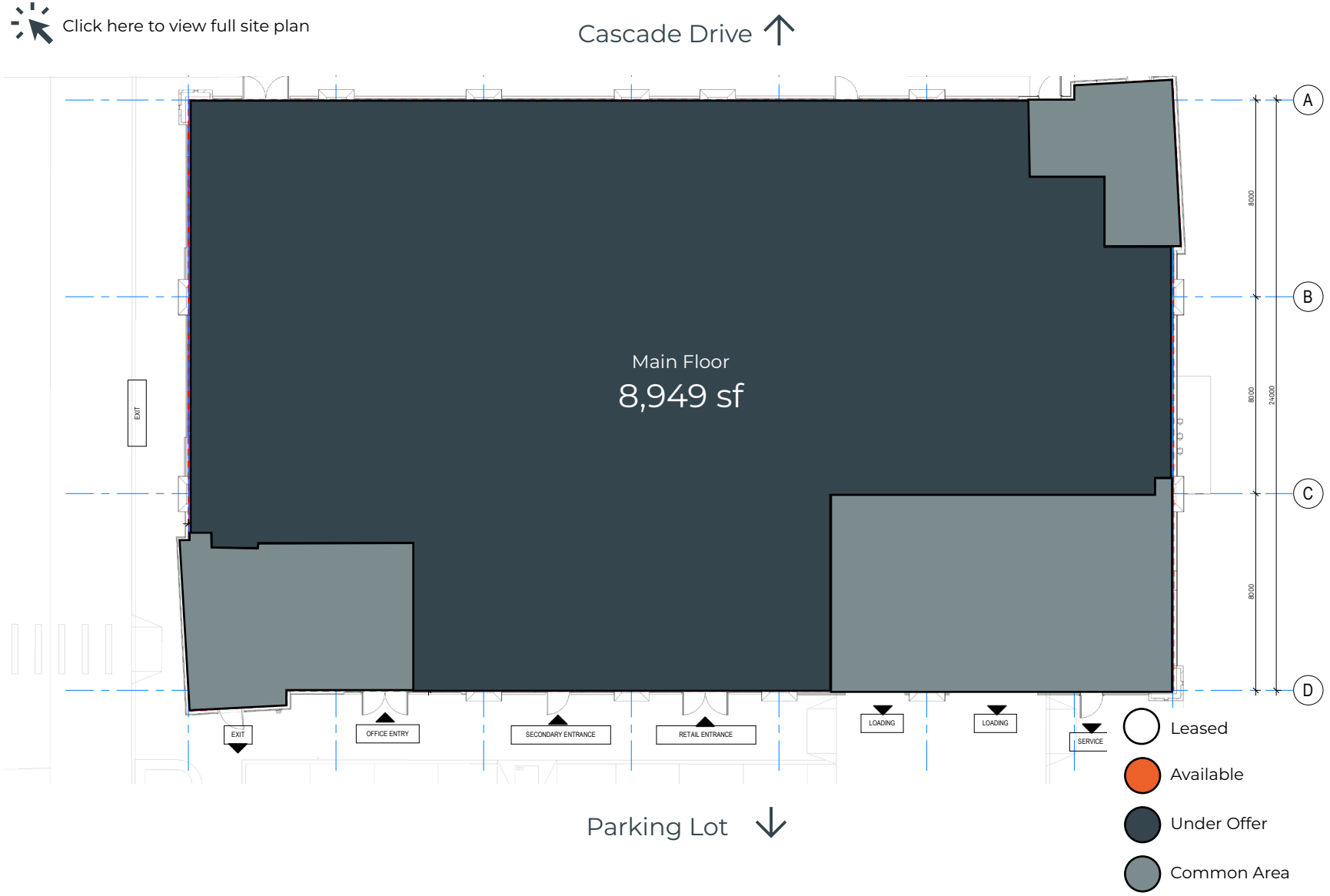
*Stated square footage reflects grossed-up lease measurements, subject to re-measurement

FLOOR PLAN

BUILDING 10

Additional Rent: Retail: $14.29 psf

Click here to view full site plan



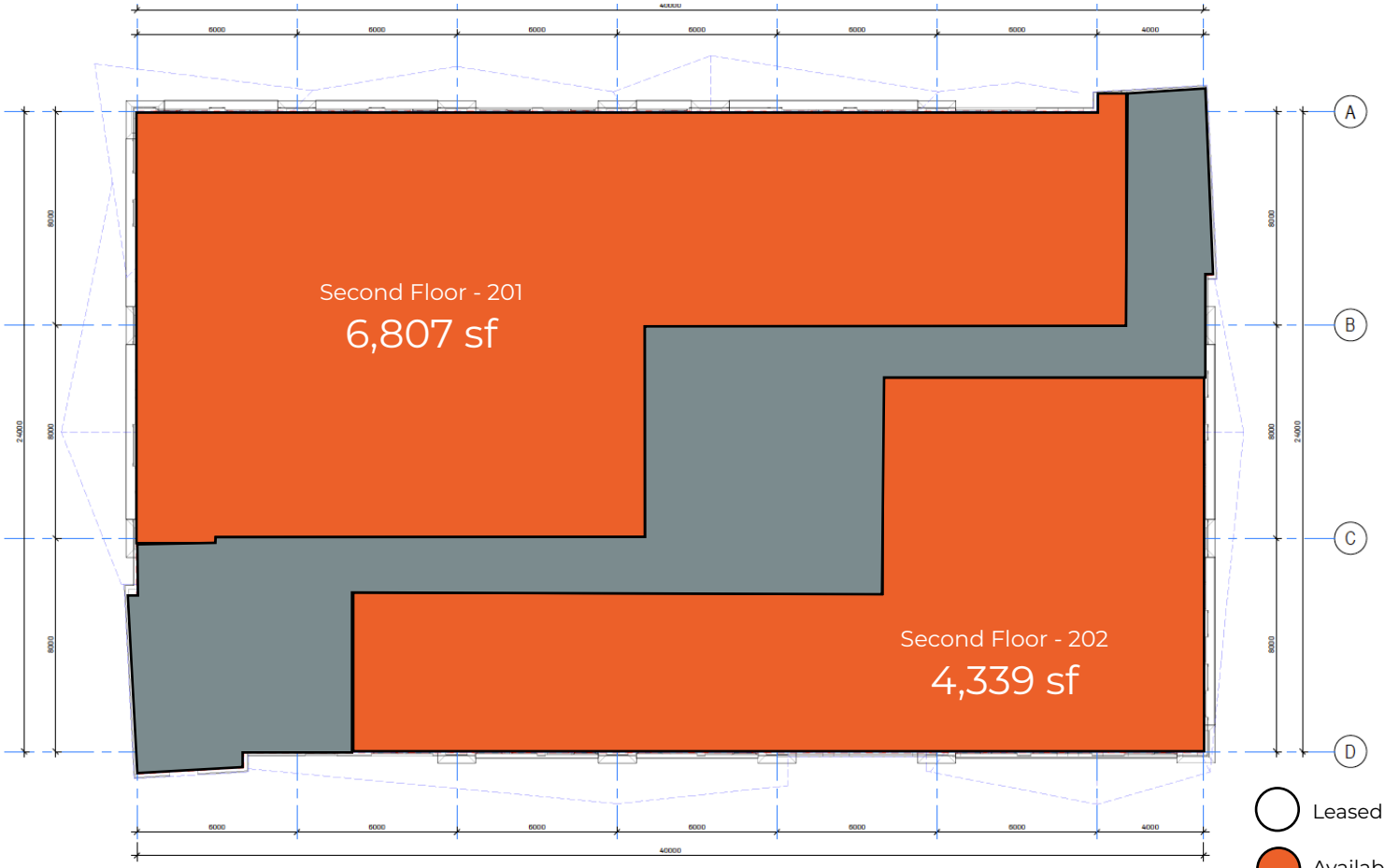
*Stated square footage reflects grossed-up lease measurements, subject to re-measurement

FLOOR PLAN

BUILDING 10 - 2ND FLOOR

Additional Rent: Office: $13.77 psf

Click here to view full site plan



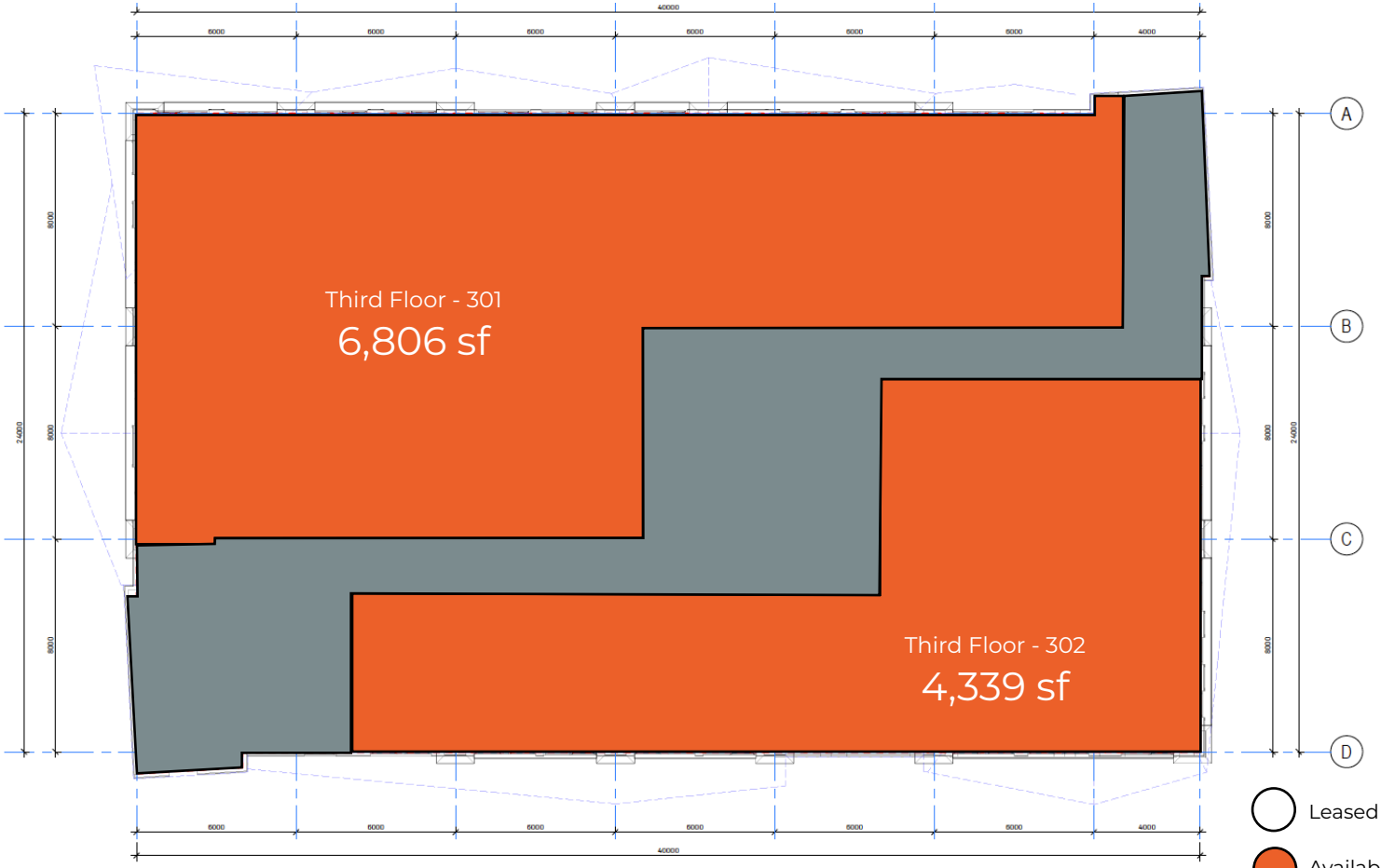
*Stated square footage reflects grossed-up lease measurements, subject to re-measurement

FLOOR PLAN

BUILDING 10 - 3RD FLOOR

Additional Rent: Office: $13.77 psf

Click here to view full site plan



Leased

Available

Under Offer

Common Area

*Stated square footage reflects grossed-up lease measurements, subject to re-measurement


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GATEWAY




petvalu

SUCCESS IN THE AREA



IGA GROCER

IGA has opened their doors as of April 16 at Three Sisters Gateway. Marking a major milestone for the Canmore community, this introduces a full-service grocery anchor to one of the Bow Valley's most significant developments. Positioned at the gateway to a rapidly growing residential population, the store is expected to generate consistent daily traffic and become a key driver of activity within the project.



DOLLARAMA

Dollarama introduces an accessible, everyday retail option that complements the evolving needs of Canmore's growing population. Dollarama enhances the overall merchandising mix by encouraging consistent foot traffic and adding to the convenience-driven appeal of the development. Its presence supports a dynamic, well-balanced retail environment that attracts a diverse range of tenants and customers alike.



SOBEYS LIQUOR

Sobeys Liquor at Three Sisters Gateway adds a complementary and convenient offering to the development's growing mix of daily-needs retail. Its presence supports a vibrant, convenience-oriented retail environment, further reinforcing Three Sisters Gateway as a key commercial destination in Canmore.

RISING IN THE ROCKIES

- Servicing the broader Bow Valley, including Canmore and Banff, with access to a strong local and tourist-driven customer base
- The region attracts millions of visitors annually, supporting consistent year-round demand
- Three Sisters Mountain Village is approved for approximately 5,000-8,000 residential units
- An additional 1,000–2,000 hotel and tourist accommodation units will further drive visitation and spending
- Canmore's population is projected to grow from approximately 17,000 to 35,000+ residents
- Future neighbourhoods, including Smith Creek, will introduce an additional 1,000–2,150 residential units, supporting long-term growth



A COMMUNITY DESIGNED TO GROW

The Gateway at Three Sisters is emerging as a central mixed-use destination, featuring approximately 290,000-300,000 SF of retail, commercial, and medical space, thoughtfully integrated with residential and employee housing above.

A key differentiator is the inclusion of purpose-built employee housing, designed to support local businesses with high-quality, turnkey accommodations. These fully furnished suites feature private bedrooms and bathrooms, walk-in closets, in-suite laundry, and spacious kitchen and living areas, all complemented by convenient access to on-site parking, public transit, and surrounding retail amenities.







BOW VALLEY REGION

Nestled in the heart of the Canadian Rockies, Canmore has evolved into one of Western Canada's most desirable mountain communities, blending natural beauty with a vibrant and growing local economy. Located just minutes from Banff National Park and approximately one hour from Calgary, the town serves as a key gateway to the Bow Valley - one of the most visited and active recreational regions in the country.

The broader Bow Valley region, including Banff, Canmore, Exshaw, and surrounding communities, represents a diverse and expanding market supported by both permanent residents and a substantial non-resident population of second homeowners and visitors. This dual-demand dynamic creates a unique economic environment where local businesses benefit from both consistent daily needs and peak seasonal traffic.

Together, these factors position Canmore and the Bow Valley as a dynamic, high-growth market supported by strong demographics, sustained tourism, and long-term investment in both residential and commercial development.



CANMORE MARKET

3,000,000
Total Summer Visitors to Canmore

800+
Acre Development

$130,000
Avg. Household $

9,000,000
Annual Vehicle Traffic (Trans Canada Hwy)



THE GATEWAY AT THREE SISTERS

open PROPERTY GROUP

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