



Exceptional Mission Infill Development Opportunity

MISSION 20

DEVELOPMENT SITE



OFFERING MEMORANDUM
1920 – 4th Street SW, Calgary, AB

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THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” and/or the “Advisor”) has been exclusively retained by Suncor Energy Inc. (the “Vendor”) to offer for sale a 100% freehold interest in **1920 – 4th Street SW, Calgary, Alberta** (collectively, the “Mission 20 Development Site”, the “Site” or the “Property”).

The Site is located at the corner of 4th Street SW and 20th Avenue SW and consists of approximately 31,068 square feet (0.71 acres) of premium development land located in the heart of Calgary’s Mission District.

Available for purchase is a rare and highly distinguished infill development opportunity worthy of serious consideration.

Mission 20 Development Site is being offered at a reduced asking price of ~~\$11,000,000~~ \$10,000,000.

For all inquiries, please contact the Advisor.

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Investment Highlights

LOCATION

Situated in the renowned community of **Mission** with prominent frontage to 4th Street SW. An exceptional location with immediate access to an abundance of amenities, retail and parks, all within a vibrant urban setting.

LIMITED DEVELOPMENT RISK

The Site is fully assembled in **one title**, thorough environmental testing has been completed, and there is a vendor preparedness to fully decommission and demolish the existing Site improvements at their cost prior to closing.

EFFICIENT SITE LAYOUT

Regular configuration and elongated depth create ideal conditions for an **efficient development site**.

ENTITLEMENTS SECURED

Land-use is approved to permit **mixed-use development** and there is the potential for increased density.

INCREDIBLE RETAIL CRU POTENTIAL

Prime frontage of 130' on 4th Street SW, which will attract a wide variety of premier retailers.

DENSIFYING NODE

The node is rapidly densifying, which will further enhance the population and vibrancy of this exiting urban location.

ACCESSIBILITY

Highly walkable location, with quick and convenient access to the downtown core and public transportation.



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LOCATION OVERVIEW

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LOCATION OVERVIEW

The Property is located directly on the corner of 4th Street and 20th Ave SW in the heart of Mission.

The community is revered for being incredibly walkable, having great nightlife, boutique shops, historical charm and having quick and easy access to the downtown core and the Elbow River pathways.

The Property enjoys excellent transportation connectivity, with multiple bus stops conveniently located within a short walking distance. The Site is an approximate 15-minute walk to the Victoria Park/Stampede LRT Station.

RETAIL & SERVICES

- 1. 5 Vines Wine Craft Beer & Spirits
- 2. Lululemon
- 3. Roots
- 4. Arcteryx
- 5. Best Buy
- 6. Canadian Tire
- 7. Shoppers Drug Mart
- 8. Sunterra Market
- 9. Fjallraven
- 10. Servus Credit Union
- 11. Fishman's Personal Care Cleaners
- 12. Q&P Cleaners

BARS & RESTAURANTS

- 13. First Street Market
- 14. Earls Kitchen + Bar
- 15. Starbucks
- 16. Shokunin
- 17. Jinya Ramen Bar
- 18. Model Milk
- 19. Pigeonhole 17th
- 20. Una Pizza + Wine
- 21. Native Tongues
- 22. Browns Social House

COFFEE SHOPS

- 23. Analog Coffee
- 24. Good Earth
- 25. Element Cafe
- 26. Rosso Coffee Roasters
- 27. Philosafy Coffee
- 28. Second Cup
- 29. Starbucks
- 30. Waves Coffee House

HEALTH & WELLNESS

- 31. Rumble Boxing Studio
- 32. Yoga Santosha Mission
- 33. Home Lifestyle Club
- 34. Anytime Fitness
- 35. Rhythm Ride
- 36. Hedkandi Salon
- 37. Sheldon M. Chumir Health Centre
- 38. MNP Community & Sport Centre
- 39. Pure North Dental
- 40. Pure Health Chiropractic
- 41. 4th Street Dental

EDUCATION

- 42. Saint Mary's Senior High School
- 43. St. Monica School
- 44. Western Canada High School



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Major Projects within the nearby area

Rivers District Master Plan



The CMLC has recently proposed a comprehensive master plan to City Council for the development of East Victoria Park.

This document envisions the neighbourhood as developing into Calgary's Culture & Entertainment District. **The CMLC's 20-year vision for East Victoria Park calls for a mixed-use community that will be home to 8,000 new residents and 4 million square feet of new mixed-use development space.**

The Rivers District Master Plan has been designed to be flexible enough to imagine and integrate modernized amenities like a new event centre, an expansion of the BMO Centre, and the delivery of a Stampede Trail retail destination.

As the development progresses, the plan and community will accommodate and support a variety of entertainment and cultural amenities. Other initiatives include the extension of 17th Avenue into Stampede Park and the development of a new underpass at 5th Street, which will create a new north-south link between East Village and 17th Avenue.

BMO Centre Expansion



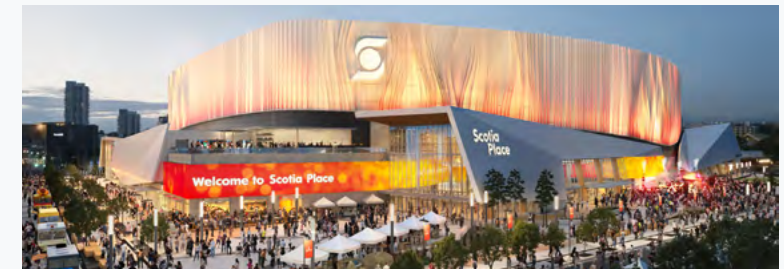
The BMO Centre has been Calgary's primary venue for consumer and trade shows, special events, meetings and conferences since it was built in 1982.

As a key component of the Rivers District Master Plan, the expansion of the BMO Centre is a critical first step toward establishing the downtown east end as Calgary's Culture & Entertainment District.

CMLC led the delivery of the BMO Centre's \$500-million expansion with its grand opening in June 2024.

The expansion increased the facility's total floor space to more than one million square feet elevating Calgary to a tier-one facility and second largest meeting facility in the country (after the Toronto Convention Centre), and it will position Calgary as a top Canadian destination in the highly competitive meetings and conventions market.

Entertainment District & Arena Development



In partnership with the City of Calgary, Province of Alberta, and CSEC, Scotia Place is expected to open its doors to Calgary in fall 2027.

Located in the heart of downtown and future Entertainment District, this state-of-the-art venue will serve as a premier destination for sports, concerts, and cultural events accommodating up to 20,000 spectators.

Scotia Place is poised to become a vibrant hub that will boost the local economy and enhance the City's reputation as a major events destination.

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PROPERTY OVERVIEW

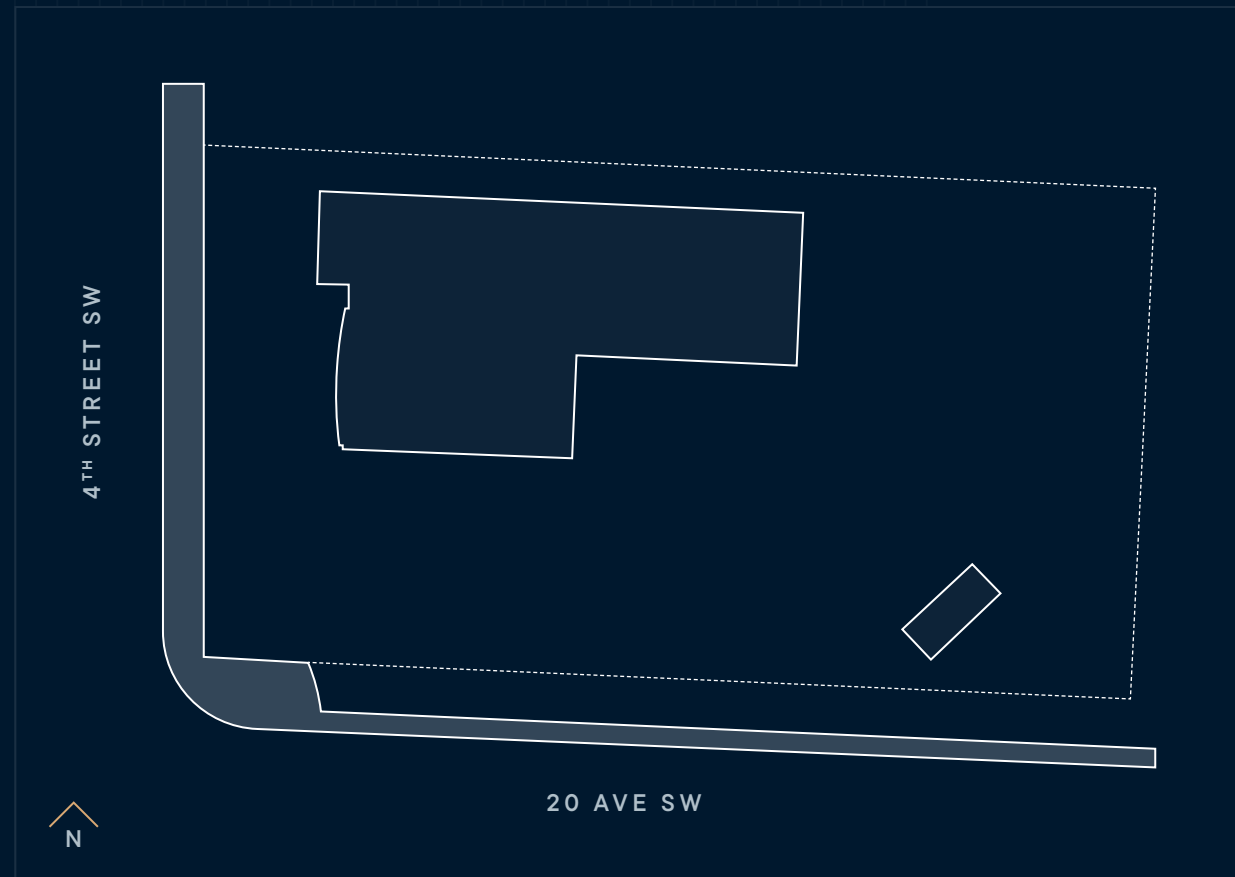
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PROPERTY OVERVIEW

Site Details

 ADDRESS	1920 – 4 th Street SW, Calgary, AB	 PROPOSED USE	Mixed-use redevelopment
 LEGAL DESCRIPTION	Plan B1/Block 19/ Lots 1 to 5 Inclusive <i>Excepting out of Lots 2 and 4 all mines and minerals</i>	 DENSITY (FAR*)	3.0 (93,204 SF)
 LAND AREA	0.71 acres or 31,068 SF	 MAXIMUM HEIGHT	27 metres or approximately 8 storeys
 SITE IMPROVEMENTS	Gas bar & car wash	 FRONTAGE/DEPTH	+/- 130'/230'
 LAND USE DESIGNATION	C-COR1f3.0h27 Commercial - Corridor 1	 LOCAL AREA PLAN	West Elbow Communities Local Area Plan

Site Plan



SITE COMMENTARY

The Site has a total site size of 0.71 acres or 31,068 square feet (SF). The land use (zoning) is C-COR1f3.0h27 Commercial - Corridor 1.

The City of Calgary approved the West Elbow Communities Local Area Plan (LAP) on May 7, 2025. The Site falls within this LAP, which provides the direction for future development.

The LAP identifies 4th Street SW as a Main Street. The following policies are applicable to 4 Street SW Neighbourhood Main Street:

- Larger development is encouraged to provide publicly accessible underground parking.
- Larger format retail uses are encouraged to locate the bulk of their floor space on second floor or above, or, when located at-grade, be located behind smaller commercial uses that face the street.

Planning precedent indicates that there is the opportunity for a moderate increase in development density, if desired.



ENVIROMENTAL & SITE STATUS

The Vendor engaged Parsons to conduct a Phase II ESA, where extensive groundwater monitoring and sampling events were conducted between January and May 2025.

The reports will be made available to prospective purchasers who have signed the Confidentiality Agreement (CA).

There is Vendor preparedness to fully decommission and demolish the existing Site improvements, including the removal of the underground storage tanks, at their cost, prior to closing. Further details regarding the scope of work and timelines associated with this undertaking will be subject to a fully executed purchase and sale agreement.

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DEVELOPMENT ACTIVITY

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DEVELOPMENT ACTIVITY

In the area immediately surrounding the Property are several new high density mixed-use and multi-family projects under construction.

This exciting urban location is experiencing rapid densification, fueling population growth and creating a more vibrant, connected community.

1

1405 – 4th Street SW

DEVELOPER
GWL Realty Advisors

STOREYS
24



2

4th Street Lofts

DEVELOPER
Western Securities

STOREYS
29



3

Broadway on 17th

DEVELOPER
Vesta Properties

STOREYS
47



4

The Broward

DEVELOPER
Truman Homes

STOREYS
6



5

17 Select

DEVELOPER
PBA Land

STOREYS
26



6

Sovereign

DEVELOPER
Avi Urban

STOREYS
14

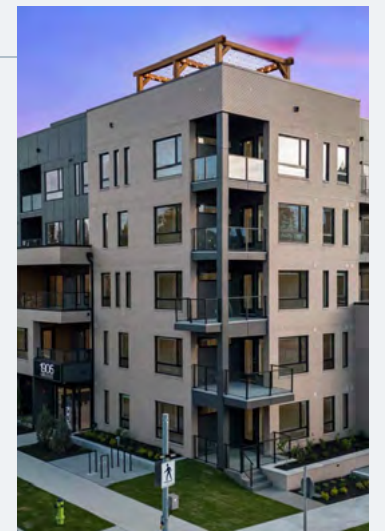


7

1905 College

DEVELOPER
Truman Homes

STOREYS
5



1920 – 4th Street SW, Calgary, AB

OFFERING PROCESS

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THE OFFERING PROCESS

Free & Clear Offering

The Property is being offered on a free and clear basis.

Submission Guidelines

Interested parties will be invited to submit a Letter of Intent (the “LOI”) for the Property. The LOI should outline the terms contemplated for the purchase and should include, at a minimum, the information and items described below:

- Purchase Price;
- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests;
- Evidence of the prospective purchaser’s financial ability to complete the transaction, including the method of financing the purchase;
- Deposit structure;
- Terms and conditions of closing; and
- Schedule of timing and events to complete closing

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any LOIs for the Property. The Vendor reserves the right to set a bid date in the future, which will be communicated by the Advisor with fourteen (14) days advance notice.

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