

FOR SALE

PRICE: \$13,320,000 | CAP RATE: 6.48%

6510 GATEWAY BLVD NW & 10360 65 AVE NW

EDMONTON, ALBERTA

**FREESTANDING STAPLES & MARK'S INVESTMENT OPPORTUNITY
FRONTING GATEWAY BOULEVARD**



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Mark's
Staples

GATEWAY BLVD NW (38,000 VPD)
Marcus & Millichap

OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present 6510 Gateway Boulevard NW & 10360 65 Avenue NW, Edmonton, Alberta (the "Subject Property"), a 39,879 SF, two-building retail offering on a 2.89-acre site, 100% leased to national tenants Staples Canada ULC and Mark's Work Wearhouse Ltd. on triple-net (NNN) leases.

Positioned along the Gateway Boulevard and Calgary Trail corridor in south Edmonton, the Subject Property benefits from exposure to over 62,500 VPD and is shadow-anchored by Home Depot within one of the city's most established large-format retail nodes. Staples occupies its building under a lease running to August 2034 with contractual rent escalations, while Mark's, a subsidiary of Canadian Tire Corporation, Limited (TSX: CTC.A), occupies the adjacent building to August 2030. With both tenants in place since 1999 and 2005 respectively, and each responsible for its own building and site, the offering delivers a secure, fully national income stream in a core Edmonton location.



Mark's is a leading Canadian clothing and footwear retailer specializing in casual apparel, workwear, and industrial clothing. Founded in Calgary in 1977, the company operates more than 380 stores across Canada and is a subsidiary of Canadian Tire Corporation (TSX: CTC.A). Mark's is widely recognized as Canada's largest workwear retailer.



Staples Canada is one of Canada's leading office, technology, and workspace retailers, operating approximately 300 locations nationwide under the Staples and Bureau en Gros banners. Headquartered in Richmond Hill, Ontario, and owned by Sycamore Partners, the company employs more than 15,000 associates and serves businesses across the country through its Staples Professional division.

HIGHLIGHTS

DUAL NATIONAL COVENANTS



100% leased to two national retailers: Staples Canada ULC, one of Canada's largest office-products retailers, and Mark's Work Wearhouse Ltd., a subsidiary of Canadian Tire Corporation, Limited (TSX: CTC.A). A fully national income stream with no local or franchisee covenant exposure.

CAREFREE NNN LEASES



Both tenants operate on triple-net leases and maintain their own buildings and sites. Landlord obligations are minimal, with no day-to-day management required.

EXCEPTIONAL TENANT TENURE



Staples and Mark's have anchored the site since 1999 and 2005. Both tenants extended in recent years, with Staples committing through August 2034 and Mark's through August 2030, reinforcing their long-term commitment to the location.



CONTRACTUAL INCOME GROWTH



The Staples lease includes fixed rental escalations in 2027 and 2031, providing in-place income upside without associated leasing risk or capital expenditure.

HIGH-EXPOSURE ARTERIAL LOCATION



Fronting Gateway Boulevard and Calgary Trail, Edmonton's primary north-south arterial pair, offering exceptional visibility and direct access from across the south side.

ESTABLISHED LARGE-FORMAT RETAIL NODE



Situated within one of south Edmonton's most established large-format retail destinations, adjacent to Home Depot. The surrounding area draws a strong concentration of national retailers, service providers, and commercial uses that generate consistent consumer traffic throughout the day.

SALIENT DETAILS

Addresses:	6510 Gateway Boulevard NW, Edmonton, Alberta
	10360 65 Avenue NW, Edmonton, Alberta
LINC:	0027948249 & 0031149164
Legal Description:	Plan 9923358, Block A & Plan 0523616, Block 73, Lot 25
Zoning:	DC2 654 & DC2 655
Tenants:	Staples Canada ULC o/a Staples
	Mark's Work Wearhouse Ltd. o/a Mark's
Lot Size:	2.89 Acres
Parking:	127 Stalls (3.18 Stalls/1,000 SF)
Rentable SF:	Staples: 27,390 SF
	Mark's: 12,489 SF
	Total: 39,879 SF
Lease Expiry:	Staples: August 31, 2034
	Mark's: August 23, 2030
Renewal Options:	Staples: 2 x 5 Years*
	Mark's: 1 x 5 Years**
Combined NOI:	\$862,602
Cap Rate:	6.48%
Price:	\$13,320,000 (\$334 PSF)

* Fair Market Rent, subject to a floor of the prior term's final-year base rent

** Fair Market Rent

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LOCATION OVERVIEW

Edmonton is the capital of Alberta and anchors a metropolitan region of approximately 1.64 million people, among the fastest-growing in Canada. The Subject Property sits in south Edmonton along the Gateway Boulevard and Calgary Trail corridor, the city's primary north-south arterial route and one of its busiest retail and commercial spines. The immediate area is a well-established large-format retail node, shadow anchored by Home Depot and supported by direct access to Whitemud Drive and Argyll Road, drawing shoppers from across the south side and the wider trade area. Edmonton's economy, underpinned by government, energy, healthcare, education, and logistics, provides a deep and stable employment base that supports consistent retail demand.



POPULATION (2025)
1,636,887



AVERAGE HOUSEHOLD INCOME
\$133,643



POPULATION GROWTH (2020-2025)
+12.1%



PROJECTED POPULATION GROWTH (2025-2030)
+10.7%



MAJOR INDUSTRIES
Government, Energy, Health Care, Education & Logistics



PROPERTY PHOTOS



6510 GATEWAY BLVD NW & 10360 65 AVE NW

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