



GATEWAY MARKET

Franchise Opportunities
Calgary, Alberta

Brand & Customer Loyalty

Gateway Market Canada has been in business for over 30 years.

Our extensive store network caters to the daily convenience needs of millions of transit commuters and consumers in premium locations, including high-rise office towers, high-traffic shopping malls, vibrant university campuses, modern condominium buildings, and lively urban neighborhoods.

We understand that consumer needs and desires are constantly evolving, and that's why we offer a diverse product mix encompassing groceries, beverages, snacks, prepared foods, better-for-you categories, everyday essentials, lottery, and tobacco.



"Join Our Gateway Market Family Today"

The Gateway Experience

We are a recognized and reputable convenience retail franchisor specializing in:

Franchise Sales

**Franchise
Management**

Real Estate

Your franchise will include professional support in:

Store Design

**Store
Operations**

Merchandising

Marketing

Digital Media

Royalty & Franchise Fees

**General Merchandise
&
Tobacco
3.5%**

**Lottery
Commissions
10%**

**Franchise Fee
\$30K**

Available Locations



Eighth Avenue Place – 525 Eighth Ave SW, Calgary, AB

Property Highlights

Eighth Avenue Place is located in the heart of downtown Calgary, on renowned Stephen Avenue and part of the Plus 15 network – Calgary's Skywalk. Its proximity to shopping, dining, entertainment and business services positions it squarely in the hub of one of the most vibrant neighbourhoods in the city.

Entertainment is never far – a short stroll down Stephen Avenue will often lead to street performance art and festivals.

Many of the city's finest hotels are in close proximity to Eighth Avenue Place. Hotel Le Germain, Calgary Marriott, The Fairmont Palliser and Hyatt Regency hotel are a few of the outstanding hotels that offer executive rooms and corporate rates.

Including a world-class conference centre, top on-site restaurants and retailers and state-of-the-art fitness centre, make Eighth Avenue Place a vision of inspiration and beauty in the Calgary skyline.



\$10,000 - 20,000*

* Construction & Equipment estimate varies by size & space condition

* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate (Office)**
- ✓ Size: approx. 490 sq ft (unit 220)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: 10% of Sales incl TMI excl Utilities and HST.



Sunridge Mall – 2525 36 St NE, Calgary, AB

Property Highlights

Sunridge Mall is conveniently located near Deerfoot Trail with access to Calgary public transit via the Rundle Light Rail Transit station located adjacent to the site.

Quick Facts:

- Population of total area is 343,171
- Annual traffic 5 million
- 4000 parking spaces
- Average household income \$112,670
- Serviced by several Transit routes

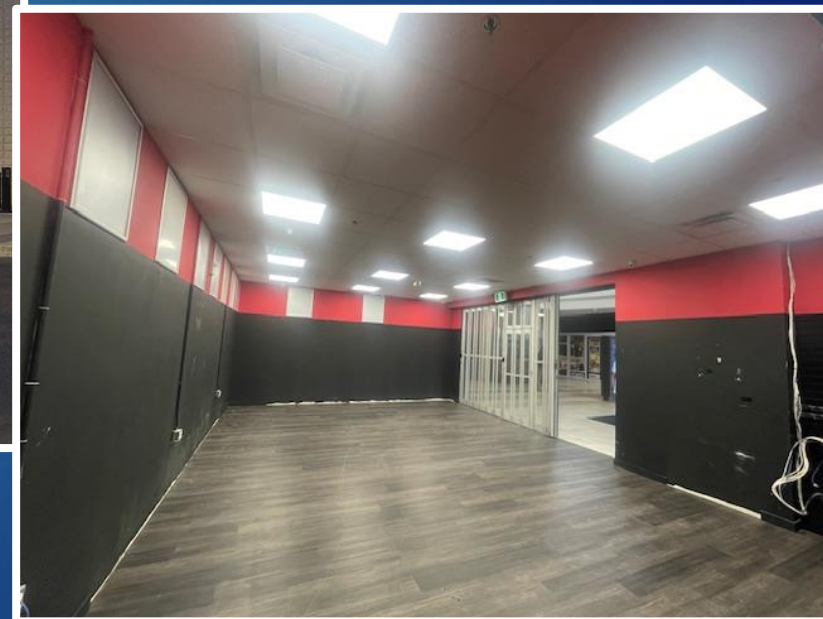


\$10,000 - 25,000*

* Construction & Equipment estimate varies by size & space condition

* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 727 sq ft (unit 117A)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$5,832.96 incl TMI excl Utilities and HST.



Marlborough Mall – 3800 Memorial Dr, Calgary, AB

Property Highlights

Marlborough Mall is conveniently located at the intersection of Memorial Diver & 36th Street Northeast and is accessible by Calgary Transit via the Light Rail Train network and several bus routes.

Quick Facts:

- Population of total area is 317,161
- Annual traffic 3 million
- 2500 parking spaces
- Average household income \$104,831
- Accessible via the Marlborough Transit Station (Blue Line)

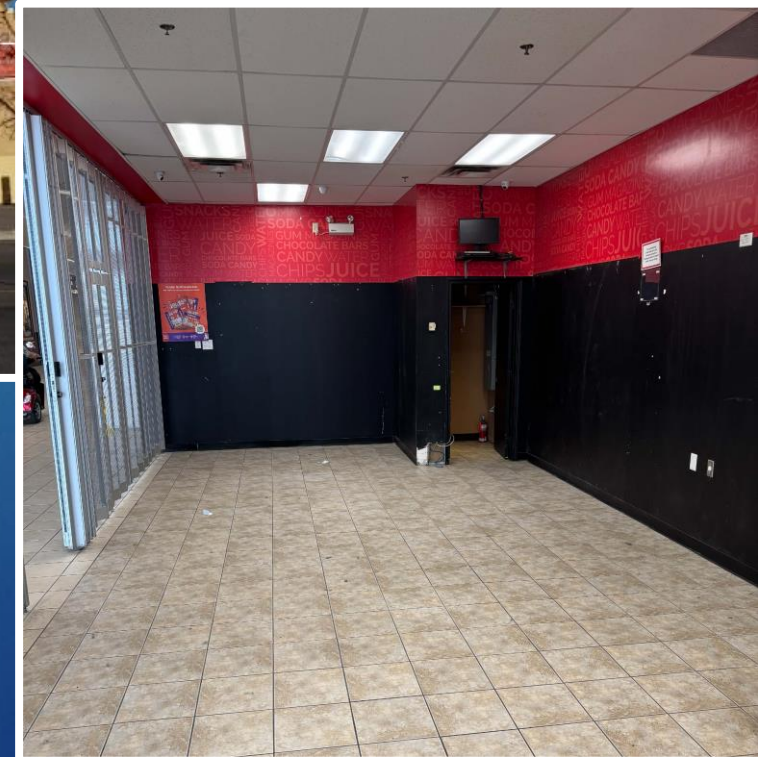


\$10,000 - 25,000*

* Construction & Equipment estimate varies by size & space condition

* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 732 sq ft (unit 99)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$4,958.08 incl TMI excl Utilities and HST.



Stephen Avenue Place – 700 2nd Street SW, Calgary, AB

Property Highlights

Stephen Avenue Place is situated in the heart of downtown Calgary. This 40-story building stands at the intersection of Stephen Avenue and 2nd Street SW, offering prime positioning within the city's central business district.

The tower's location provides easy access to numerous amenities, including a variety of dining options along the pedestrian-friendly Stephen Avenue Walk. Tenants benefit from first-class building amenities, which include premium conference centre, fitness facility, tenant lounge, and games room.

The building is well connected to public transportation, with the C-Train 3rd Street SW station just steps away. Additionally, the area surrounding Stephen Avenue Place features an array of retail shops, services, and entertainment venues, making it an ideal location for businesses seeking a vibrant and convenient urban setting.



- ✓ Timing: **Immediate (Office)**
- ✓ Size: approx. 587 sq ft (unit 160)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$5,138.70 incl TMI excl Utilities and HST.



\$10,000 - 25,000*

* Construction & Equipment estimate varies by size & space condition

* Inventory estimate \$15,000 – 35,000; varies by store size and categories

Western Canadian Place - 801 6th Ave SW, Calgary, AB

Property Highlights

Western Canadian Place's 41 and 31-storey Class A towers offer prominent and prestigious office space in Calgary's downtown core. Within walking distance to the LRT station, these are highly sought-after spaces.

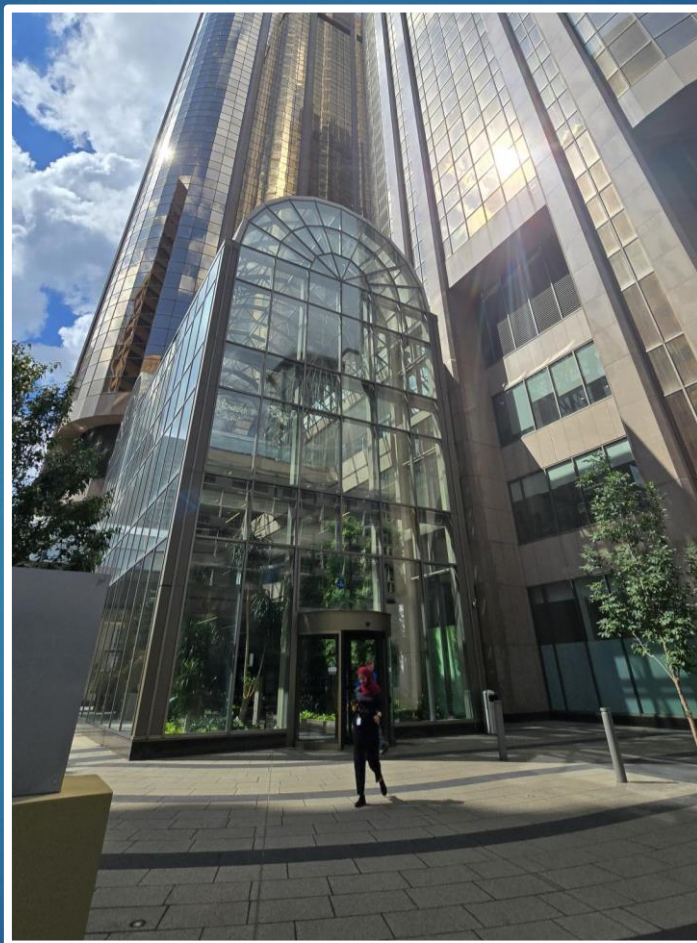
The complex's two levels of shops and services include conference, fitness, and cafeteria facilities.

BUILDING FEATURES

24-hour security personnel on site
On-site Property Management office
Card access
CCTV systems

NEIGHBORHOOD AMENITIES

LRT Station within one block
+15 connections to South, East, and West



\$40,000 - 60,000*

* Construction & Equipment estimate varies by size & space condition

* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate (Office)**
- ✓ Size: approx. 722 sq ft (unit 125)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$2,320.03 incl TMI excl Utilities and HST.

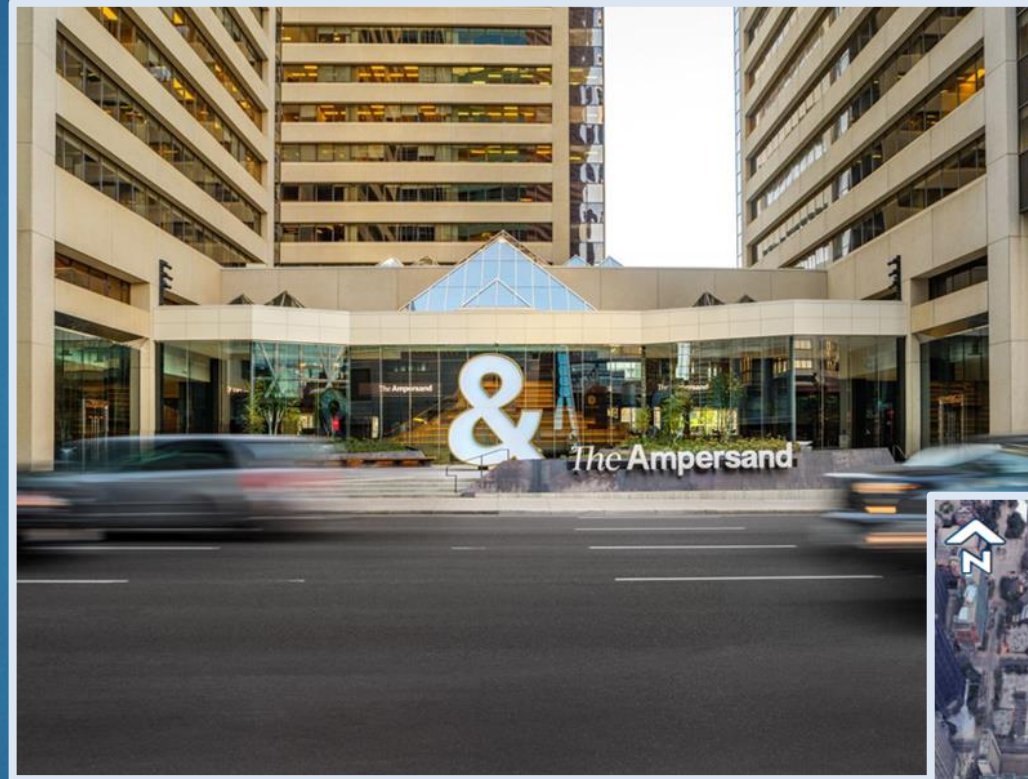


The Ampersand - 140 & 144 4 Avenue SW, Calgary, AB

Property Highlights

Discover The Ampersand, an unparalleled A-class complex with three towers spanning over 1 million square feet. Linked by a stunning 20,000 square foot glass atrium, renovated to feature a library, social stair, café, and food market. Strategically connected to the TransCanada building and Harmony Parkade, and conveniently situated in downtown Calgary, just steps from Chinatown, Eau Claire, the Bow River pathway, and East Village. With daily Plus 15 traffic counts of 3,409, this prime location is a hub of connectivity and convenience in the heart of the commercial district.

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\$145,000 - 210,000*

* Construction & Equipment estimate varies by size & space condition

* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate (Office)**
- ✓ Size: approx. 724 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$2,822.39 incl TMI excl Utilities and HST.



University District Calgary – 4410 University Ave NW, Calgary, AB

Property Highlights

University District Calgary has been recognized as Canada's best growing community. Bringing together a well-balanced mix of residential, office and retail space, this diverse neighbourhood caters to the wants and needs of the surrounding established communities.

Surrounding neighborhoods include Varsity, Montgomery, University Heights, St. Andrews Heights and Parkdale.

Close proximity to major roadways such as the TransCanada Highway, Shaganappi Trail, 32nd Avenue and 24th Avenue.

Within 3km of 3 LRT stations and 12 additional bus stops including 6 rapid transit (BRT) locations.

High volume daytime population of approximately 79,000 people and around 35,000 students enrolled at the University of Calgary for 2023.

The Retail Main Street is anchored by retailers such as Save-On-Foods, Staples, Cineplex VIP Cinemas, The Canadian Brewhouse, The Banquet and features many other amazing brands along University Avenue.

Located minutes away from the Alberta Children's Hospital, Foothills Medical Centre and the University of Calgary.

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\$145,000 - 250,000*

- * Construction & Equipment estimate varies by size & space condition
- * Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 700 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$4,900.00 incl TMI excl Utilities and HST.



Shawnessy Station - 108 Shawville Place SE, Calgary, AB

Property Highlights

Shawnessy Station is a mixed-use development located along Macleod Trail, encompassing 169 residential suites above 22,704 square feet of main-level retail. Exposure to over 90,000 vehicles daily on Macleod Trail and high volumes of pedestrian traffic with its close proximity to Shawnessy LRT Station with a daily ridership of approximately 6,500 people.

Over 30,000 people employed within a 3 km radius. Surrounding retailers include Superstore, Landmark Cinemas, Safeway, Co-op and Canadian Tire. Targeted uses: restaurant, childcare services, coffee shop, bakery, salon/barber and amenity services such as fitness, medical, convenience, pet store.



\$175,000 - 240,000*

* Construction & Equipment estimate varies by size & space condition

* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 1206 sq ft (unit 125)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$5,025 incl TMI + GST + Meter.



Eleven – 1055 11 Street SW, Calgary, AB

Property Highlights

Eleven is a new 44-storey mixed-use development with a retail podium at the base of a residential tower. Situated on the corner of 11th Avenue and 11th Street SW - the tallest building in the Beltline; between downtown west end and Beltline district, offering exposure to a lively daytime and nightlife scene. Fully leased tower; comprised of 369 rental units.

Five-minute walk from EB Downtown West-Kerby CTrain Station, Millennium Park and Bow River Pathway. Serving several nearby, densely populated, residential developments in the immediate trade area.

Offers 20,000 square feet of indoor and outdoor amenities for residents. Targeted uses: quick service and sit-down restaurants, specialty food, pet, beauty/wellness, medical, education, home furnishings, recreation/sport.

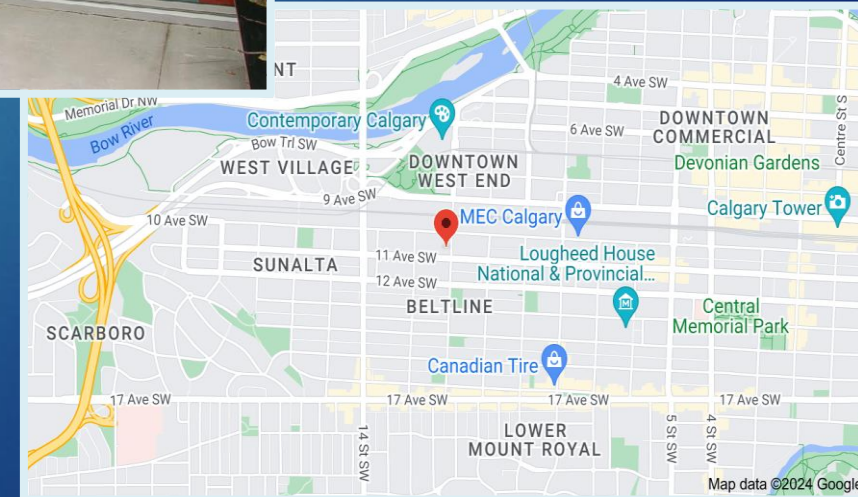


\$175,000 - 240,000*

* Construction & Equipment estimate varies by size & space condition

* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 1314 sq ft (unit 111)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$5,813.36 incl TMI + GST + Meter.



401 9th Avenue SW, Calgary, AB

Property Highlights

GULF CANADA SQUARE

Exciting opportunity at Gulf Square, one of Calgary's premier locations. Fast startup with minimal construction investment. Gulf Canada Square, a 20-storey class 'A' building, strategically located near landmark works like Bankers Hall and The Core, offering unparalleled connectivity with access to the transit network and close proximity to the downtown core.

As a recognized medical destination, it houses over 15 medical services, including Calgary Lab Services and EFW Radiology. The excitement continues with plans for revitalizing the exterior plaza and the first two levels of the interior, ensuring a modern and dynamic workspace.



* Construction & Equipment estimate varies by size & space condition

* Inventory estimate \$15,000 – 35,000; varies by store size and categories

Timing: **Immediate**
Size: approx. 921 sq ft
Term: 5+5 Year renewal
Monthly Rent: Yr 1 %, Yr 2 – 5 \$3,607.25 incl TMI excl Utilities and HST.



READY TO OWN YOUR GATEWAY MARKET FRANCHISE?



Contact Us Today!

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www.gatewaymarket.ca