



GATEWAY MARKET

A Trusted Convenience Franchise for Over 30 Years

Alberta Market

www.gatewaymarket.ca

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



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)

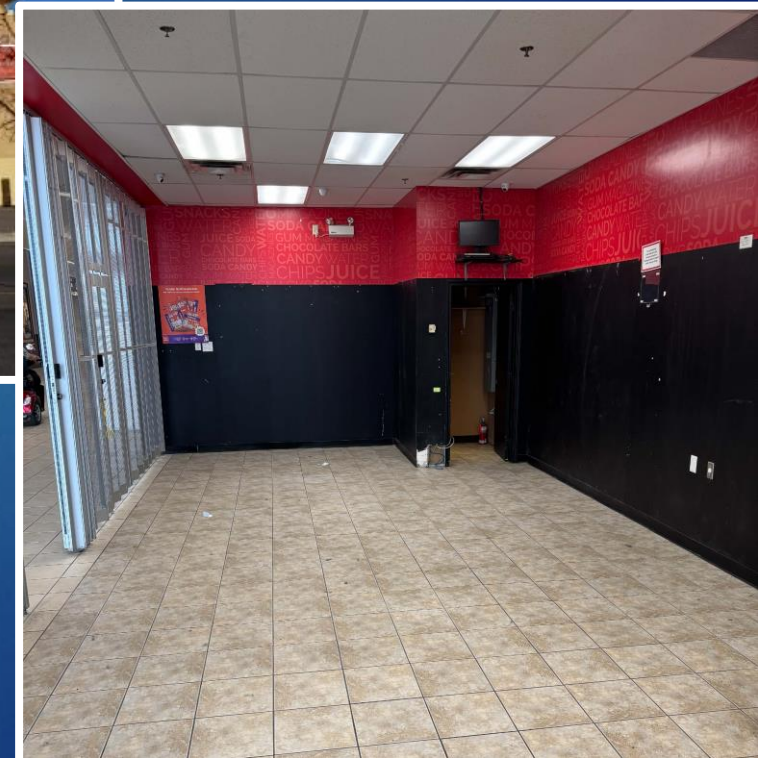


\$10,000 - 25,000*

* 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

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

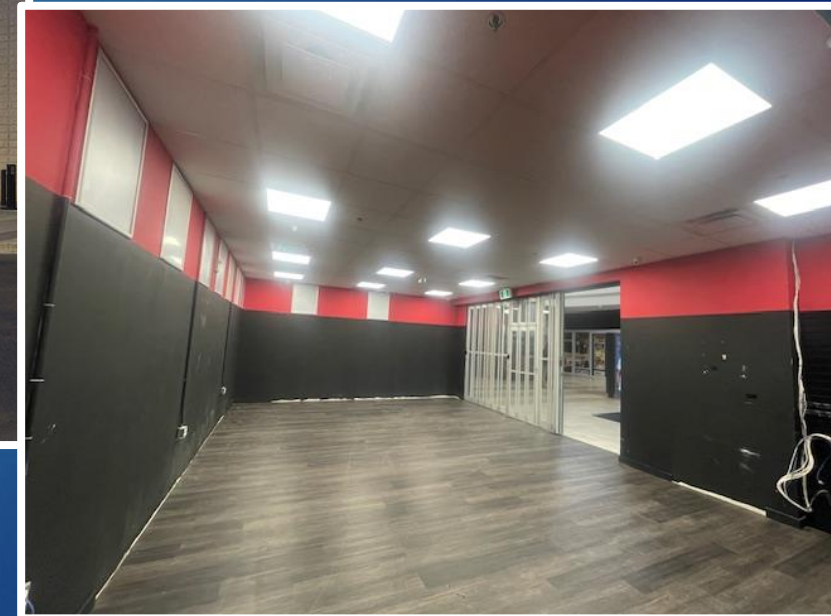


\$10,000 - 25,000*

* 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.



Southcentre Mall – 100 Anderson Rd SE, Calgary, AB

Property Highlights

Southcentre Mall is a 1.1 million sq. ft. super-regional shopping centre located in south Calgary.

Nestled amongst some of the most affluent neighbourhoods, Southcentre provides an exciting leasing opportunity to those seeking a location in a young and dynamic city.

The centre houses an exceptional mix of fashion, lifestyle & food retailers including powerhouse brands such as Aritzia, Lululemon, Michael Kors, Sephora, as well as Calgary's only Crate & Barrel and Restoration Hardware. Southcentre is proud to have welcomed the city's first Sporting Life store in 2016, and recently refreshed the food court in March 2020.

Annual shopper visits are approximately 6 million.

gatewaymarket.ca

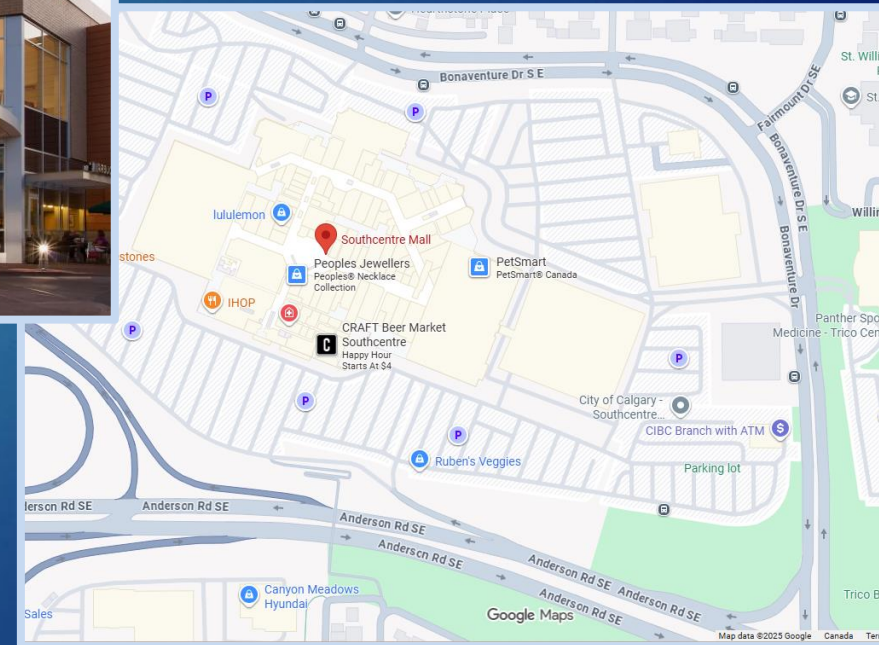


\$30,000 - 50,000*

* Construction & Equipment estimate varies by size & space condition

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

- ✓ Timing: **Immediate**
- ✓ Size: approx. 660 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$8,108.65 incl TMI excl Utilities and HST.



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.

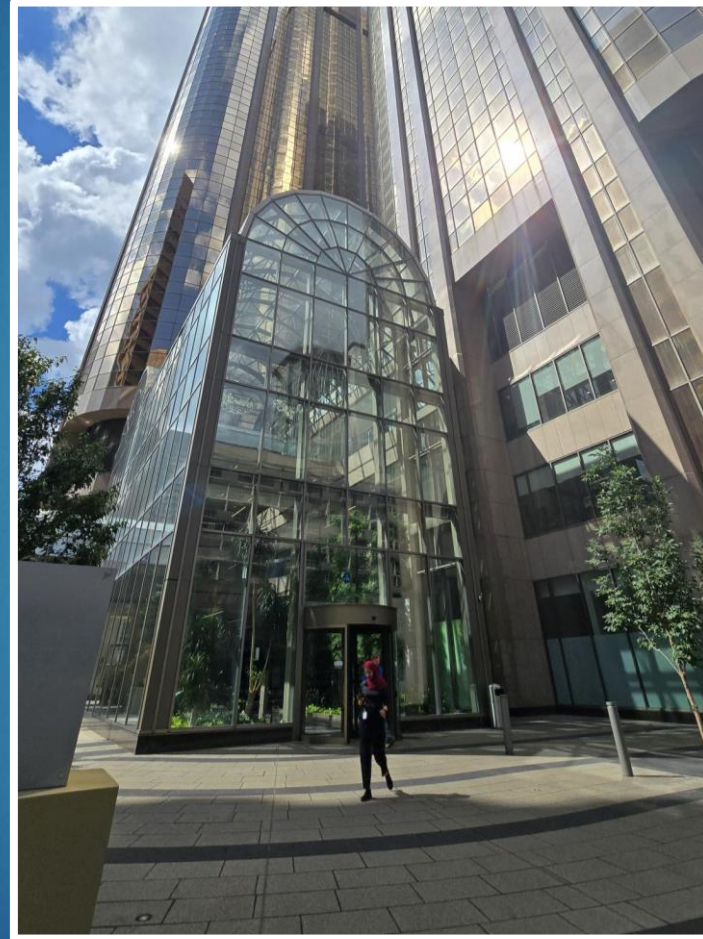
The complex's two levels of shops and services include conference, fitness, and cafeteria facilities.

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

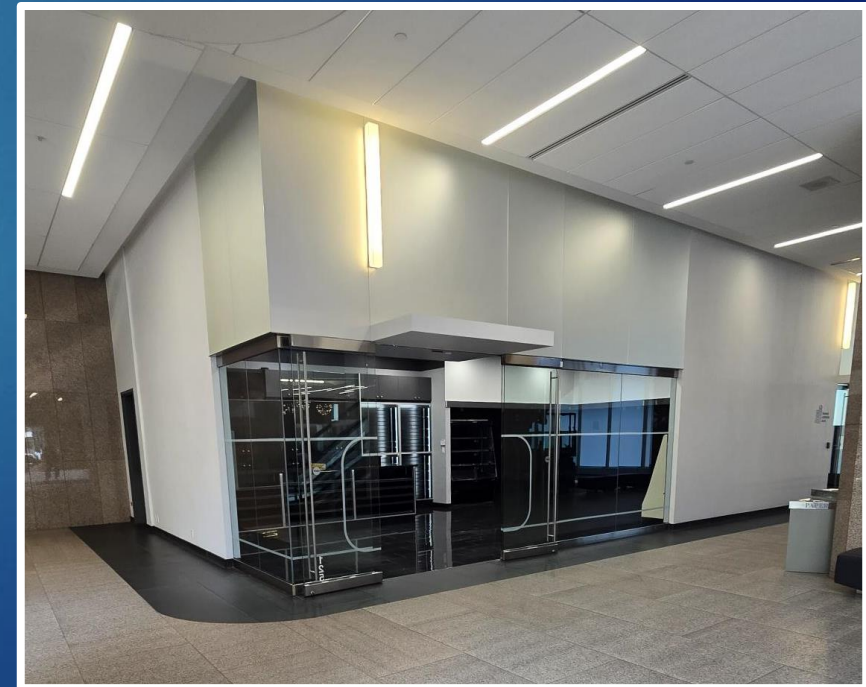


\$30,000 - 60,000*

* 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.

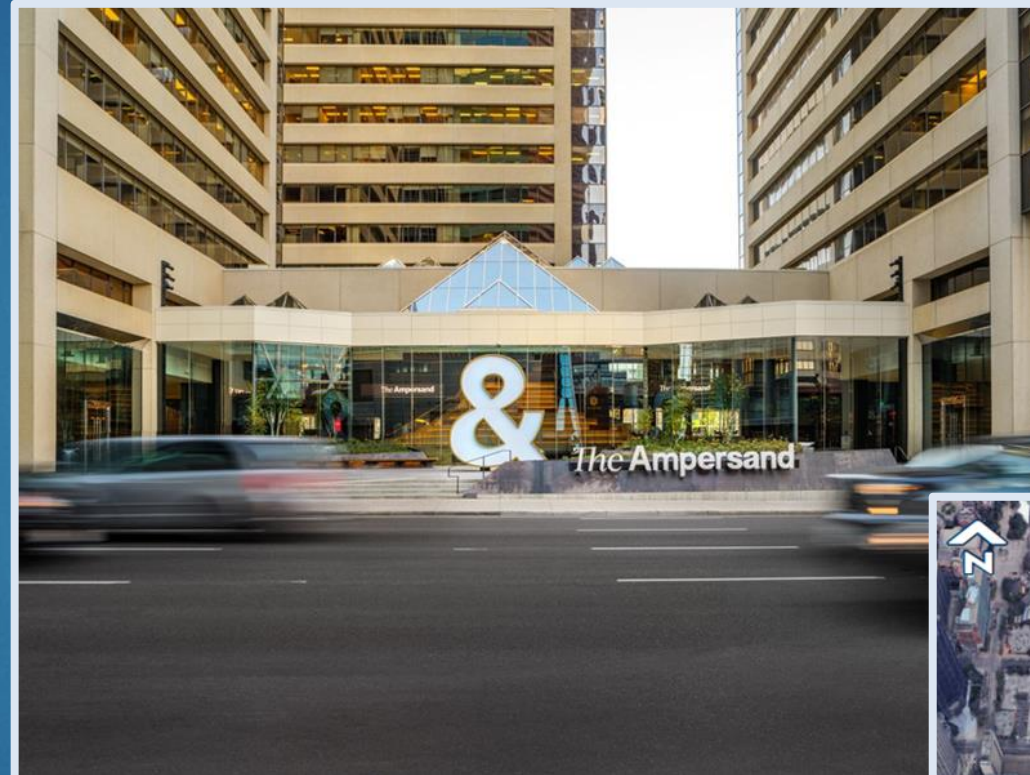


The Ampersand - 140 & 144 4 Avenue SW, Calgary, AB

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.

gatewaymarket.ca



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



READY TO OWN YOUR GATEWAY MARKET FRANCHISE?



Contact Us Today!

SANDRA KAYYALI

VP OF SALES AND MARKETING

SANDRA@GATEWAYMARKET.CA

647.283.9512



www.gatewaymarket.ca