



SADDLE RIDGE
CROSSING



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Retail & Office Space

For Lease or Sale

Colliers

Deep Sekhon

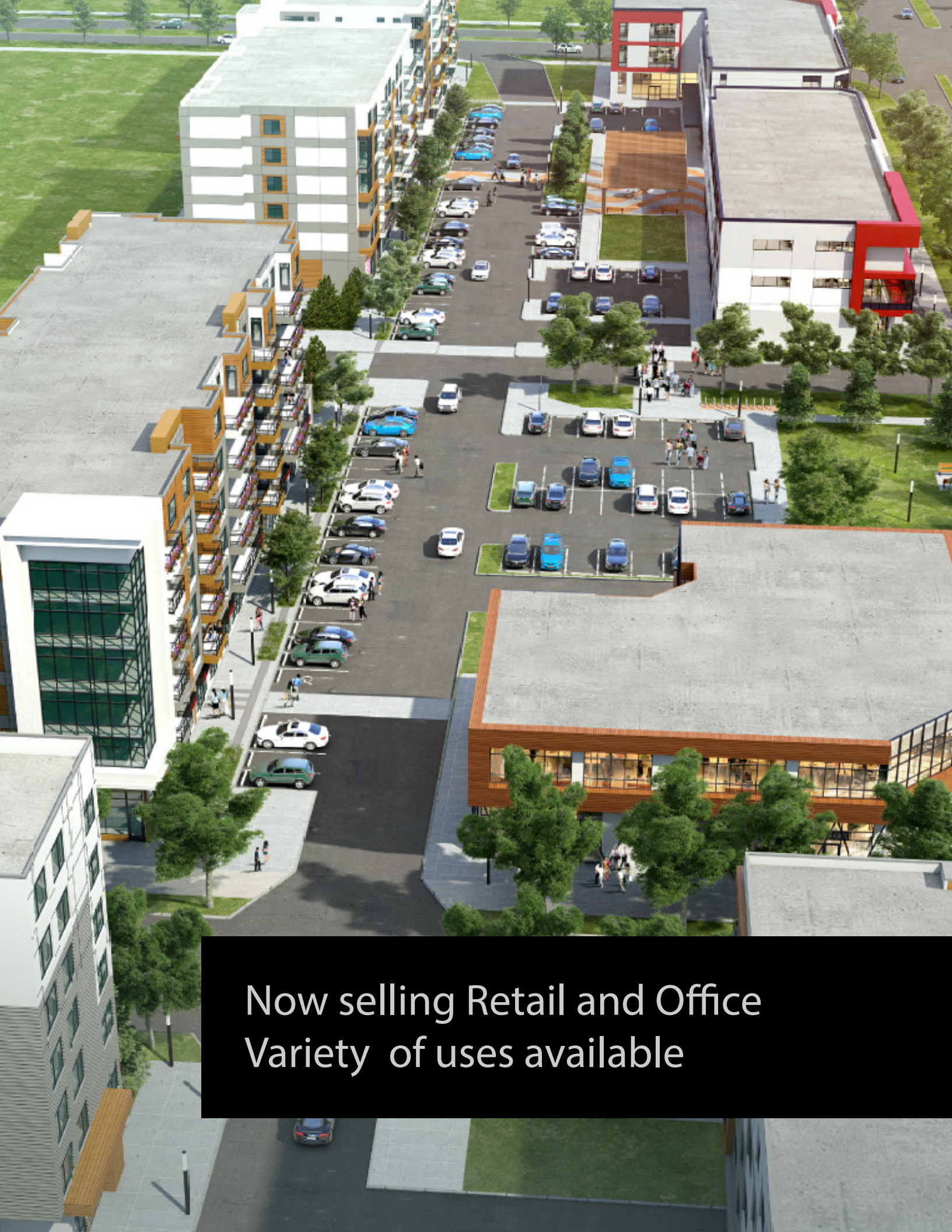
Associate Vice President
+1 403 571 8826
deep.sekhon@colliers.com

Rob Walker

Senior Vice President | Partner
+1 403 298 0422
rob.walker@colliers.com

Lauren Code

Sales Associate
+1 306 880 4301
lauren.code@colliers.com



Now selling Retail and Office
 Variety of uses available

PROPERTY OVERVIEW

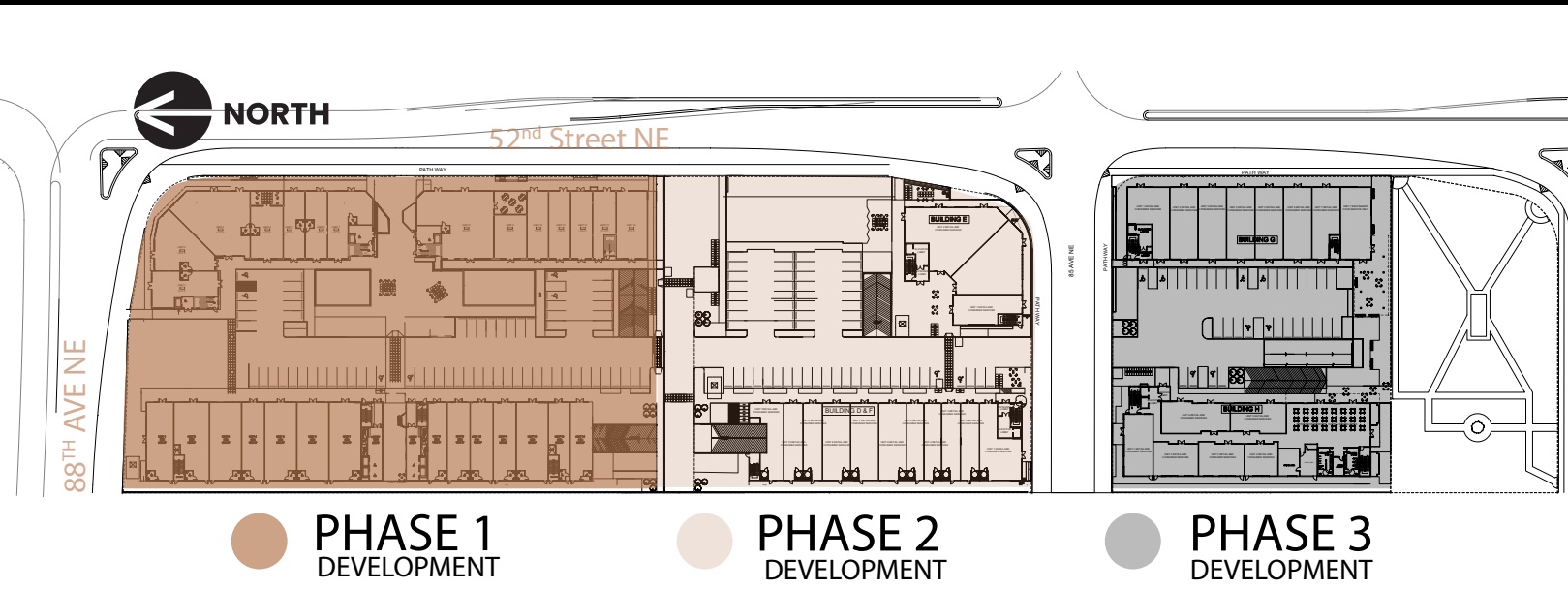
Mixed use site with over **600** residential condos to support businesses

Address	8825 & 8607 52 Street NE Calgary, AB
Zoning	C-COR1-Commercial Corridor 1
Site Area	8.75 acres
Surface Parking	69 Stalls
Underground Parking	Building A-1 & A-2: 130 Stalls Building B & C: 142 Stalls
Net Rent	Market Rates
Op Costs	TBD
Sale Price	Market Rates
Completion	2025

AVAILABLE FOR PRE-LEASE/PRE-SALE

Building	Floor	Total SF	Units
Building A-1	Main Floor Retail	12,718 SF	units from 1,345 SF + up
Building A-2	Main Floor Retail	9,359 SF	units from 1,011 SF + up
Building B	Main Floor Retail	11,502 SF	units from 1,108 SF + up
	2nd Floor Office	10,344 SF	units from 860 SF + up
	3rd Floor Office	10,344 SF	units from 860 SF + up
Building C	Main Floor Retail	10,797 SF	units from 975 SF + up
	2nd Floor Office	8,995 SF	units from 1,033 SF + up
	3rd Floor Office	8,995 SF	units from 1,033 SF + up

SITE PLAN PHASES

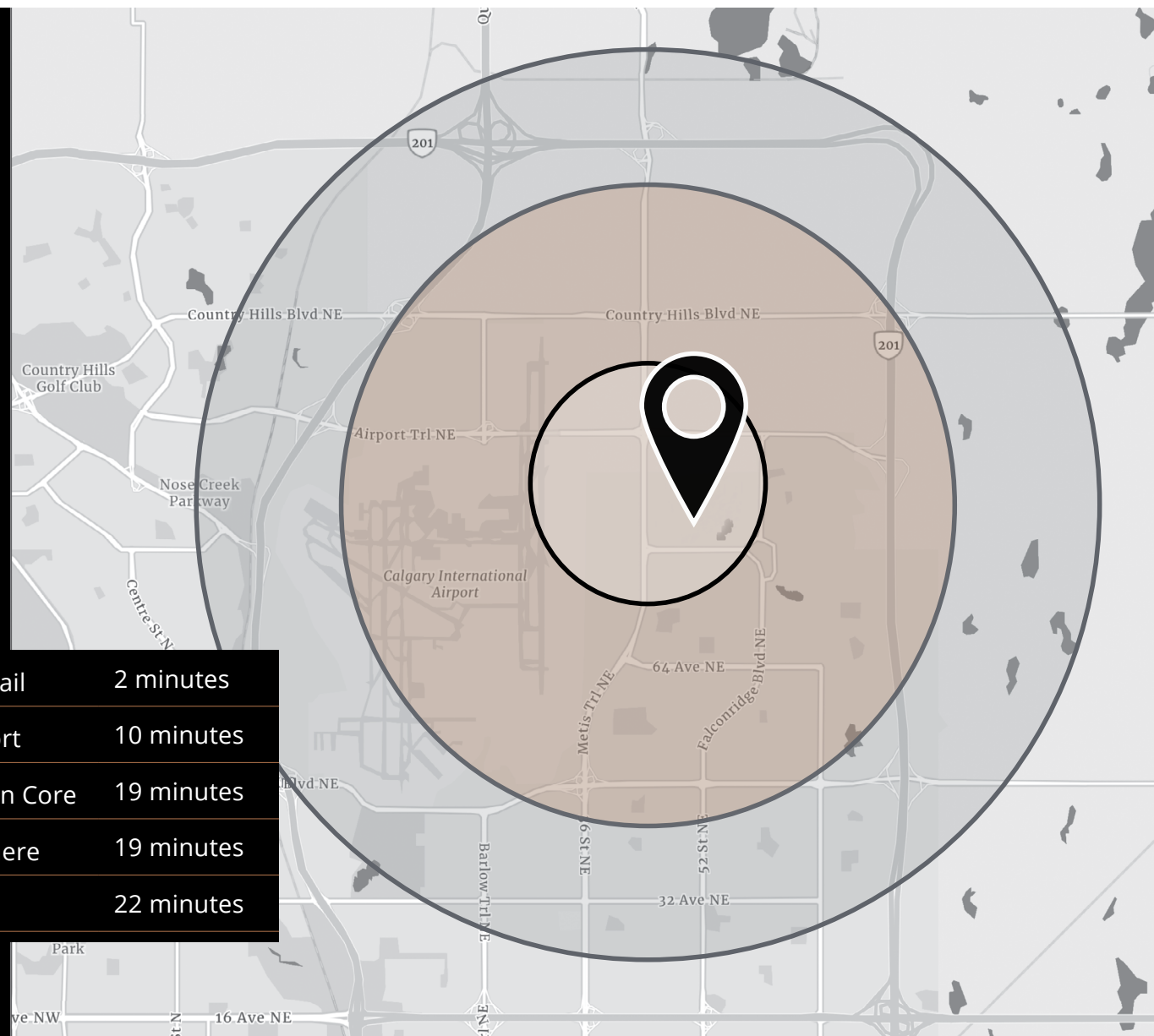


Locate your business in northeast Calgary, a rapidly expanding quadrant with over 121,256 residents living within 5km of the site.

Population

Year	0-1 km	0-3 km	0-5 km
2023	10,089	79,288	138,371
2038 (projected)	10,958	82,673	146,431

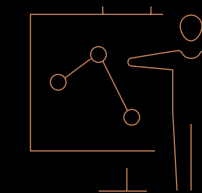
DEMOGRAPHICS



Stoney Trail	2 minutes
YYC Airport	10 minutes
Downtown Core	19 minutes
Chestermere	19 minutes
Airdrie	22 minutes

Average Household Income

Year	0-1 km	0-3 km	0-5 km
2023	\$131,072	\$122,145	\$118,124
2038 (projected)	\$152,222	\$143,049	\$138,239



\$91,390

2023 Disposable Income
Per Household (5km)



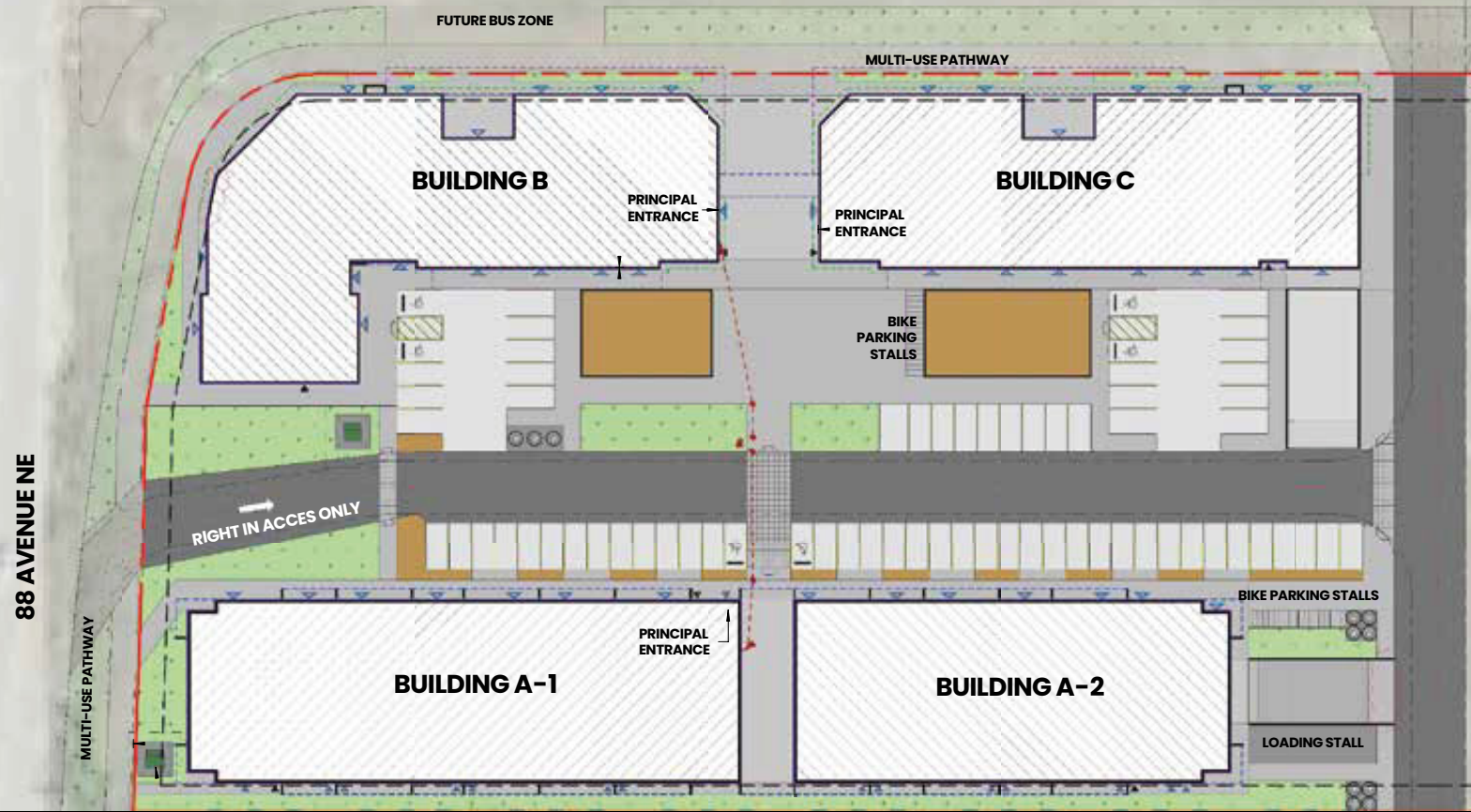
93.4%

2023 Labour Employment Rate
(5km)

COMMUNITY SITE PLAN



52 STREET NE



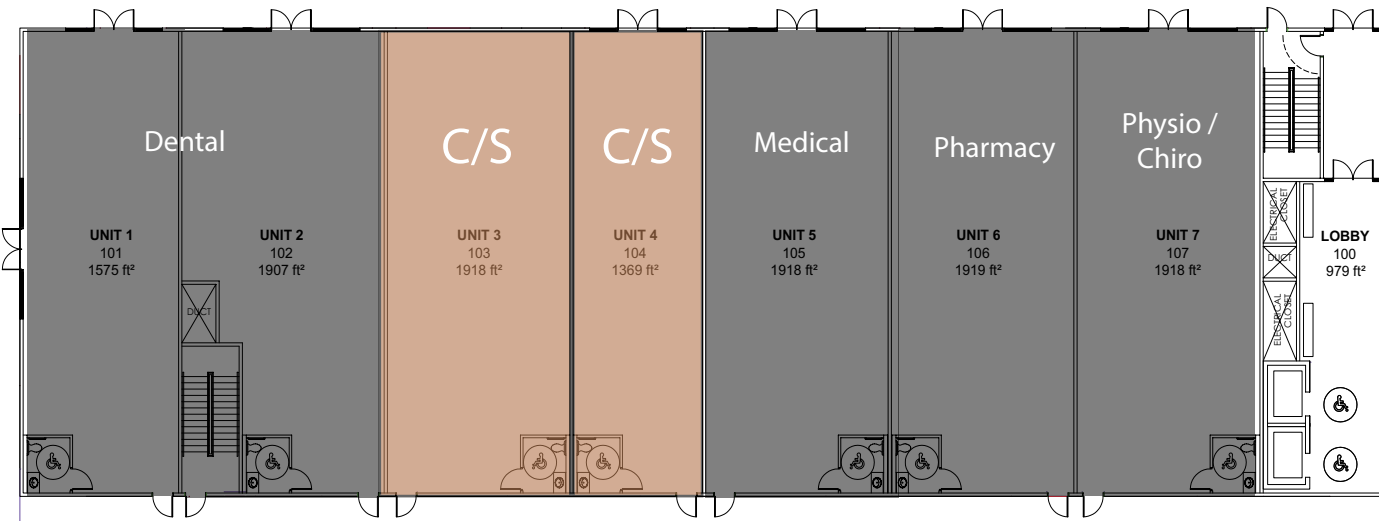
Potential Uses

- | | | | |
|--------------------------|--------------------------------|-------------------------|---------------------------|
| Accessory Food Service | Brewery, Winery, & Distillery | Veterinary Clinic | Fashion |
| Child Education Services | Food Production | Take Out Food Service | Pet Care Service |
| Counseling Service | Jewelry | Amusement Arcade | Retail & Consumer Service |
| Financial Institution | Restaurant (Food Service Only) | Billiard Parlor | Skin Aesthetics |
| Fitness Centre | Restaurant (Neighbourhood) | Child Care Service | |
| Instructional Facility | Restaurant (Licensed) | Computer Games Facility | |
| Medical Clinic | Specialty Food Store | Drinking Establishment | |

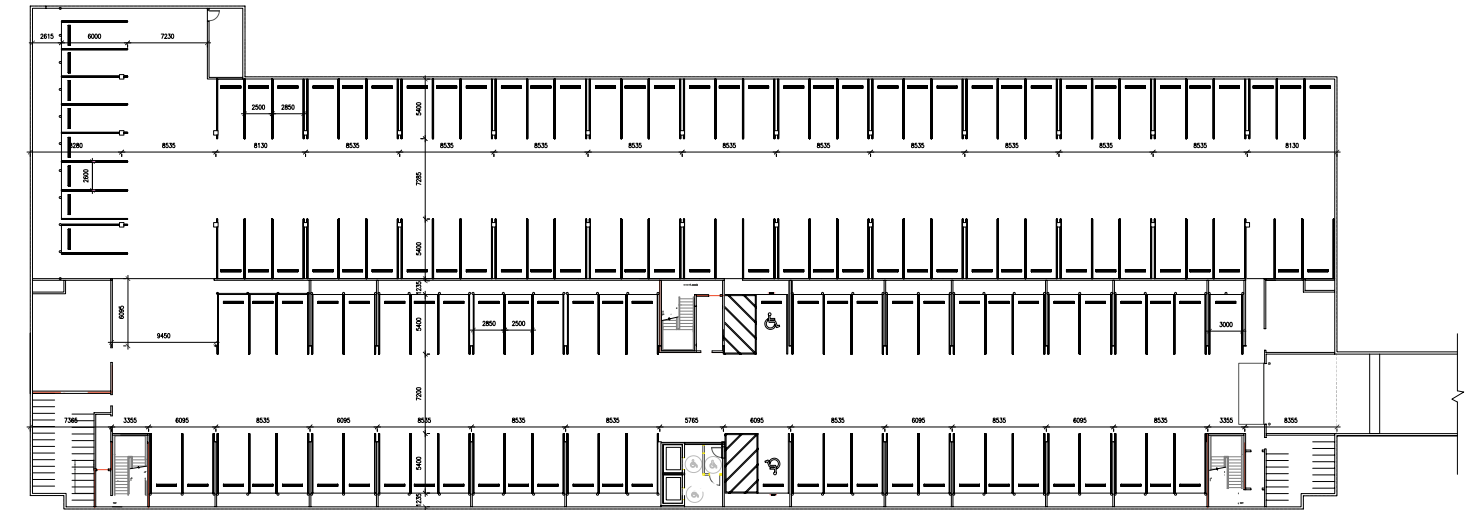


FLOOR PLANS

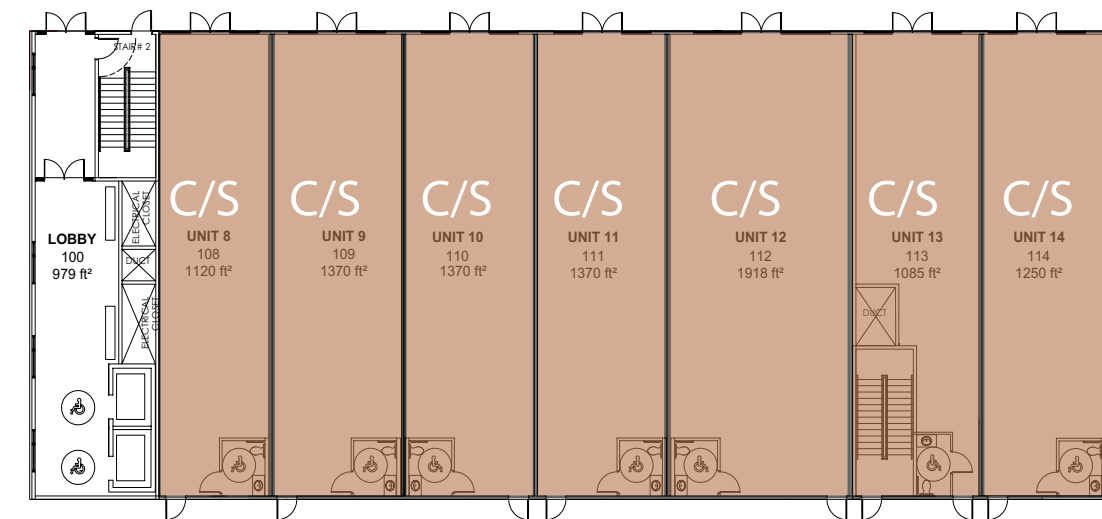
BUILDING A-1 Main Floor | Retail Space



BUILDING A-1 & A-2 Parkade



BUILDING A-2 Main Floor | Retail Space

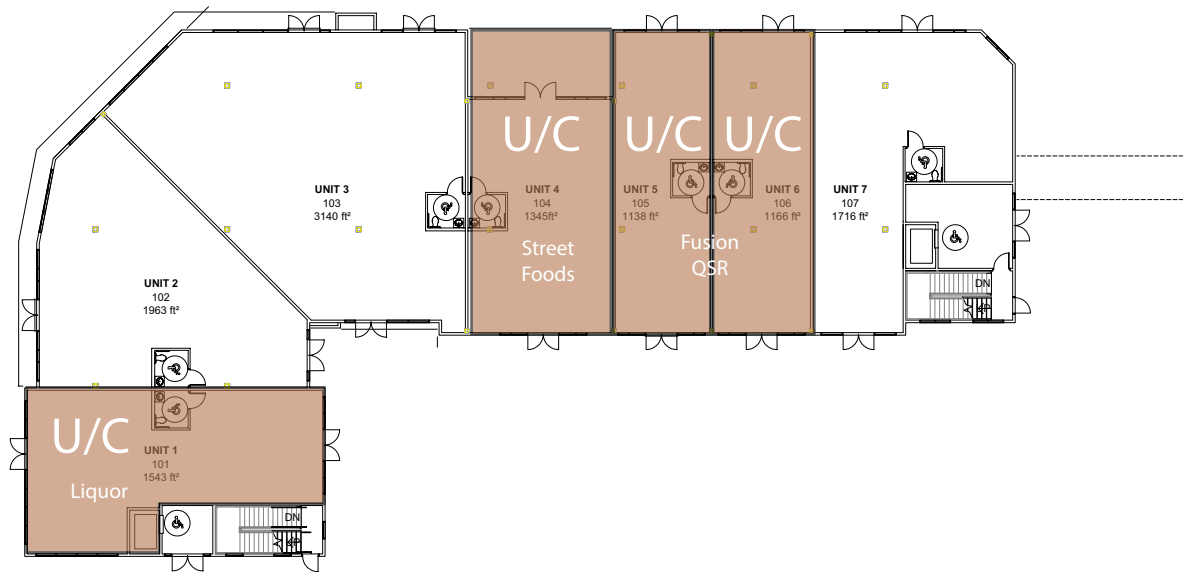


LEGEND

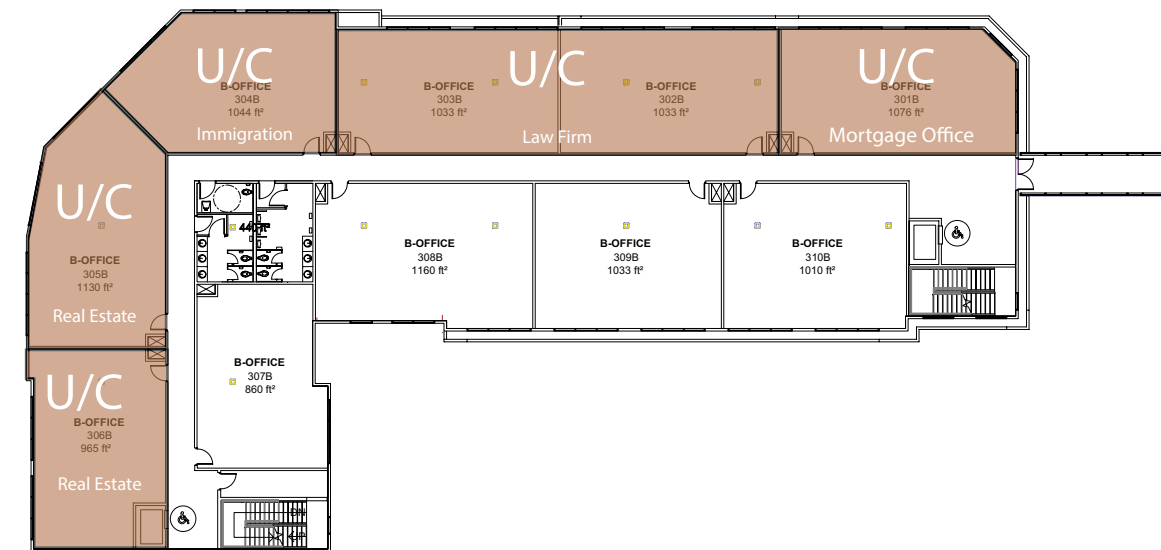
- Under Contract | Conditionally Sold
- Available
- Sold

FLOOR PLANS

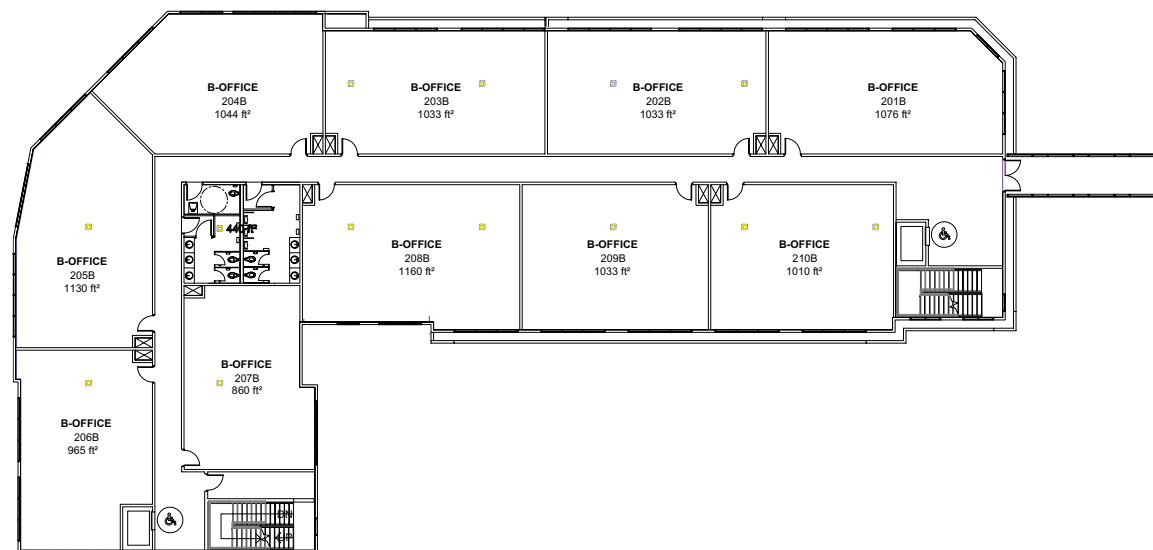
BUILDING B Main Floor | Retail Space



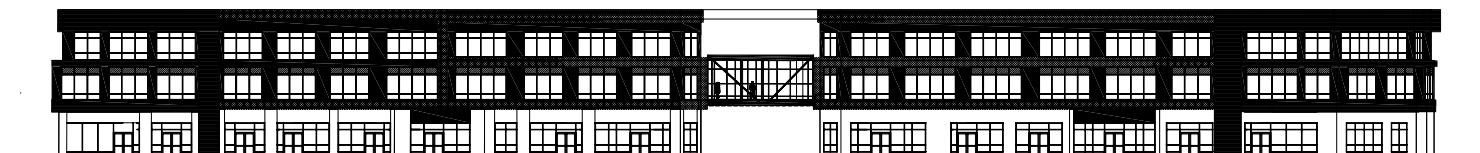
BUILDING B Third Floor | Office Space



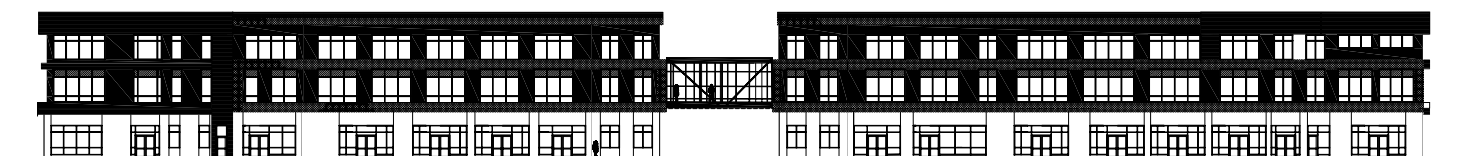
BUILDING B Second Floor | Office Space



BUILDING B & C Overview



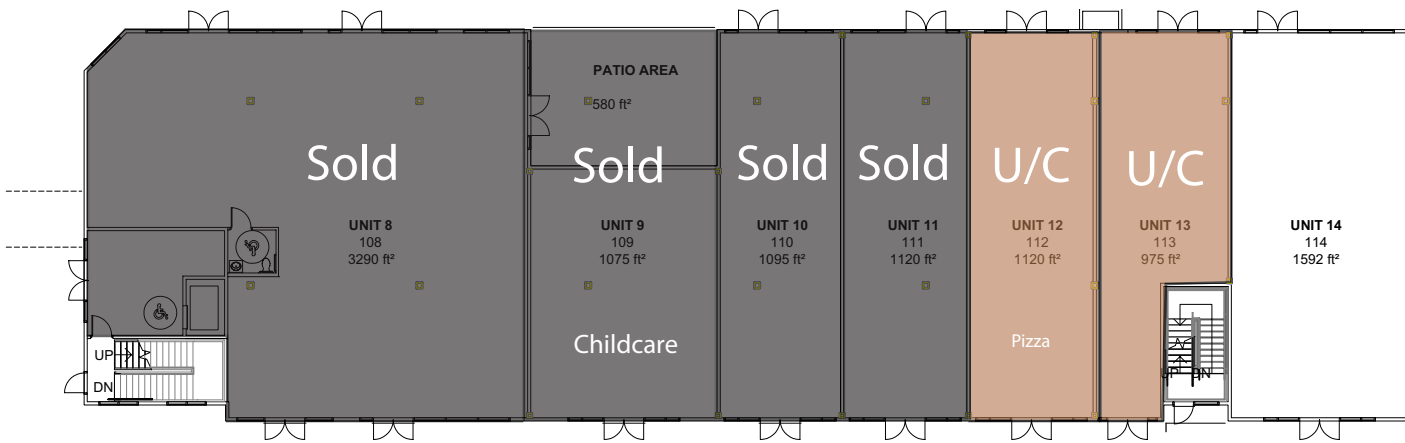
ELEVATION TO EAST (S2 STREET NE)



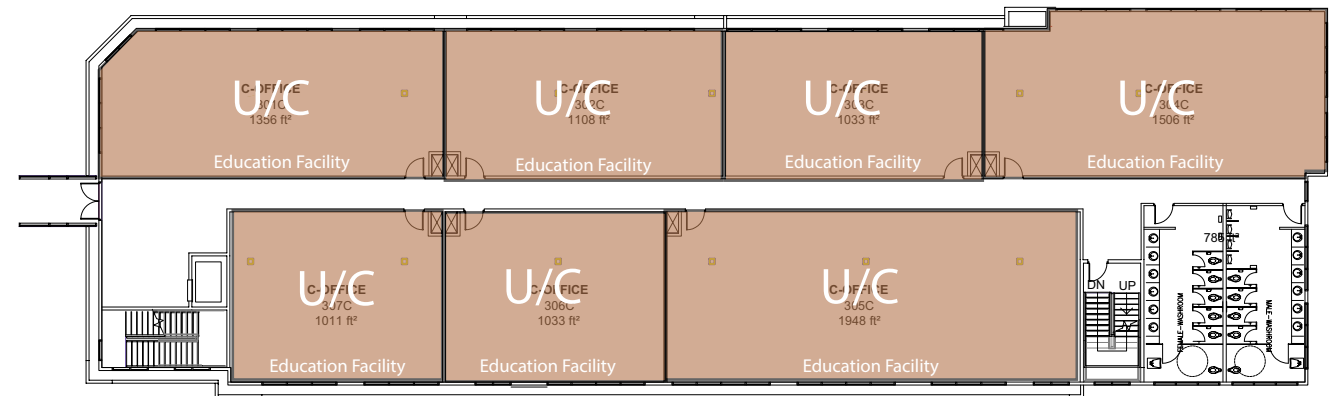
ELEVATION TO WEST

FLOOR PLANS

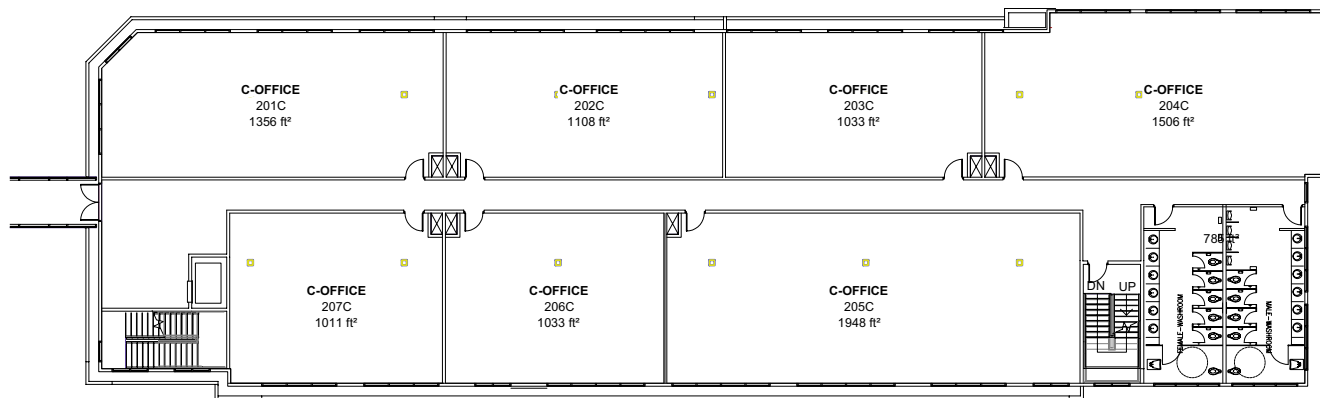
BUILDING C Main Floor | Retail Space



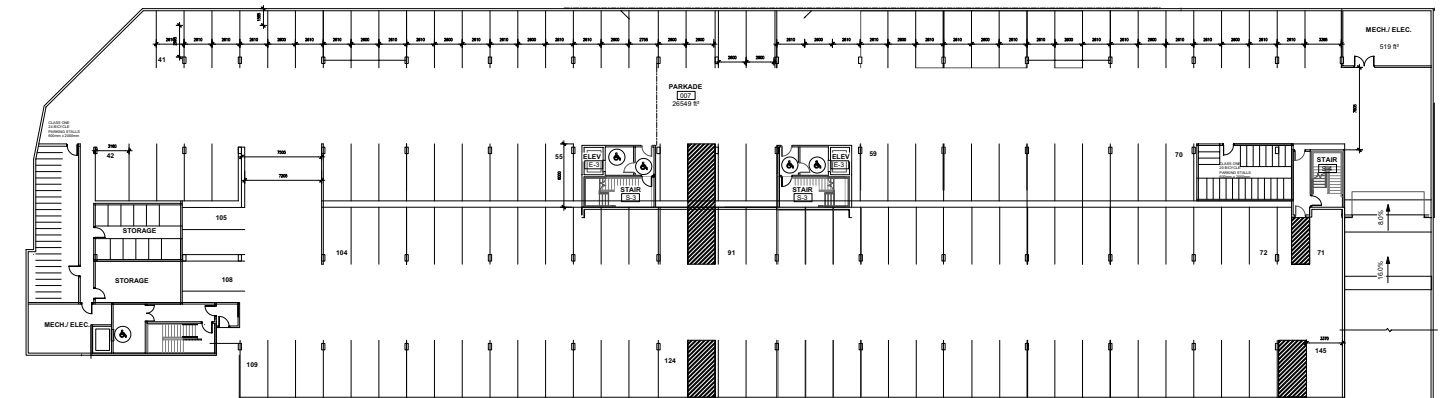
BUILDING C Third Floor | Office Space



BUILDING C Second Floor | Office Space



BUILDING B & C Parkade



Vision and Architecture





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Deep Sekhon

Associate Vice President
+1 403 571 8826
deep.sekhon@colliers.com

Rob Walker

Senior Vice President | Partner
+1 403 298 0422
rob.walker@colliers.com

Lauren Code

Sales Associate
+1 306 880 4301
lauren.code@colliers.com



Colliers

900, 335 - 8th Avenue SW
Calgary, AB T2P 1C9
www.collierscanada.com

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