

CALGARY

ALPINE PARK

CANADA



Convenience District - 98 Alpine Avenue SW

Service District - 15328 37 Street SW

Calgary, AB

Prime retail opportunity in new SW Calgary grocery anchored development

- Located at the main access point to the community, with easy access to Stoney Trail and Fish Creek Blvd (which directly serves Evergreen).
- Prime location situated in a rapidly growing area of Calgary, servicing multiple communities such as Bridlewood, Evergreen, Woodbine, and Alpine Park
- Tenants can take advantage of upscale, alpine-modeled architectural controls, ensuring a unique and standout exterior for all retail premises.
- The immediate trade area provides a diversified client base, with Alpine Park offering everything from starter homes, to estate style properties.
- The development will be comprised of the Convenience District, Service District and Social District
- >3.5 stalls per 1,000 sq. ft.

Demographics



97,644

Population
Within 5 KM

63,030

Daytime Population
Within 5 KM



\$164,890

Average Household Income
Within 3 KM

13,098

Households
Within 3 KM



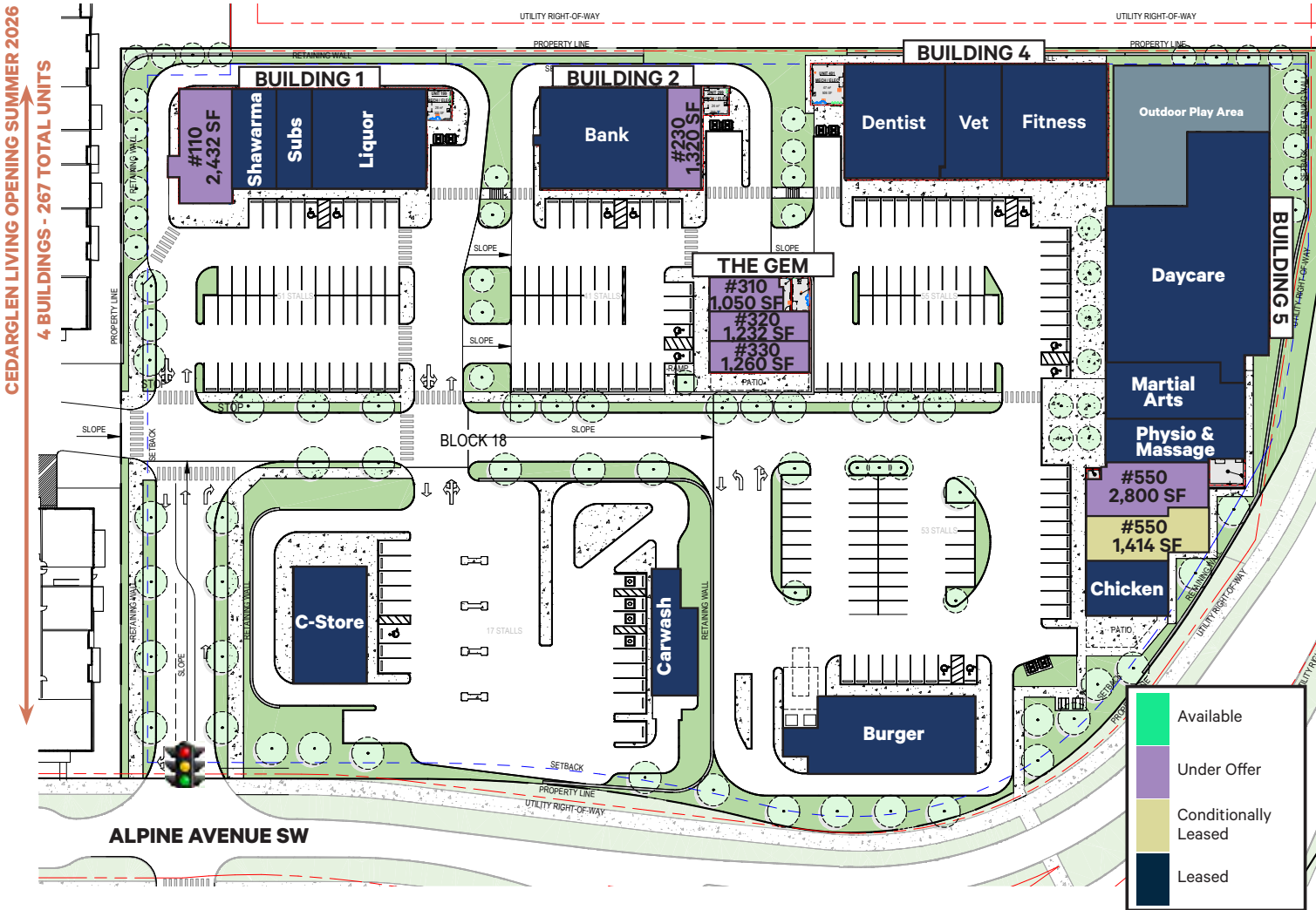
41 Years

Median Age Within 5 KM

COMMUNITY	POPULATION	BUILD-OUT POPULATION
BRIDLEWOOD	13,079	—
EVERGREEN	19,321	—
WOODBINE	7,770	—
ALPINE PARK	1,445	20,600 +



Convenience District Leasing Plan



Space Available

Building 1: 2,432 sq. ft.	The Gem: 1,050 sq. ft. 1,232 sq. ft. 1,260 sq. ft.	Building 5: 2,800 sq. ft.
Building 2: 1,320 sq. ft.		

- BASIC RENT - Market
- OP COSTS & TAXES - TBD
- SIGNAGE - Pylon & Fascia
- POSSESSION - Q2 2026 (+/-)
- GLA - 60,601 sq. ft.
- ZONING - CC1

Convenience District Renderings

Aerial Facing North



Building 5



The Gem



Convenience District Aerials



Convenience District Construction Photos

BUILDING 1



BUILDING 2



THE GEM

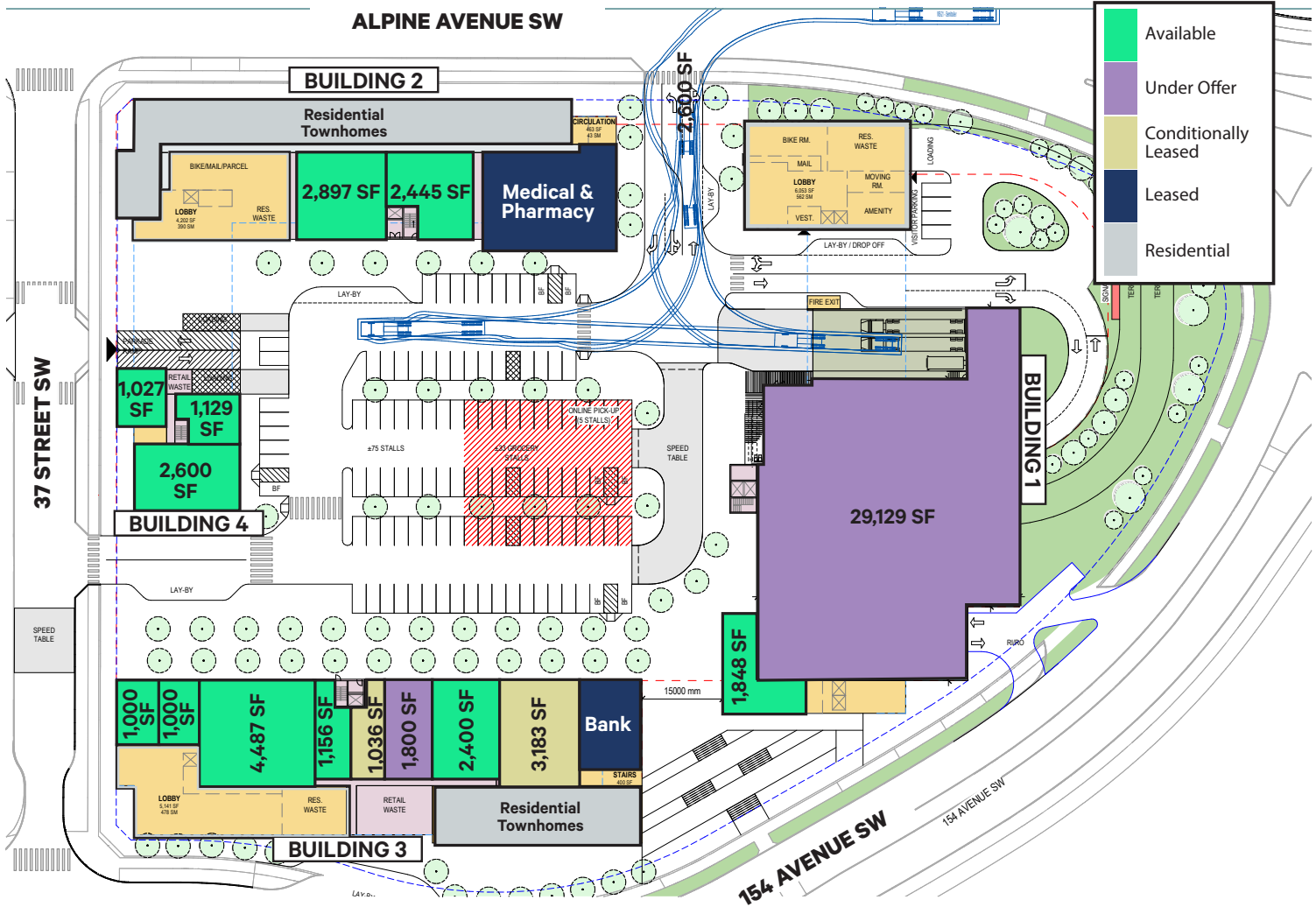


BUILDING 4



BUILDING 5





Space Available

Building 1:

29,129 sq. ft.
1,848 sq. ft.

Building 3:

1,000 sq. ft.
1,000 sq. ft.
4,487 sq. ft.
1,156 sq. ft.
1,036 sq. ft. (C/L)
1,800 sq. ft.
2,400 sq. ft.
3,183 sq. ft. (C/L)

Building 4:

1,027 sq. ft.
1,129 sq. ft.
2,600 sq. ft.

Building 2:

2,897 sq. ft.
2,445 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - TBD

SIGNAGE - Pylon & Fascia

POSSESSION - Q2 2028 (+)

GLA - 67,215 sq. ft.

ZONING - CC1



Service District Renderings

Aerial Facing North



Plaza Facing Grocery



Plaza Facing Social District



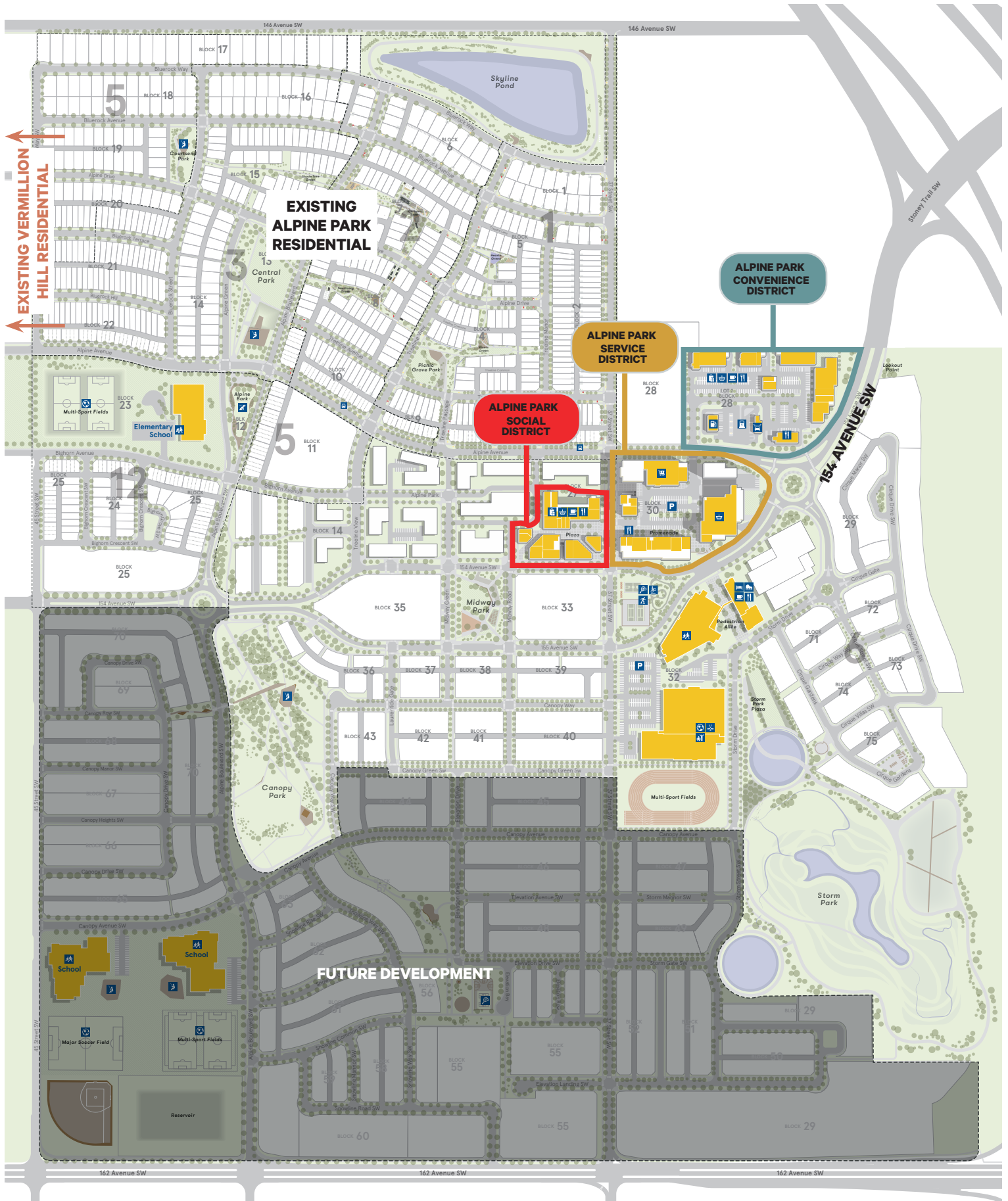
Service District Aerial



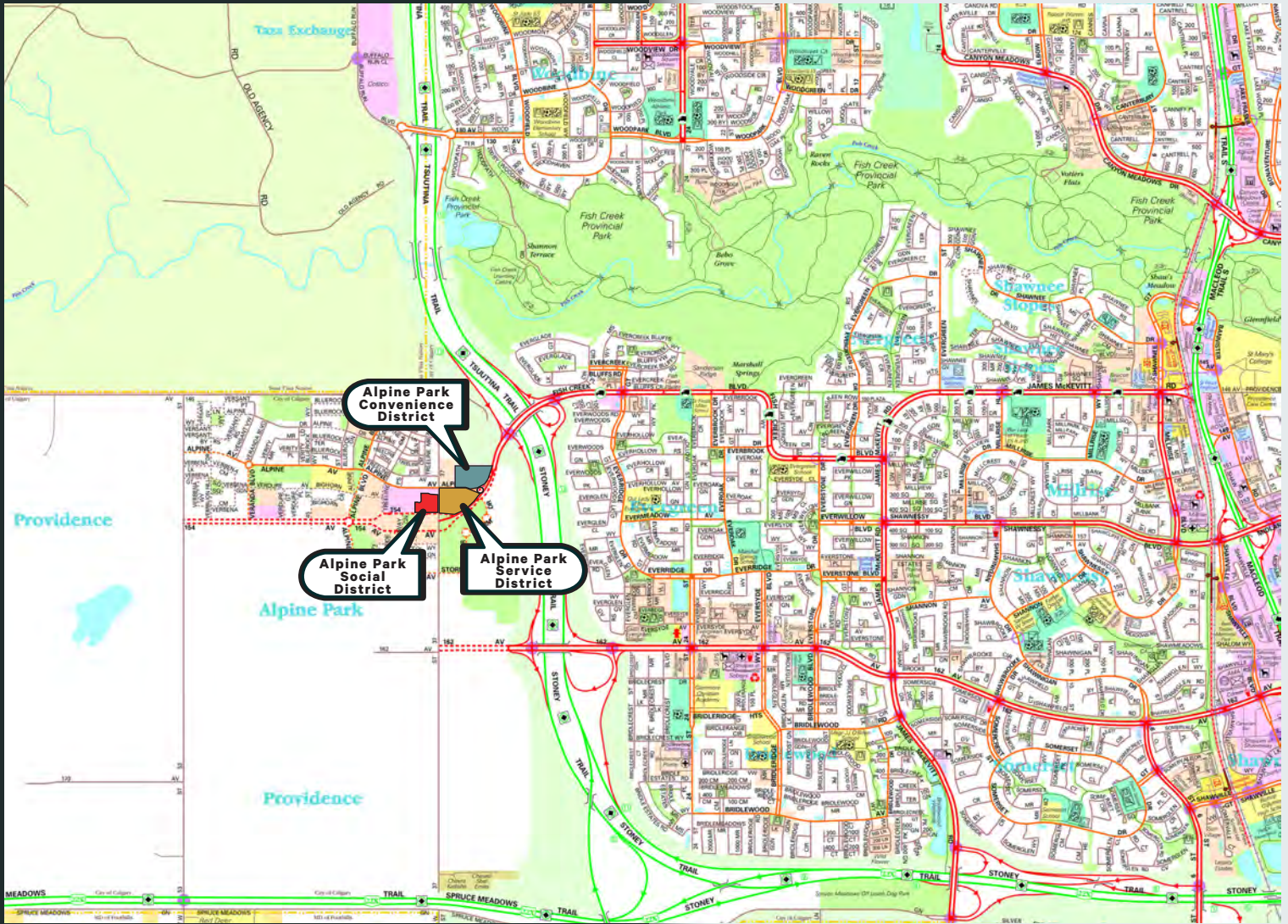
Service & Convenience District Aerial



Alpine Park Community Plan



Area & Nearby



For More Information Please Contact

Alistair Corbett

Senior Vice President
403.294.5709
alistair.corbett@cbre.com

Cory Miles

Associate Vice President
403.750.0523
cory.miles@cbre.com

Mac Marcinew

Sales Associate
587.583.7197
mac.marcinew@cbre.com

Jayce Rogers

Transaction Manager
403.750.0535
jayce.rogers@cbre.com

Brandy Chorney

Marketing Specialist
403.303.3609
brandy.chorney@cbre.com

CBRE Calgary

Eighth Avenue Place
East Tower 525 8 Avenue SW Suite 3200
Calgary, Alberta T2P 1G1

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth. Map© 2024 Sherlock Publishing Ltd.

