

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
- Alpine Park and Vermilion Hill are on track to have over 3,900 residents by the end of 2026 in 1,390 units
- Projected population of 11,000 by 2031
- 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



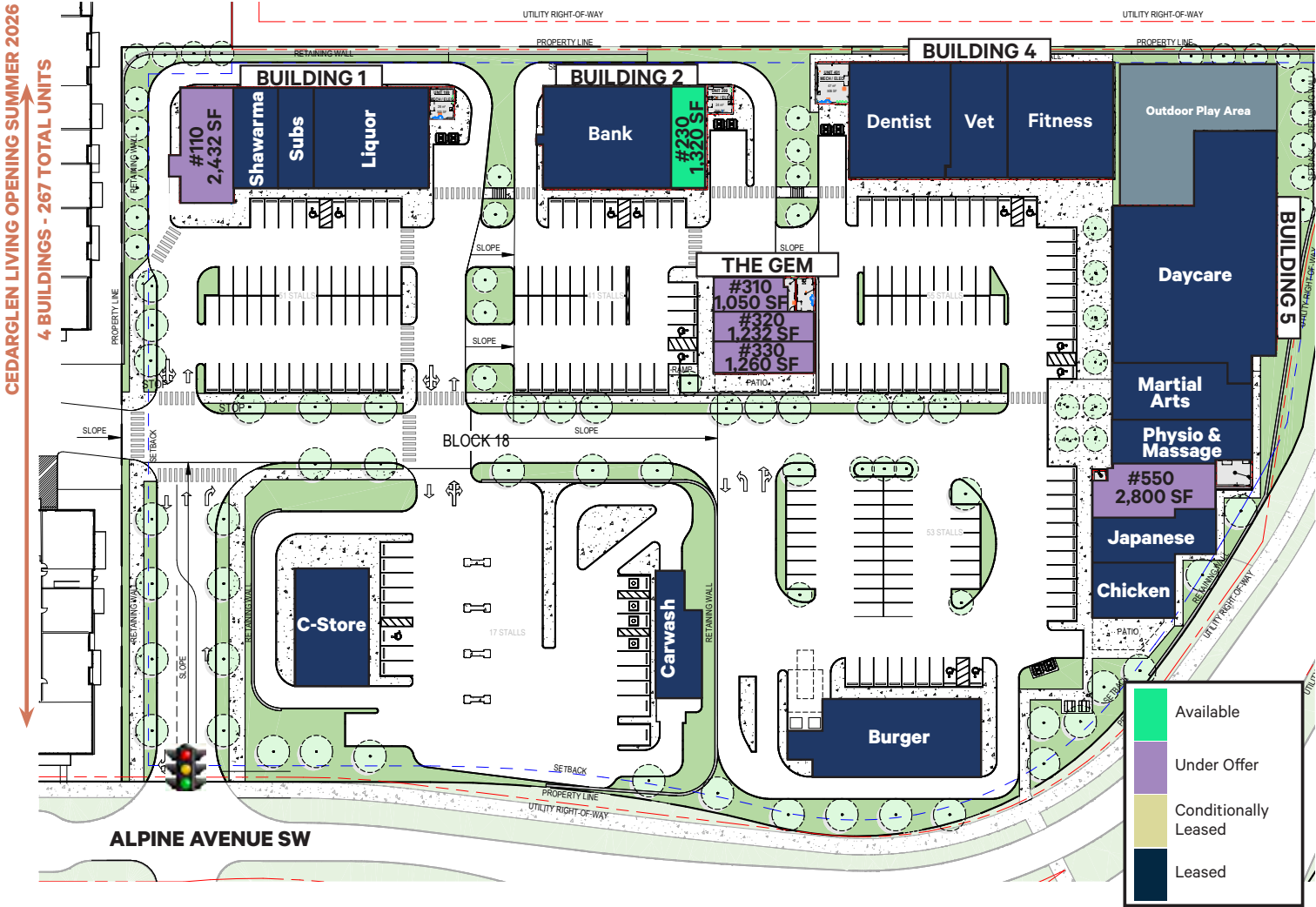
**41 Years**

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

|                                     |                                                                    |                                     |
|-------------------------------------|--------------------------------------------------------------------|-------------------------------------|
| <b>Building 1:</b><br>2,432 sq. ft. | <b>The Gem:</b><br>1,050 sq. ft.<br>1,232 sq. ft.<br>1,260 sq. ft. | <b>Building 5:</b><br>2,800 sq. ft. |
| <b>Building 2:</b><br>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

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## Aerial Facing North



## Building 5



## The Gem



# Convenience District Aerials



# Convenience District Construction Photos

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**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

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## Aerial Facing North



## Plaza Facing Grocery



## Plaza Facing Social District



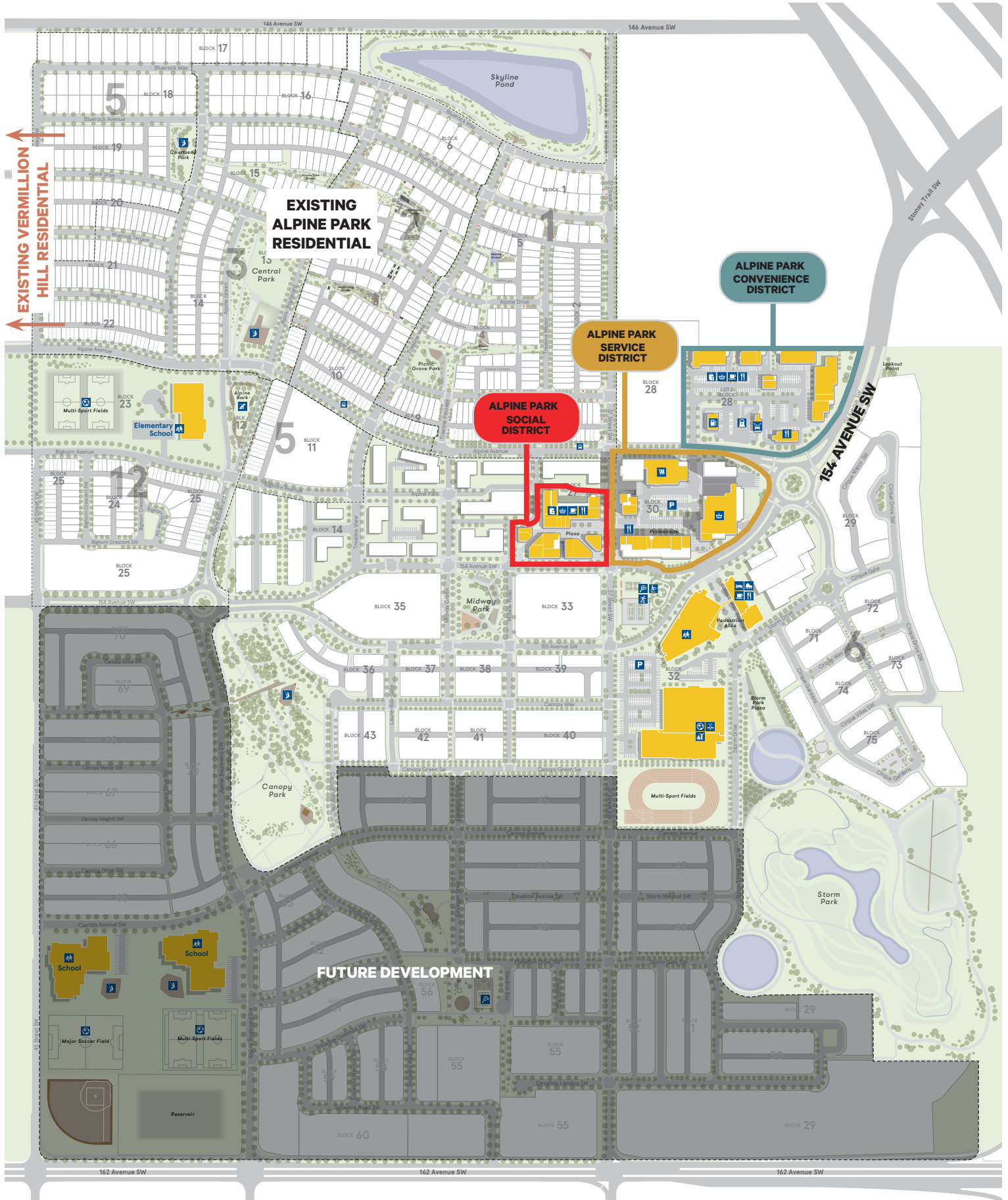
## Service District Aerial



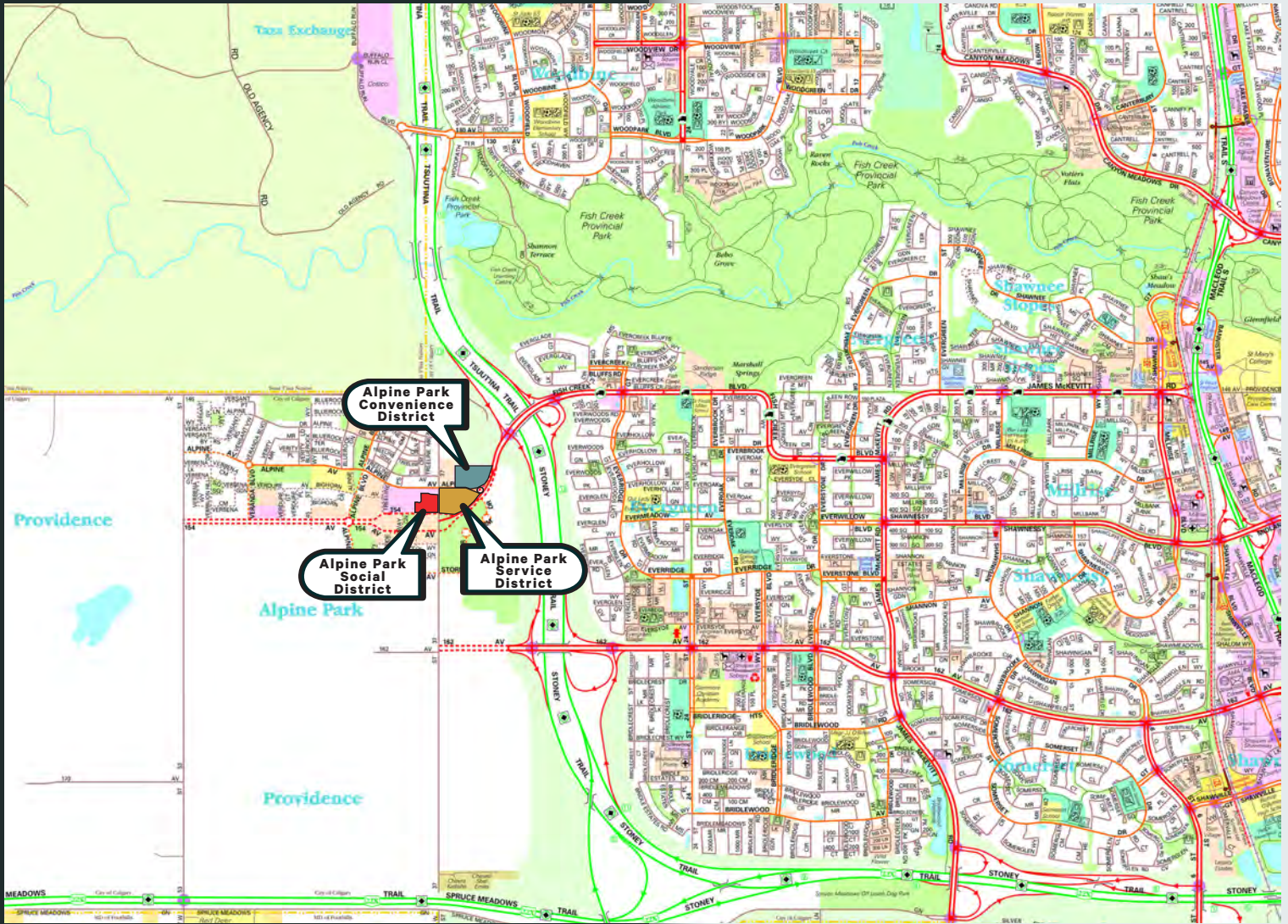
## Service & Convenience District Aerial



# Alpine Park Community Plan



# Area & Nearby



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