

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



92,370

Population
Within 5 KM

59,665

Daytime Population
Within 5 KM



\$156,033

Average Household Income
Within 3 KM

12,826

Households
Within 3 KM



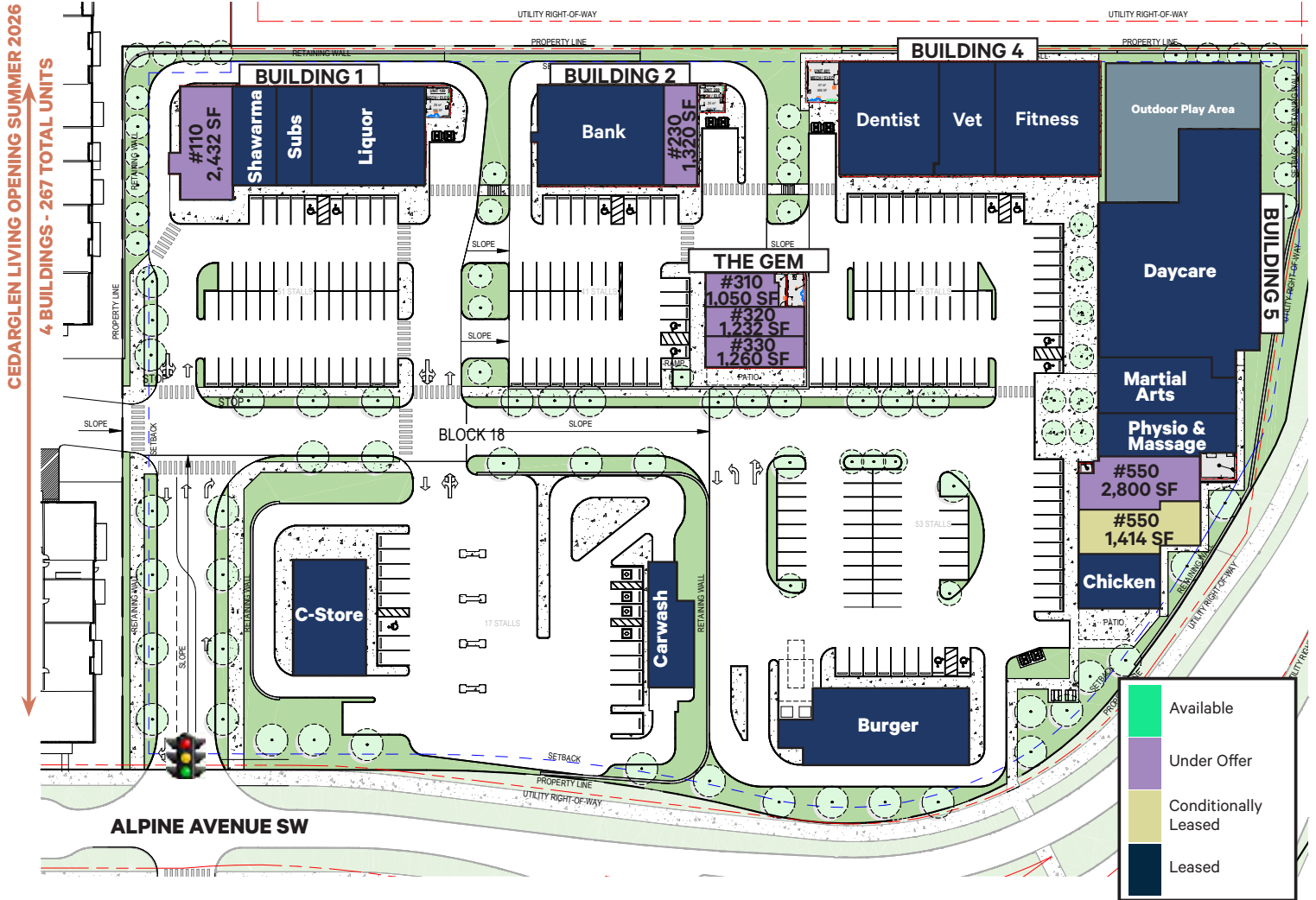
37 Years

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



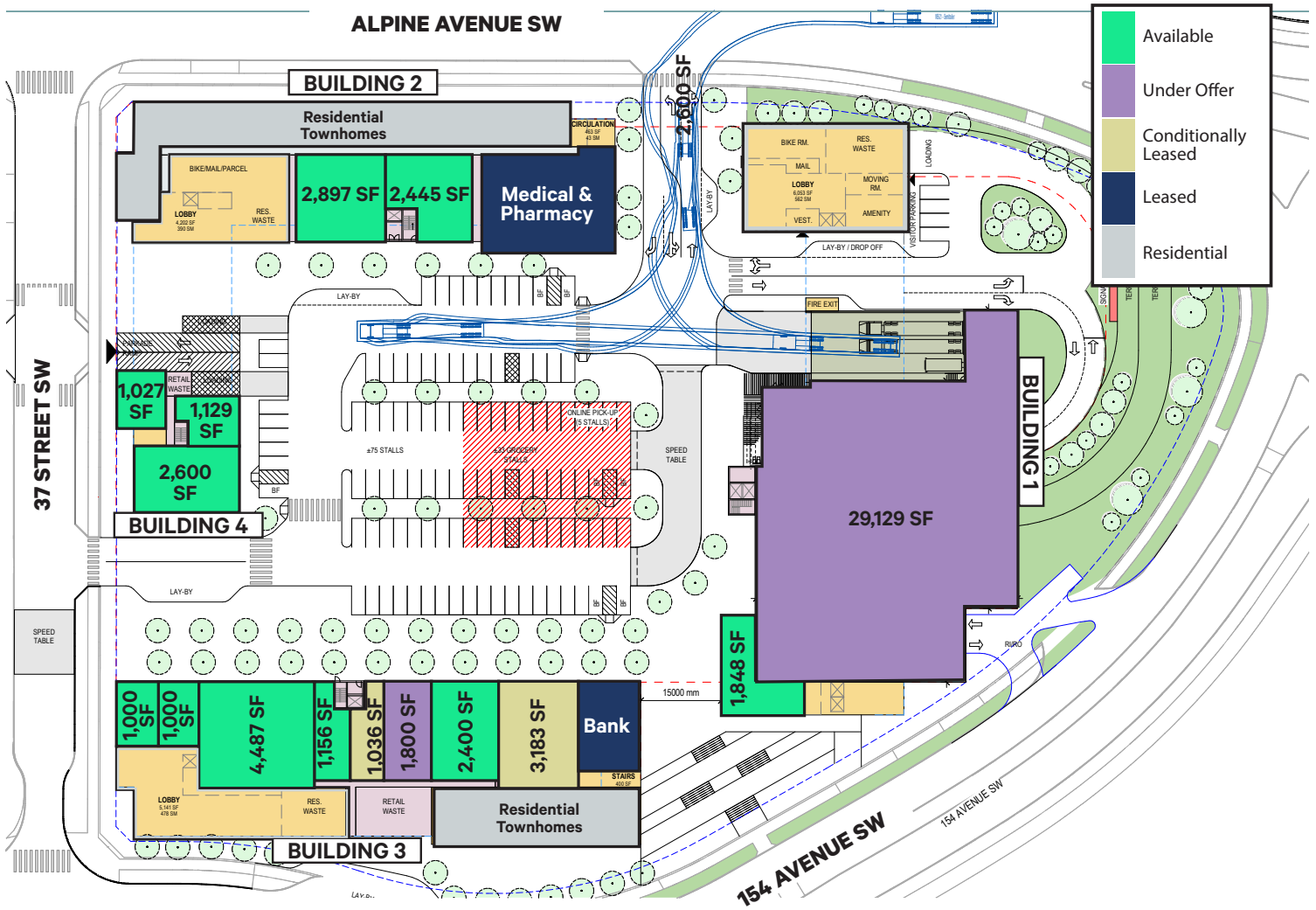
BUILDING 4



BUILDING 5



Service District Leasing Plan



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.
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- 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



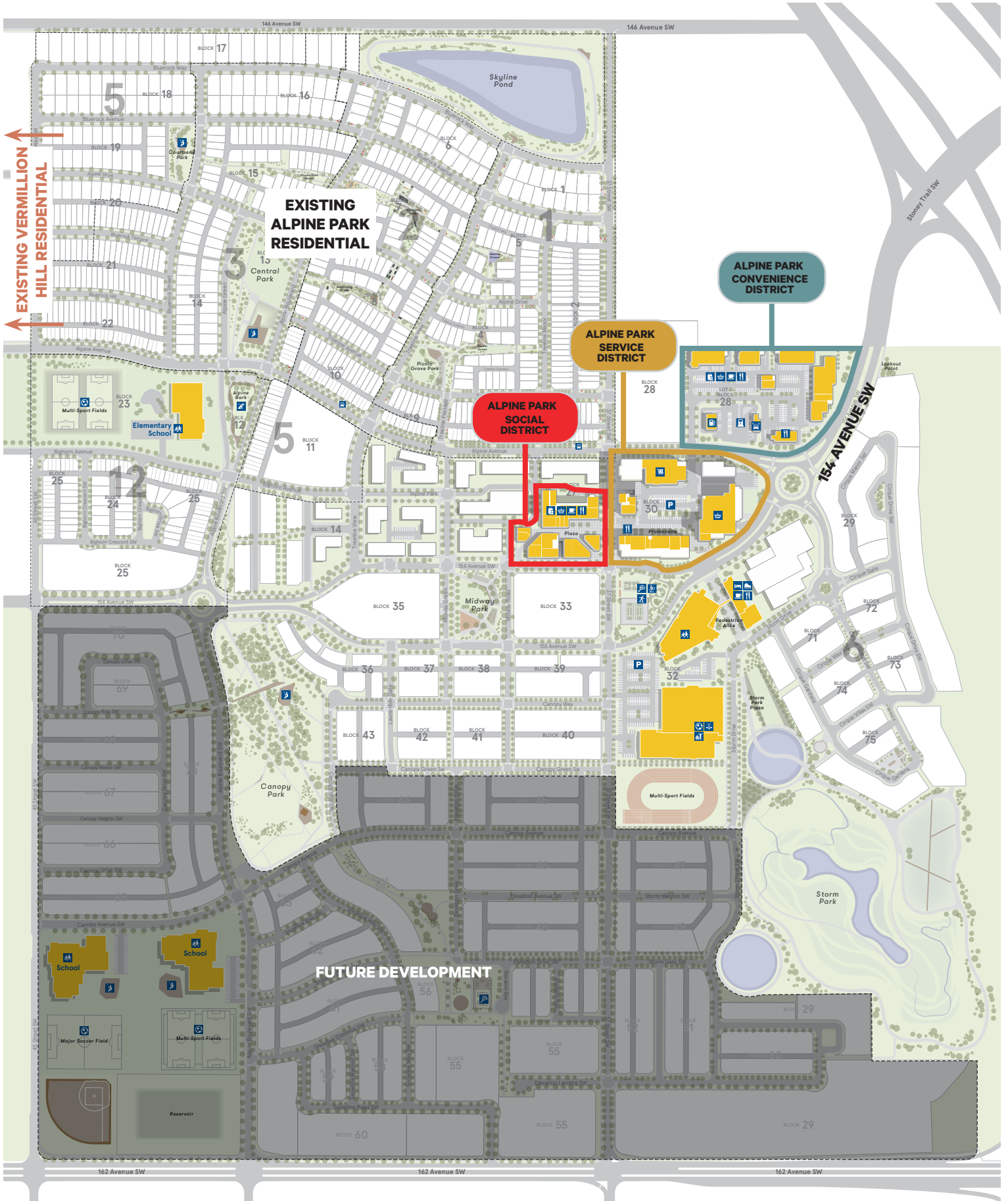
Service District Aerial



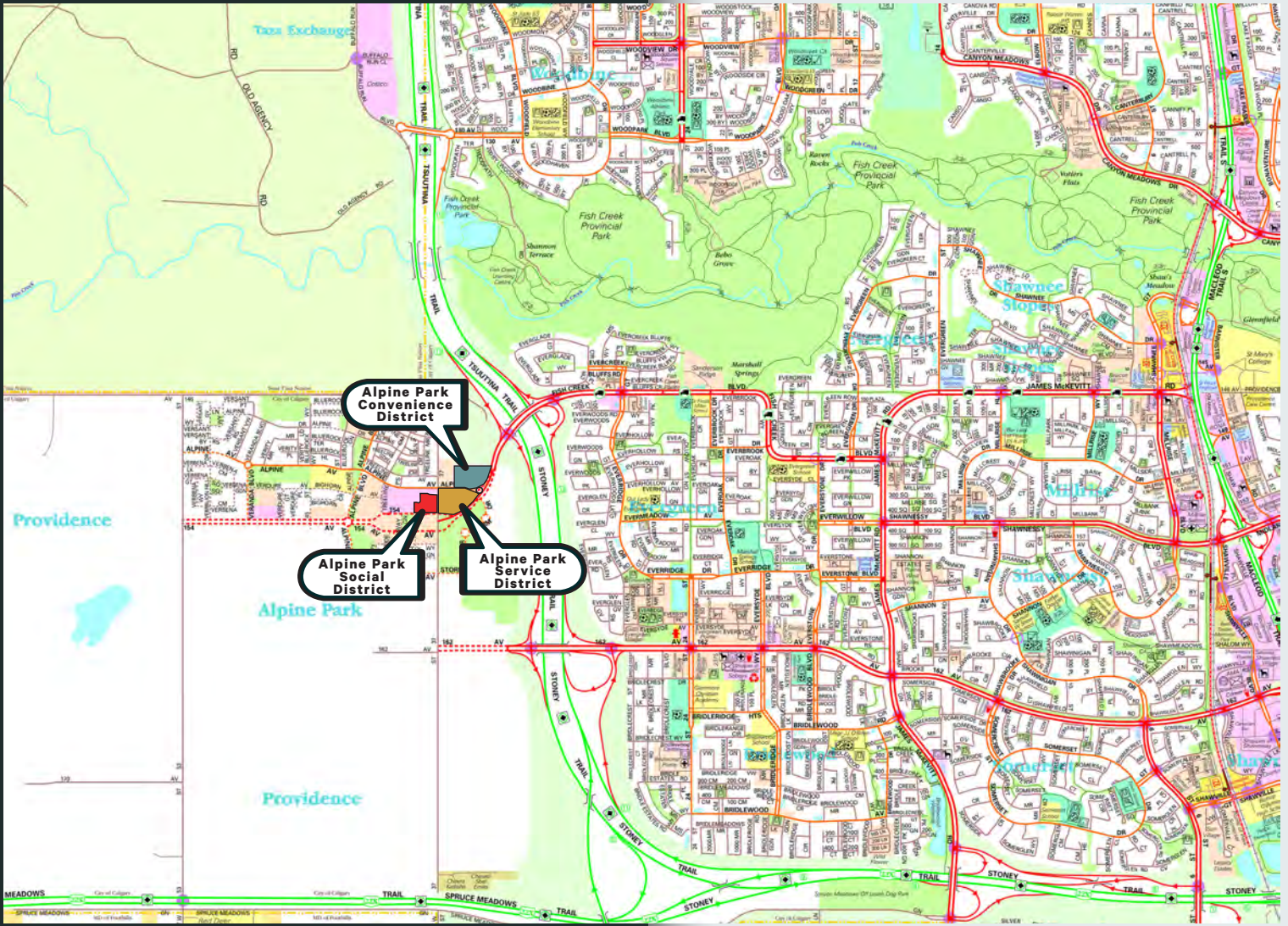
Service & Convenience District Aerial



Alpine Park Community Plan



Area & Nearby



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