

PRIME RETAIL OPPORTUNITY AVAILABLE IN NEW NW DEVELOPMENT



Glacier Ridge Centre

236 Edith Way
Calgary, AB

CBRE

Prime retail opportunity in a new NW Calgary development

- 3.11 acre NW retail development located within one of Calgary's fastest growing sectors
- Quick and easy access from 144 Avenue NW and Shaganappi Trail NW
- Servicing multiple communities including Glacier Ridge, Nolan Hill, Sage Hill and Evanston
- Abundant and easily accessible parking
- Area Structure Plan calls for over 5,000 people in the community on build-out
- 72% of families within 5 KM range have children at home

Space Available

Building 100

C-Store - 3,148 sq. ft.

CRU 102 - 1,495 sq. ft.

Building 200

CRU 201 - 2,941 sq. ft.

CRU 202 - 1,375 sq. ft.

CRU 203 - 1,438 sq. ft.

CRU 204 - 2,371 sq. ft. (C/L)

Building 400

CRU 401 - 3,182 sq. ft.

CRU 402 - 2,243 sq. ft.

CRU 403 - 1,899 sq. ft.

Daycare

11,067 sq. ft. with playground

BASIC RENT - Market

OP COSTS & TAXES - TBD

SIGNAGE - Fascia & Pylon

POSSESSION - Summer/Fall 2027

TERM - 5 - 10 years

ZONING - C-N2



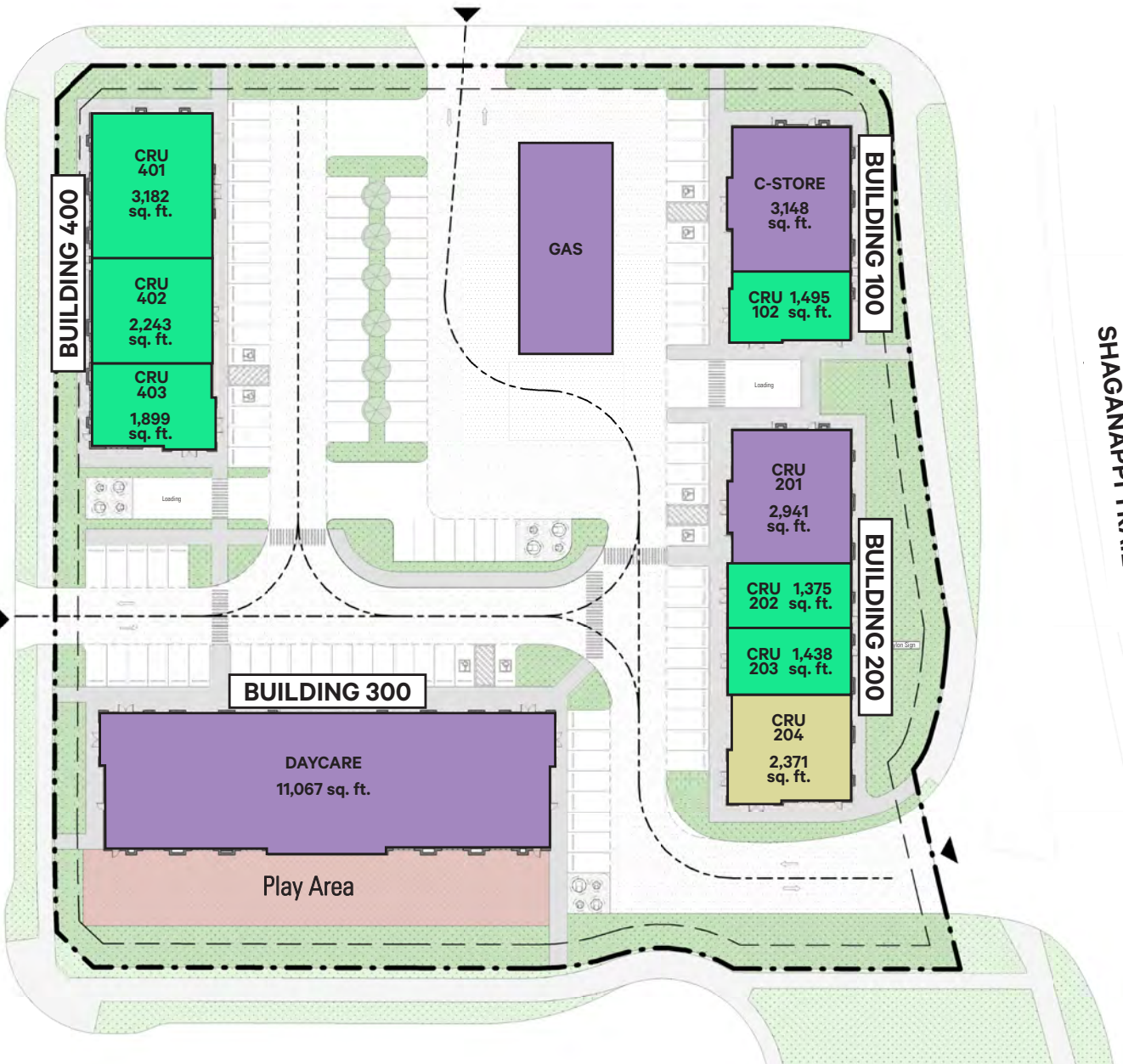
Plan of the Development



TEKARRA DRIVE NW

EDITH WAY NW

SHAGANAPPI TRAIL NW



EDITH DRIVE NW

EDITH CRESCENT NW

Elevations



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SW PERSPECTIVE



NE PERSPECTIVE



Aerials

LOOKING SW



LOOKING WEST



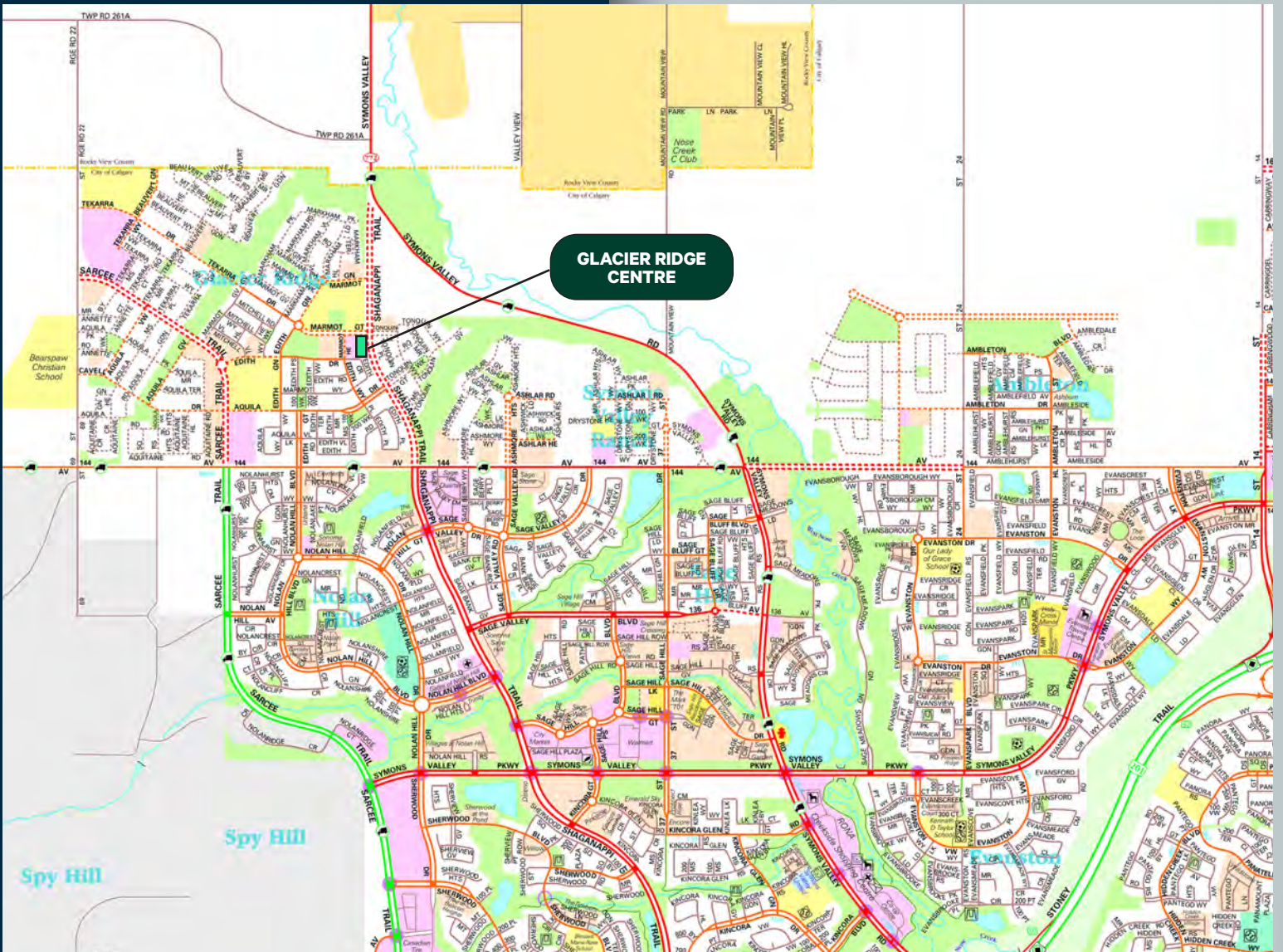
Aerials

LOOKING SOUTH



LOOKING EAST





GLACIER RIDGE CENTRE

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