

PRIME RETAIL OPPORTUNITY AVAILABLE



Sage Hill Quarter

455 Sage Valley Drive NW
Calgary, AB





GROCERY

Prime retail opportunity in a grocery anchored shopping centre

- Sage Hill Quarter is 172,000 sq. ft. of retail space and 173 condo units on 16 acres with surface and underground parking
- Anchored by Grocery and trusted names like, Co-op Liquor, Co-op Gas, Shoppers Drug Mart, and Calgary's largest daycare facility, Active Start Childcare who are at full capacity (550 children) with a growing wait list
- Anchor Tenants are open and driving traffic to the site
- Well-located at the corner of 144th Avenue and Shaganappi Trail in one of Calgary's fastest growing communities in the heart of Symons Valley
- 144th Avenue was connected to the east communities of Evanston and Carrington in 2024
- Unique multi-family condominium development (Q Condos) as a centerpiece to a vibrant suburban retail complex. The first phase (88 units) is sold out and the second phase (85 units) is now complete
- Nestled within one of Calgary's best-selling communities, Glacier Ridge, there has been over 900 homes sold since 2021
- Sage Hill Quarter's trade area will be home to over 128,000 people upon build out
- The surrounding communities have witnessed substantial residential growth, placing your business amidst a large and ever-expanding population base
- Seize the opportunity to be part of Sage Hill Quarter - where retail excellence meets community vibrancy



Leasing Plan



Space Available

Building C - 2,049 sq.ft.
Building J Main Flr - 1,082 sq. ft. (C/L)
Building K Main Flr - 1,387 sq. ft. - 3,417 sq. ft.
Building L Main Flr - 1,016 sq. ft. - 5,709 sq. ft.
Building S - 1,330 sq. ft.
Building 3 - 1,049 sq. ft. - 4,208 sq. ft.

Basic Rent - Market
Op Costs & Taxes - \$19.12 (2026)
Signage - Pylon and Fascia
Possession - Immediate
Zoning - C-C2
Term - 5 to 10 years



Photos



Building C



Building J - Main Level (C/L)



Building K - Main Level



Building K - Upper Level - Leased



Building L - Main Level



Building L - Upper Level - Leased

Photos



Building P - Leased



Building Q - Leased



Building R - Leased



Building U - Leased

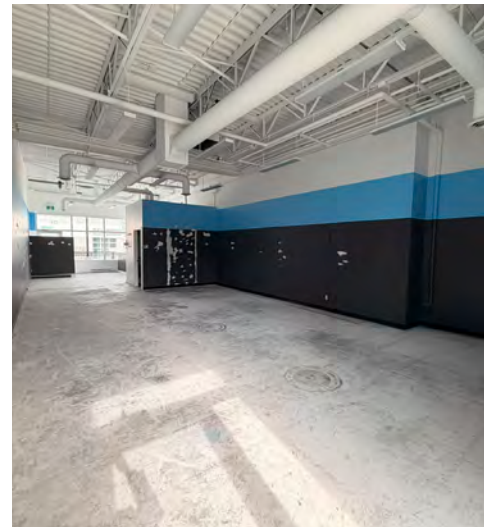
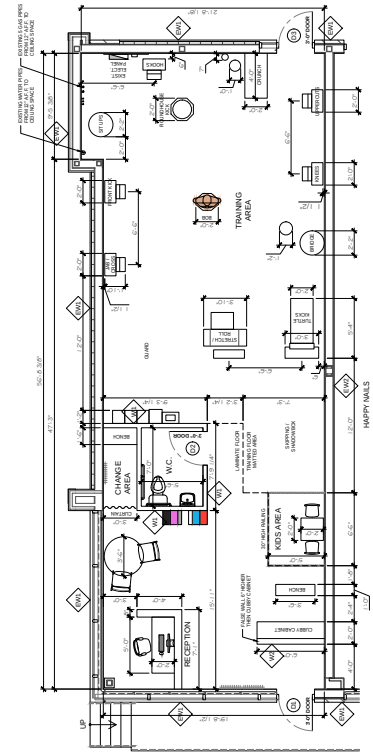


Building 3

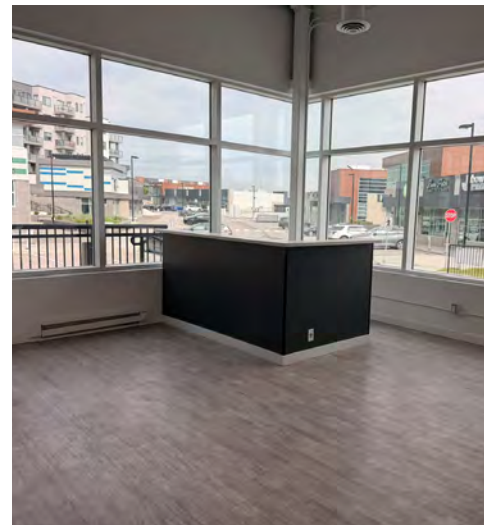


Building 4 - Leased

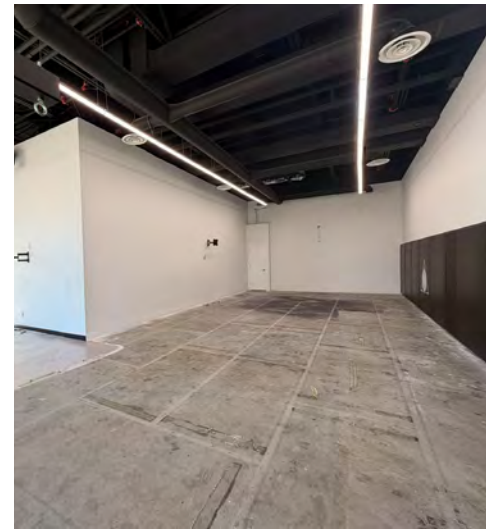
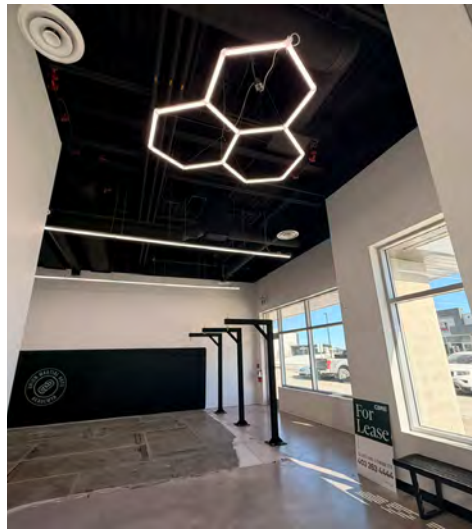
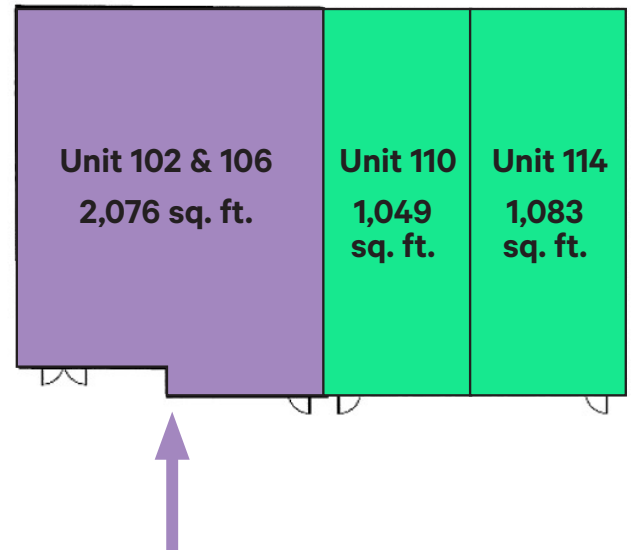
Building S - 1,136 sq. ft.



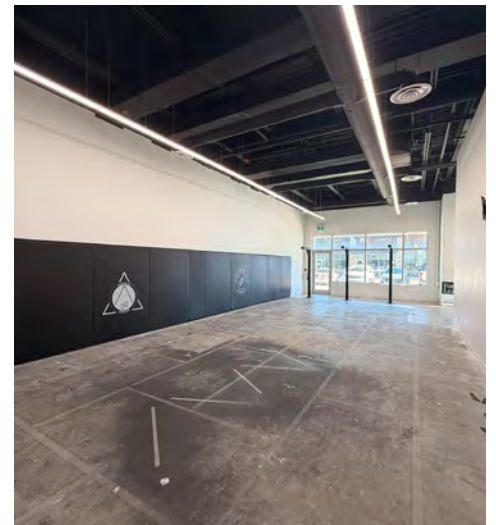
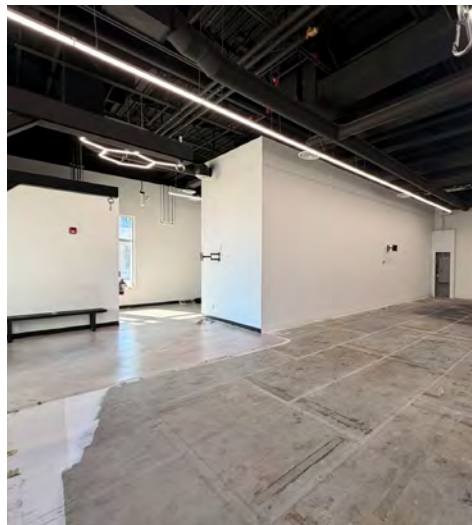
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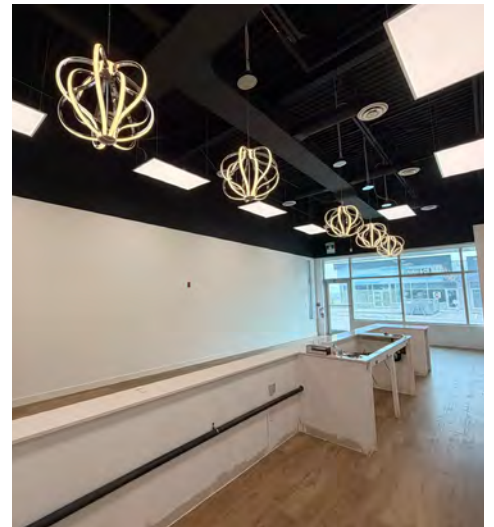
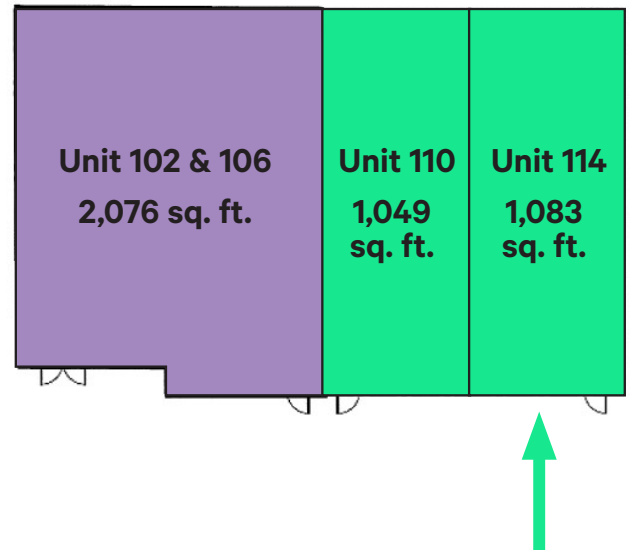
Building 3 - Unit 102 & 106 - 2,076 sq. ft. _____



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Building 3 - Unit 114 - 1,083 sq. ft.



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Signage - Pylon and Fascia
Possession - Immediate
Zoning - C-C2
Term - 5 to 10 years





Population
13% YoY Growth
(Primary Trade Area)

Population
7% YoY Growth
(Secondary Trade Area)



Dominant Age Within 5 KM

Children Per Household Within 5 KM

Daytime Population Within 5 KM



Average Household Income
Within 1 KM

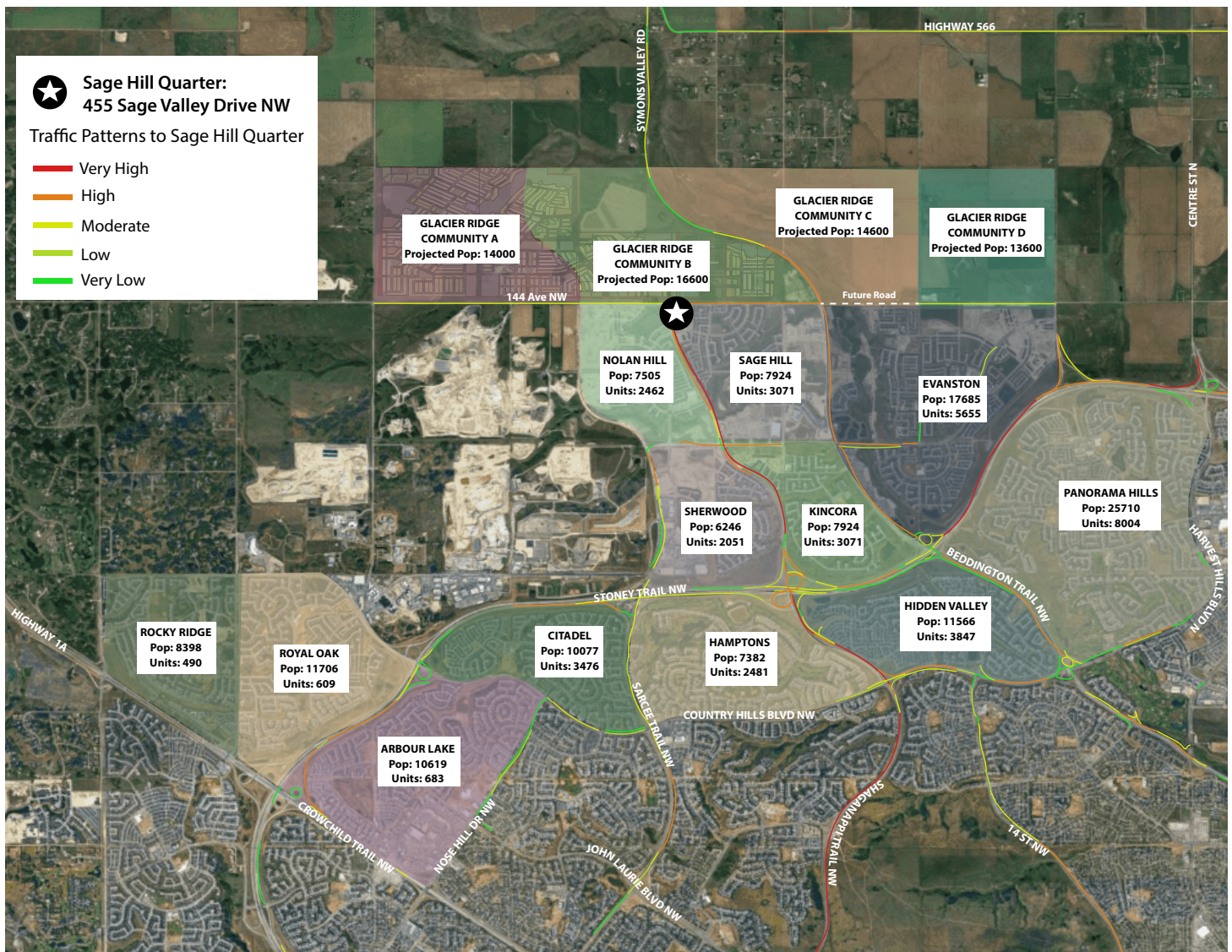
Average Household Income
Within 3 KM

Average Household Income
Within 5 KM



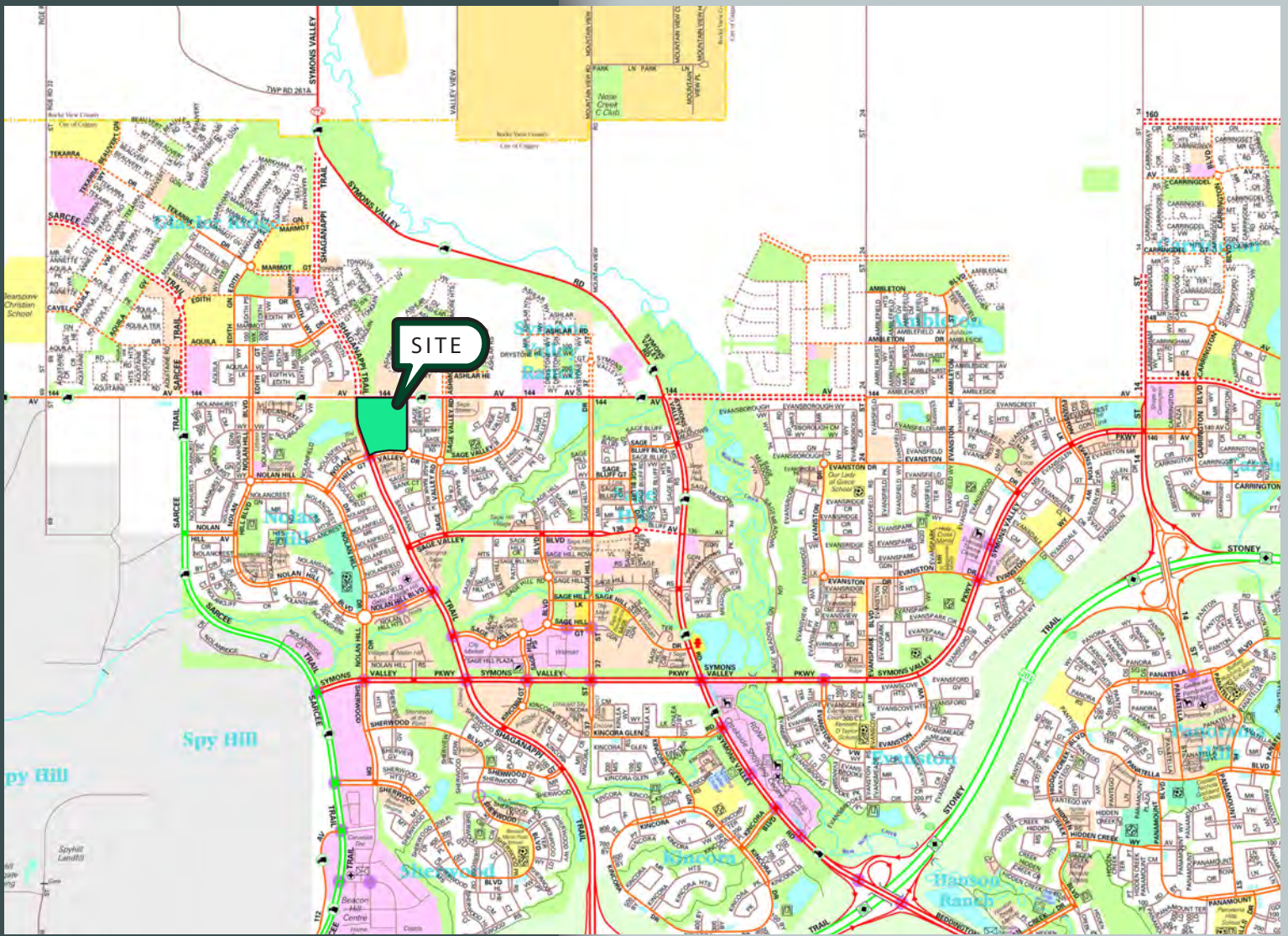
VPD along Shaganappi Trail NW

VPD along 144 Avenue NW



Aerials





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