



PRIME RETAIL OPPORTUNITY IN NEW NE CALGARY DEVELOPMENT



Livingston Centre

14390 1st Street NE
Calgary, AB

Brookfield
Residential

CBRE

Demographics



105,247

Population
Within 5 KM

70,050

Daytime Population
Within 5 KM



\$129,329

Average Household Income
Within 3 KM

16,943

Households
Within 3 KM



36 Years

Median Age Within 5 KM

COMMUNITY	FUTURE POPULATION
LIVINGSTON	32,000
CARRINGTON	15,800
LEWISBURG	12,700
GLACIER RIDGE	58,800

Prime retail opportunity in new NE Calgary grocery anchored development

- Quick and easy access from both Stoney Trail NE and 144 Avenue NE
- Prime location within one of Calgary's fastest growing communities
- Servicing multiple communities including Livingston, Carrington, Lewisburg, Evanston, Panorama Hills & Coventry Hills
- 4 stalls/1,000 sq. ft. parking ratio
- Population estimated to grow 71.4% within 5 KM range from 2024 - 2029
- 60.5% of families within 5 KM range have children at home



BASIC RENT - Market

OP COSTS & TAXES - TBD

SIGNAGE - Pylon & Fascia

GLA - 110,390 sq. ft.

ZONING - DC (C-C2)

LAND USE CLASS - Direct Control [239D2019](#)

TARGETED POSSESSION

Bldg A - August 2026

Bldg C - August 2026

Bldg D - November 2026

Bldg E - December 2026

Bldg F - December 2026

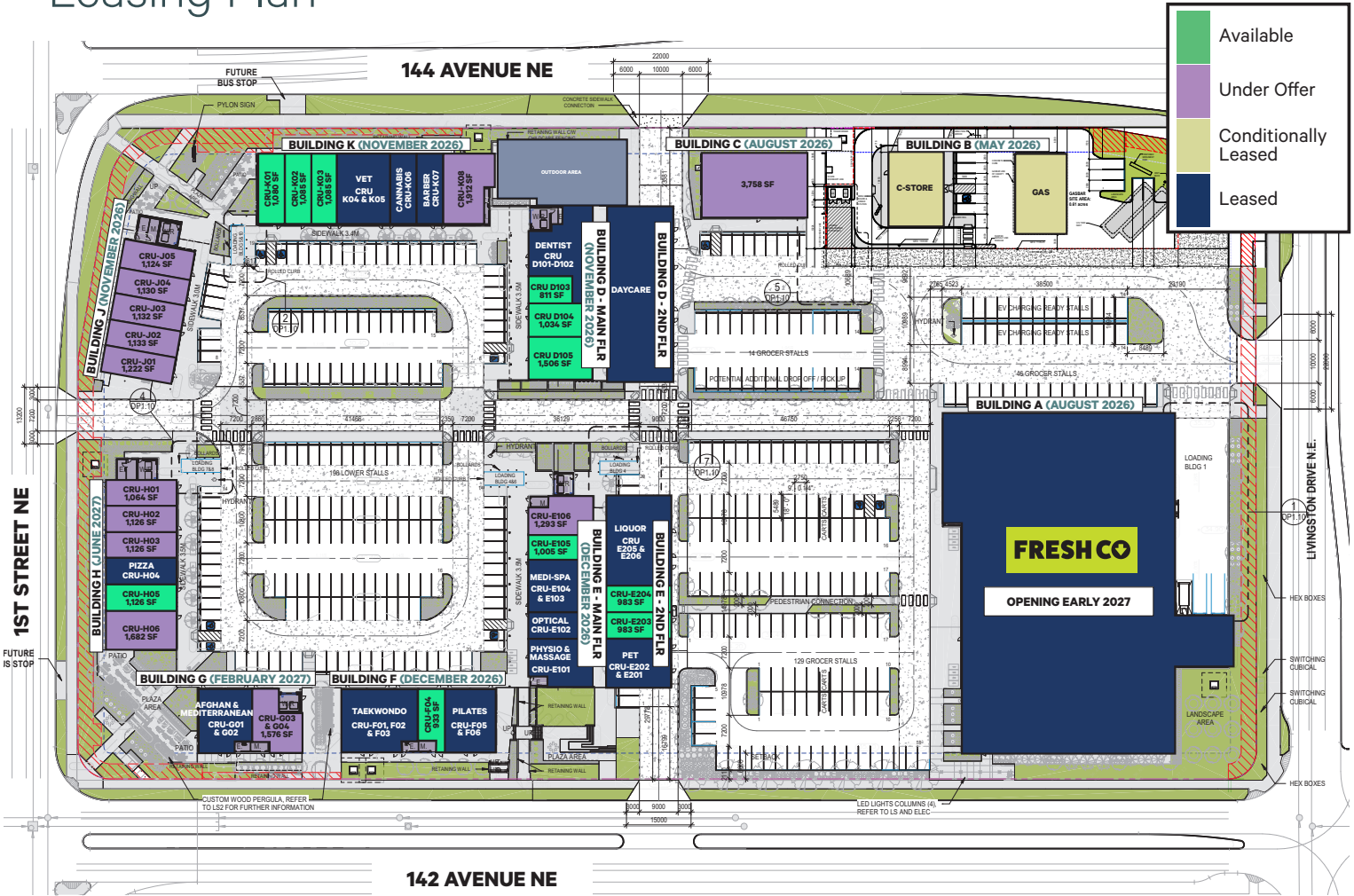
Bldg G - February 2027

Bldg H - June 2027

Bldg J - November 2026

Bldg K - November 2026

Leasing Plan



Aerial of Site Space Available

Building C: (August 2026)
3,758 sq. ft.

Building D (Main Flr): (November 2026)
811 sq. ft. - 3,351 sq. ft.

Building E (Main Flr): (December 2026)
1,005 sq. ft. - 1,293 sq. ft.

Building E (2nd Flr):
983 sq. ft. - 1,966 sq. ft.

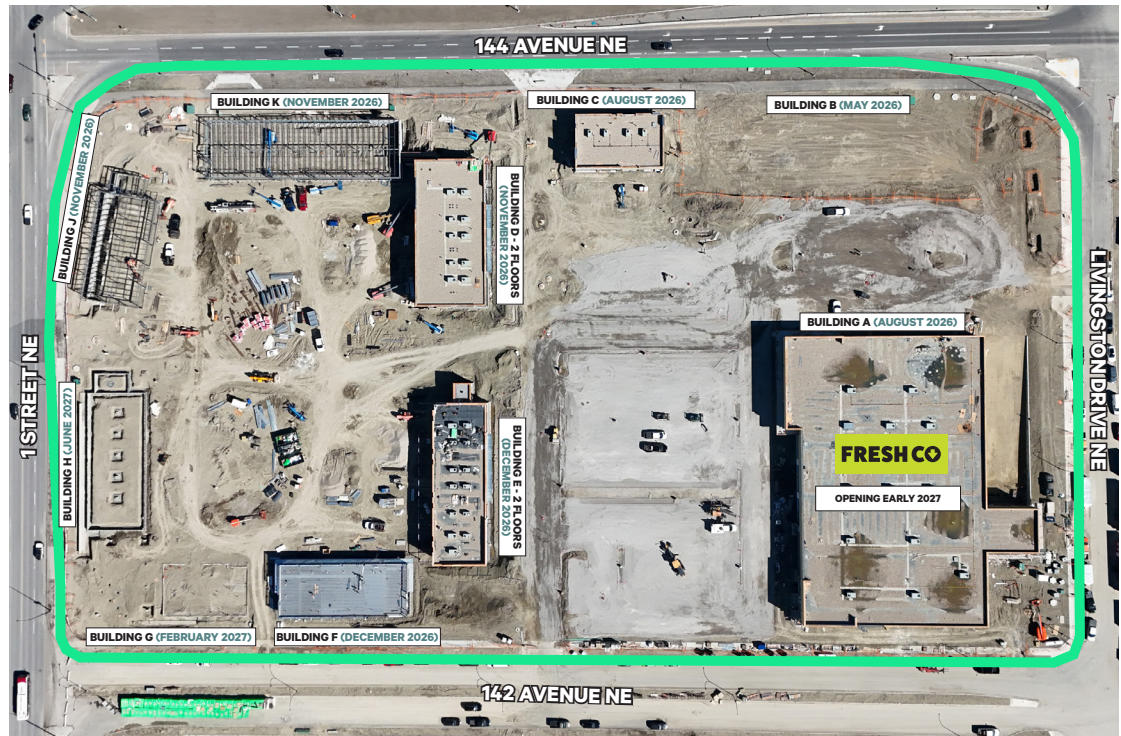
Building F: (December 2026)
933 sq. ft.

Building G: (February 2027)
1,576 sq. ft.

Building H: (June 2027)
1,064 sq. ft. - 3,316 sq. ft.

Building J: (November 2026)
1,124 sq. ft. - 5,741 sq. ft.

Building K: (November 2026)
1,080 sq. ft. - 3,250 sq. ft.



Renderings



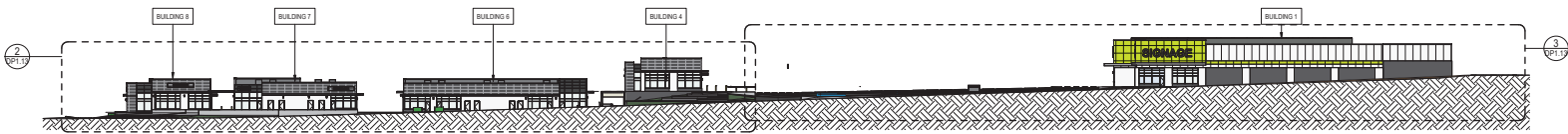
PERSPECTIVE - SOUTHWEST PLAZA



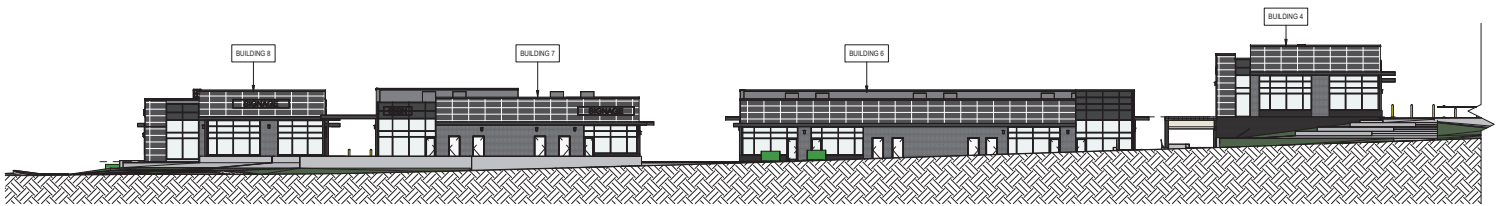
PERSPECTIVE - SOUTH PLAZA



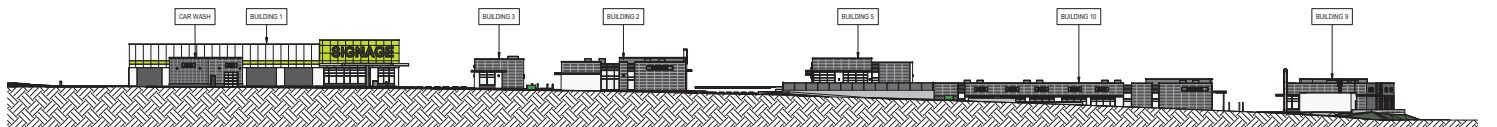
Elevations



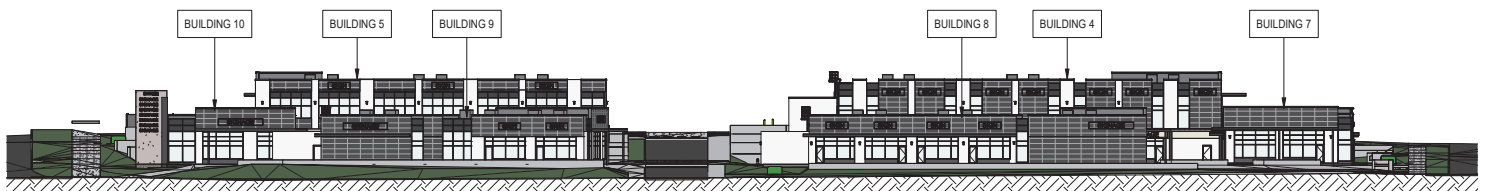
STREETSCAPE - 142 AVE NE



STREETSCAPE - 142 AVE NE - LOWER LEVEL



STREETSCAPE - 144 AVE NE

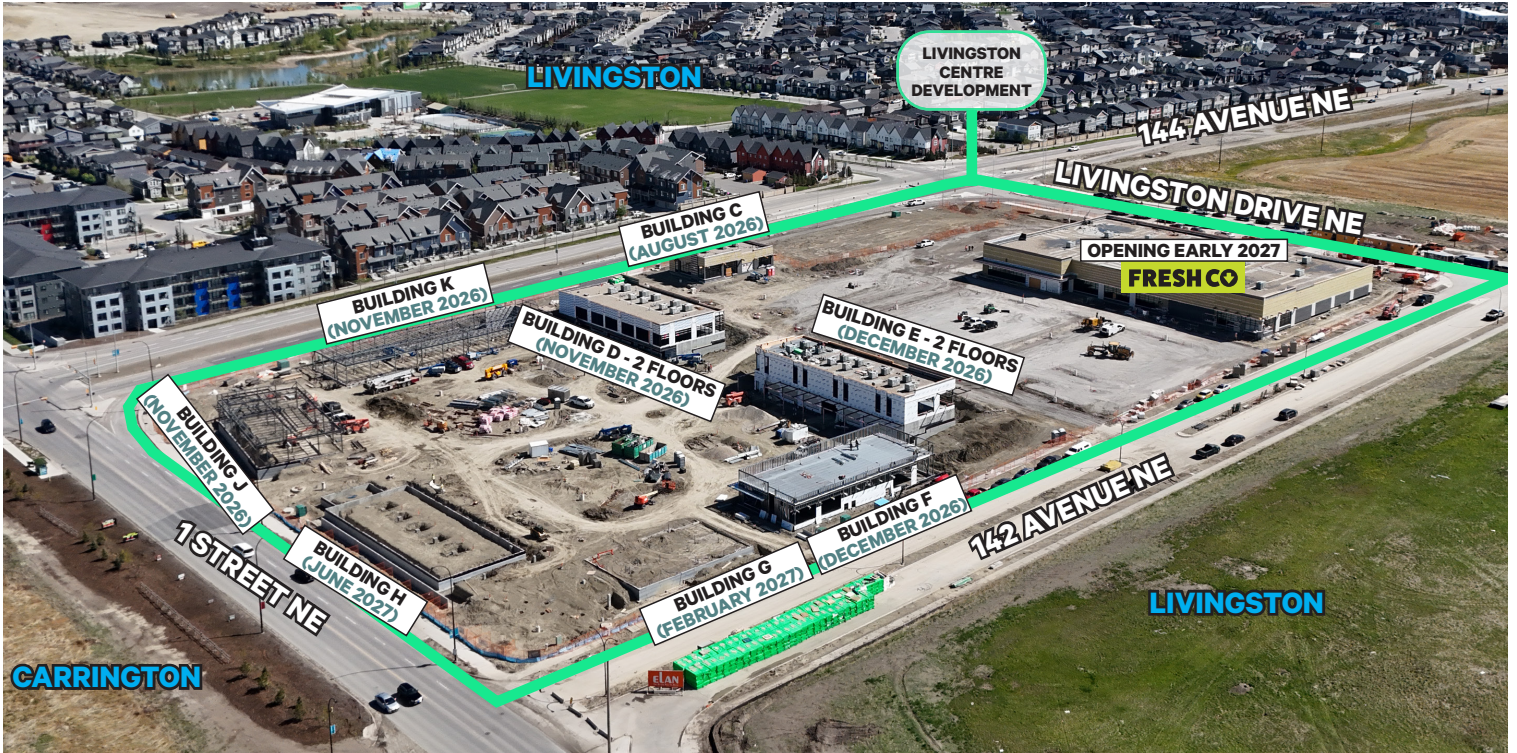


STREETSCAPE - 1ST STREET NE

Building D - Renderings



Aerial of the site



Construction Photo

BUILDING A - OPENING EARLY 2027



Construction Photos

BUILDING C - POSSESSION - AUGUST 2026



BUILDING D - POSSESSION - NOVEMBER 2026



BUILDING E - POSSESSION - DECEMBER 2026



BUILDING F - POSSESSION - DECEMBER 2026



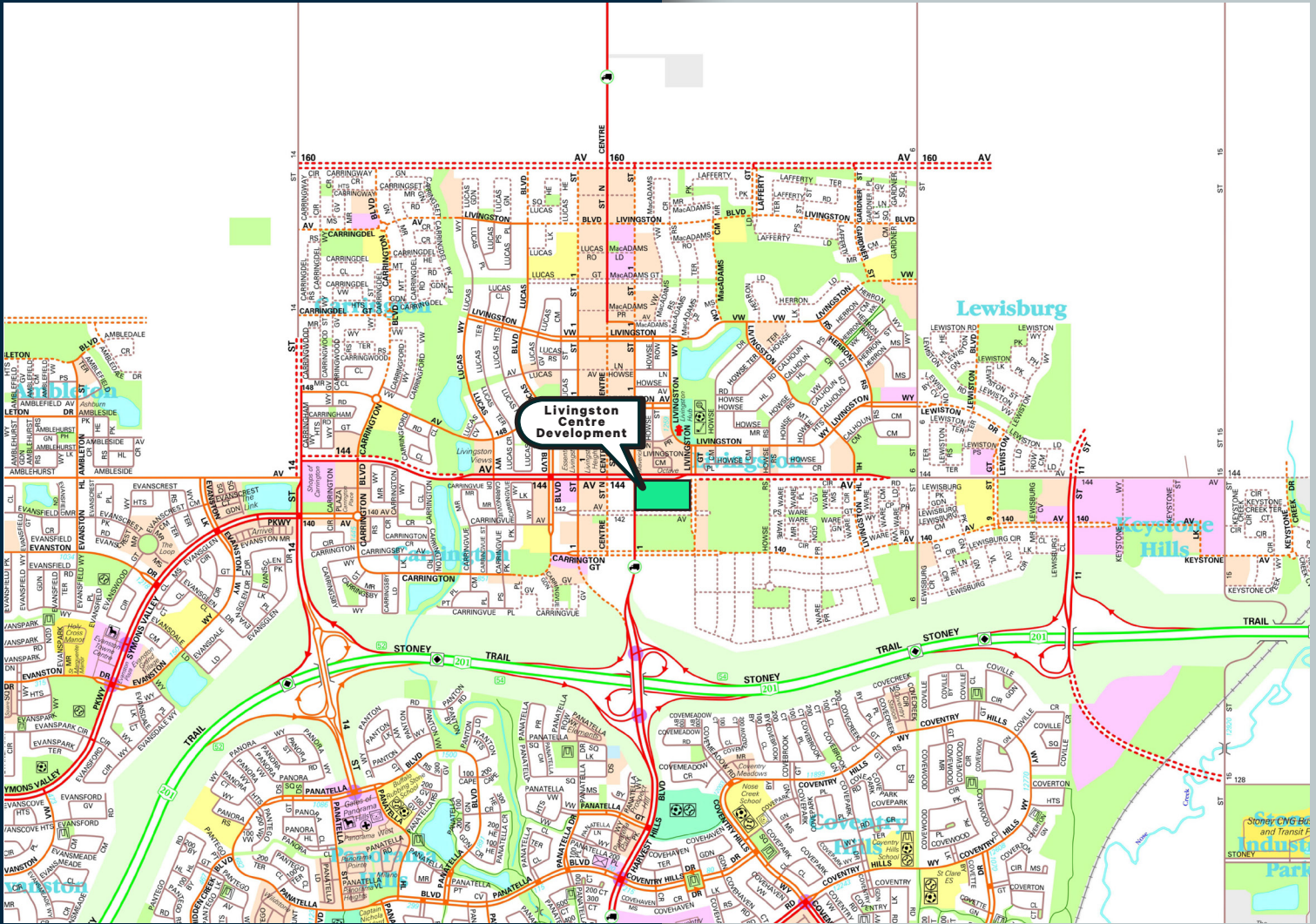
BUILDING J - POSSESSION - NOVEMBER 2026



BUILDING K - POSSESSION - NOVEMBER 2026



Area & Nearby



For More Information Please Contact

Alistair Corbett

Senior Vice President

403.294.5709

alistair.corbett@cbre.com

Cory Miles

Senior Sales Associate

403.750.0523

cory.miles@cbre.com

Mac Marcinew

Sales Associate

587.583.7197

mac.marcinew@cbre.com

Jayne Rogers

Transaction Manager

403.750.0535

jayne.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

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