



# COUNTRY HILLS VILLAGE

5149 Country Hills Blvd NW, Calgary, Alberta

Unit 222 - 765 SF

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

ABBY BILLARD

Mobile: (403) 200-9935  
[abillard@taurusgroup.com](mailto:abillard@taurusgroup.com)



## ABOUT

# BUILDING HIGHLIGHTS

Located in Northwest Calgary, Country Hills Village shopping centre includes a wide variety of retailers to cater to consumers' needs. Tenant uses include: financial, fitness, food and beverage, pet, phone, medical and more.

- > Shadow anchored by Superstore
- > Excellent exposure, parking and signage
- > Shopping Centre recently undergone exterior renovation



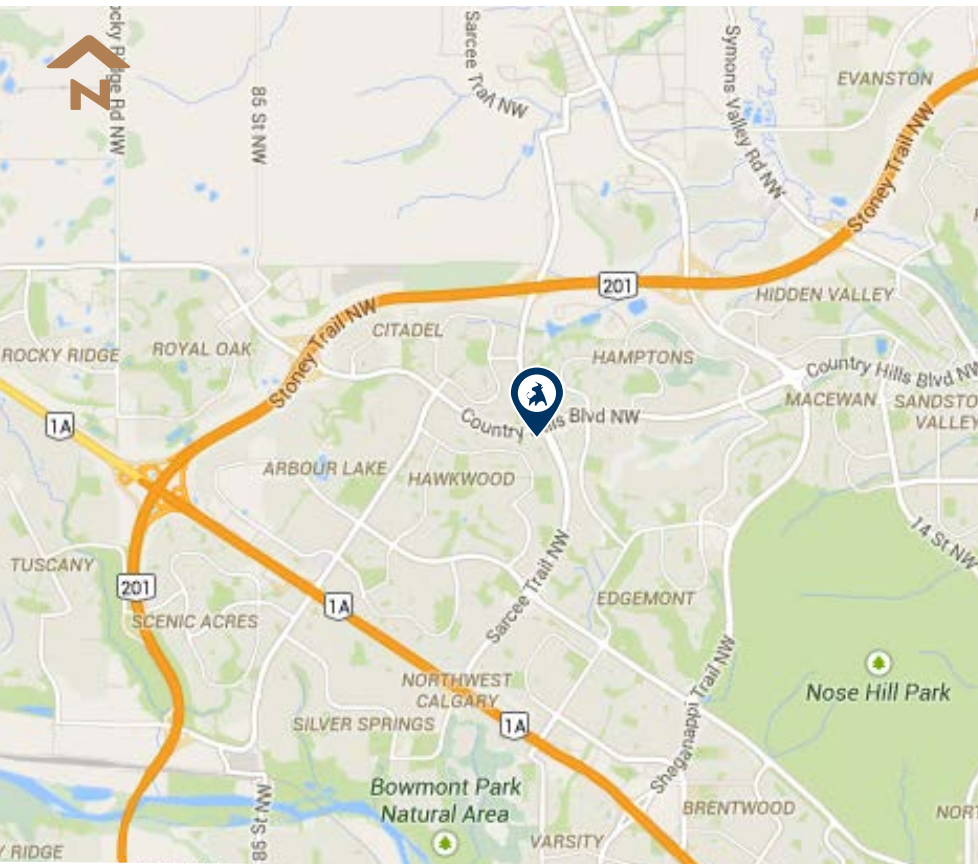
ABOUT

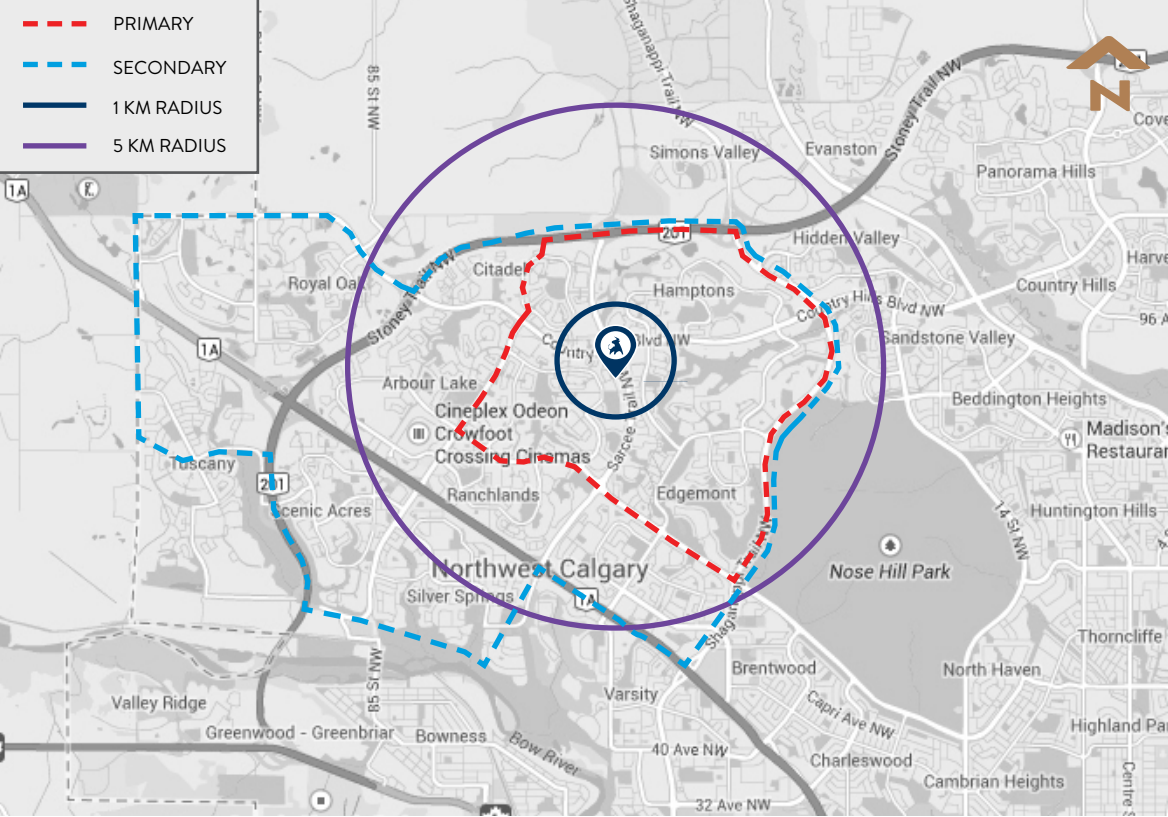
# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

> Access to major transportation corridors via Sarcee Trail and Country Hills Boulevard

> Centrally located in the northwest, one of the strongest retail sub-markets in Calgary





## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

Primary:	38,039
Secondary:	113,875
1KM Radius:	7,948
5 KM Radius:	162,494



### DAYTIME POPULATION

Primary:	15,247
Secondary:	55,655
1KM Radius:	2,906
5 KM Radius:	91,184

### AVERAGE AGE



Primary:	43.5
Secondary:	41.5
1KM Radius:	43.8
5 KM Radius:	39.9



### HOUSEHOLD INCOME

Primary:	\$154,258
Secondary:	\$141,160
1KM Radius:	\$174,648
5 KM Radius:	\$136,028



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

64,126 sq ft

## LANDLORD

Triovest Realty Advisors

## ZONING

C-C2

## PARKING

385 stalls (1:167 sq ft)

## MUNICIPAL ADDRESS

5149 Country Hills Blvd NW  
Calgary, Alberta

## YEAR BUILT

1992; Renovated 2017

## ADDITIONAL RENT

Available Upon Request



## ADDITIONAL RENT 2023 ESTIMATES

Operating Costs	\$ 11.61 PSF
Property Tax	\$ 10.80 PSF
<b>Total</b>	<b>\$ 22.41 PSF</b>
Premises Utilities Management Fee	Separately Metered Included

## TENANTS

**WOW  
CHICKEN**

**Scotiabank**

**FYI**doctors.  
*For you. For your eyes.*

**[R]**

**DQ**

**Starbucks**

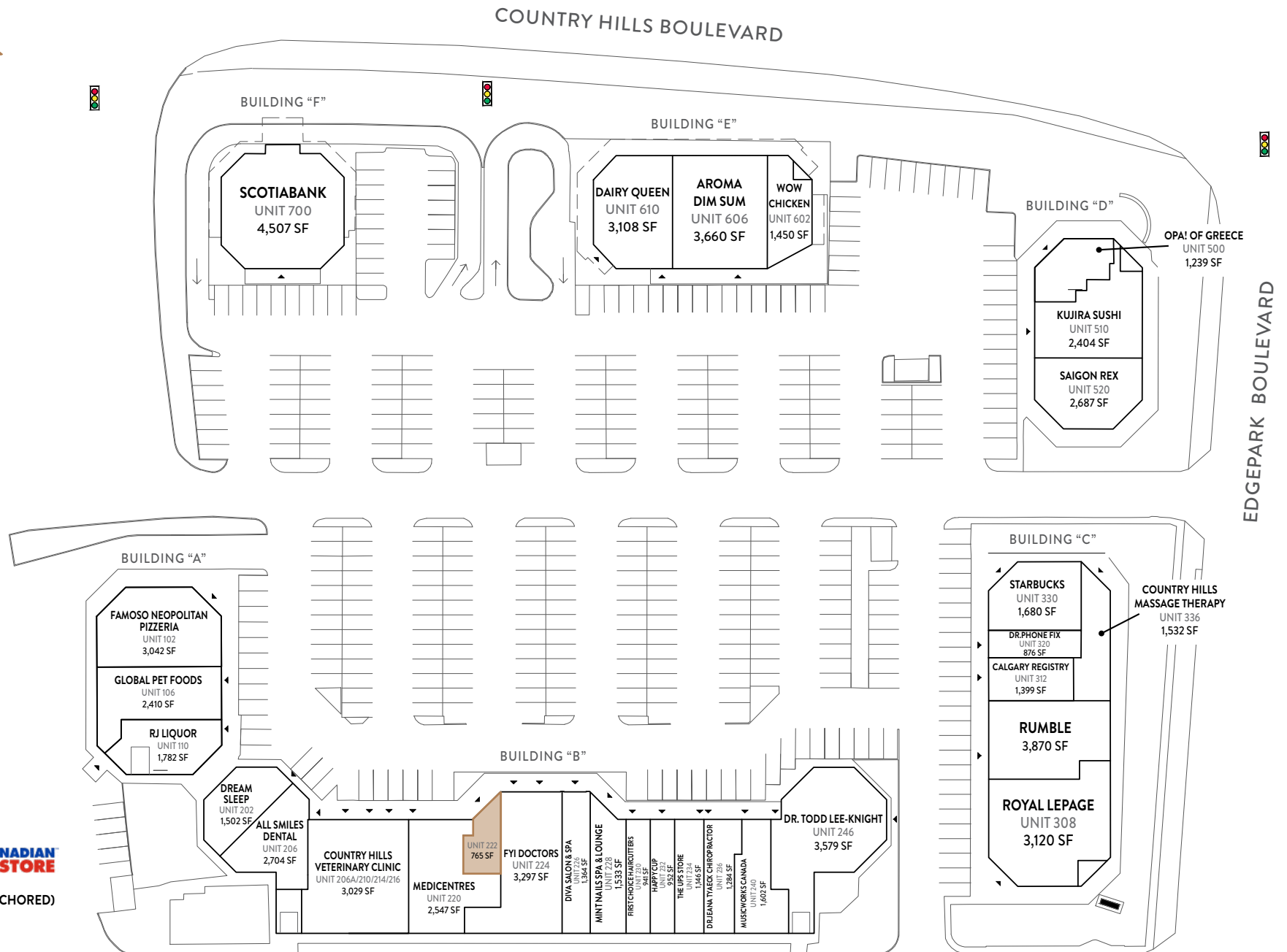
**First  
Choice Haircutters**

**Famoso**  
NEAPOLITAN PIZZERIA

**ups**

**OPA!**  
OF GREECE

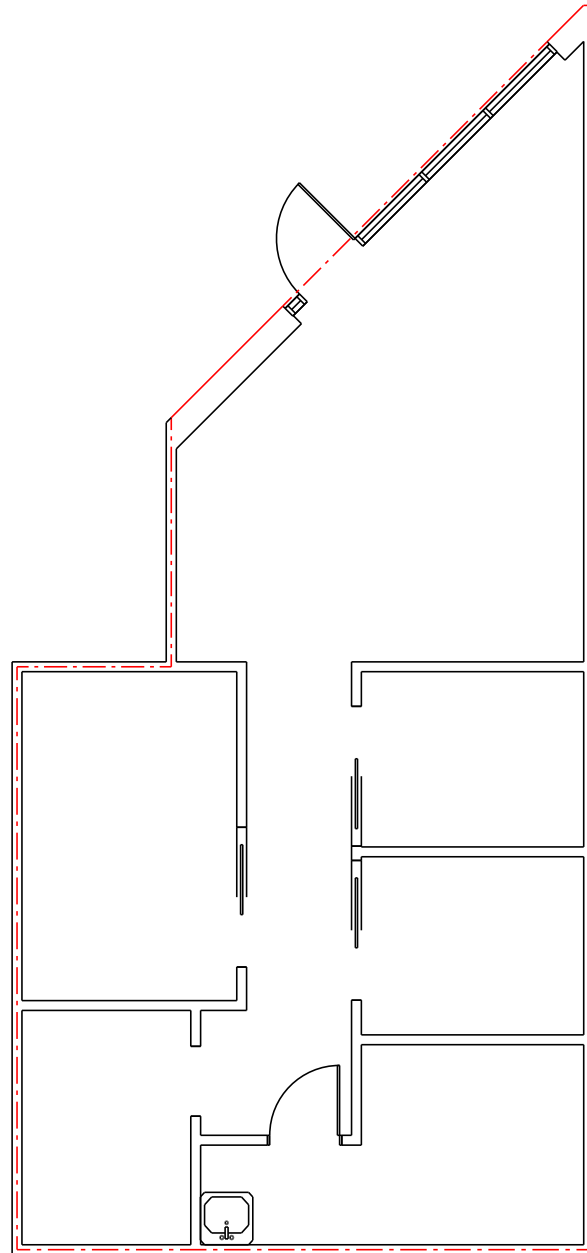
# SITE PLAN



(SHADOW ANCHORED)

UNIT PLAN

# UNIT #222



## UNIT

222

## RETAIL AREA

765 Square Feet

## CEILING HEIGHT

9'

## POWER

100A, 120/208V

## HVAC

4 Ton Unit

## MUA

1600 CFM

## WATER

1/2" Line

## GAS

No

## SEWER

3" Line

CONNECT WITH US  
**CONTACT**

GENERAL



Corporate: (403) 206-2131  
Leasing: (403) 206-2130



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



[inquiries@taurusgroup.com](mailto:inquiries@taurusgroup.com)



[taurusgroup.com](http://taurusgroup.com)

ABOUT THIS LISTING

ABBY BILLARD



Mobile: (403) 200-9935



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



[abillard@taurusgroup.com](mailto:abillard@taurusgroup.com)

ADVISOR AND ADVOCATE FOR OWNERS AND  
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

