



**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](#)**

### POSSESSION

**Bldg A - August 2026**

**Bldg C - May 2026**

**Bldg D - October 2026**

**Bldg E - September 2026**

**Bldg F - December 2026**

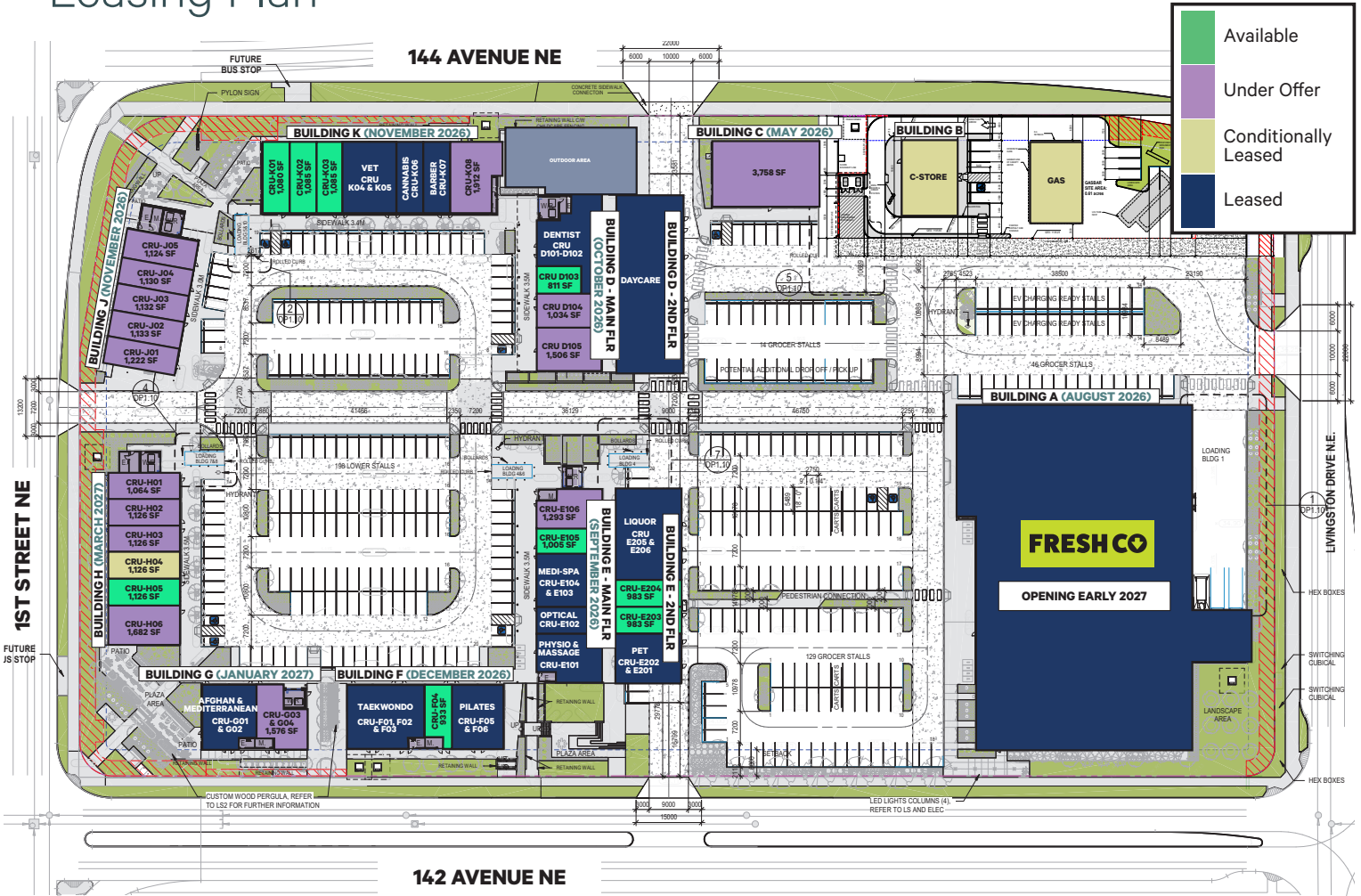
**Bldg G - January 2027**

**Bldg H - March 2027**

**Bldg J - November 2026**

**Bldg K - November 2026**

# Leasing Plan



## Aerial of Site Space Available

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

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

**Building E (Main Flr): (September 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: (January 2027)**  
1,576 sq. ft.

**Building H: (March 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



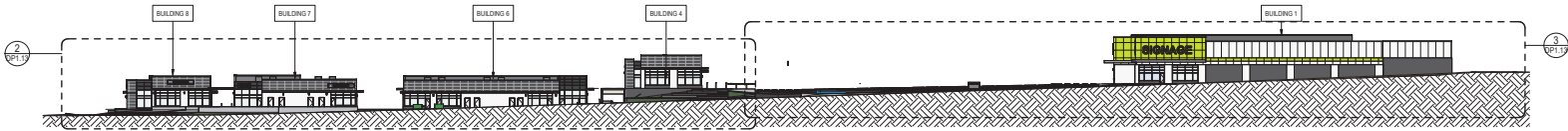
PERSPECTIVE - SOUTHWEST PLAZA



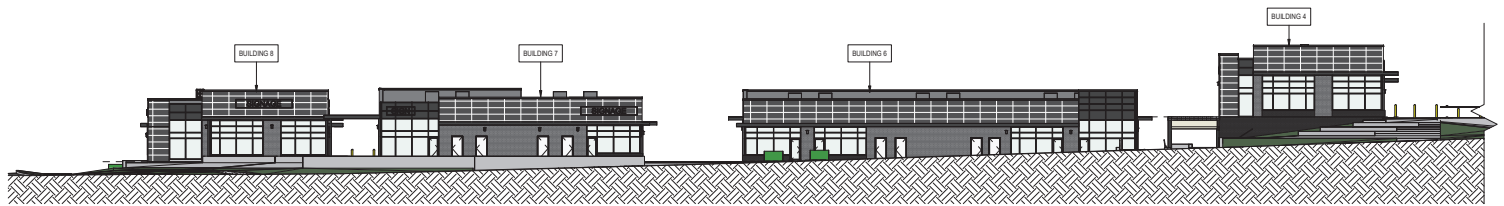
PERSPECTIVE - SOUTH PLAZA



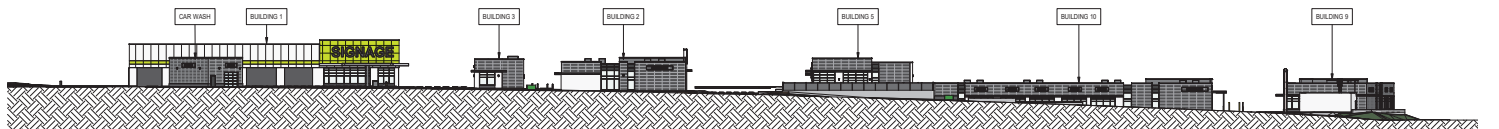
# Elevations



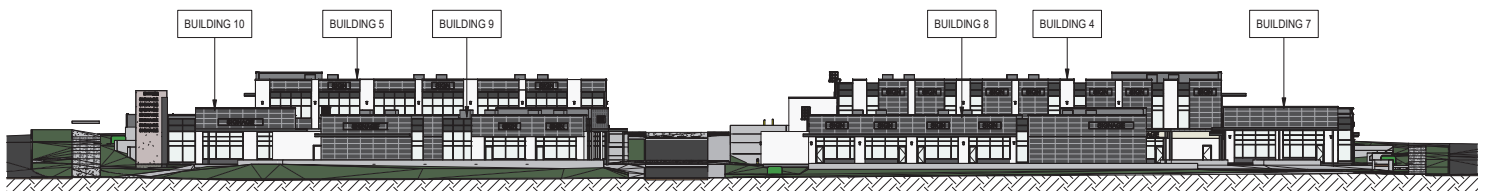
STREETSCAPE - 142 AVE NE



STREETSCAPE - 142 AVE NE - LOWER LEVEL



STREETSCAPE - 144 AVE NE



STREETSCAPE - 1ST STREET NE

# Building D - Renderings

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# Aerial of the site



# Construction Photos

**BUILDING A - OPENING EARLY 2027**



**BUILDING C - POSSESSION - MAY 2026**



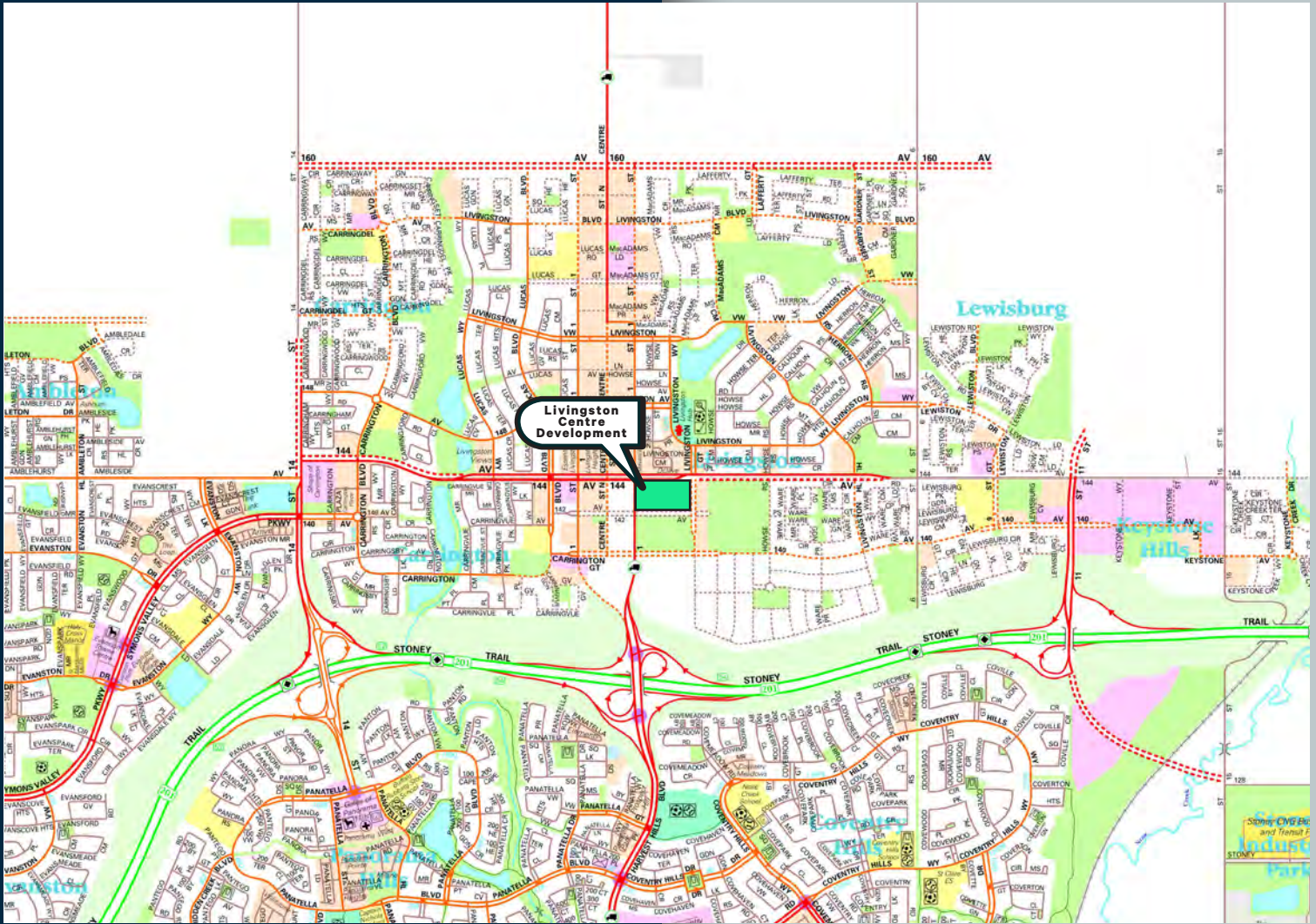
**BUILDING D - POSSESSION - OCTOBER 2026**



**BUILDING E - POSSESSION - SEPTEMBER 2026**



# Area & Nearby



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**Brookfield  
Residential**