

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.
- 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



Building K - Main Level



Building K - Upper Level - (Leased)



Building L - Main Level



Building L - Upper Level - Leased

Photos



Building P - Leased



Building Q



Building R - (Leased)



Building U - (Leased)

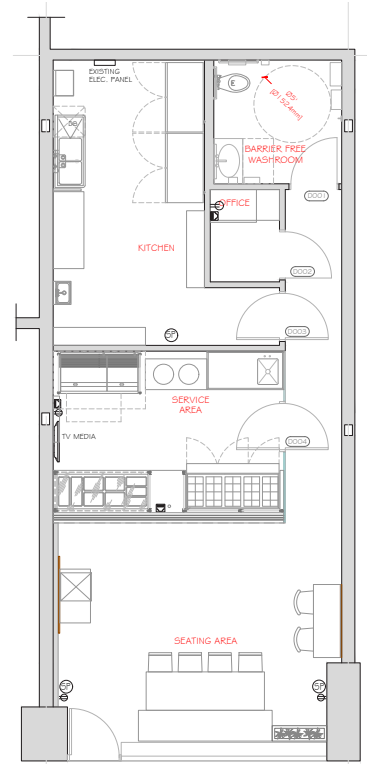


Building 3



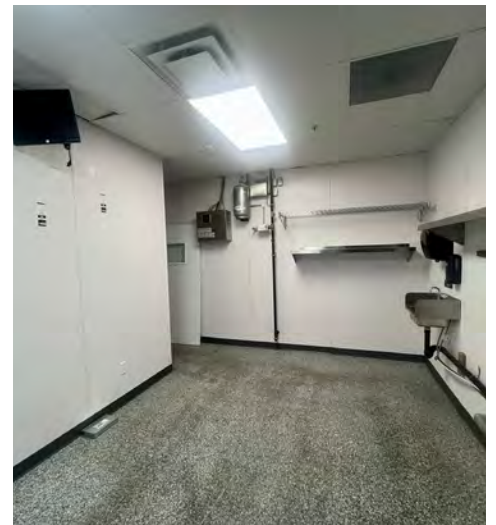
Building 4 - (Leased)

Building Q - 948 sq. ft.

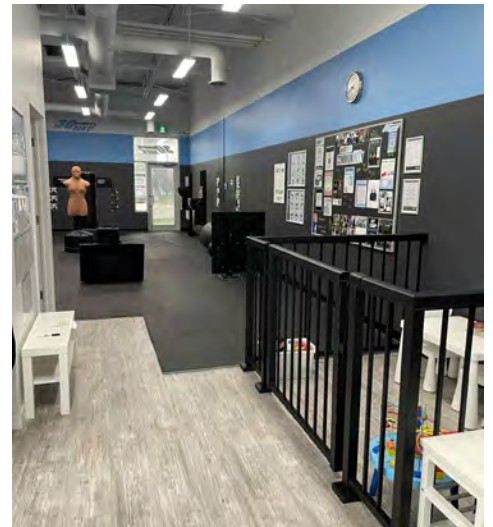
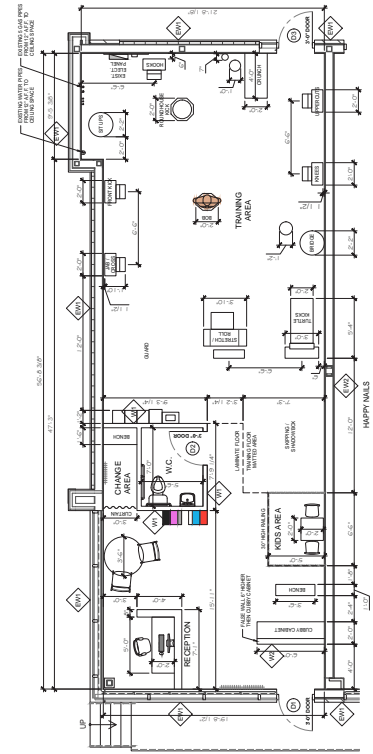


Basic Rent - Market
Op Costs & Taxes - \$19.12 (2026)
Signage - Pylon and Fascia
Possession - Immediate
Zoning - C-C2
Term - 5 to 10 years

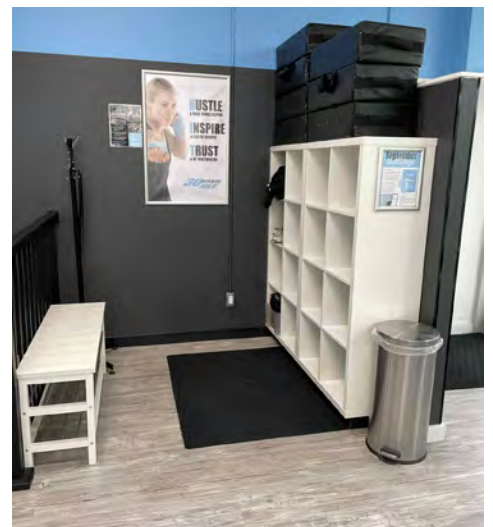
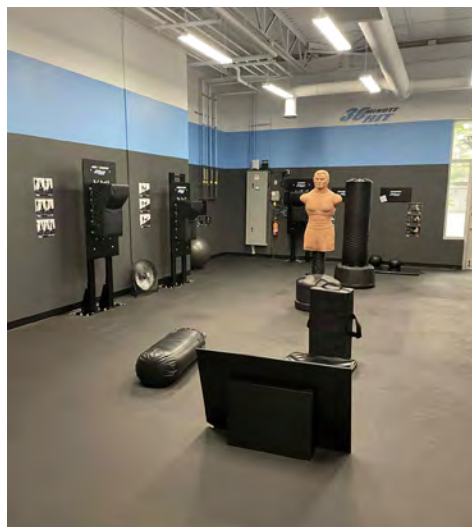
Equipment - Cost and Availability to be Determined



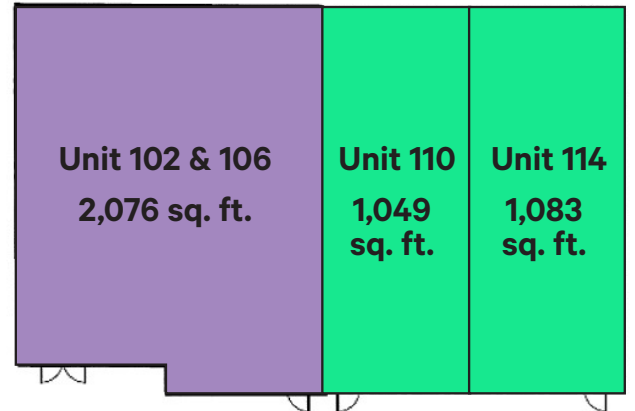
Building S - 1,136 sq. ft.



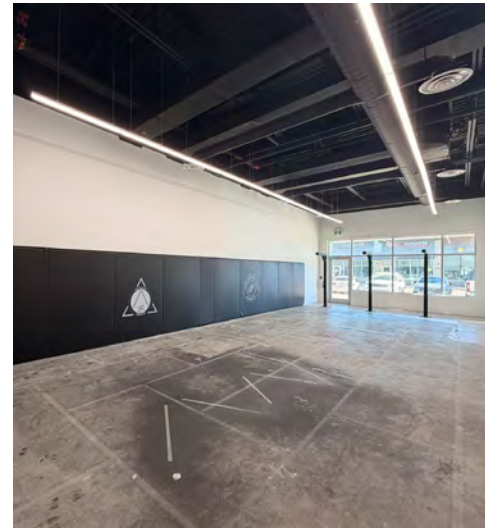
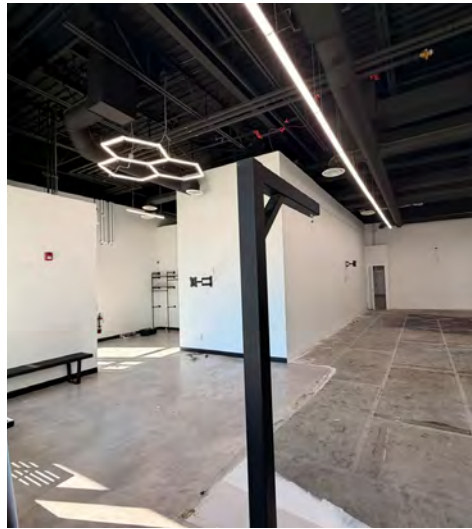
Basic Rent - Market
Op Costs & Taxes - \$19.12 (2026)
Signage - Pylon and Fascia
Possession - 30 day notice
Zoning - C-C2
Term - 5 to 10 years



Building 3 - 1,049 sq. ft. - 4,208 sq. ft. _____



Units 102 & 106 - 2,076 sq. ft. _____



Unit 114 - 1,083 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



Demographics



15,429

Population
13% YoY Growth
(Primary Trade Area)

46,249

Population
7% YoY Growth
(Secondary Trade Area)



36 Years

Dominant Age
Within 5 KM

1 - 3

Children Per Household
Within 5 KM

63,571

Daytime Population Within 5 KM



\$145,251

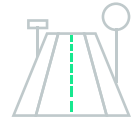
Average Household Income
Within 1 KM

\$135,832

Average Household Income
Within 3 KM

\$145,059

Average Household Income
Within 5 KM



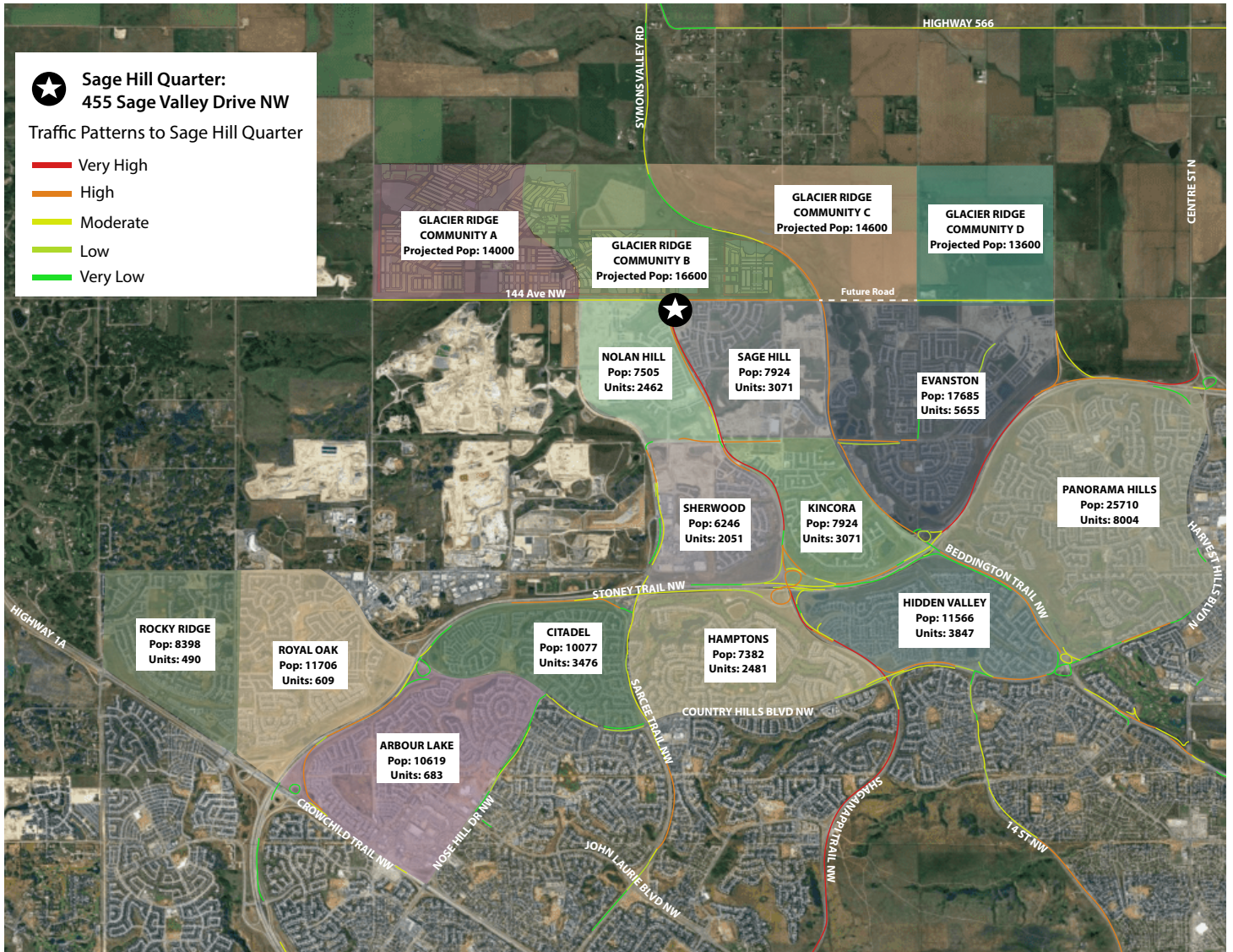
11,230

VPD along Shaganappi Trail NW

6,183

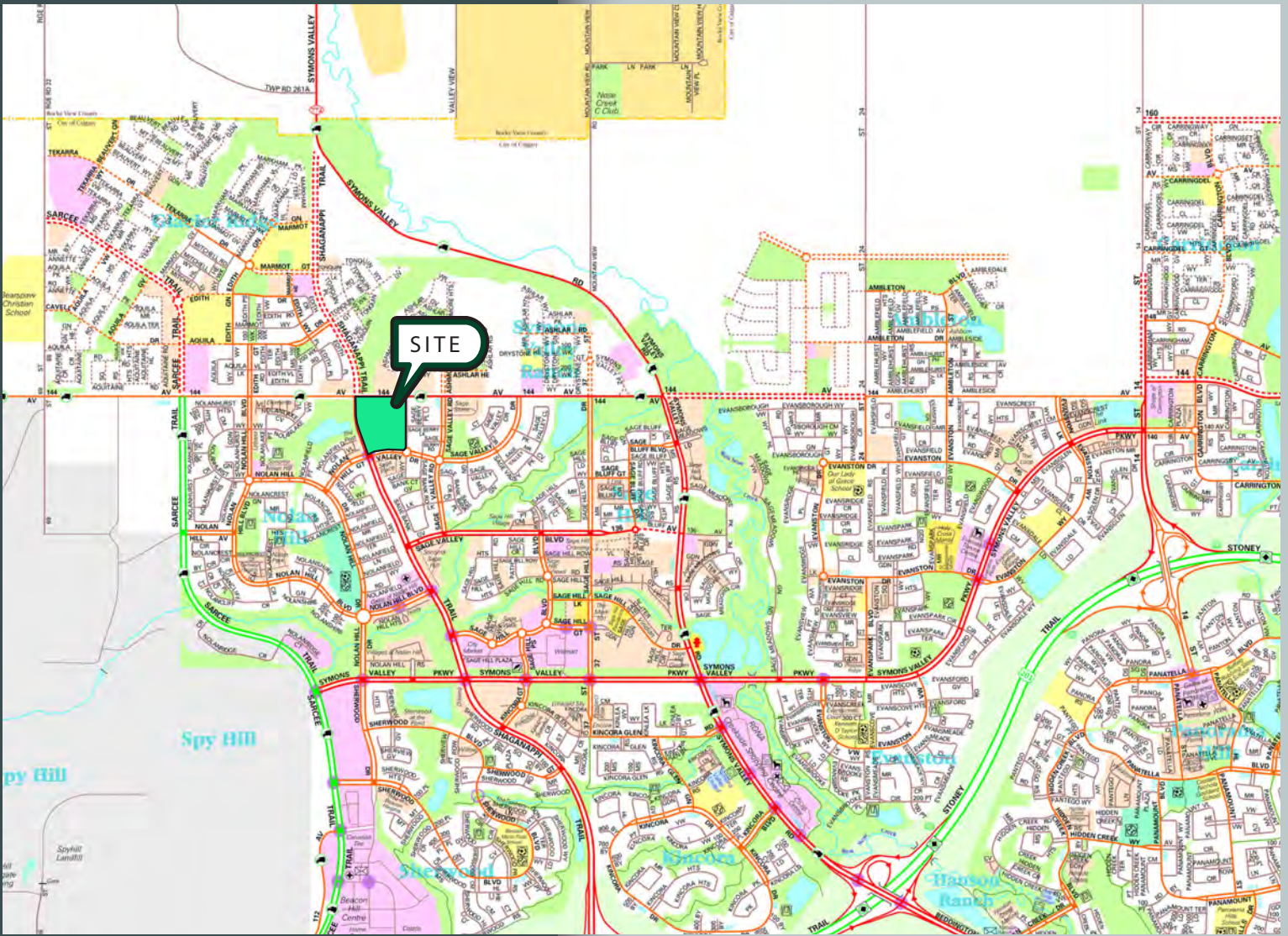
VPD along 144 Avenue NW

Development Overview



Aerials





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