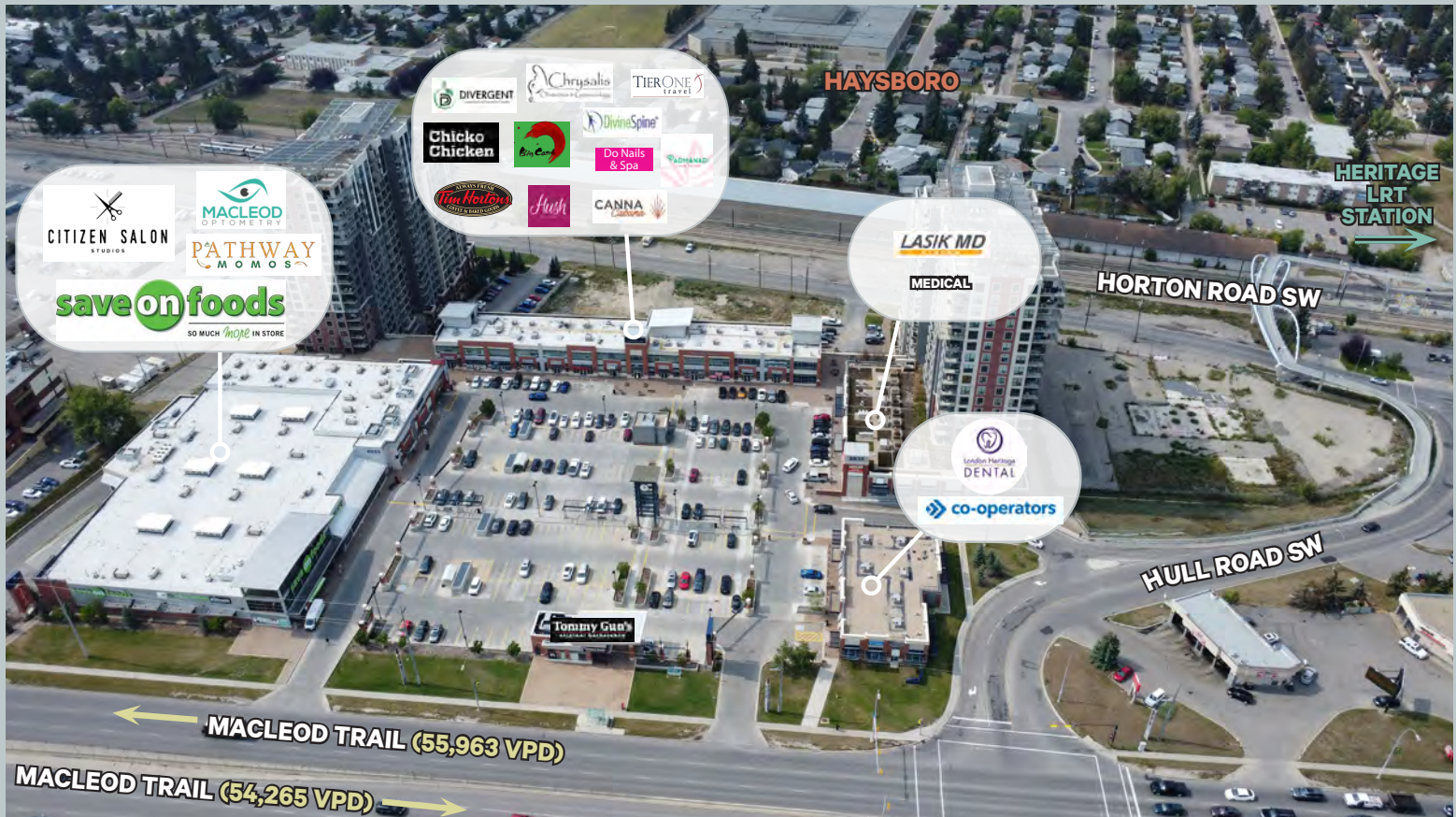


PRIME LEASING OPPORTUNITY AVAILABLE ON MACLEOD TRAIL



The Shops at Heritage

8835 Macleod Trail SW
Calgary, AB

CBRE

Demographics



56,995

Population within 3 KM

151,334

Population within 5 KM

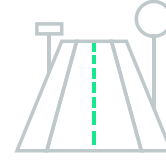
183,208

Daytime Population within 5 KM



\$152,597

Average Household
Income Within 3 KM



110,228

VPD along
Macleod Trail

45,780

VPD along
Heritage Drive

Prime retail opportunity in a grocery anchored Shopping Centre on Macleod Trail

- 80,000 sq. ft. of retail space anchored by a 40,000 sq. ft. Save-On-Foods
- 716 residential units on site with up to 600 more planned
- Connection to the Heritage LRT Station via a pedestrian foot bridge
- 20 minute train ride into downtown.
- Upon completion, the site will have a total of 1,300 residential units.
- 274 parking stalls on P4 of the parkade and 475 parking stalls on surface level.

Space Available

Unit 150 - 3,260 sq. ft.

Unit 420 - 5,593 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$17.66 est (2026)

SIGNAGE - Fascia

POSSESSION - Unit 150 - July 1, 2027

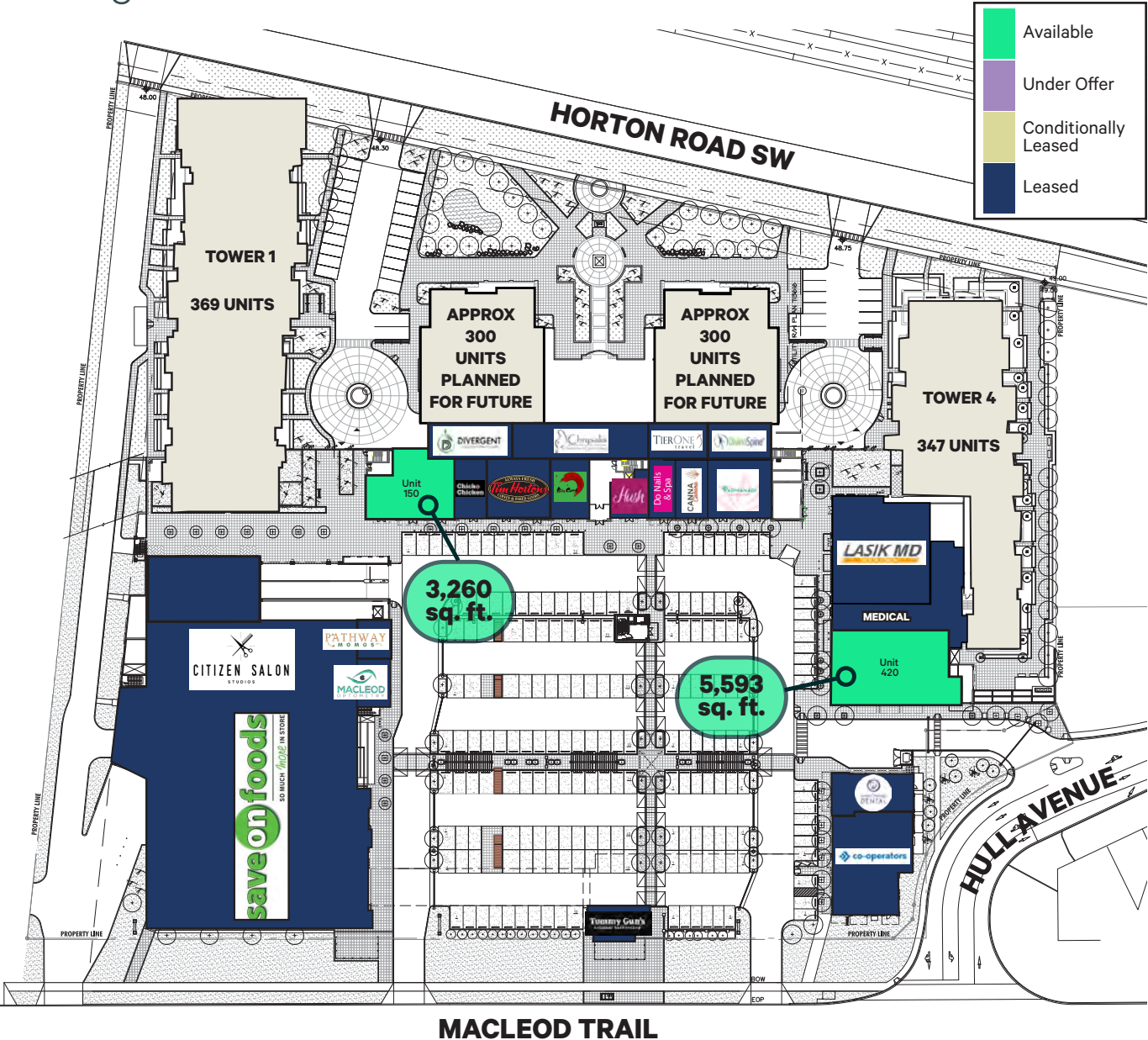
Unit 420 - 60 days notice

ZONING - C-C2

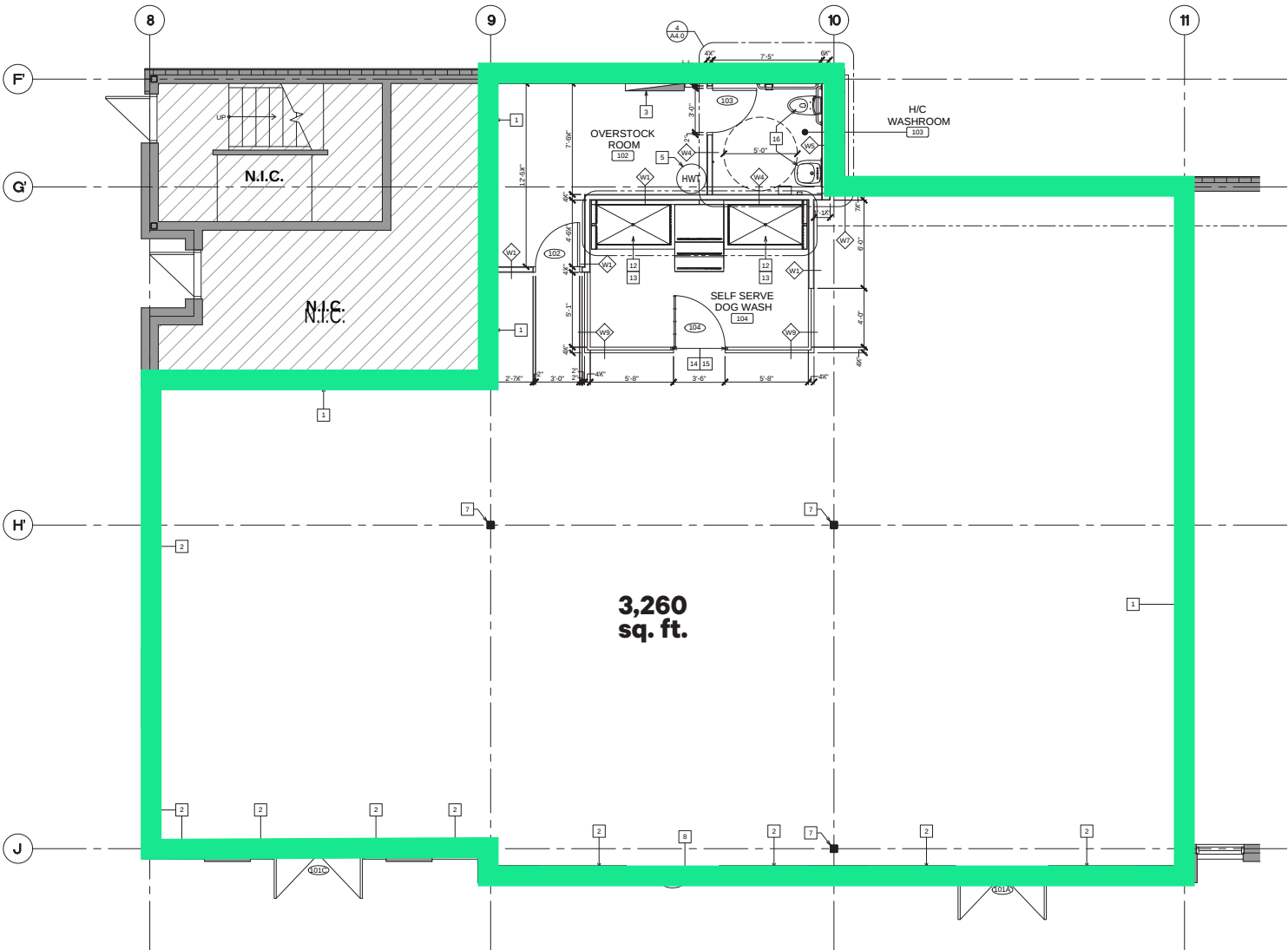
TERM - 5 - 10 years



Leasing Plan



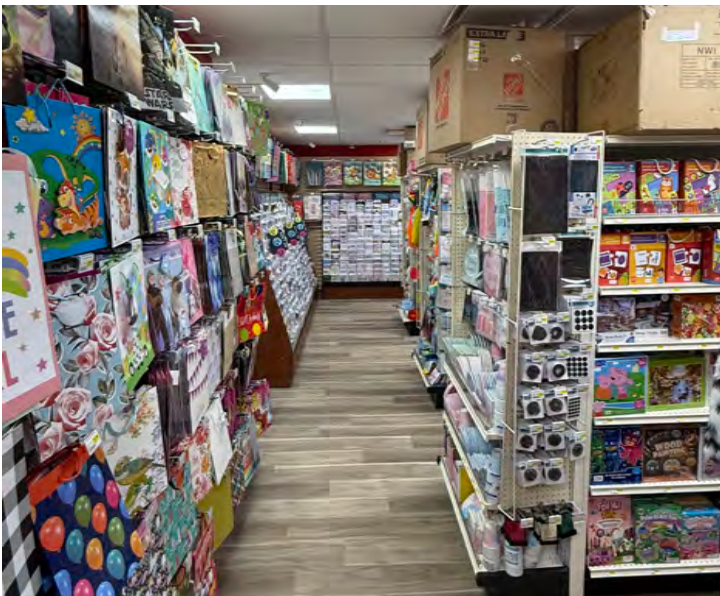
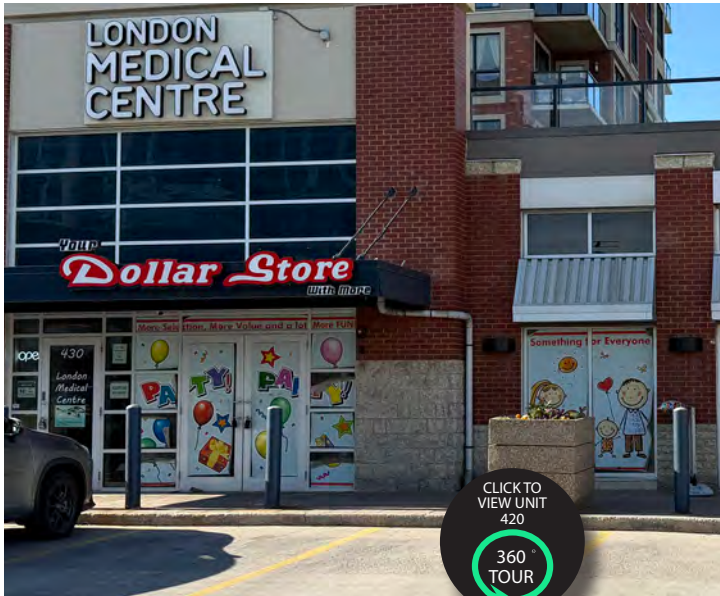
Unit 150 - 3,260 sq. ft.



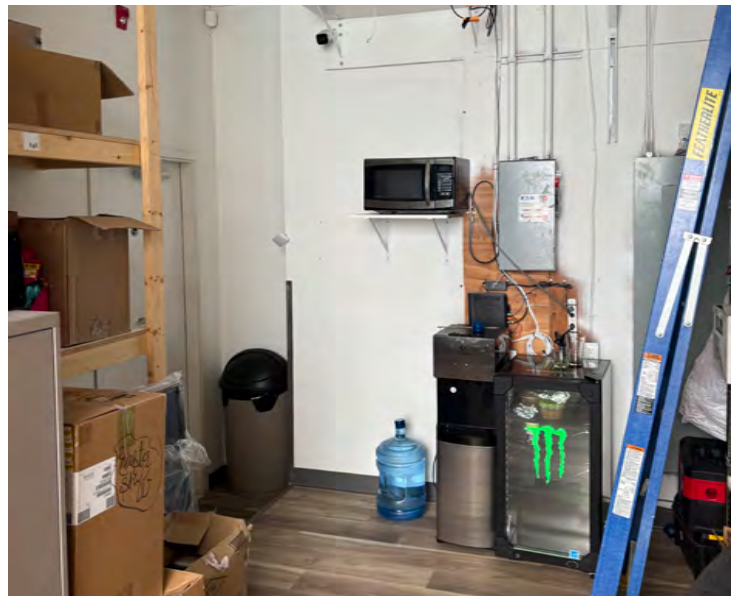
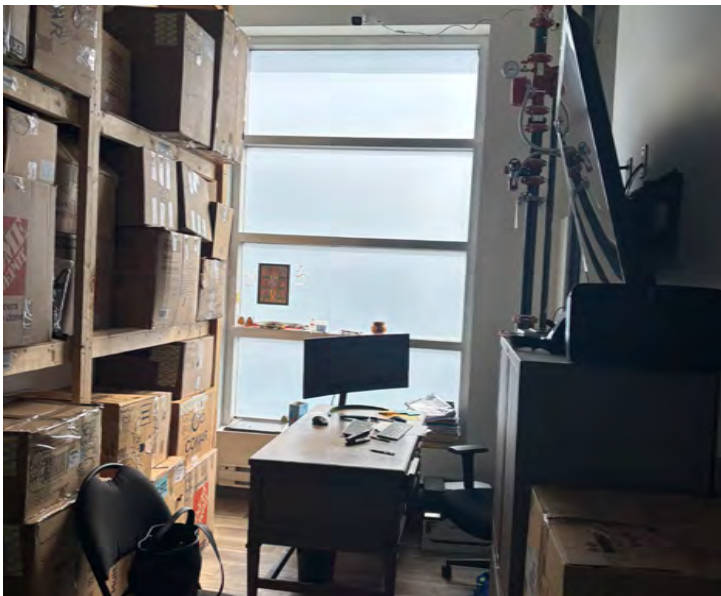
Unit 150 - 3,260 sq. ft.



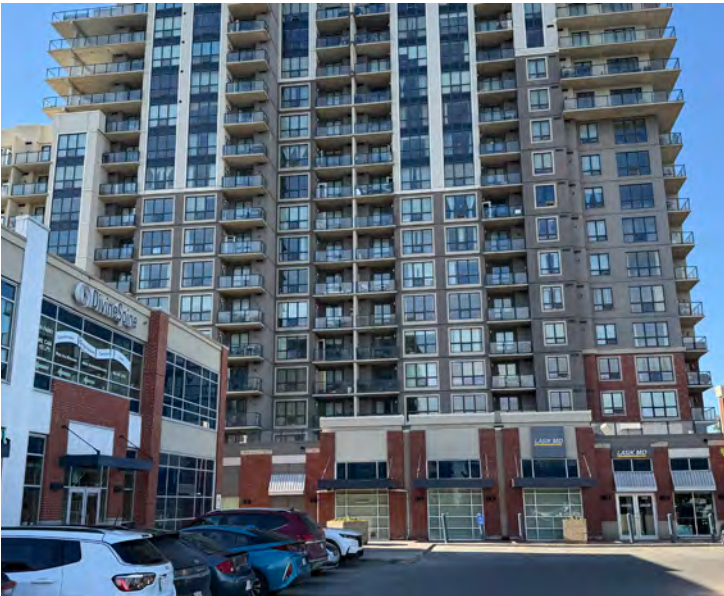
Unit 420 - 5,593 sq. ft.



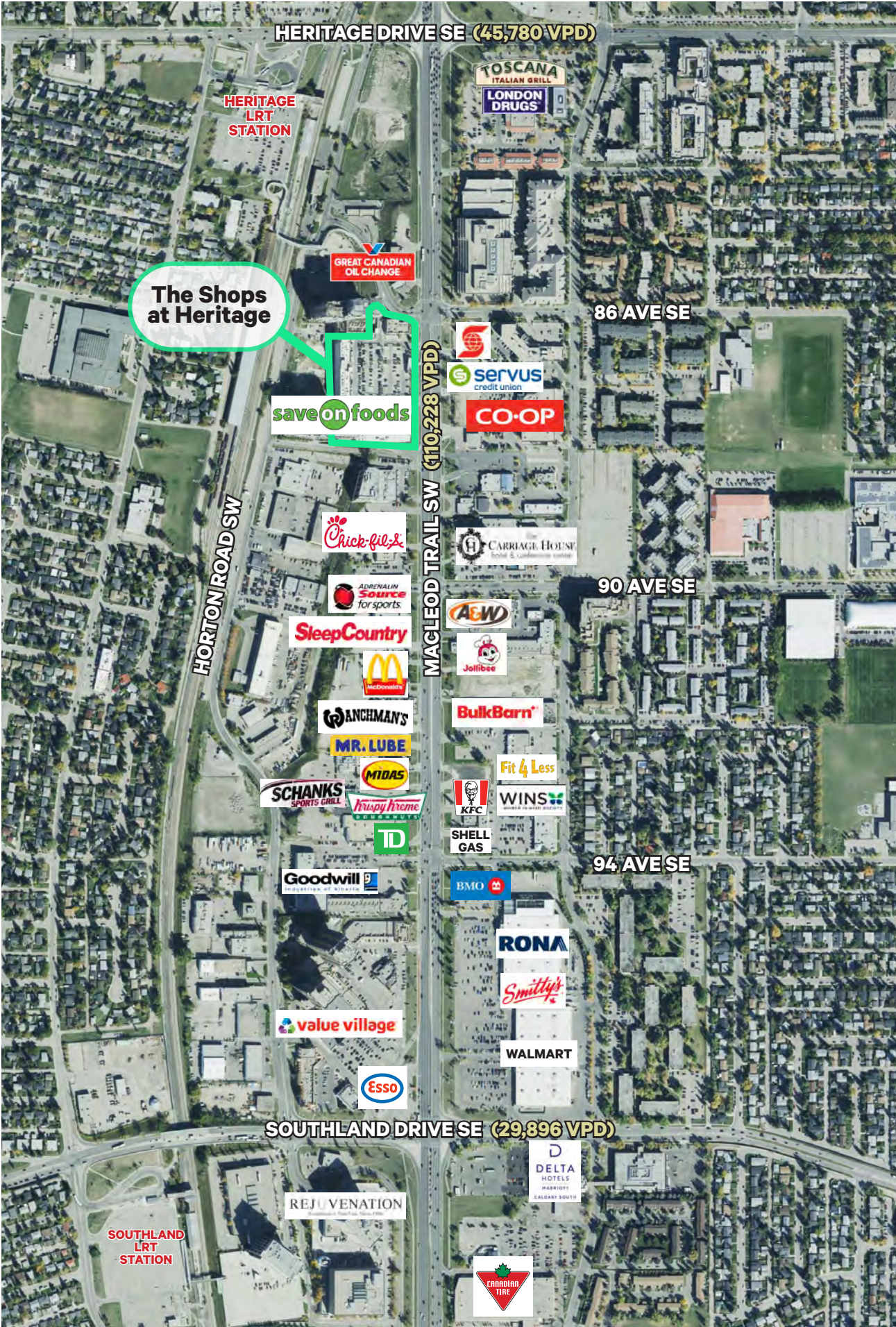
Unit 420

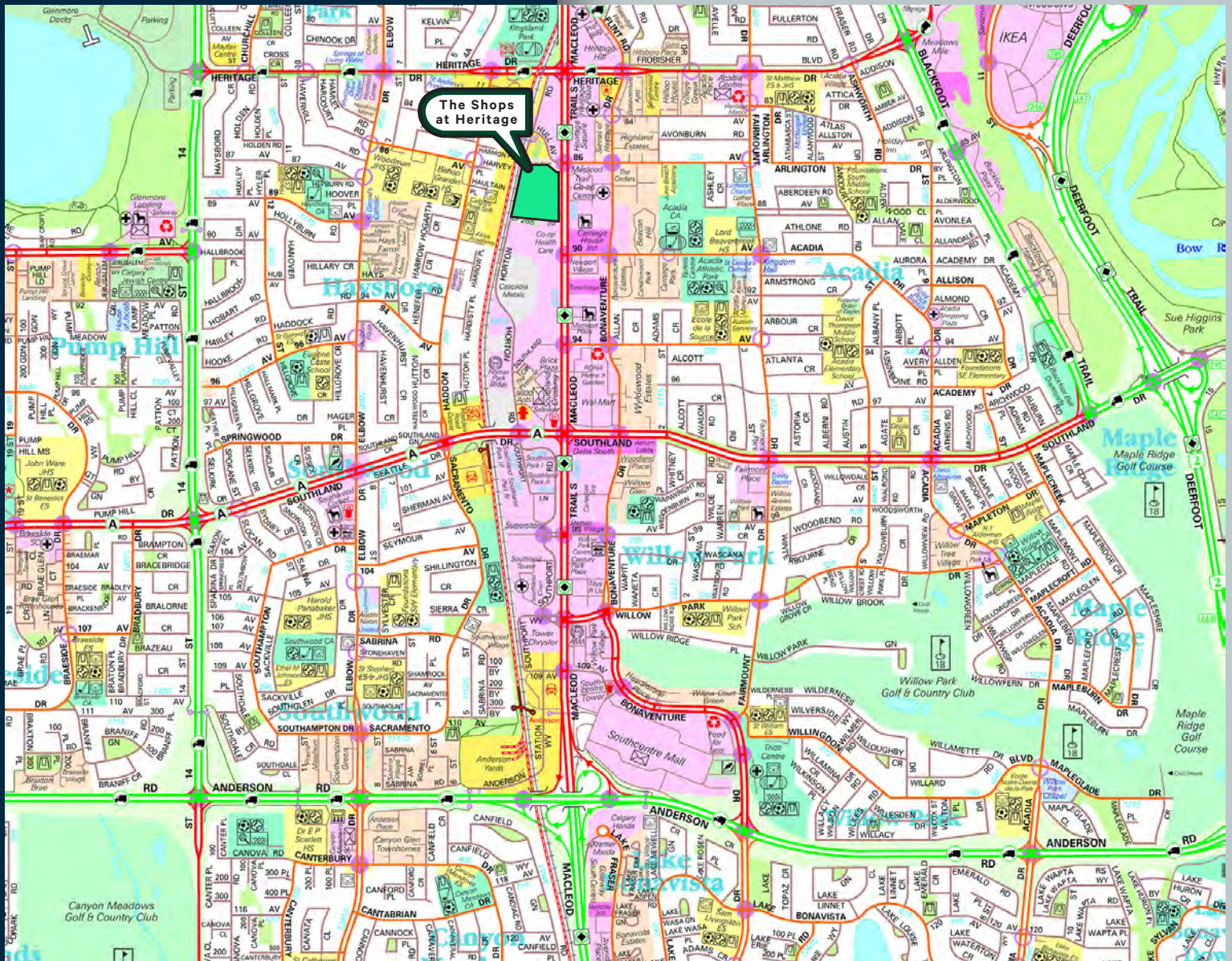


Property Photos



Aerial of Macleod Trail





Alistair Corbett

Senior Vice President

403.294.5709

alistair.corbett@cbre.com

Cory Miles

Associate Vice President

403.750.0523

cory.miles@cbre.com

Mac Marcinew

Sales Associate

587.583.7197

mac.marcinew@cbre.com

Jayce Rogers

Transaction Manager

403.750.0535

jayce.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

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth. Map© 2024 Sherlock Publishing Ltd.

CBRE