

PRIME RETAIL LEASING OPPORTUNITY IN NEW SW DEVELOPMENT



Vermilion Hill Commercial

4730 - 154 Avenue SW
Calgary, AB

Developed by:



Trico Communities

Leased by:

CBRE

Demographics



103,557

Population
Within 5 KM

67,424

Daytime Population
Within 5 KM



\$165,750

Average Household Income
Within 3 KM

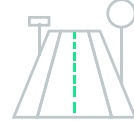
35,401

Households
Within 5 KM



41 Years

Median Age Within 5 KM



40,345

VPD along Stoney Trail

32,440

VPD along Fish Creek Blvd

Prime leasing opportunity in a new SW Calgary development



- This prime location is nestled in Calgary's dynamic and rapidly developing new growth corridor
- Strategically located just off Stoney Trail with direct, high-traffic access off 154th Avenue SW
- Directly serving the vibrant, established, communities including, Evergreen and Bridlewood, plus the growing communities of Alpine Park and Vermilion Hill
- Alpine Park and Vermilion Hill are on track to have over 3,900 residents by the end of 2026 in 1,390 units
- Projected population of 11,000 by 2031
- In close proximity to Spruce Meadows multi-purpose sport and entertainment facility
- Abundant and easily accessible parking



Rendering of Development

SW Corner



Aerial Looking East



Space Available

Building 1

Daycare - 19,758 sq. ft.
with Outdoor Play Area - 9,870 sq. ft.

Building 2

CRU 1 - 2,380 sq. ft. with 493 sq. ft. patio
CRU 1 - 2,174 sq. ft. with 535 sq. ft. patio

Building 3

9,252 sq. ft.

Building 4

1,395 sq. ft.

1,160 sq. ft.

Building 5

CRU 1 - 991 sq. ft.
CRU 2 - 1,474 sq. ft.
CRU 3 - 3,062 sq. ft. with 954 sq. ft. patio

Building 6

CRU 1 - 1,639 sq. ft.
CRU 2 - 1,924 sq. ft.
CRU 3 - 1,928 sq. ft.
CRU 4 - 1,749 sq. ft.

Basic Rent - Market

Op Costs & Taxes - TBD

Signage - Pylon & Fascia

Possession - Estimated to be Q4 2027

Term - 10 years

Building Renderings

Building 1 - Daycare



Building 2



Building 3/4



Building 5



Building 6



NE Corner



Renderings

NW Corner



SE Corner



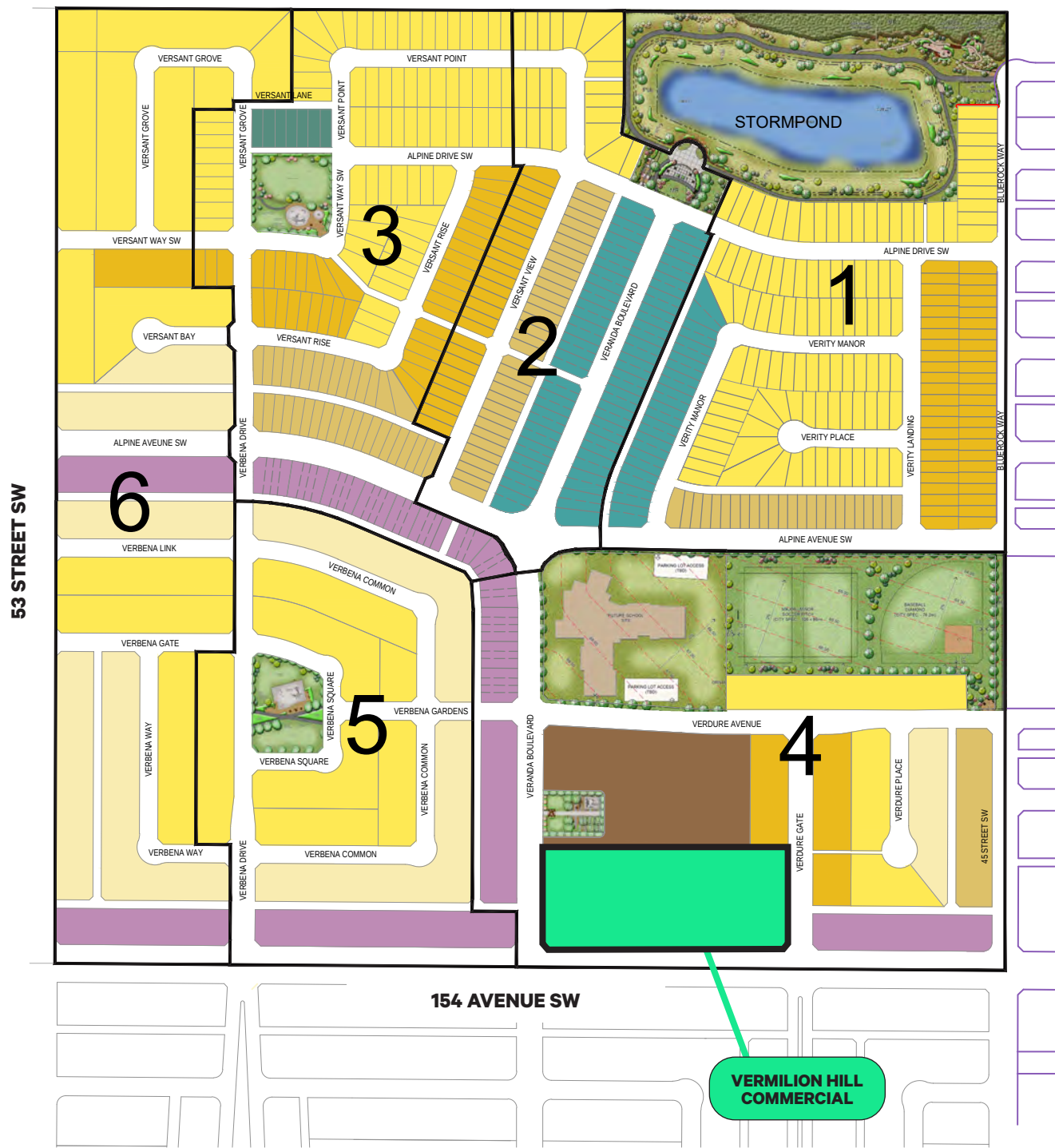
South Entrance



Community Development Map

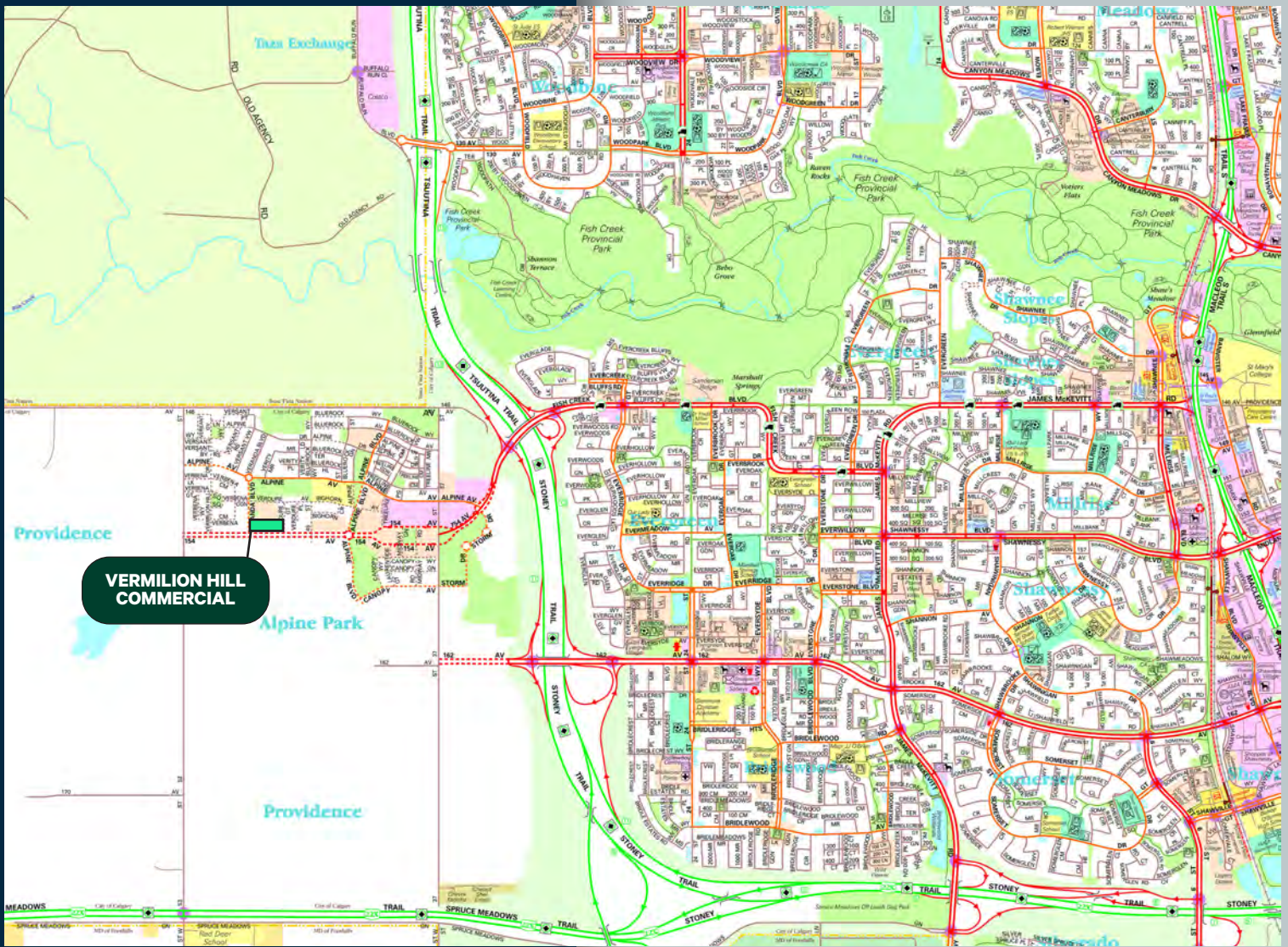
Tsuut'ina Nation

146 AVENUE SW



Legend

- | | | | |
|---|--------------------------------|---|--------------------|
|  | Multi-Family Residential |  | Duplex Lane |
|  | Single Family Front Garage |  | Single Family Lane |
|  | Zero Lot (Narrow) Front Garage |  | Municipal Reserve |
|  | Zero Lot (Narrow) Lane |  | School Site |
|  | Garden Lots |  | Commercial |
|  | Row Home Lane | | |



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