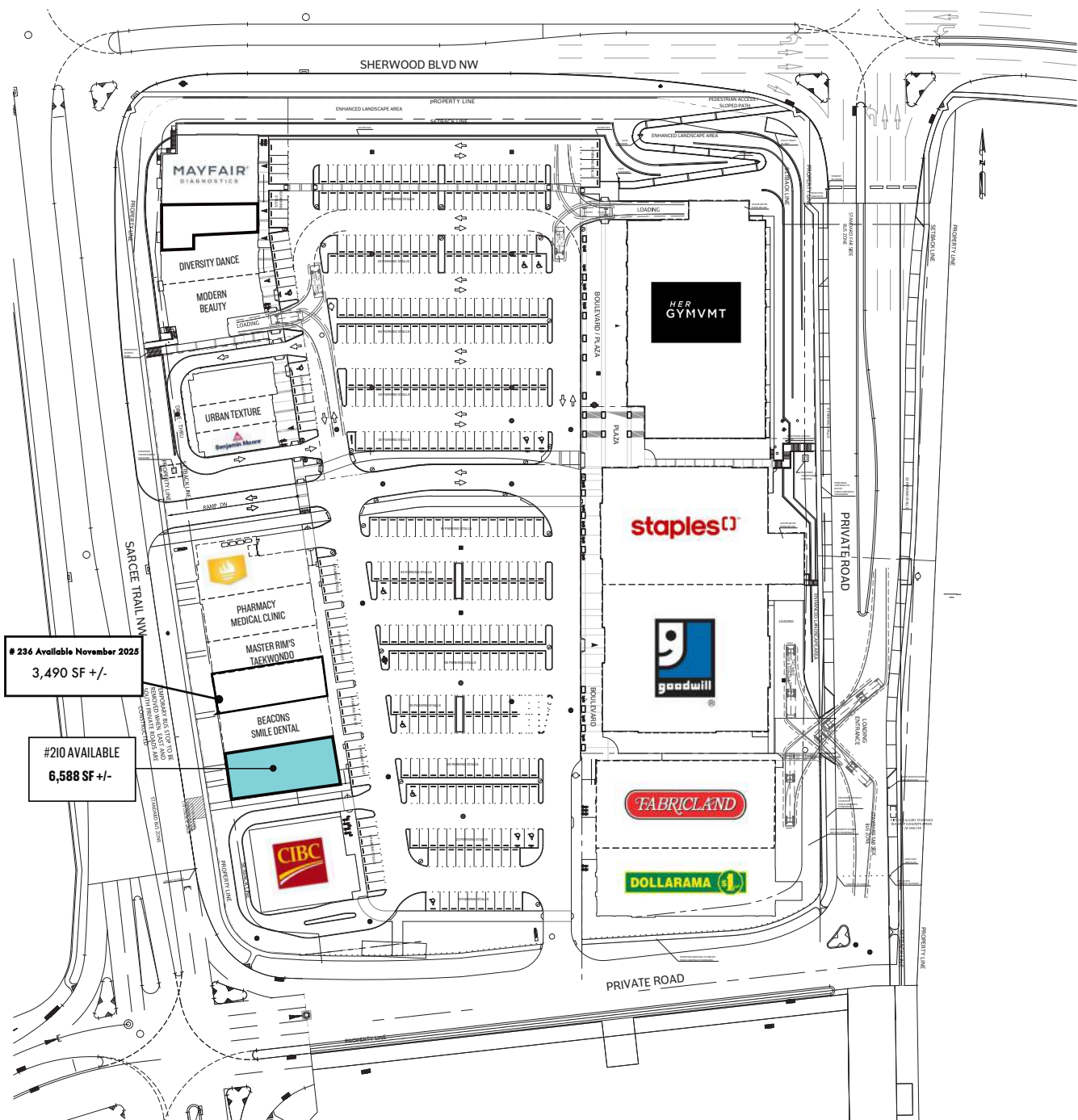
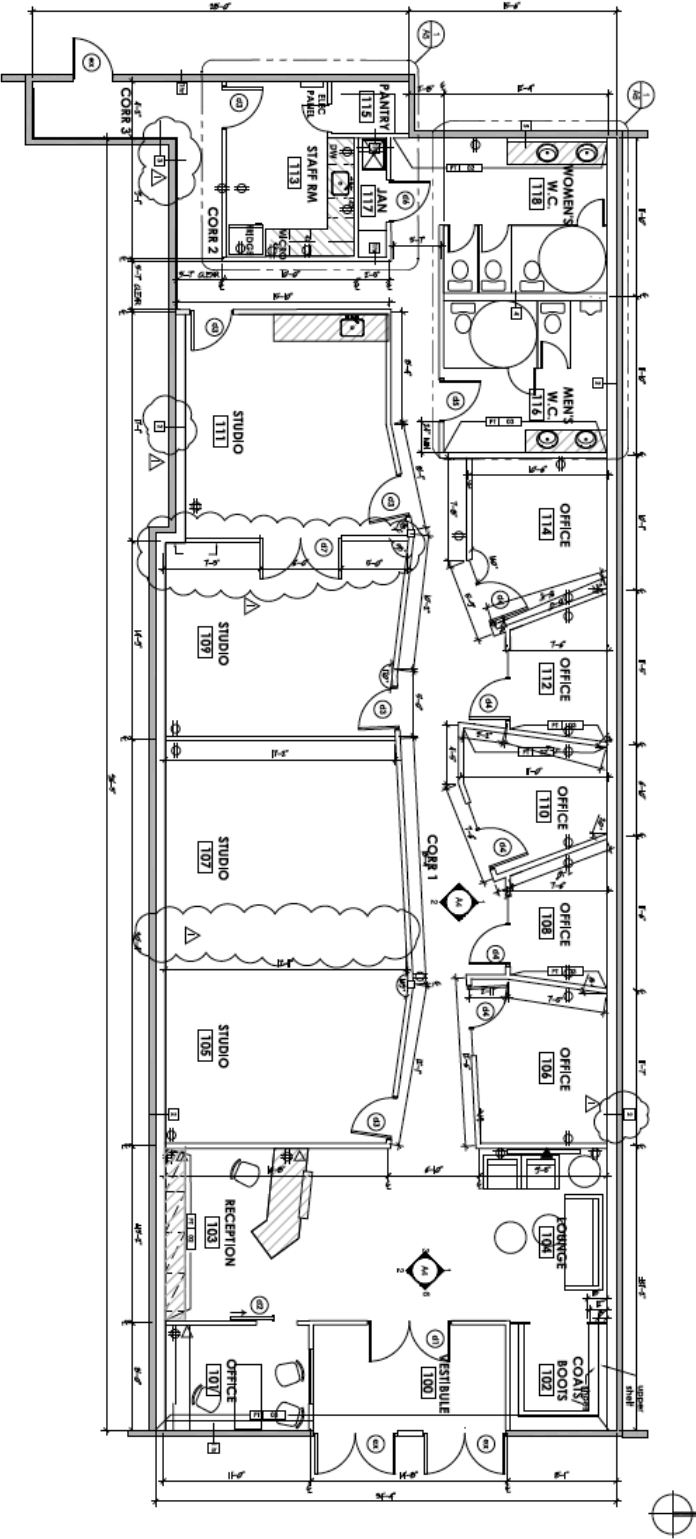


↙



ROUGH FLOOR PLAN





PROPERTY INFORMATION

LOCATION

12024 SARCEE TRAIL NW

AVAILABLE FOR LEASE

#430: 2,260 SQ. FT. +/-
#330: 2,157 SQ. FT. +/-
#210: 6,588 SQ. FT. +/-

AVAILABLE

#430: IMMEDIATELY
#330: AVAILABLE JUNE 1ST, 2025
#210: AVAILABLE FEBRUARY 2025

TERM

5 - 10 YEARS

OPERATING COSTS

ESTIMATED
\$13.75 / SQ. FT.

LEASE RATE

MARKET

PARKING

ABUNDANT

DEMOGRAPHICS

POPULATION

	2KM	3KM	5KM
2023	21,446	54,118	138,105
2028	24,186	61,914	158,505

GROWTH

	2KM	3KM	5KM
2023 - 2028	12.78%	14.41%	14.77%

AVERAGE INCOME

	2KM	3KM	5KM
AVERAGE INCOME	\$141,588	\$142,608	\$144,629

MEDIAN AGE OF POP.

	2KM	3KM	5KM
MEDIAN AGE OF POP.	35.50	36.80	38.10

GENERAL INFORMATION

10 ACRE RETAIL SITE TENANTED BY FABRICLAND, STAPLES, HER GYM VMT, CIBC, AND DOLLARAMA.

SHADOW ANCHORED BY RIOCAN BEACON HILL INCLUDING TENANTS: CANADIAN TIRE, COSTCO, HOME DEPOT AND SPORT CHEK, AMONG OTHERS.

SITUATED IN A RAPIDLY GROWING PART OF CALGARY.

TRAFFIC COUNTS

STONEY TRAIL NW: 35,000 VEHICLES / DAY
SARCEE TRAIL NW: 32,580 VEHICLES / DAY