

CALGARY

ALPINE PARK

CANADA



Convenience District - 98 Alpine Avenue SW

Service District - 15328 37 Street SW

Calgary, AB

Prime retail opportunity in new SW Calgary grocery anchored development

- Located at the main access point to the community, with easy access to Stoney Trail and Fish Creek Blvd (which directly serves Evergreen).
- Prime location situated in a rapidly growing area of Calgary, servicing multiple communities such as Bridlewood, Evergreen, Woodbine, and Alpine Park
- 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
- Tenants can take advantage of upscale, alpine-modeled architectural controls, ensuring a unique and standout exterior for all retail premises.
- The immediate trade area provides a diversified client base, with Alpine Park offering everything from starter homes, to estate style properties.
- The development will be comprised of the Convenience District, Service District and Social District
- >3.5 stalls per 1,000 sq. ft.

Demographics



97,644

Population
Within 5 KM

63,030

Daytime Population
Within 5 KM



\$164,890

Average Household Income
Within 3 KM

13,098

Households
Within 3 KM



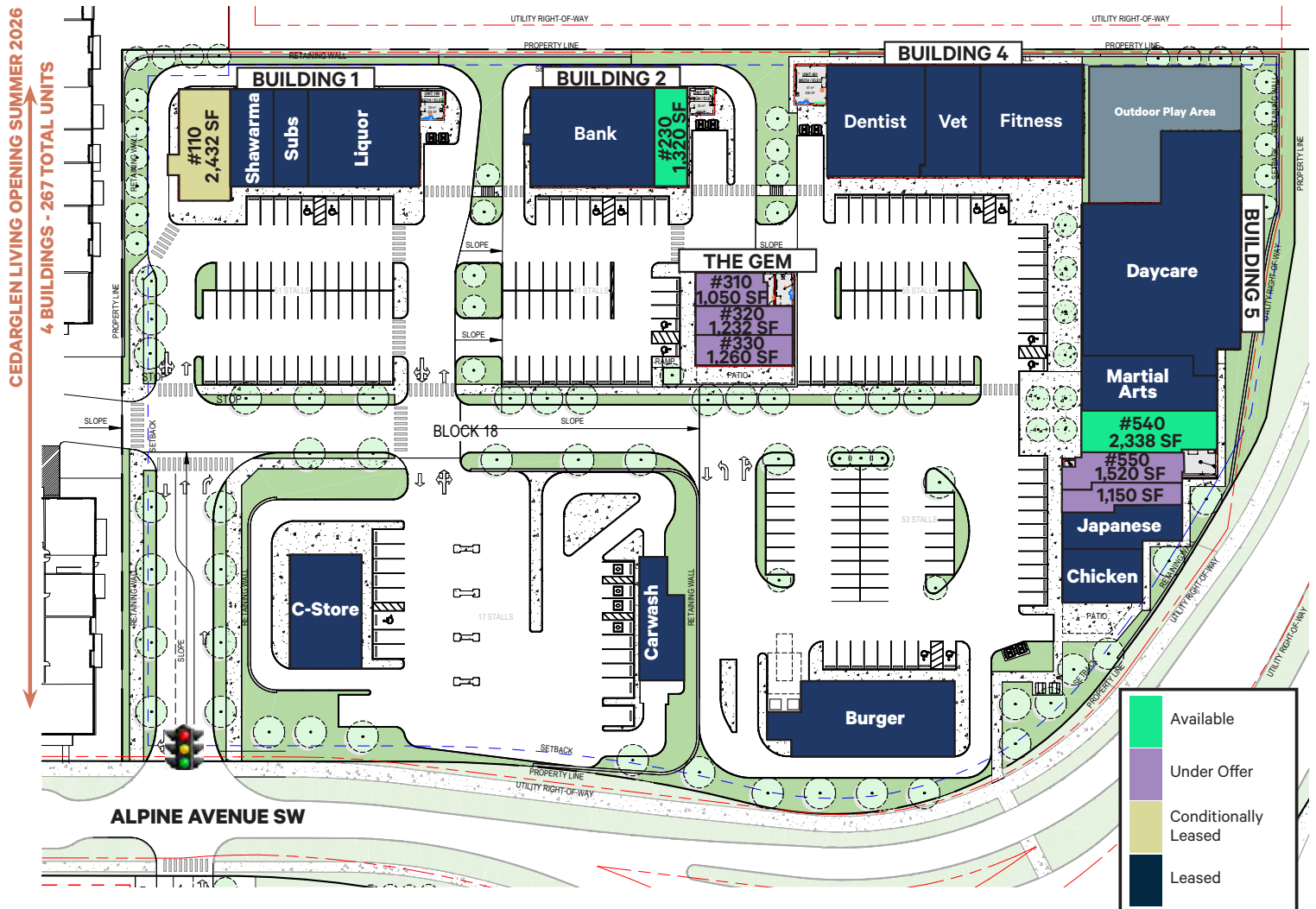
41 Years

Median Age Within 5 KM

COMMUNITY	POPULATION	BUILD-OUT POPULATION
BRIDLEWOOD	13,079	—
EVERGREEN	19,321	—
WOODBINE	7,770	—
ALPINE PARK	1,445	20,600 +



Convenience District Leasing Plan



Space Available

Building 1:

2,432 sq. ft. (C/L)

The Gem:

1,050 sq. ft.

1,232 sq. ft.

1,260 sq. ft.

Building 5:

2,338 sq. ft.

1,520 sq. ft.

1,150 sq. ft.

Building 2:

1,320 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - TBD

SIGNAGE - Pylon & Fascia

POSSESSION - Q2 2026 (+/-)

GLA - 60,601 sq. ft.

ZONING - CC1

Convenience District Renderings

Aerial Facing North



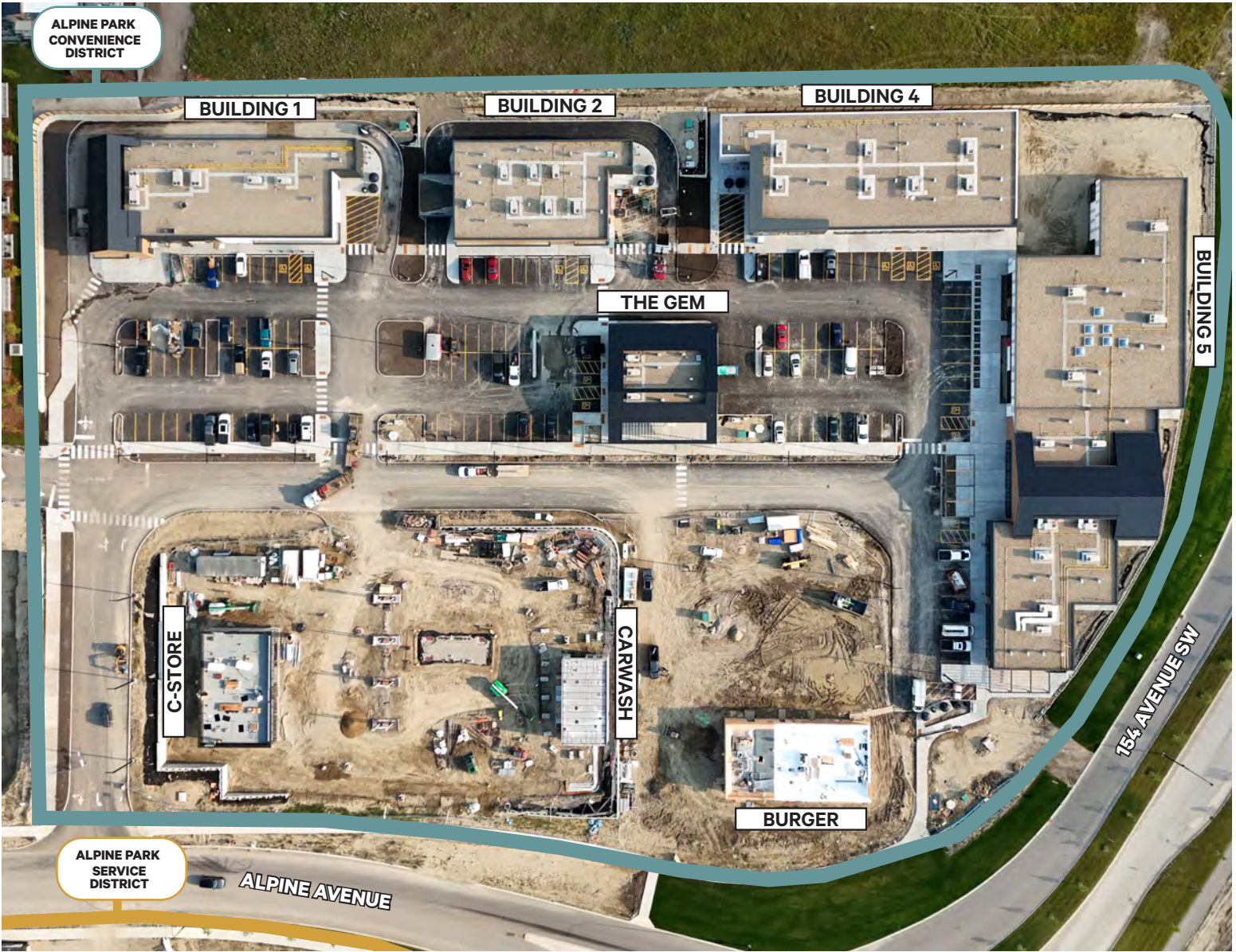
Building 5



The Gem



Convenience District Aerials



Convenience District Construction Photos

BUILDING 1



BUILDING 2



THE GEM



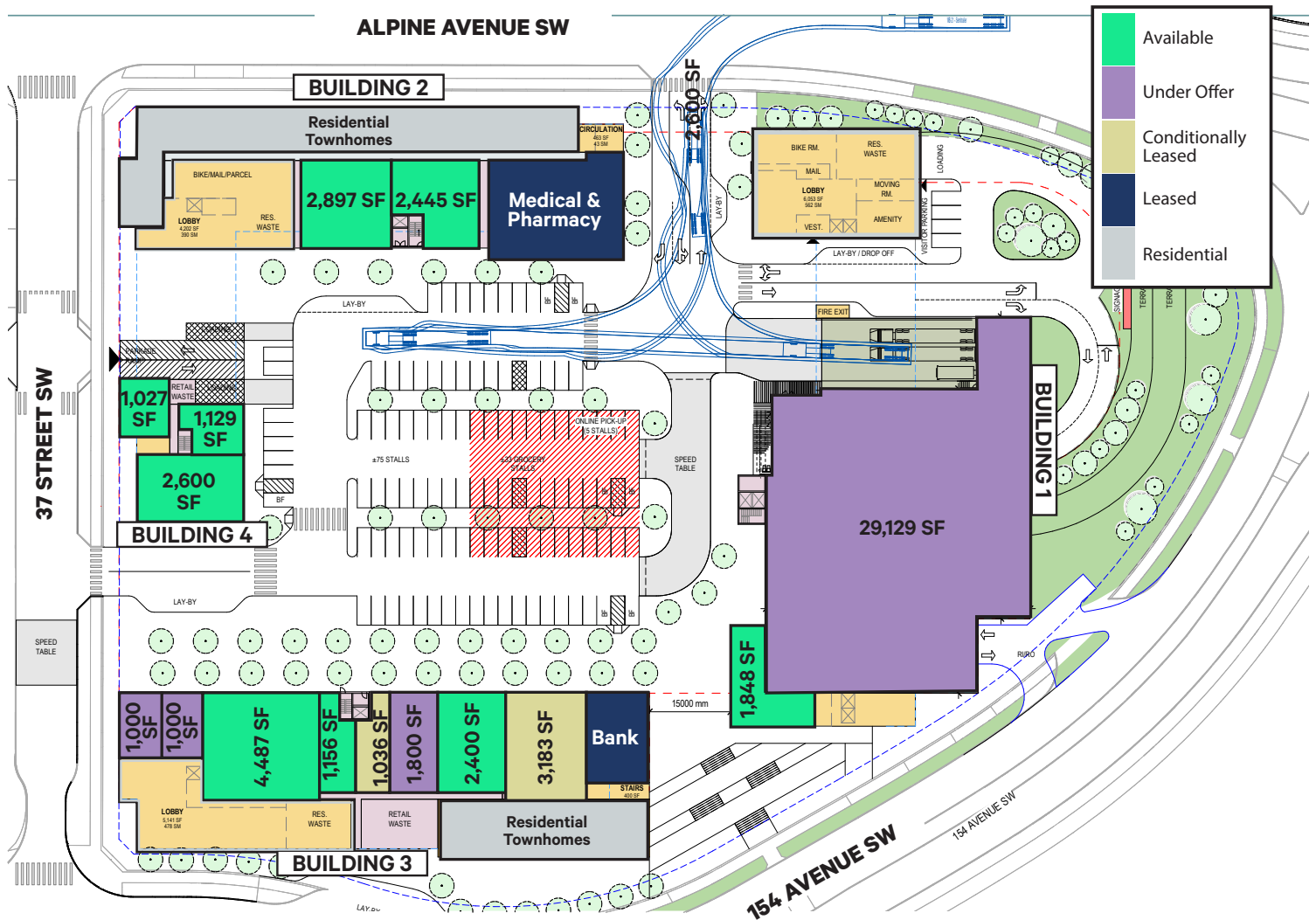
BUILDING 4



BUILDING 5



Service District Leasing Plan



Space Available

Building 1:

29,129 sq. ft.
1,848 sq. ft.

Building 2:

2,897 sq. ft.
2,445 sq. ft.

Building 3:

1,000 sq. ft.
1,000 sq. ft.
4,487 sq. ft.
1,156 sq. ft.
1,036 sq. ft. (C/L)
1,800 sq. ft.
2,400 sq. ft.
3,183 sq. ft. (C/L)

Building 4:

1,027 sq. ft.
1,129 sq. ft.
2,600 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - TBD

SIGNAGE - Pylon & Fascia

POSSESSION - Q2 2028 (+)

GLA - 67,215 sq. ft.

ZONING - CC1



Service District Renderings

Aerial Facing North



Plaza Facing Grocery



Plaza Facing Social District



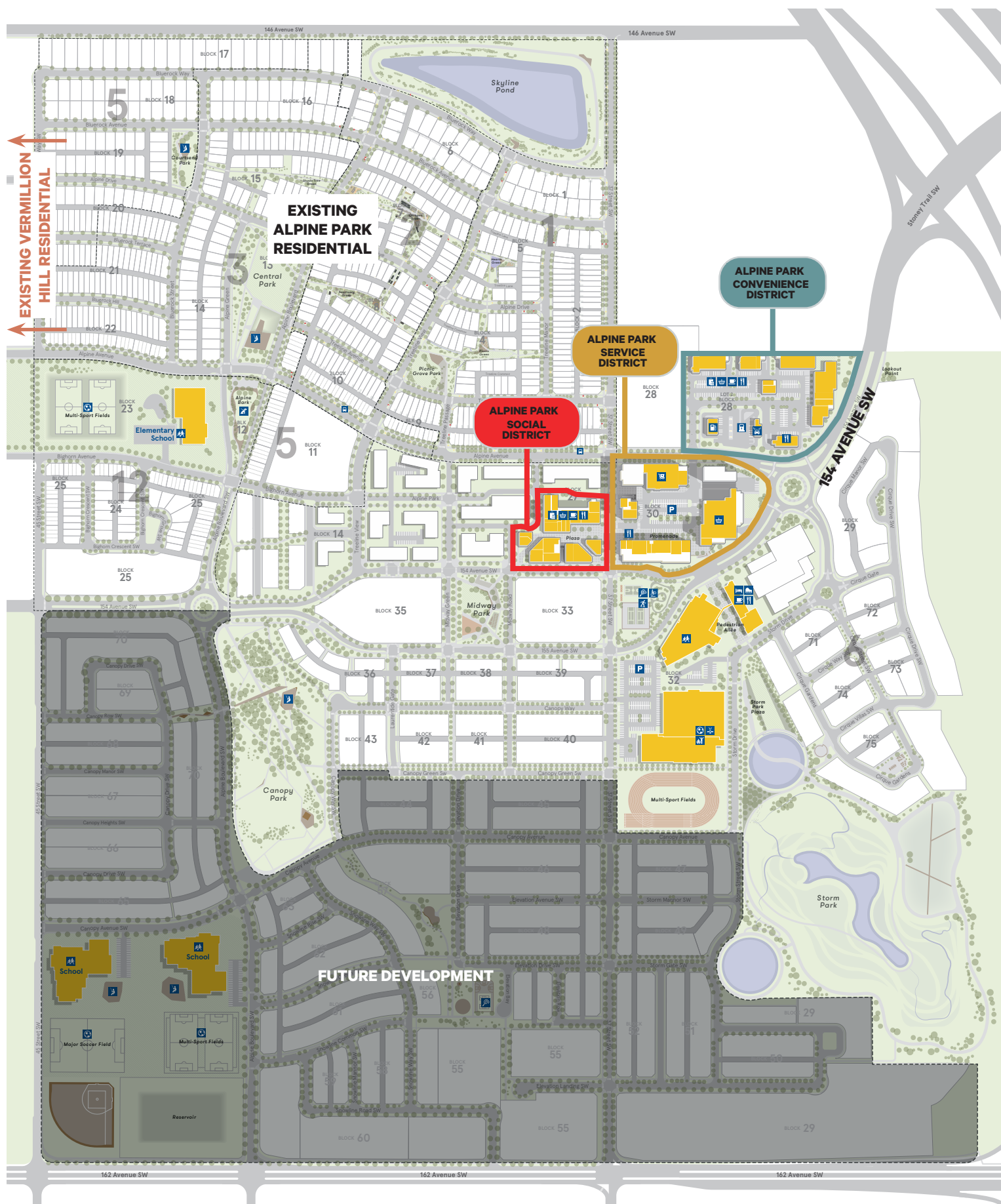
Service District Aerial



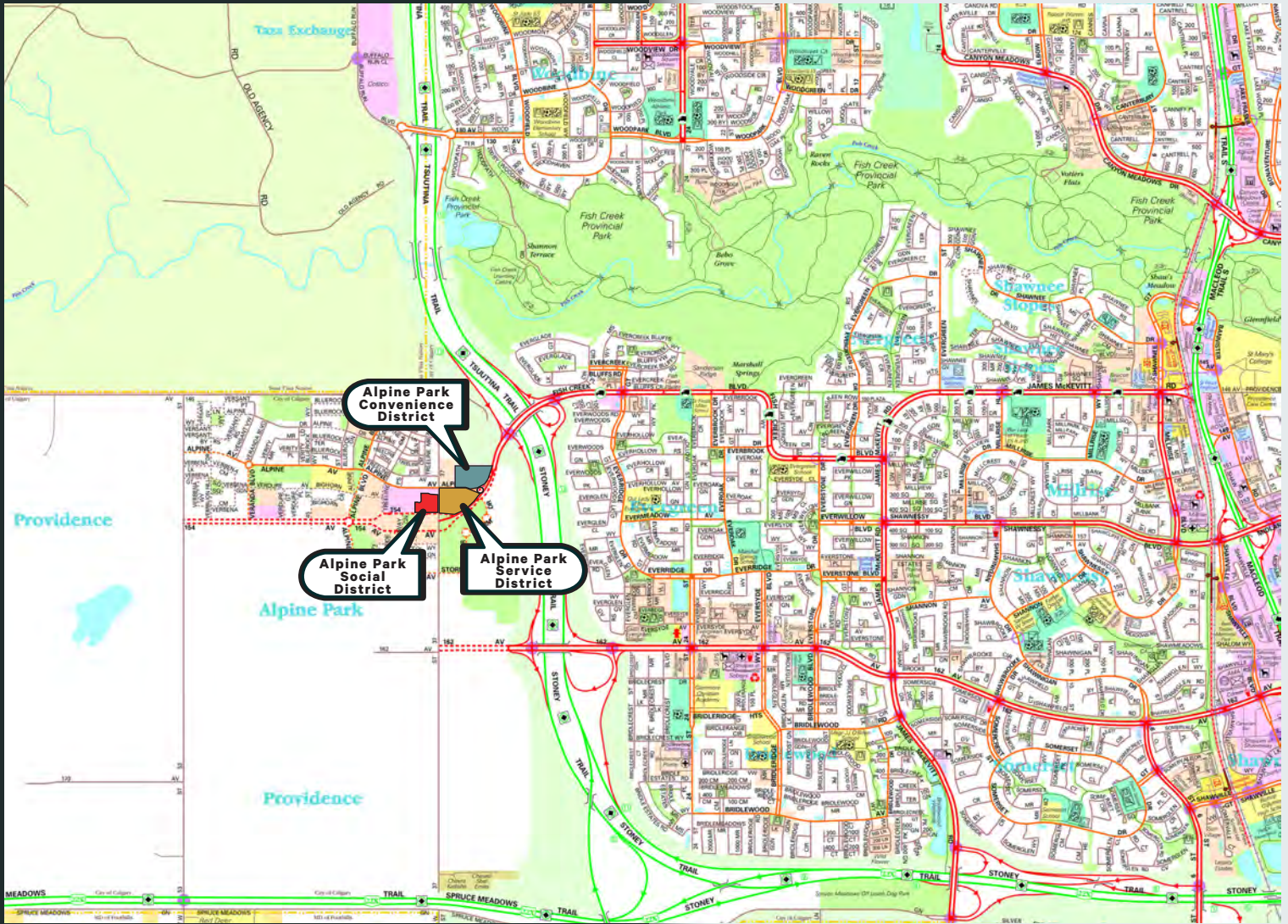
Service & Convenience District Aerial



Alpine Park Community Plan



Area & Nearby



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