

PRIME RETAIL OPPORTUNITY AVAILABLE



Sage Hill Quarter

455 Sage Valley Drive NW
Calgary, AB





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 Co-op Grocery, Co-op Liquor, Co-op Gas, Shoppers Drug Mart and Active Start Childcare Calgary who are at full capacity (550 children) with a growing wait list
- Anchor Tenants are now open and in operation
- 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 will be connected to the east communities of Evanston and Carrington (opening 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 complete. The second phase (85 units) is now sold out and under construction with a 2023 completion
- Glacier Ridge is actively selling with 10+ show homes, creating Calgary's best-selling community with over 500 homes sold to date.
- With steady growth in the surrounding communities Sage Hill Quarter's trade area will be home to over 128,000 people upon build out
- The residential growth surrounding Sage Hill Quarter has been substantial placing your business amongst a large and growing residential population base



Leasing Plan



Space Available

- Building C - 2,049 sq. ft.
- Building J Main Flr - 1,082 - 3,405 sq. ft.
- Building K Main Flr - 1,387 sq. ft. - 3,417 sq. ft.
- Building K 2nd Flr - 2,671 sq. ft.
- Building L Main Flr - 1,016 sq. ft. - 5,709 sq. ft.
- Building Q - 2,056 sq. ft.
- Building 3 - 1,049 sq. ft. - 2,132 sq. ft.
- Building 4 - 1,153 sq. ft. - 2,307 sq. ft.

- Basic Rent - Market
- Op Costs & Taxes - \$18.37 (2023)
- 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



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

Demographics



15,429

Population
13% YoY Growth
(Primary Trade Area)

46,249

Population
7% YoY Growth
(Secondary Trade Area)



33 Years

Dominant Age
Within 5 KM

1 - 2

Children Per Household
Within 5 KM

45,030

Daytime Population Within 5 KM



\$126,974

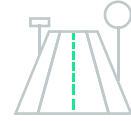
Average Household Income
Within 1 KM

\$131,171

Average Household Income
Within 3 KM

\$141,000

Average Household Income
Within 5 KM



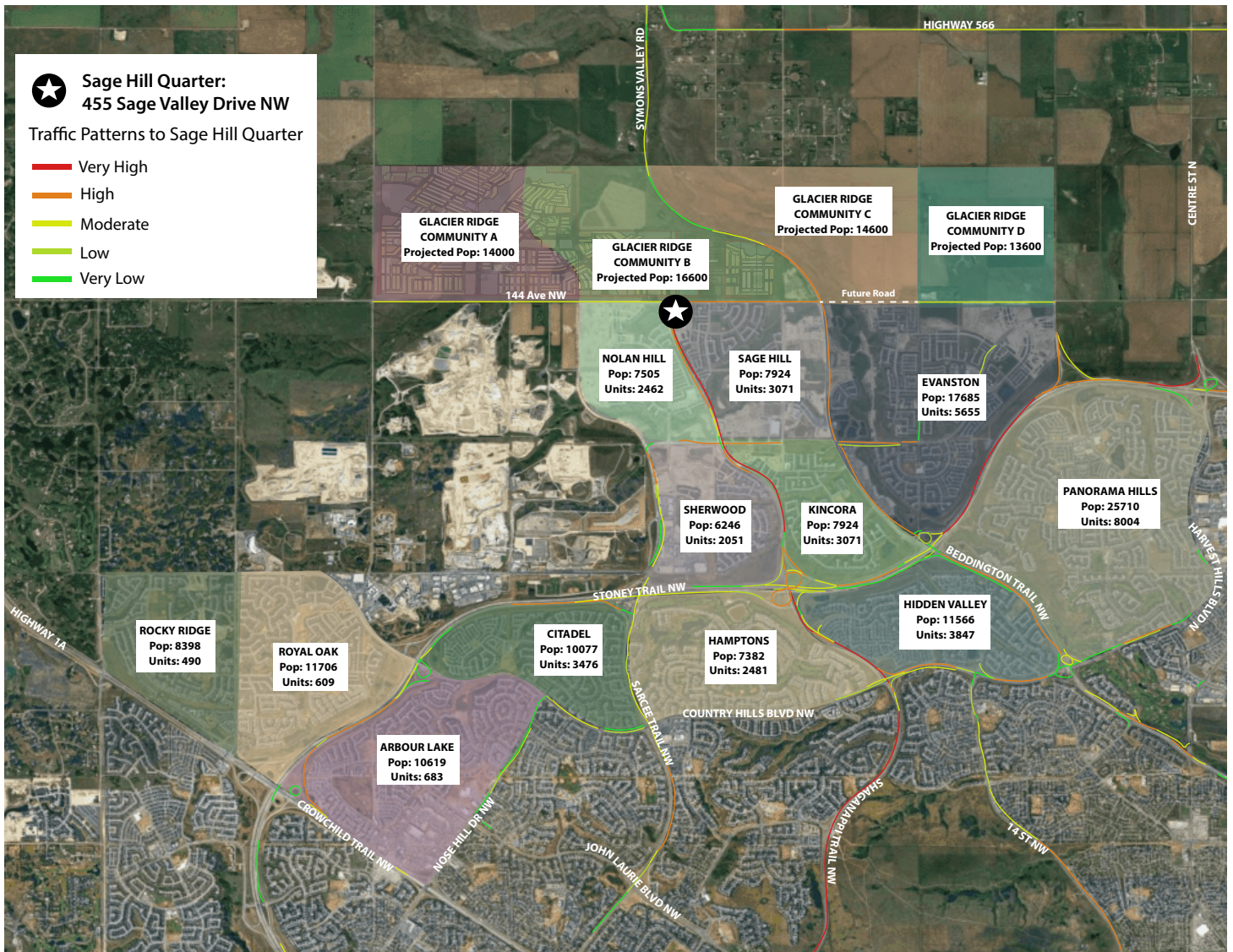
11,000

VPD along Shaganappi Trail NW

4,000

VPD along 144 Avenue NW

Development Overview





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