

PRIME LEASING OPPORTUNITY IN HIGHRIVER



# Highwood Village North

#306, High Country Drive NW  
High River, AB



# Demographics



**12,656**

Population Within 3 KM

**15,813**

Population Within 5 KM



**\$101,739**

Average Household Income  
Within 3 KM



**50 Years**

Dominant Age Within 2 KM

**15,153**

Daytime Population Within 5 KM



**14,984**

VPD along Centre Street  
Highway 2A

## Prime leasing opportunity in Highriver

- Neighbourhood shopping centre anchored by Circle K convenience store and Esso
- Excellent exposure with easy access from 7 Street NW and direct access off of Centre Street N (Hwy 2A) and High Country Drive NW
- Servicing the communities of Eagleview Estates, Lineham Acres and Highwood Village
- Adjacent to Seasons Retirement Community
- Close proximity to Highwood Golf Course
- Plenty of parking available



### Space Available

**CRU #306**

**1,099 sq. ft.**

BASIC RENT - Market

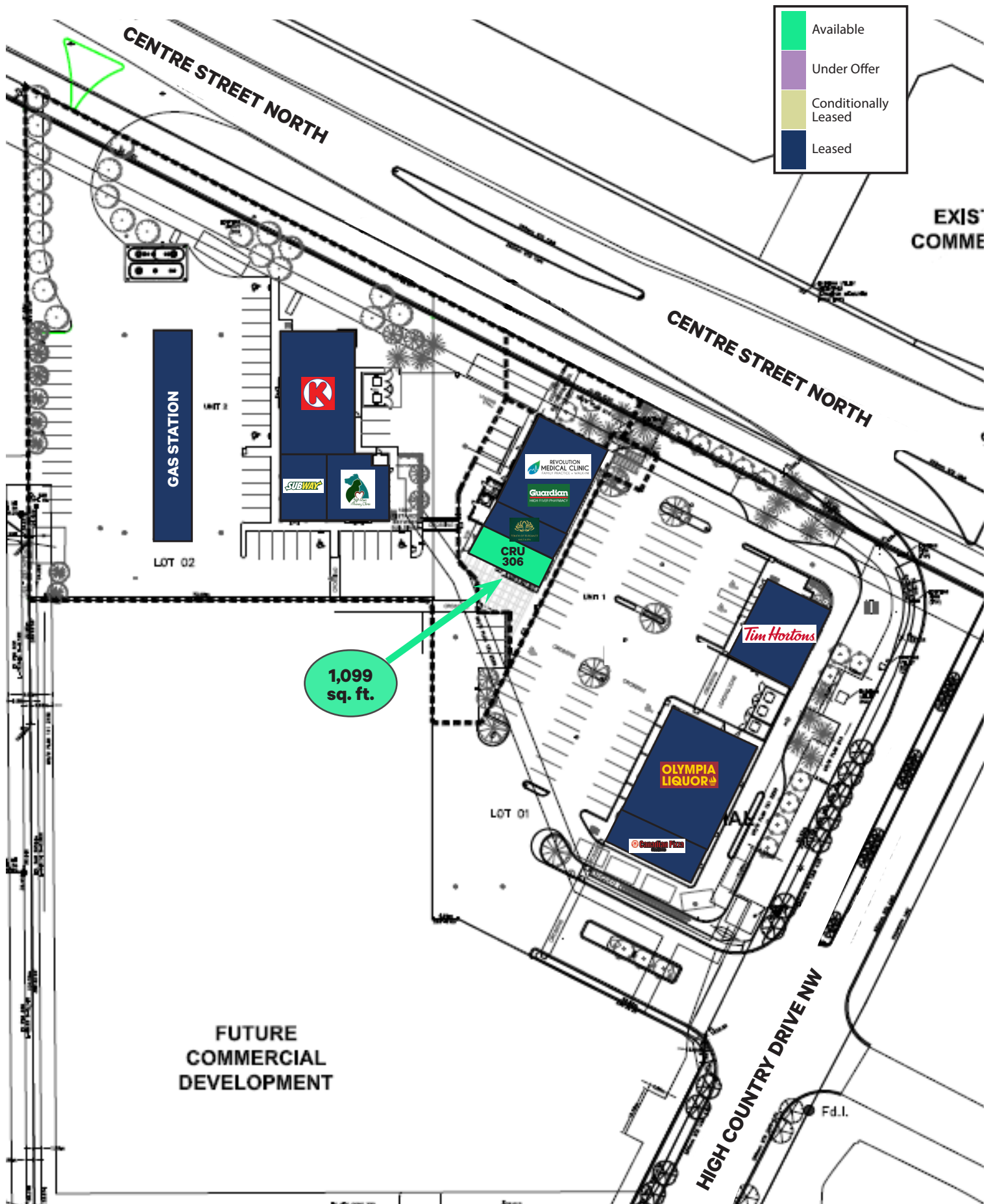
OP COSTS & TAXES - \$7.53 (2026)

SIGNAGE - Pylon & Fascia

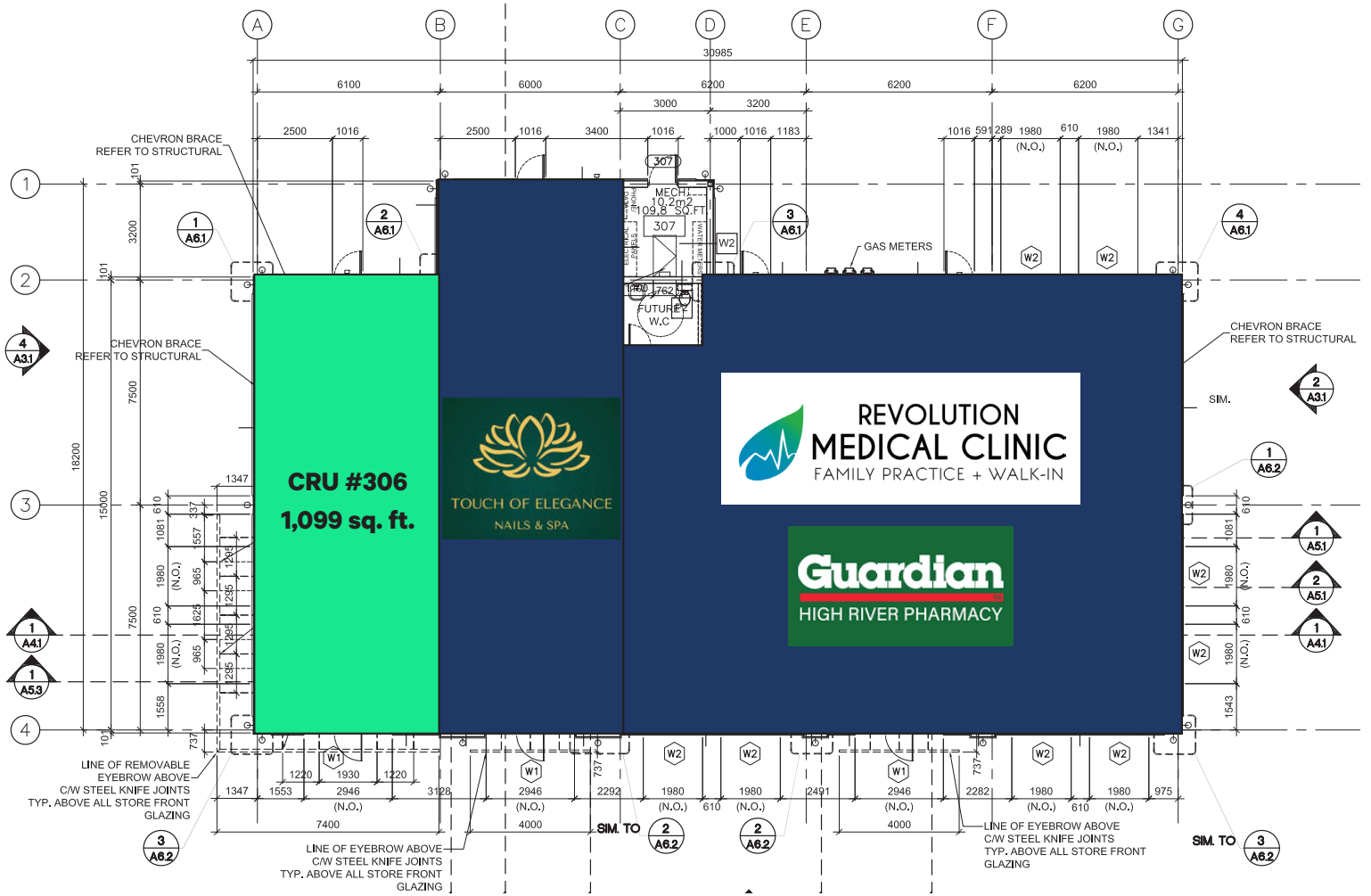
AVAILABLE - Immediately

TERM - 5 - 10 years

# Leasing Plan



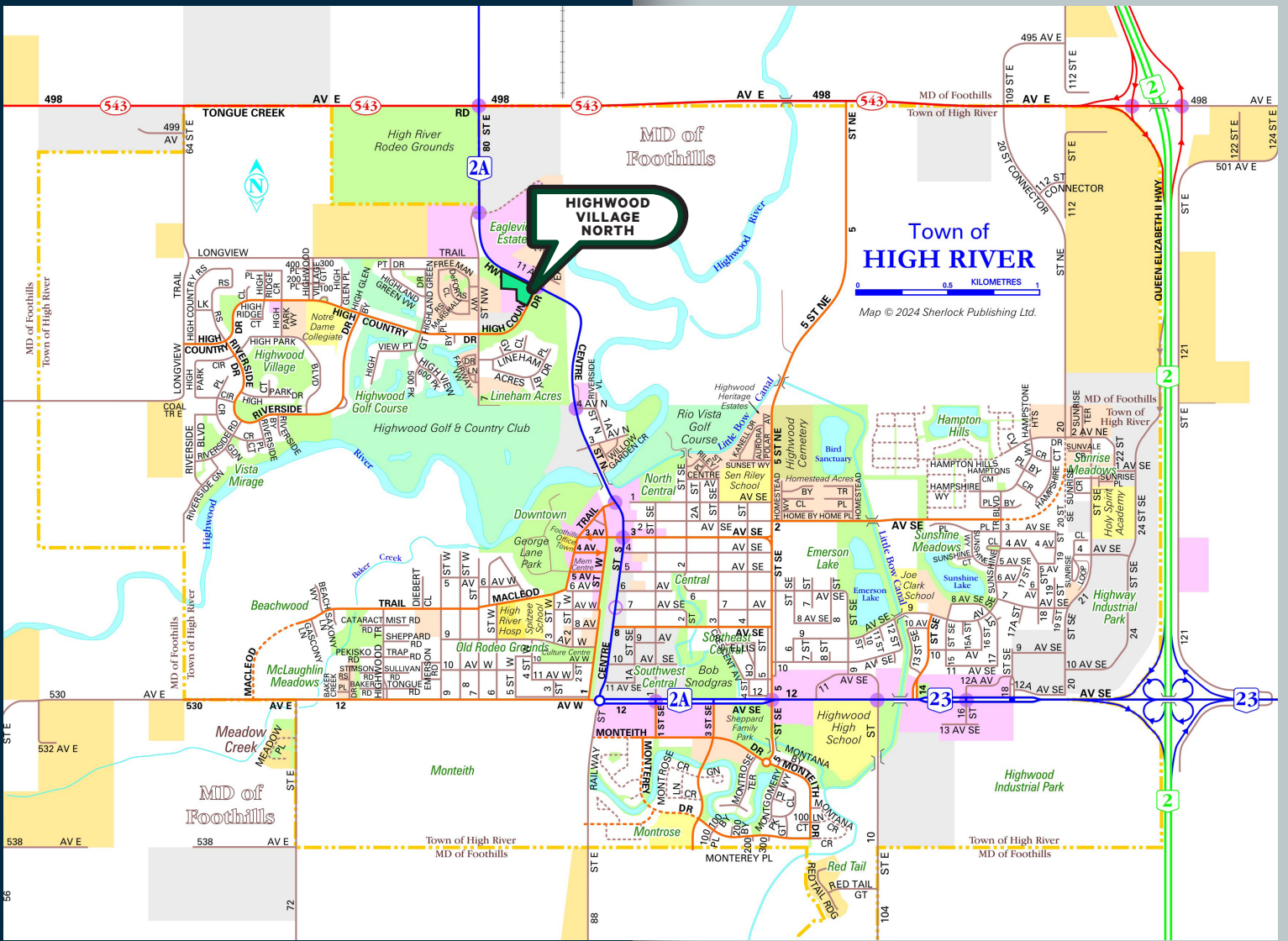
# Building Plan



# Photo of Building







For More Information Please Contact

**Alistair Corbett**

Senior Vice President  
403.294.5709  
alistair.corbett@cbre.com

**Cory Miles**

Senior Sales Associate  
403.750.0523  
cory.miles@cbre.com

**Mac Marcinew**

Sales Associate  
587.583.7197  
mac.marcinew@cbre.com

**Jayne Rogers**

Transaction Manager  
403.750.0535  
jayne.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

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