



PRIME RETAIL OPPORTUNITY IN NEW NE CALGARY DEVELOPMENT



Livingston Centre

14390 1st Street NE
Calgary, AB

Brookfield
Residential

CBRE

Demographics



105,247

Population
Within 5 KM

70,050

Daytime Population
Within 5 KM



\$129,329

Average Household Income
Within 3 KM

16,943

Households
Within 3 KM



36 Years

Median Age Within 5 KM

COMMUNITY	FUTURE POPULATION
LIVINGSTON	32,000
CARRINGTON	15,800
LEWISBURG	12,700
GLACIER RIDGE	58,800

Prime retail opportunity in new NE Calgary grocery anchored development

- Quick and easy access from both Stoney Trail NE and 144 Avenue NE
- Prime location within one of Calgary's fastest growing communities
- Servicing multiple communities including Livingston, Carrington, Lewisburg, Evanston, Panorama Hills & Coventry Hills
- 4 stalls/1,000 sq. ft. parking ratio
- Population estimated to grow 71.4% within 5 KM range from 2024 - 2029
- 60.5% of families within 5 KM range have children at home

BASIC RENT - Market

OP COSTS & TAXES - \$18.23 + mgmt fee

SIGNAGE - Pylon & Fascia

GLA - 110,390 sq. ft.

ZONING - DC (C-C2)

LAND USE CLASS - Direct Control [239D2019](#)

TARGETED POSSESSION

Bldg A - August 2026

Bldg C - August 2026

Bldg D - November 2026

Bldg E - December 2026

Bldg F - December 2026

Bldg G - February 2027

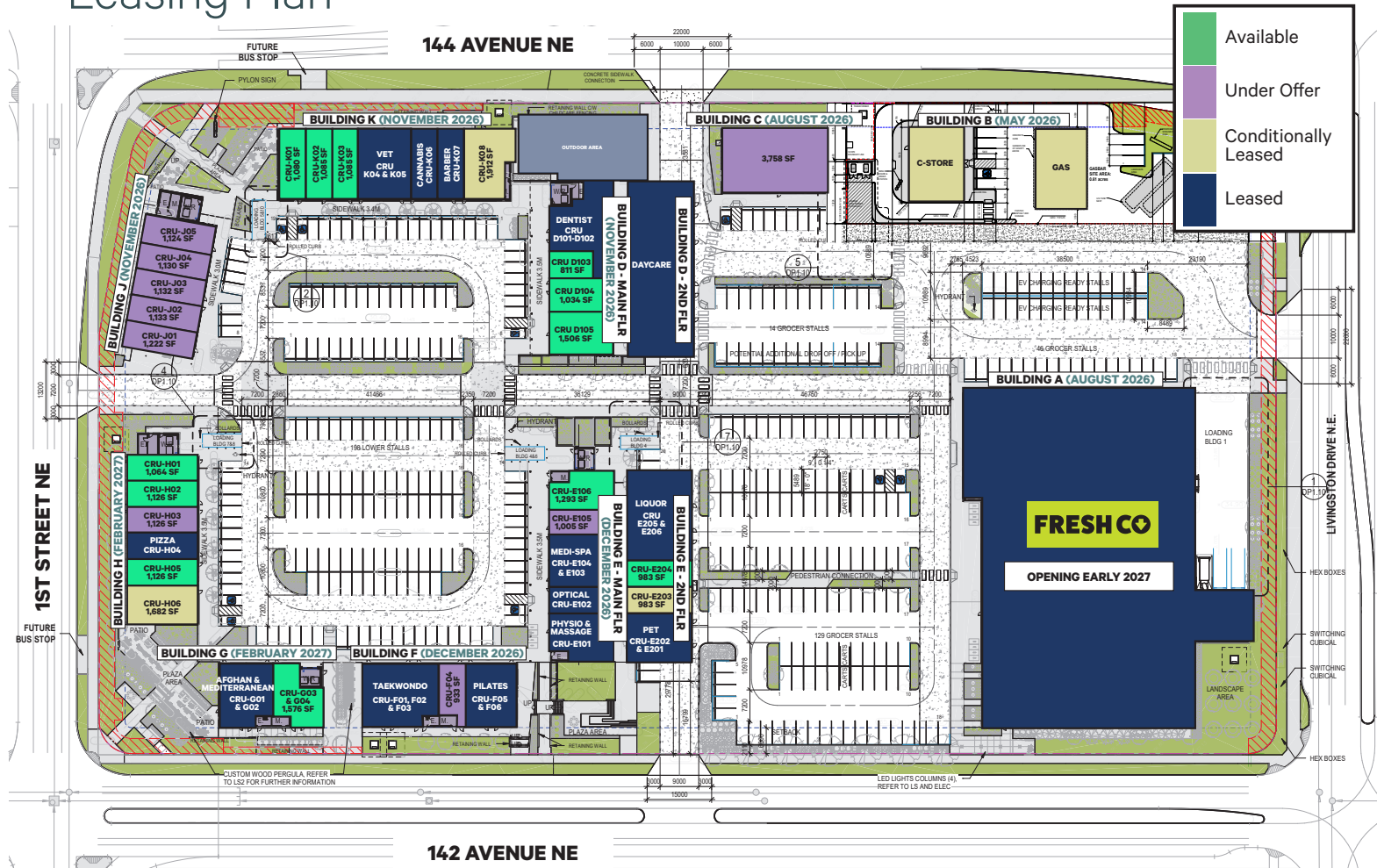
Bldg H - February 2027

Bldg J - November 2026

Bldg K - November 2026



Leasing Plan



Aerial of Site Space Available

Building C: (August 2026)
3,758 sq. ft.

**Building D (Main Flr):
(November 2026)**
811 sq. ft. - 3,351 sq. ft.

**Building E (Main Flr):
(December 2026)**
1,005 sq. ft. - 1,293 sq. ft.

Building E (2nd Flr):
983 sq. ft.

Building F: (December 2026)
933 sq. ft.

Building G: (February 2027)
1,576 sq. ft.

Building H: (February 2027)
1,064 sq. ft. - 3,316 sq. ft.

Building J: (November 2026)
1,124 sq. ft. - 5,741 sq. ft.

Building K: (November 2026)
1,080 sq. ft. - 3,250 sq. ft.



Renderings



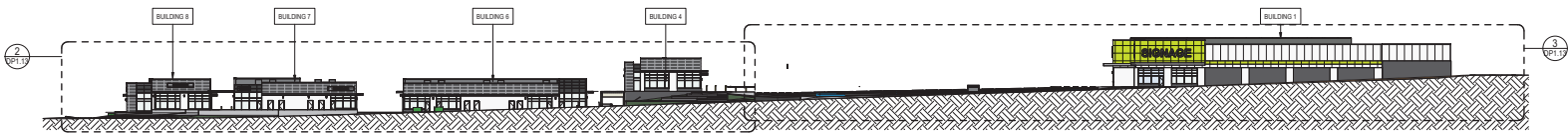
PERSPECTIVE - SOUTHWEST PLAZA



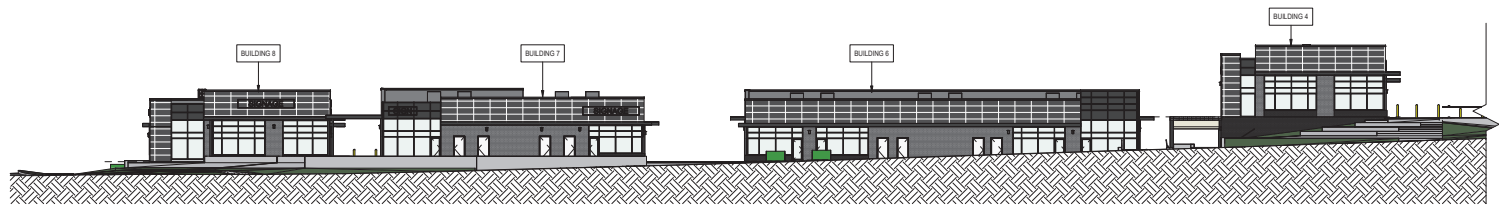
PERSPECTIVE - SOUTH PLAZA



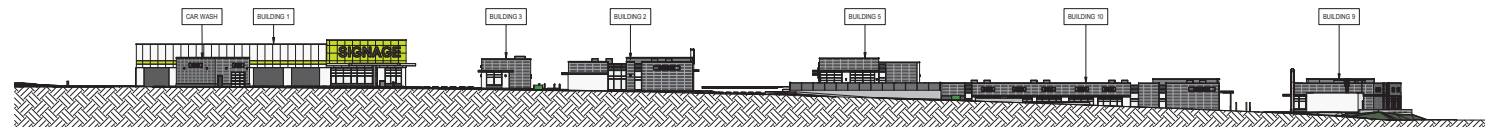
Elevations



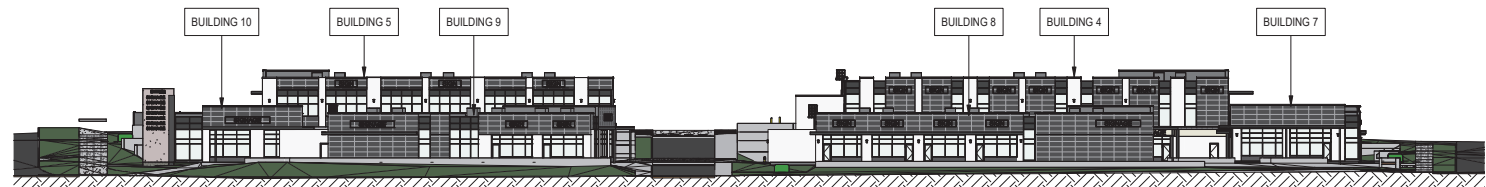
STREETSCAPE - 142 AVE NE



STREETSCAPE - 142 AVE NE - LOWER LEVEL



STREETSCAPE - 144 AVE NE

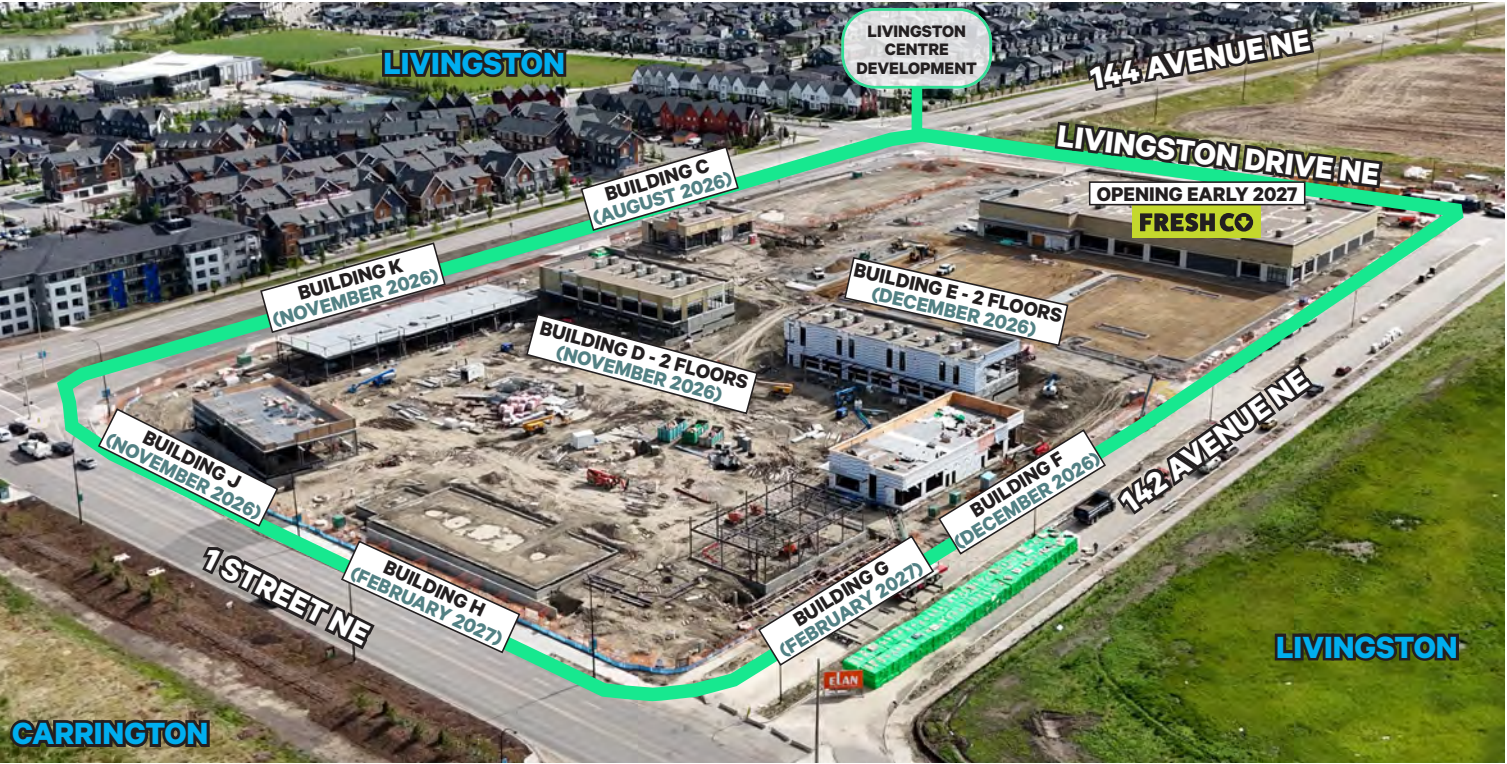


STREETSCAPE - 1ST STREET NE

Building D - Renderings



Aerial of the site



Construction Photo

BUILDING A - OPENING EARLY 2027



Construction Photos

BUILDING C - POSSESSION - AUGUST 2026



BUILDING D - POSSESSION - NOVEMBER 2026



BUILDING E - POSSESSION - DECEMBER 2026



BUILDING F - POSSESSION - DECEMBER 2026



BUILDING G - POSSESSION - FEBRUARY 2027



BUILDING H - POSSESSION - FEBRUARY 2027



BUILDING J - POSSESSION - NOVEMBER 2026



BUILDING K - POSSESSION - NOVEMBER 2026



The map shows a section of Stoney Creek, Ontario, with a focus on the 'Livingston Centre Development' area, which is highlighted in green. This area is located near the intersection of Livingston and Carrington. Surrounding neighborhoods include Carrington, Lewisburg, and Coventry Hills. Major roads like Highway 10, Highway 20, and Highway 403 are visible. The map also shows various residential streets and commercial areas. A callout box points to the green-shaded area, indicating the location of the proposed development.