

PRIME RETAIL LEASING OPPORTUNITY IN NEW GROCERY ANCHORED DEVELOPMENT



Belvedere Shopping Centre

9115 17 Avenue SE
Calgary, AB



ChoiceProperties

CBRE

Demographics



71,512

Population
Within 5 KM

56,647

Daytime Population
Within 5 KM



\$101,461

Average Household Income
Within 5 KM

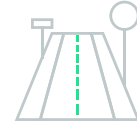
23,587

Households
Within 5 KM



39 Years

Median Age Within 5 KM



116,039

VPD along Stoney Trail

25,144

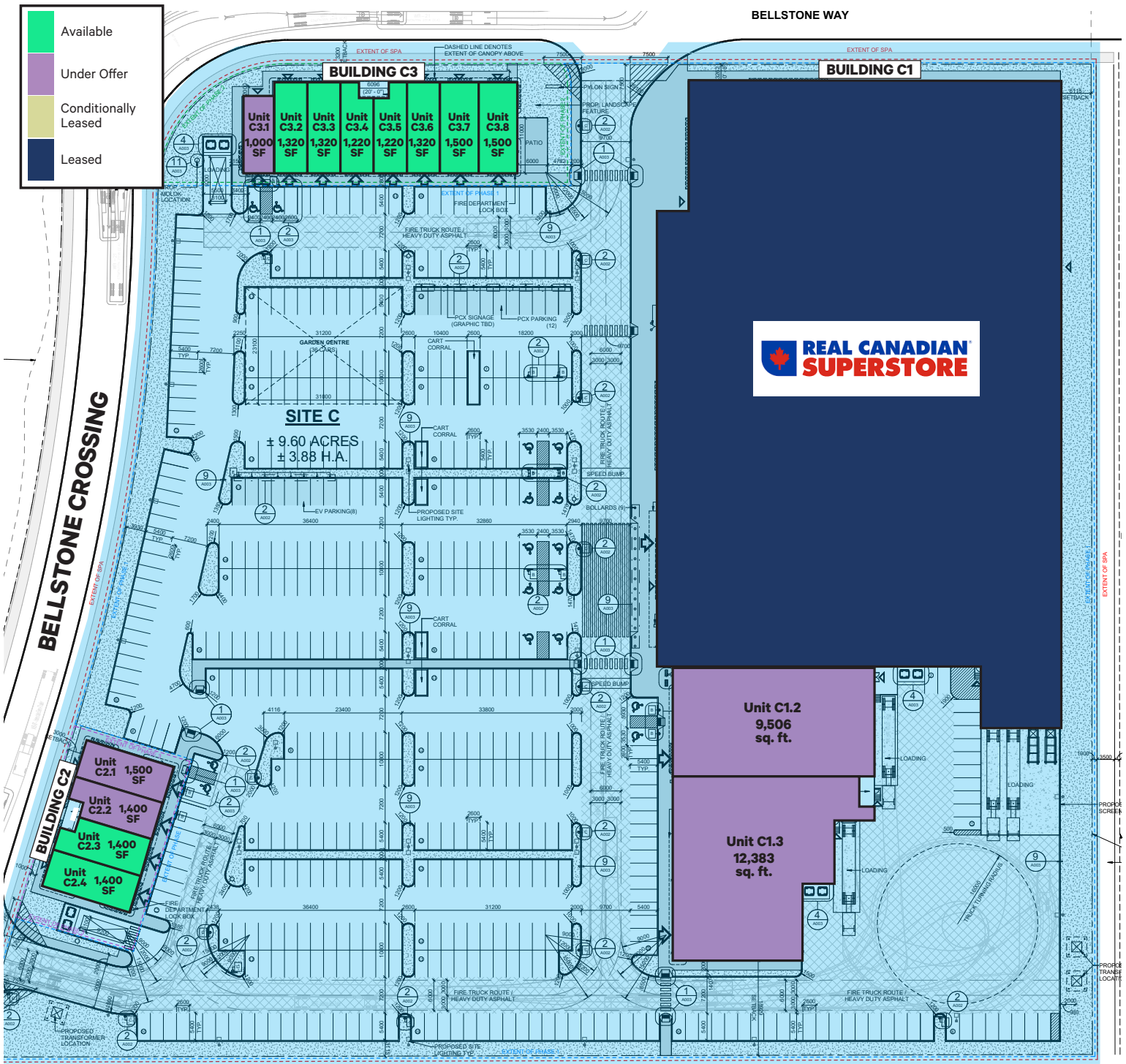
VPD along 17th Avenue SE

Prime leasing opportunity in a new Grocery Anchored Calgary development

- This prime location is nestled in Calgary's dynamic and rapidly developing new growth corridor.
- Strategically located just off Stoney Trail with direct, high-traffic access off 17th Avenue SE.
- Directly serving a multitude of vibrant, established and up and coming Calgary communities including Belvedere, East Hills, Red Carpet, Penbrooke Meadows, Abbeydale, Marlborough Park.
- In close proximity to Chestermere and in particular the communities of Kinniburgh, Rainbow Falls and Dawson's Landing.
- Benefit from immediate proximity to the existing Max Purple BRT Line, with exciting future expansion plans along 17th Avenue SE promising even greater connectivity.
- Abundant and easily accessible parking.
- Unparalleled visibility with prominent pylon signage directly on 17th Avenue SE.



Phase 1 - Leasing Plan



Space Available

- Building C1.2 - 9,506 sq. ft.
- Building C1.3 - 12,383 sq. ft.
- Building C2 - 1,400 - 5,700 sq. ft.
- Building C3 - 1,000 - 10,400 sq. ft.

Basic Rent - Market

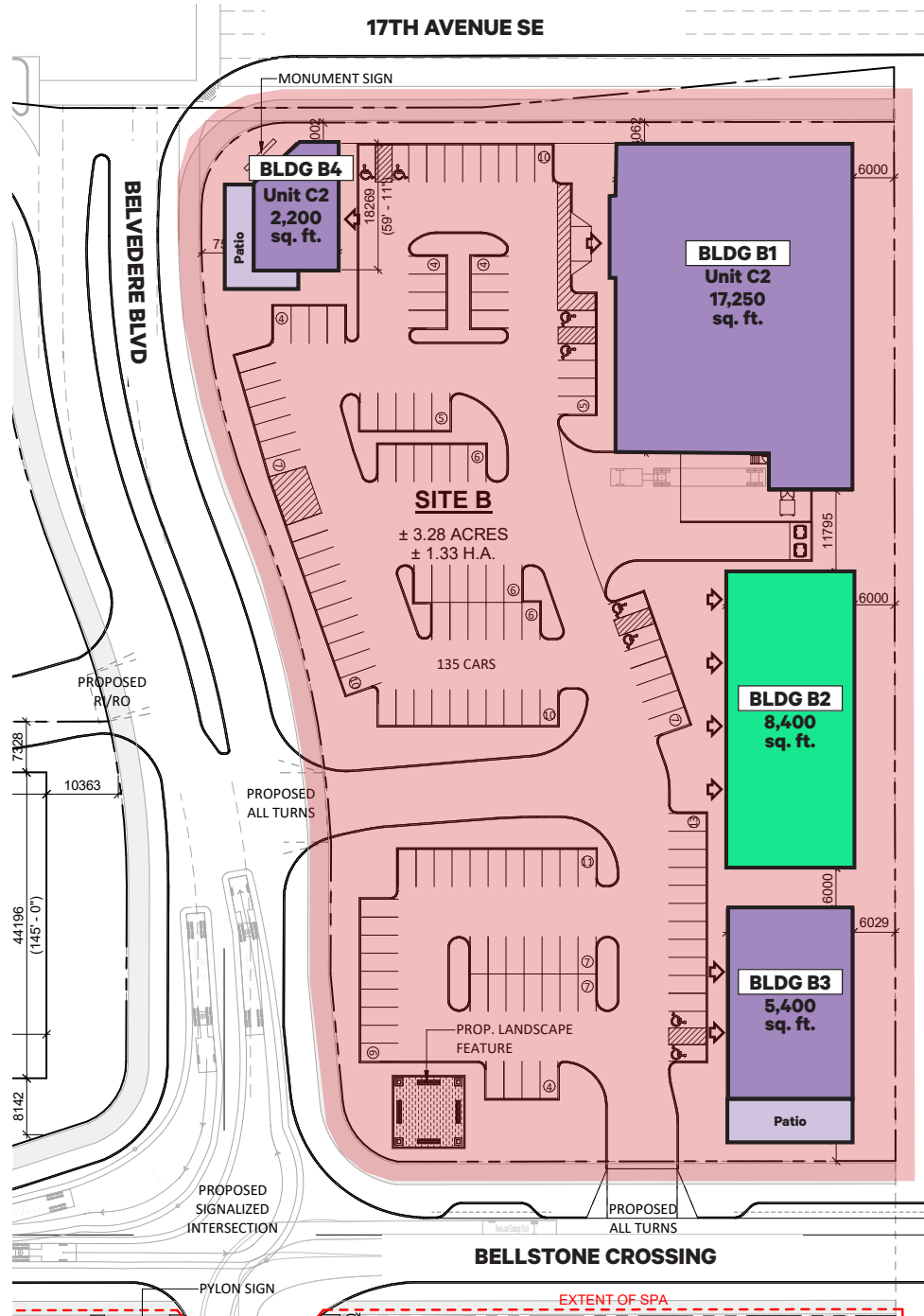
Op Costs & Taxes - \$19.44 + mgmt fee

Signage - Pylon & Fascia

Possession - Estimated to be Summer 2027

Term - 10 years

Phase 2 - Leasing Plan

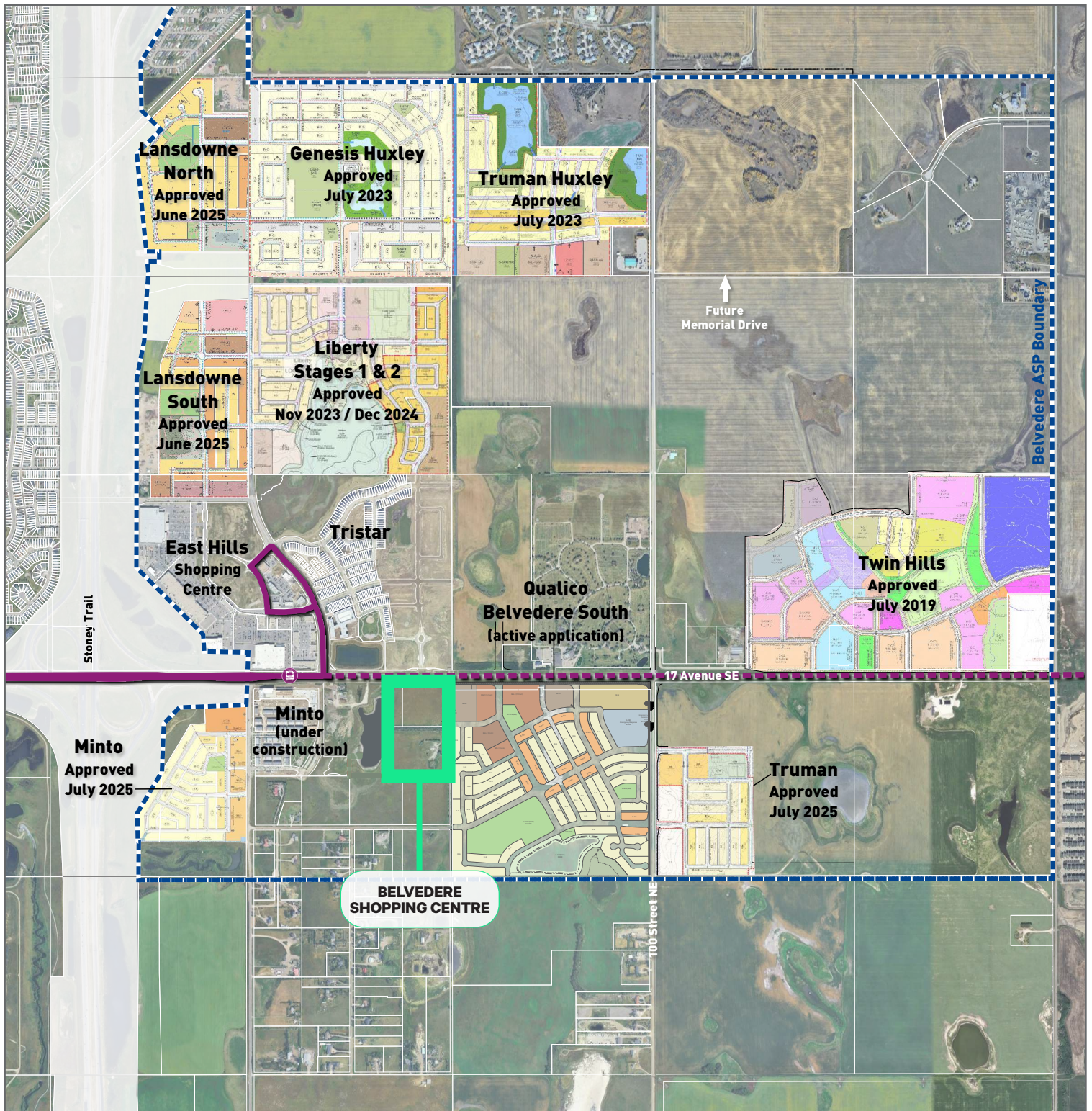


Space Available

- Building B1 - 17,250 sq. ft.
- Building B2 - 8,400 sq. ft.
- Building B3 - 5,400 sq. ft.
- Building B4 - 2,200 sq. ft.

- Basic Rent - Market
- Op Costs & Taxes - \$19.44 + mgmt fee
- Signage - Pylon & Fascia
- Possession - Estimated to be Fall 2027
- Term - 10 years

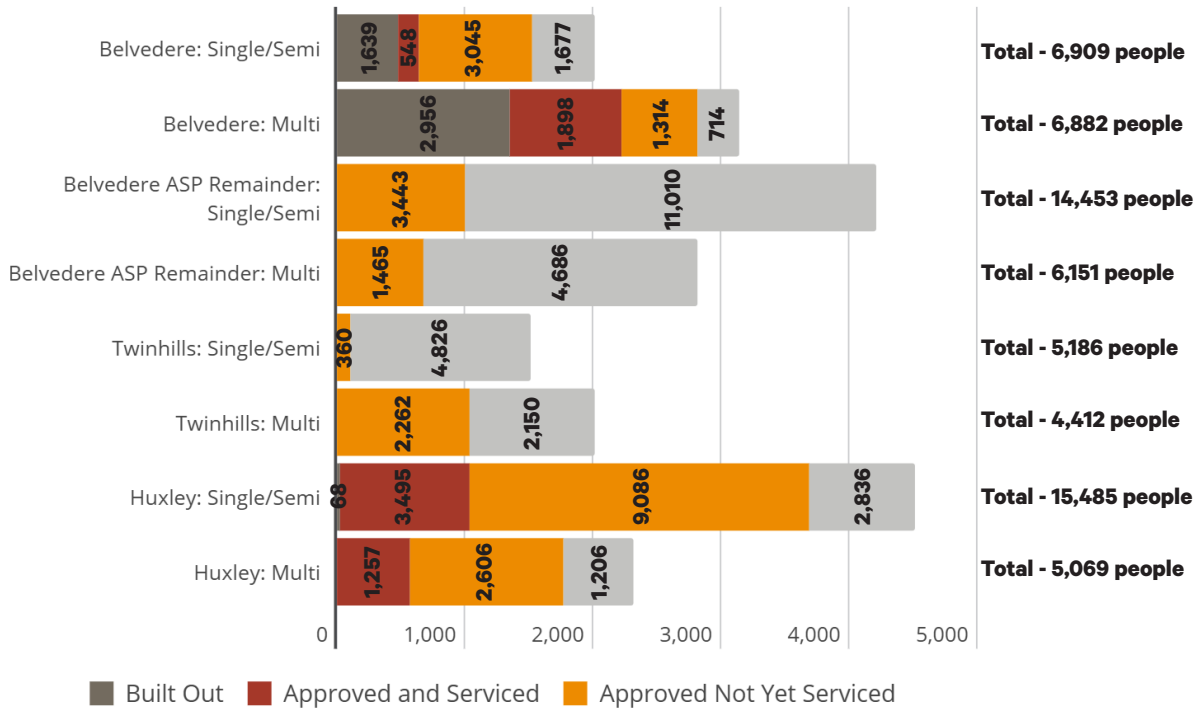
Community Development Map



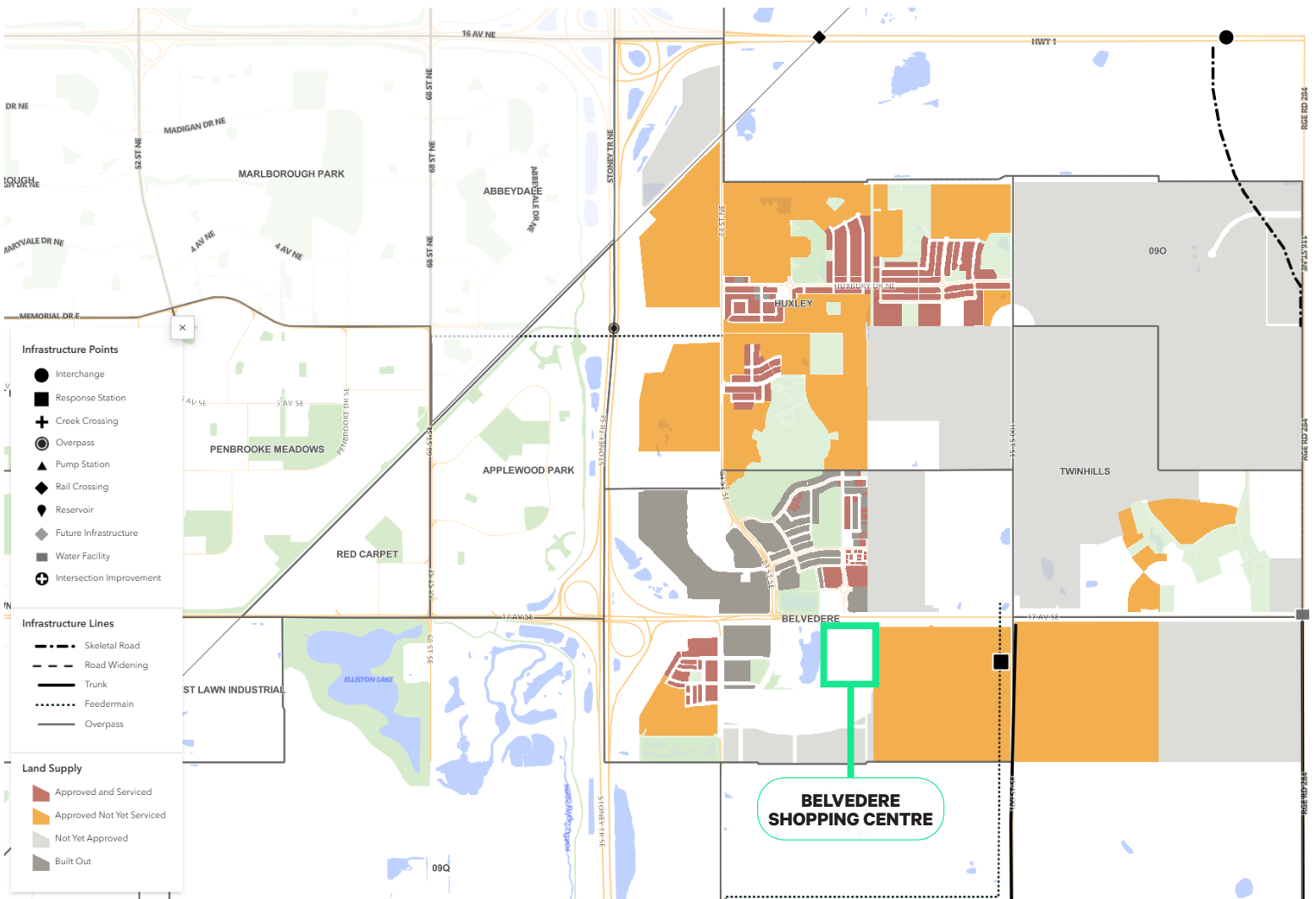
- Subject Lands
- Belvedere ASP Boundary
- Existing Max Purple BRT Line
- Potential future Max Purple BRT Line

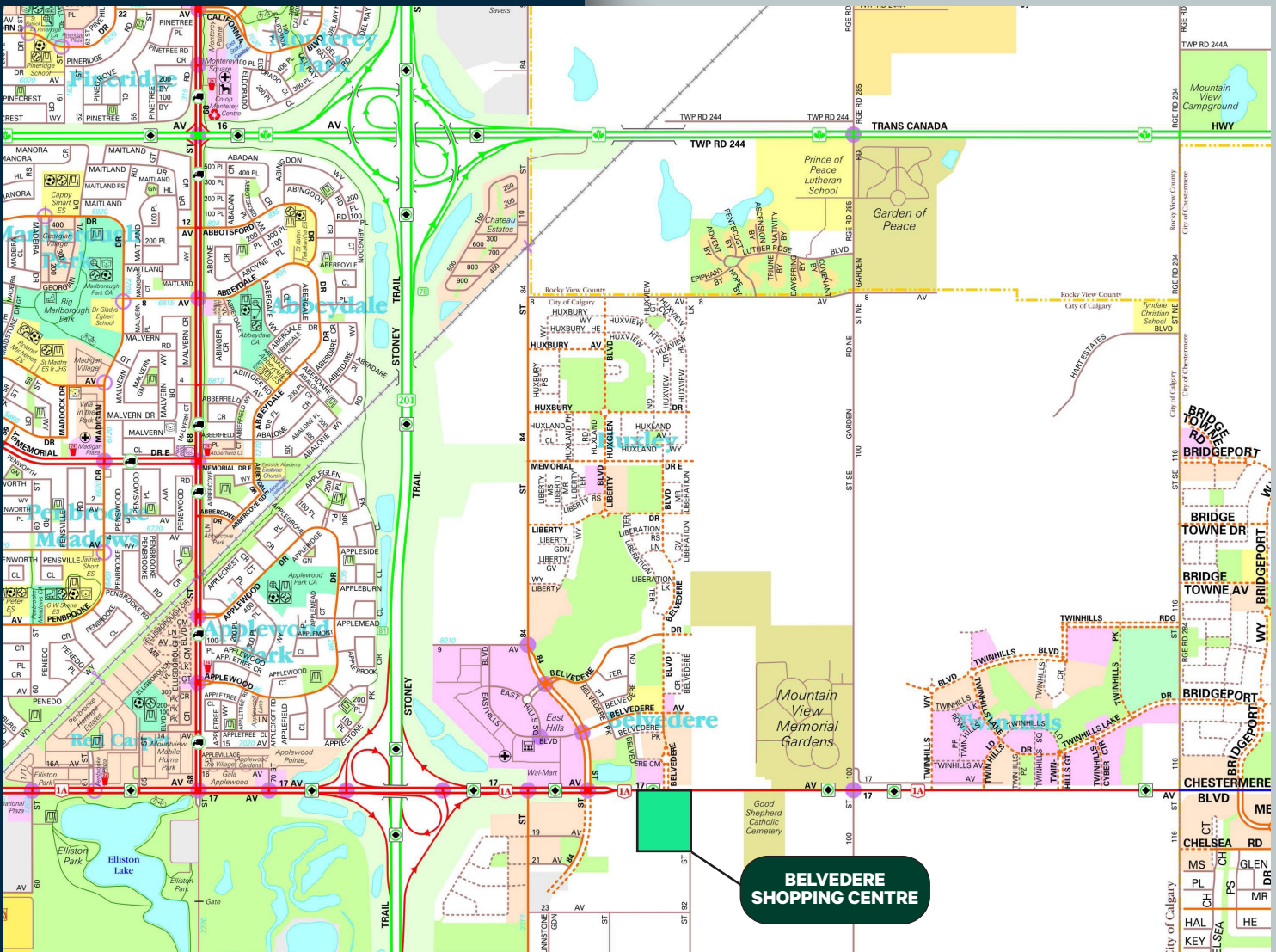
Area Structure Plan

Belvedere Area Structure Plan Community Build-Out Population



East Land Supply by Area Structure Plan 2025-2029





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