

PRIME RETAIL OPPORTUNITY AVAILABLE IN NEW NW DEVELOPMENT



Glacier Ridge Centre

236 Edith Way
Calgary, AB

CBRE

Prime retail opportunity in a new NW Calgary development

- 3.11 acre NW retail development located within one of Calgary's fastest growing sectors
- Quick and easy access from 144 Avenue NW and Shaganappi Trail NW
- Servicing multiple communities including Glacier Ridge, Nolan Hill, Sage Hill and Evanston
- Abundant and easily accessible parking
- Area Structure Plan calls for over 5,000 people in the community on build-out
- 72% of families within 5 KM range have children at home

Space Available

Building 100

C-Store - 4,049 sq. ft.

Unit 102 - 1,135 sq. ft.

Building 200

Unit 201 - 1,996 sq. ft. (C/L)

Unit 203 - 1,207 sq. ft.

Unit 204 - 1,013 sq. ft.

Unit 205 - 1,206 sq. ft.

Unit 207 - 2,494 sq. ft.

Building 400

Unit 401 - 1,785 sq. ft.

Unit 403 - 1,183 sq. ft.

Unit 404 - 1,212 sq. ft.

Unit 405 - 1,206 sq. ft.

Unit 407 - 1,950 sq. ft.

Unit 301 - Daycare

10,499 sq. ft. with playground

BASIC RENT - Market

OP COSTS & TAXES - TBD

SIGNAGE - Fascia & Pylon

POSSESSION - Summer/Fall 2027

TERM - 5 - 10 years

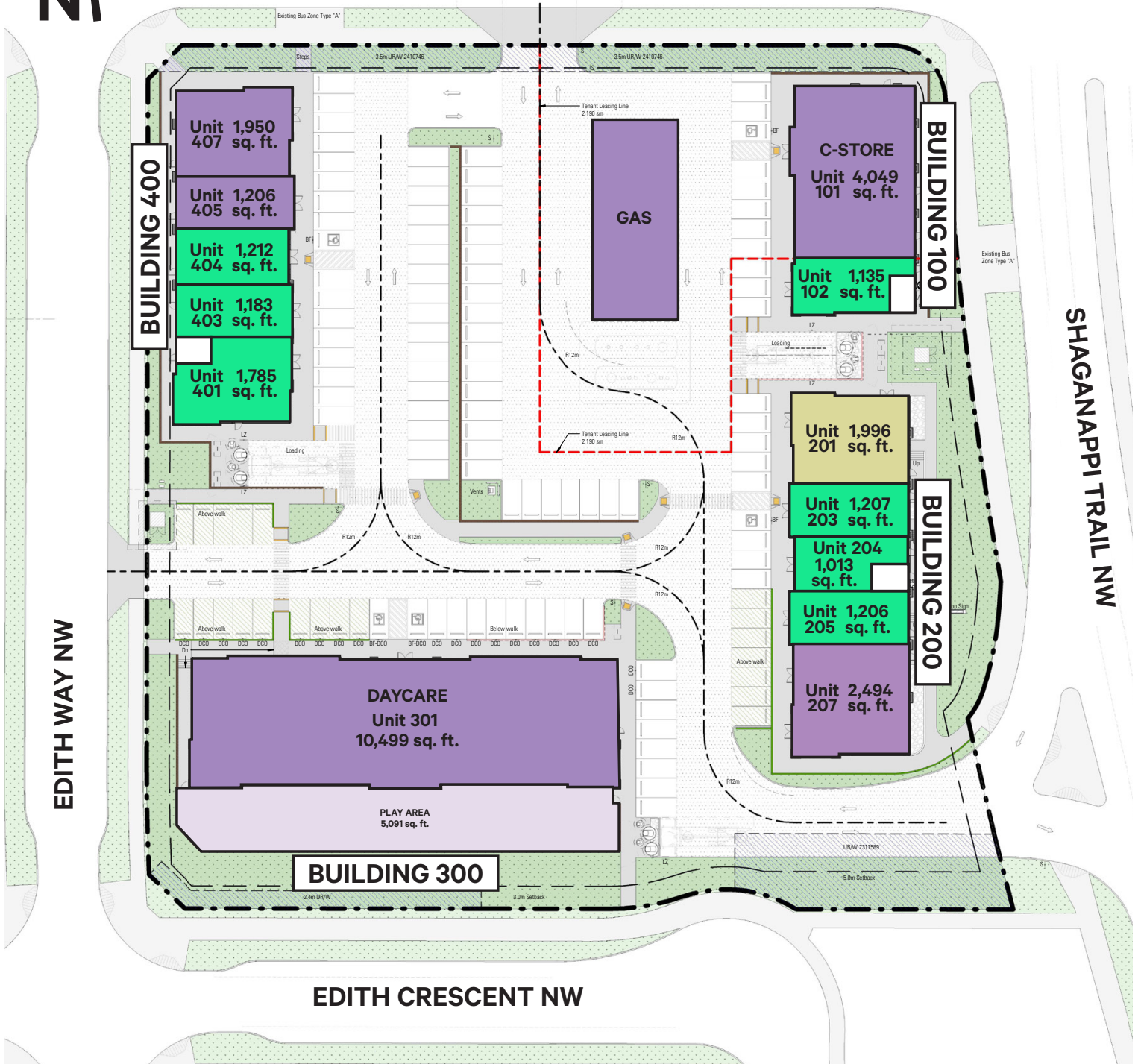
ZONING - C-N2



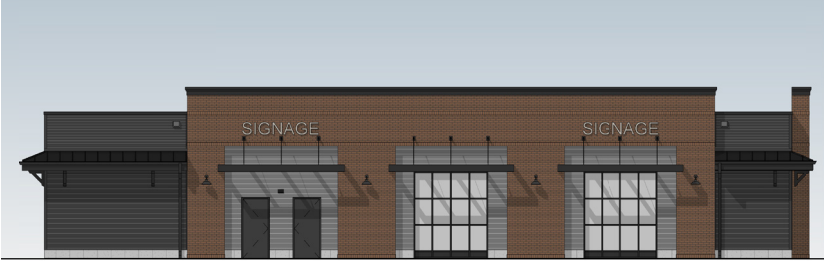
Plan of the Development



TEKARRA DRIVE NW



Elevations



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SW PERSPECTIVE



NE PERSPECTIVE



Demographics



76,849

Population Within 5 KM

54,172

Daytime Population Within 5 KM



\$139,848

Average Household Income Within 3 KM

10,211

Households Within 3 KM

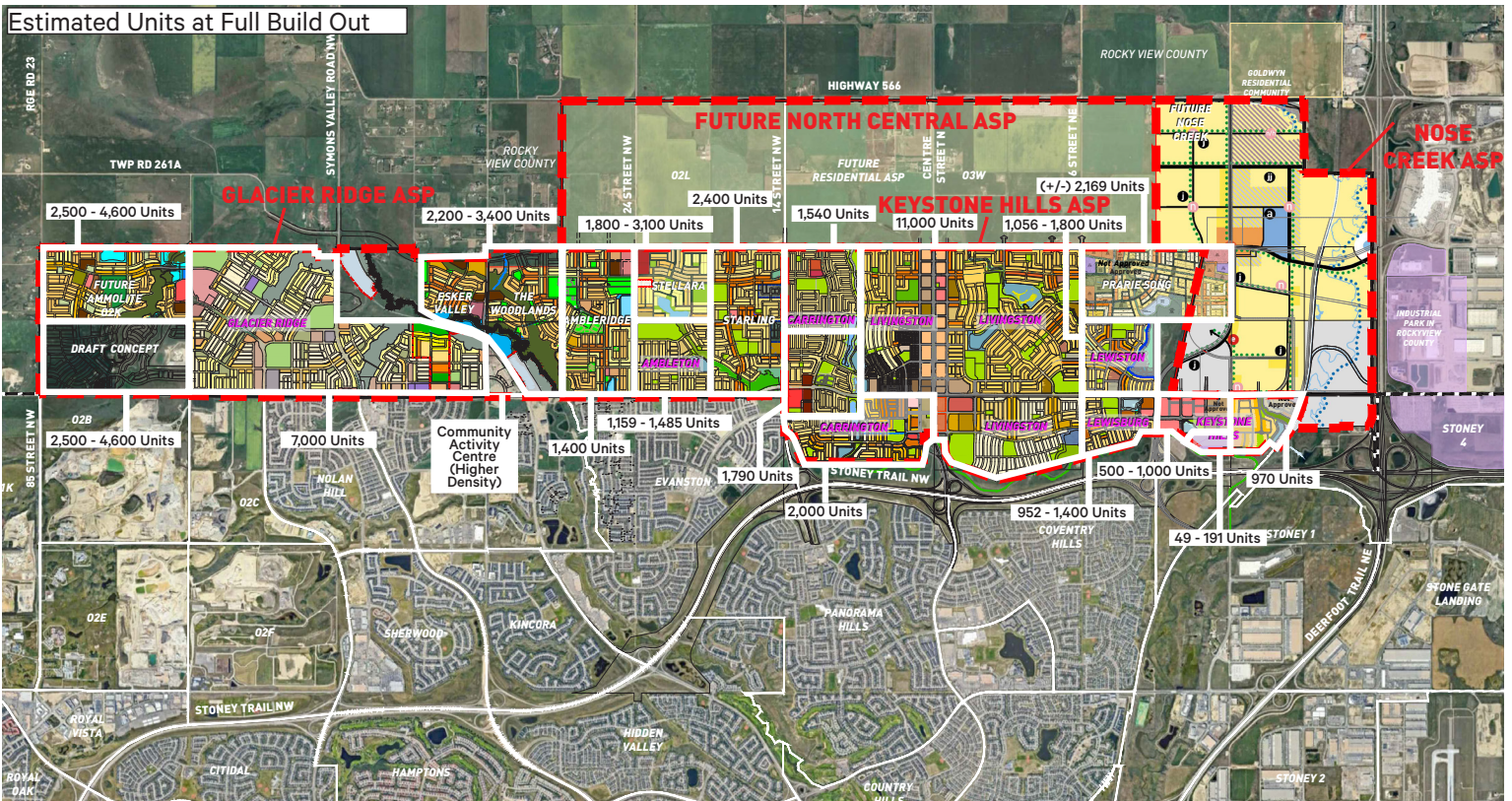


35 Years

Median Age Within 5 KM

Community	Population			Households		
	2025	2030 (Projected)	2035 (Projected)	2025	2030 (Projected)	2035 (Projected)
Glacier Ridge	489	2,574	5,139	329	1,721	3,425
Nolan Hill	11,066	11,571	12,115	3,342	3,451	3,584
Sage Hill	15,786	21,118	24,325	5,478	7,527	8,684
Evanston	24,865	25,390	25,816	6,969	7,051	7,142
Symons Valley (Kincora & Sherwood)	15,699	18,178	20,894	4,846	5,732	6,724
Carrington	5,796	8,550	11,796	1,735	2,538	3,606

NW Area Map



Aerials

LOOKING SW



LOOKING WEST



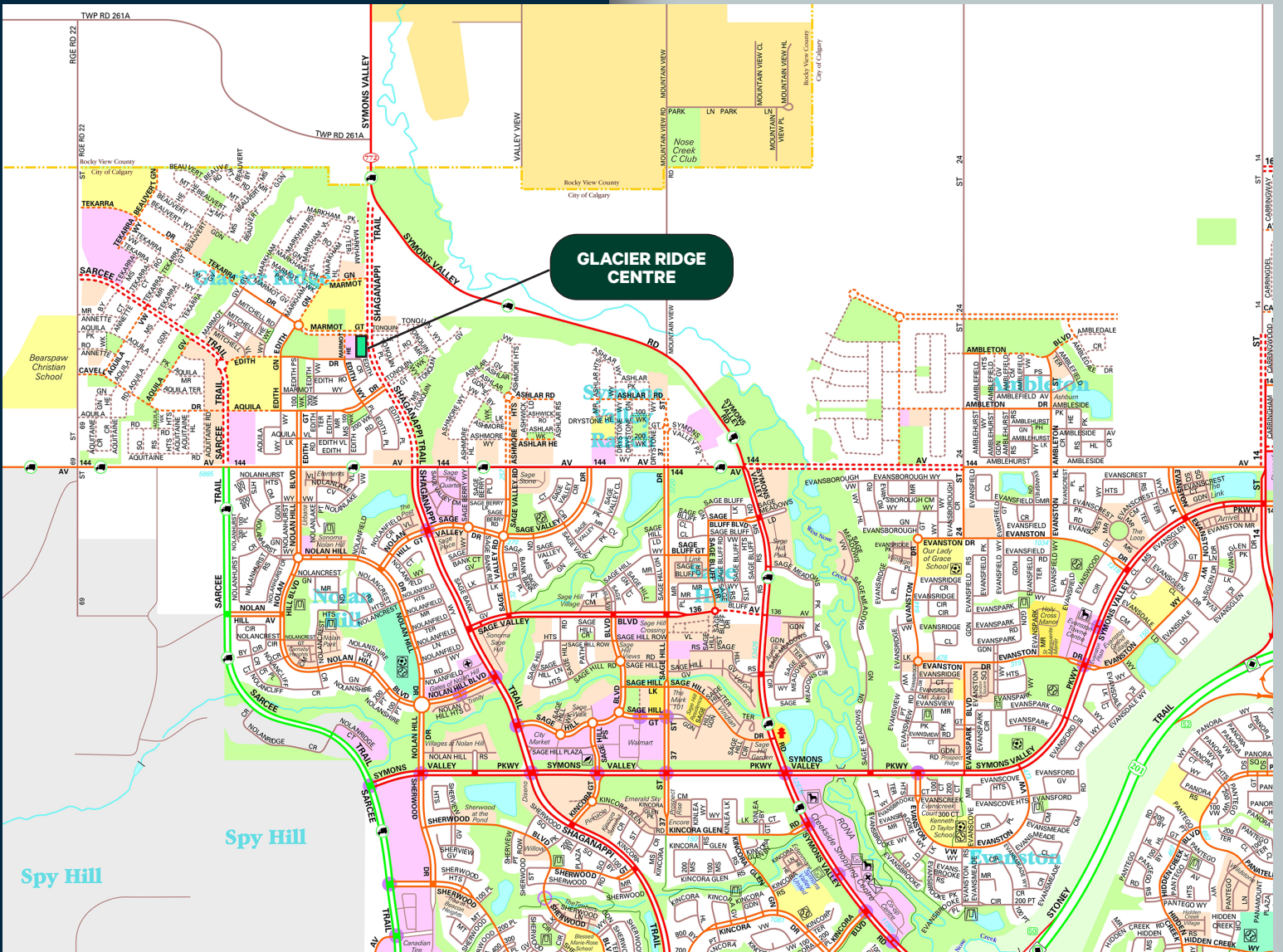
Aerials

LOOKING SOUTH



LOOKING EAST





GLACIER RIDGE CENTRE

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