



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 - TBD

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

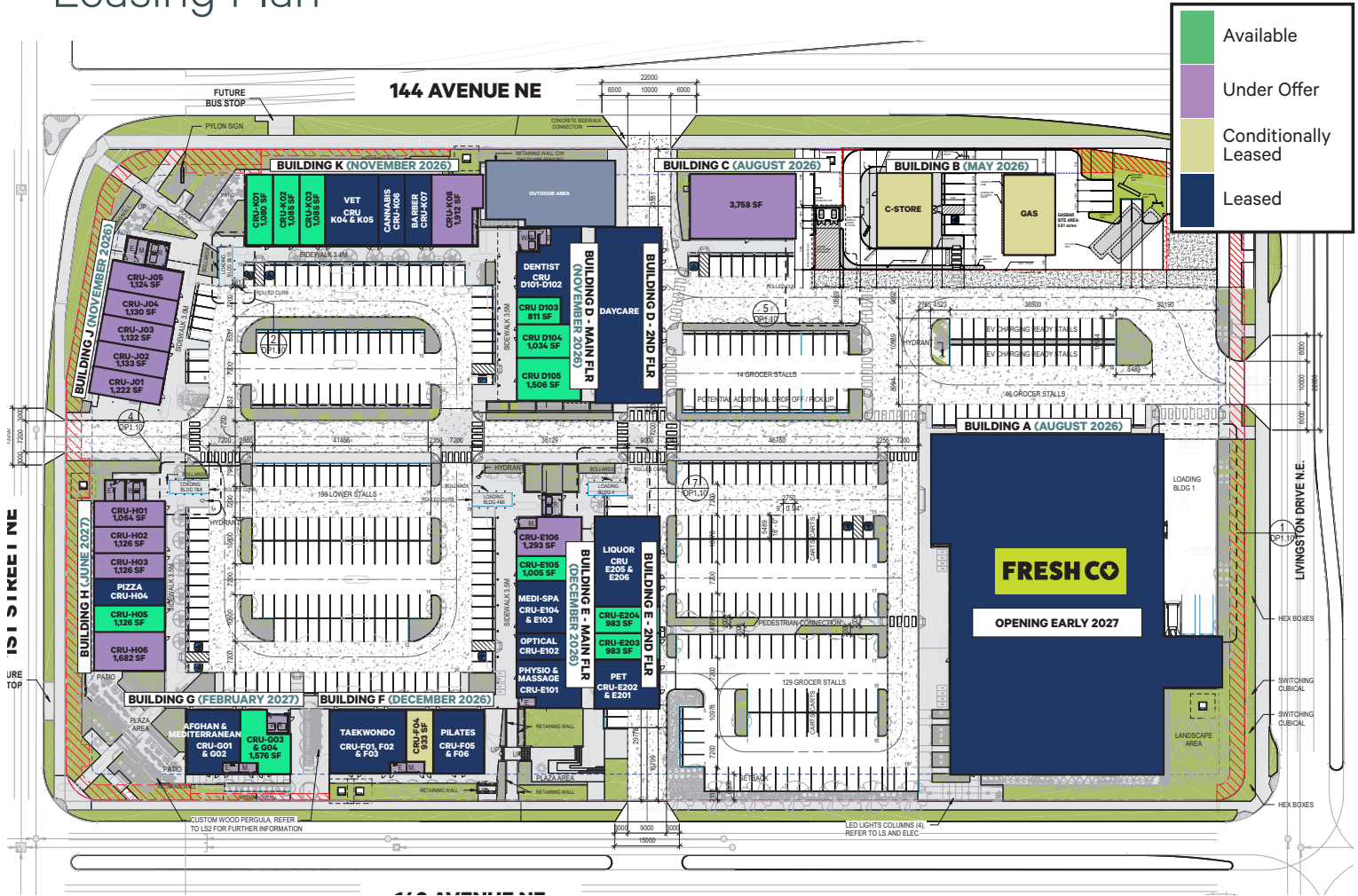
Bldg G - February 2027

Bldg H - June 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. - 1,966 sq. ft.

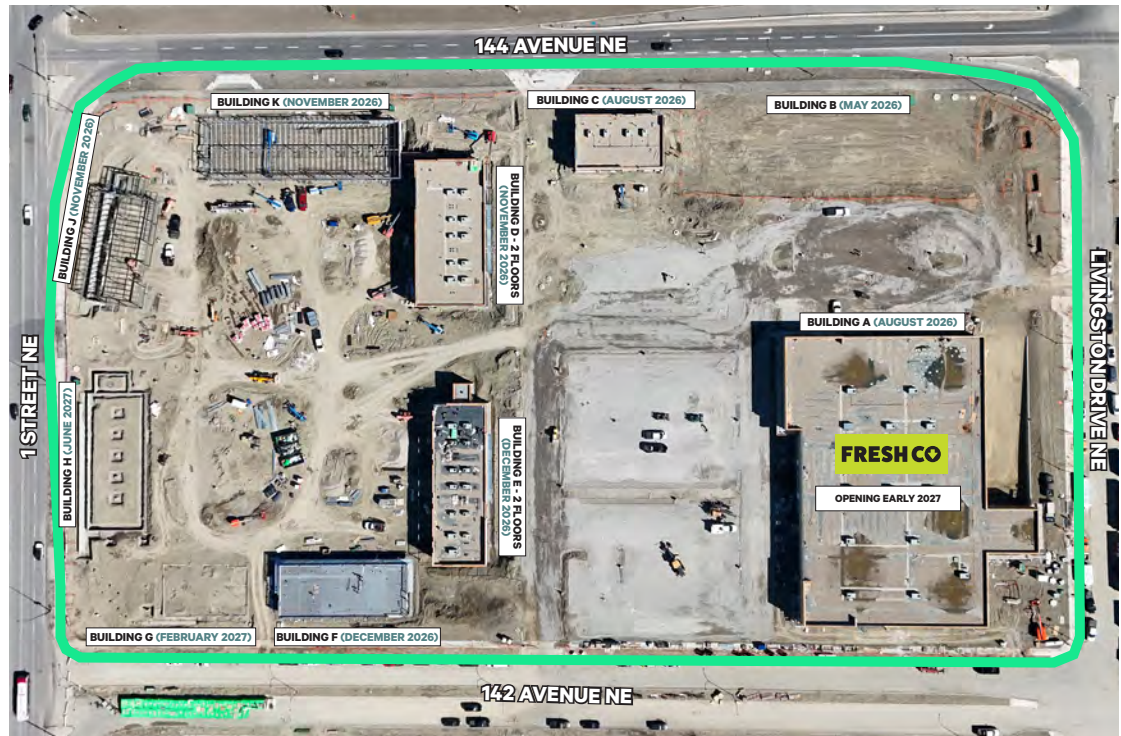
Building F: (December 2026)
933 sq. ft. (C/L)

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

Building H: (June 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



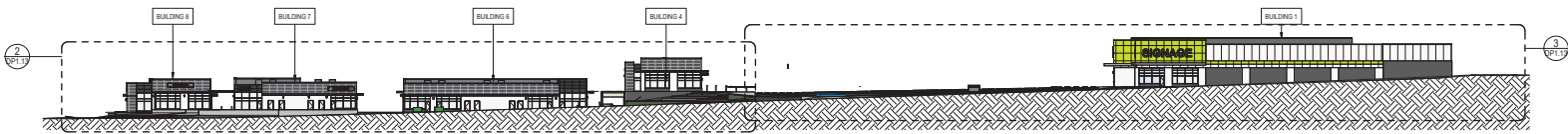
PERSPECTIVE - SOUTHWEST PLAZA



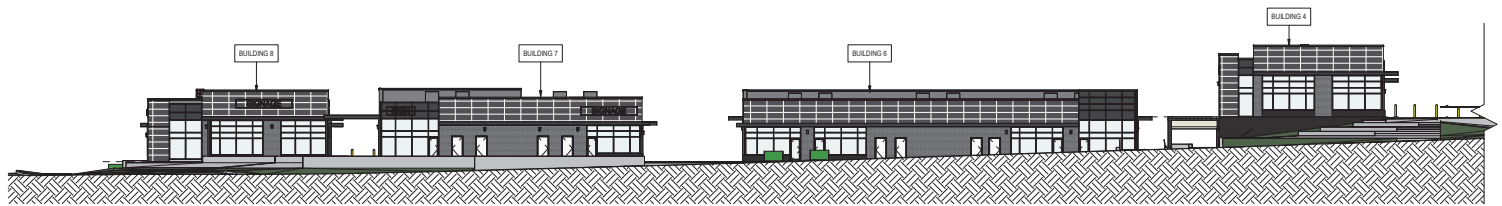
PERSPECTIVE - SOUTH PLAZA



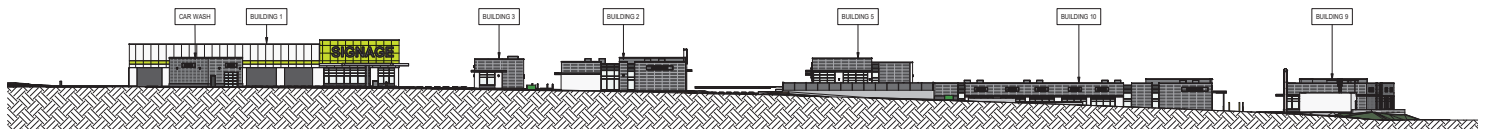
Elevations



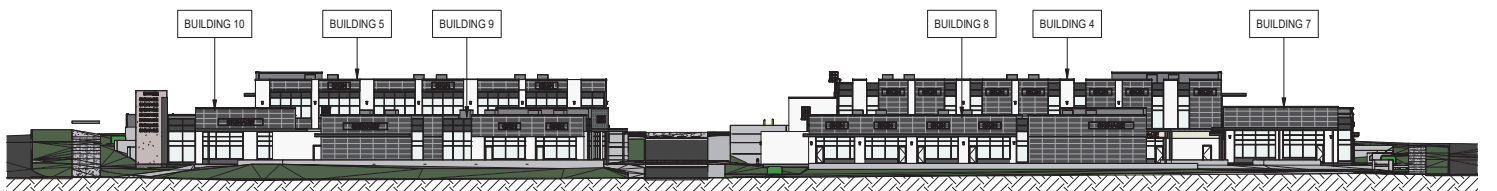
STREETSCAPE - 142 AVE NE



STREETSCAPE - 142 AVE NE - LOWER LEVEL



STREETSCAPE - 144 AVE NE

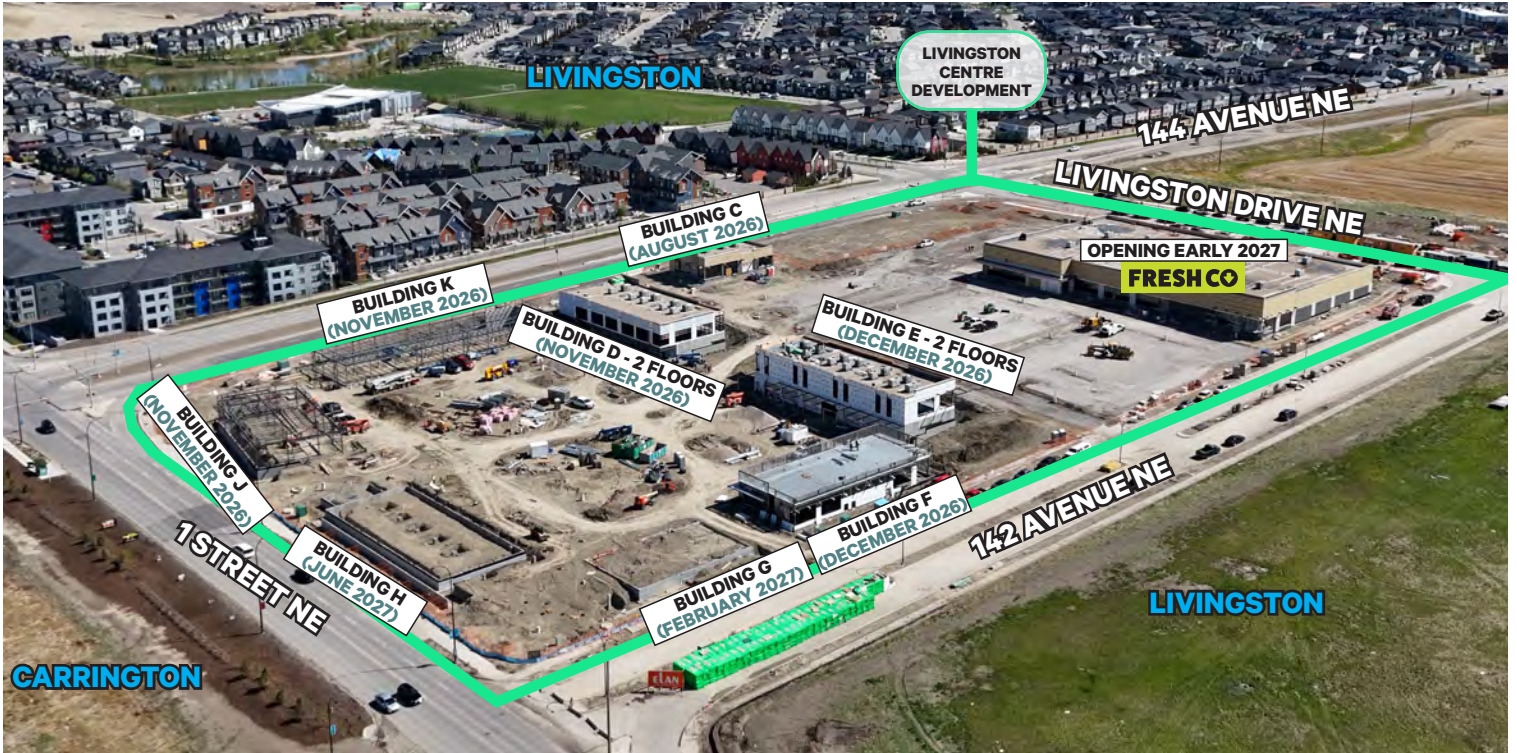


STREETSCAPE - 1ST STREET NE

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



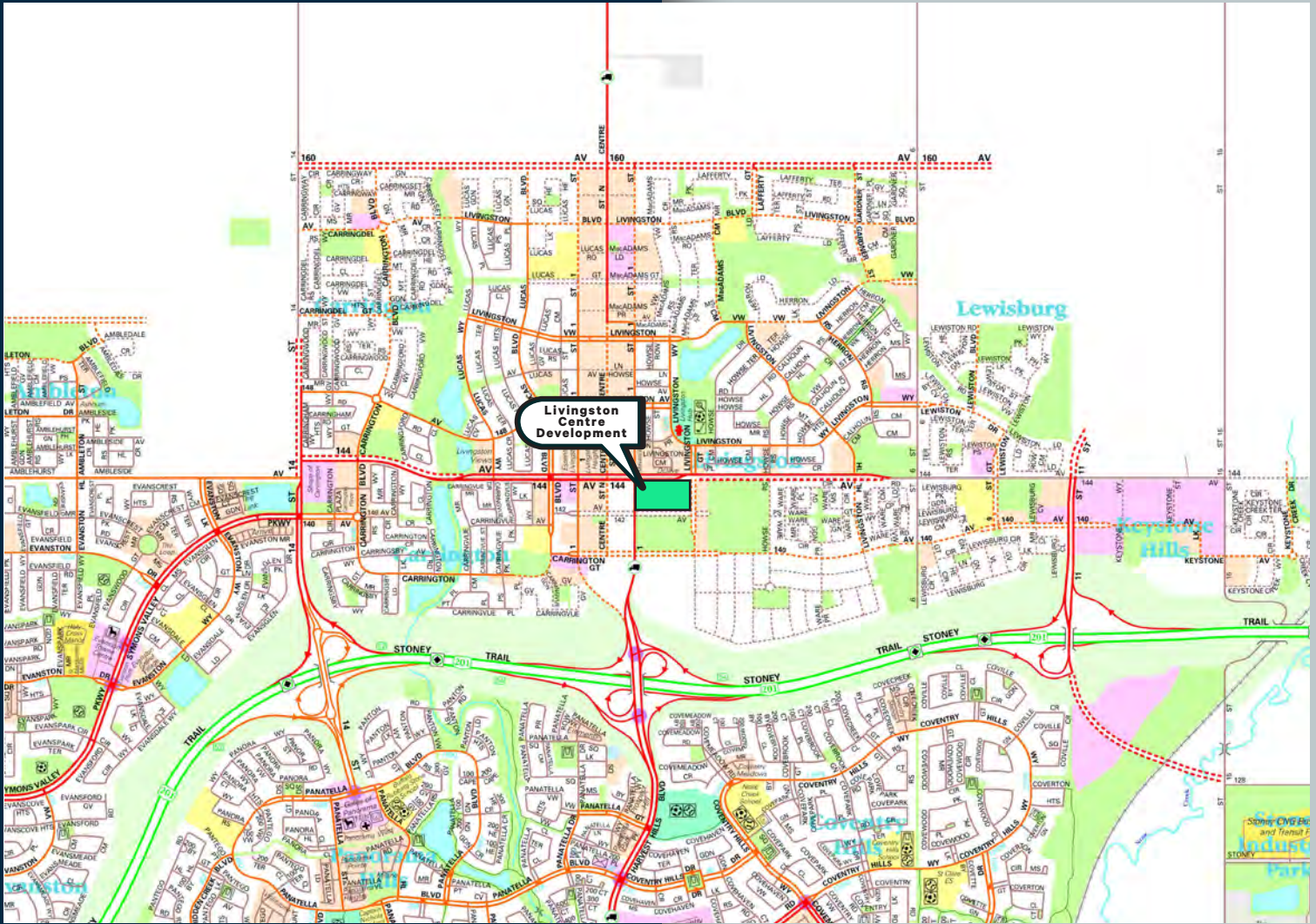
BUILDING J - POSSESSION - NOVEMBER 2026



BUILDING K - POSSESSION - NOVEMBER 2026



Area & Nearby



For More Information Please Contact

Alistair Corbett

Senior Vice President
403.294.5709
alistair.corbett@cbre.com

Cory Miles

Associate Vice President
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

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth. Map© 2024 Sherlock Publishing Ltd.

CBRE

**Brookfield
Residential**