




**open**  
PROPERTY  
GROUP

# THE SHOPS AT BUFFALO RUN

 11501 Buffalo Run Blvd  
Tsuut'ina, Alberta

*Experience the Vision -  
Watch the Site Video Here!*



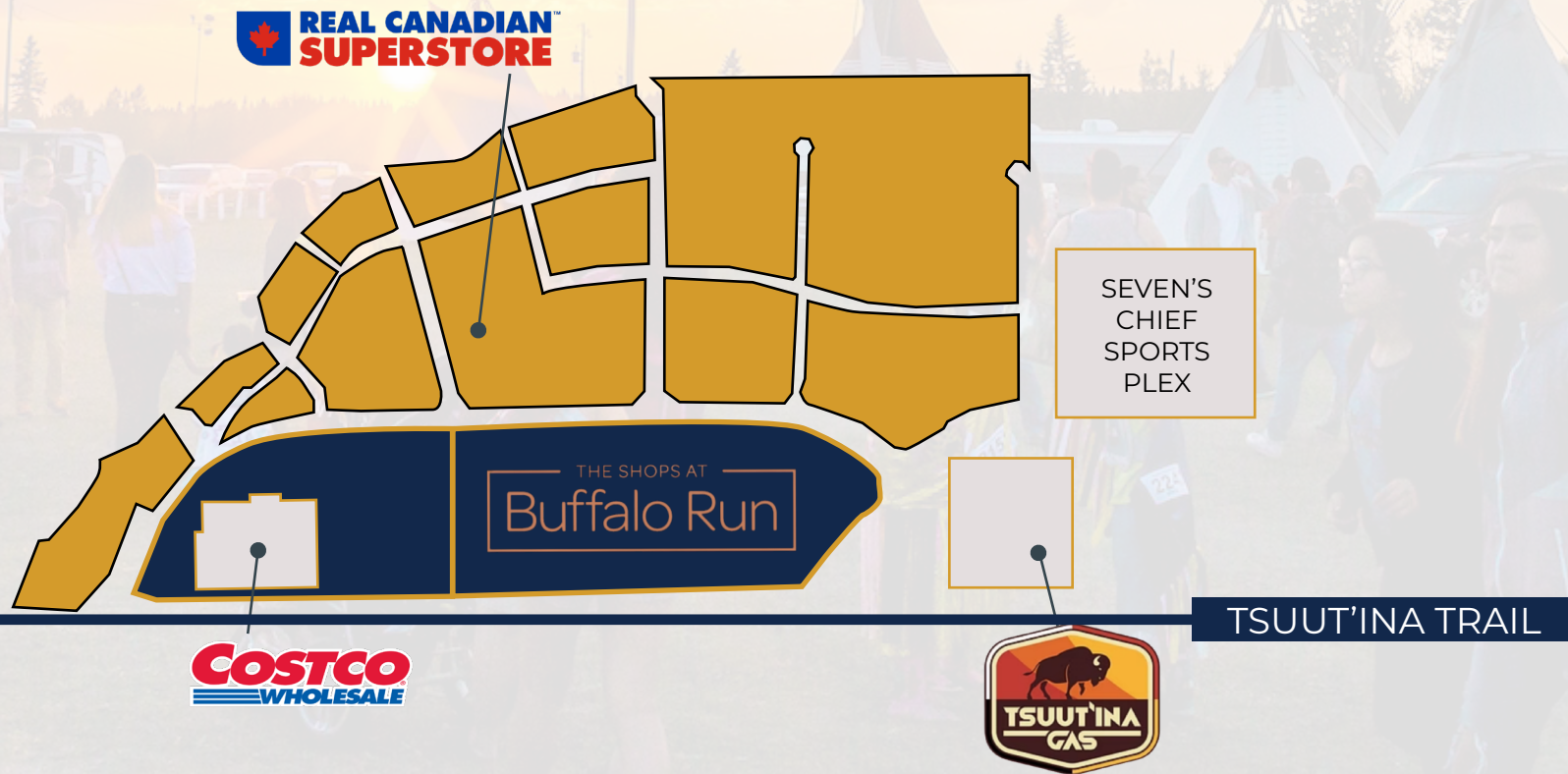
# TAZA DEVELOPMENT

Spanning 1,200 acres, Taza is one of the largest First Nation development projects in North America. With three distinct Villages, its legacy encourages economic prosperity, entrepreneurial spirit and a shared vision for the future. This major regional destination features high-quality shopping, dining, and recreation—all presented in a vibrant location where Tsuut'ina and Calgary intersect.



# WHY THE SHOPS AT BUFFALO RUN?

This thoughtfully designed development celebrates and integrates Tsuut'ina culture, creating a distinctive shopping and dining destination rooted in authenticity and community. Guided by Tsuut'ina cultural advisors and Elders, the project incorporates meaningful architectural elements, Dené language, and public art to honour and preserve local traditions while offering visitors an opportunity to engage with and learn about Tsuut'ina heritage. With a diverse mix of retail, service, and dining offerings, the centre not only enhances the overall visitor experience but also serves as a key economic driver, supporting employment and long-term growth within the Tsuut'ina Nation while acting as a cultural bridge between the community and the broader region.



# THE DETAILS

**Area** 1,319 sf - 3,022 sf

**Rate** Market

**Additional Rent** Retail: \$15.53 (2026)  
Office: \$16.48 (2026)

**Term** 10 Years

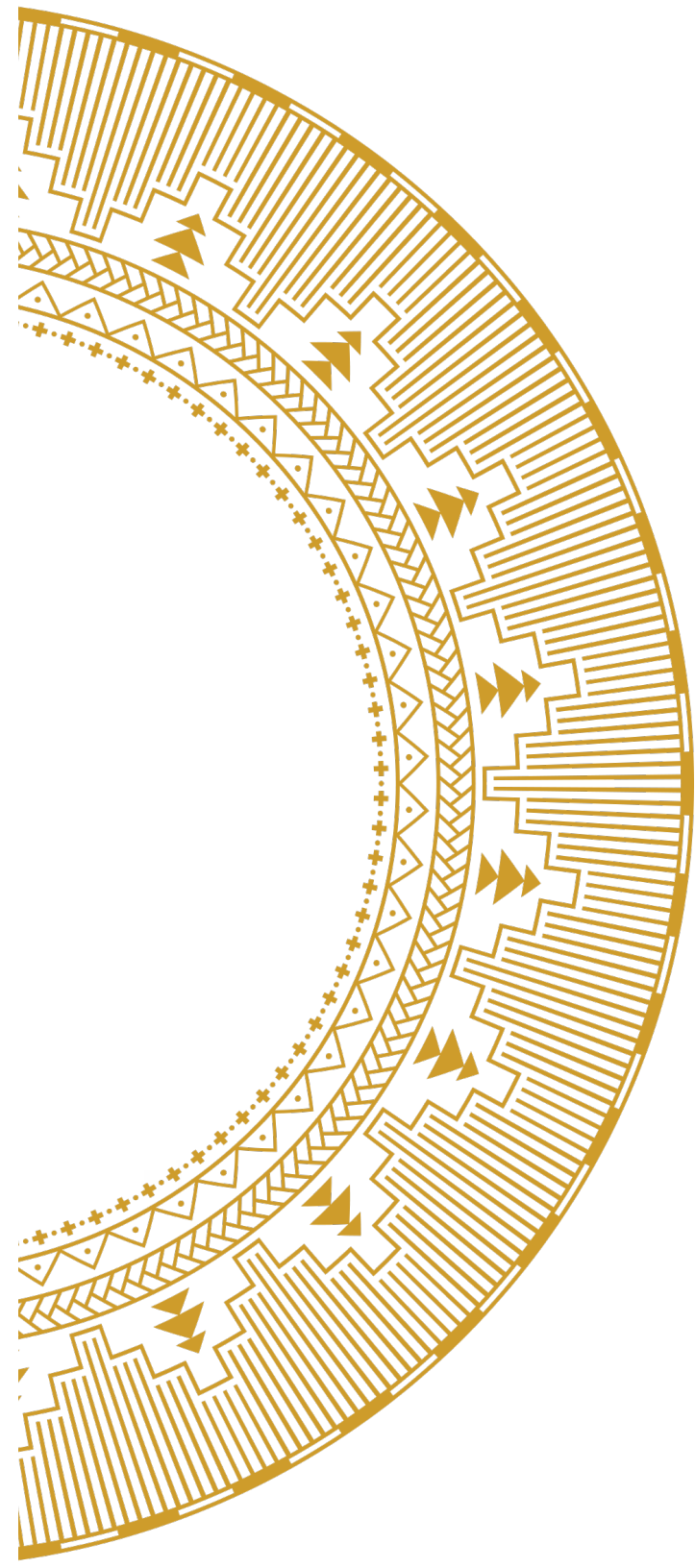
**Parking** Ample Surface

**Availability** Immediate

## SNAPSHOT

- Dominant retail destination featuring a curated mix of leading national brands and strong local operators, including Gold's Gym, Dollarama, Petfinity, Wee Wild Ones, Petzoic Animal Hospital, True Blue Swim School, BMO, TD, Tim Hortons, Servus Credit Union, BarBurrito, and more
- ±278,843 sq. ft. of premium retail space with a diverse mix of shopping, services, and dining
- Strategically positioned along Tsuut'ina Trail on the Southwest Ring Road - one of Calgary's most significant transportation corridors
- Ample on-site parking and convenient site circulation designed for high customer volumes
- Rapidly growing trade area supported by ongoing residential and commercial development in Southwest Calgary
- Vibrant, community-oriented shopping environment designed to encourage longer visits and repeat traffic

TOGETHER WITH TSUUT'INA



# SITE PLAN



 [CLICK HERE TO WATCH THE SITE VIDEO](#)

## JOIN THE MIX!

 Leased    
  Under Offer    
  Available

- 101. Petzoic Vet Hospital
- 103. Petfinity
- 105. Dollarama
- 107. True Blue Swim School
- 109. Buffalo Run Dental
- 113. Available: 2,585 sf
- 115. Aurora Nails
- 117. Available: 1,952 sf
- 121. Available: 1,809 sf
- 123. Buffalo Run Pharmasave
- 125. Children's Dental Health Care
- 131. Golds Gym
- 139. Delicious Jem's Market

- 143. Chopped Leaf
- 145. Taza Barbershop
- 147. Available: 1,319 sf
- 149. Nabi Flowers
- 151. Pur and Simple
- 155. Available: 1,336 sf
- 157. Available: 1,569 sf
- 159. Wee Wild Ones
- 201. Stoney Nakoda
- 203. AIOC
- 207. Leased
- 209. Makwa7
- 211. Fasken Law

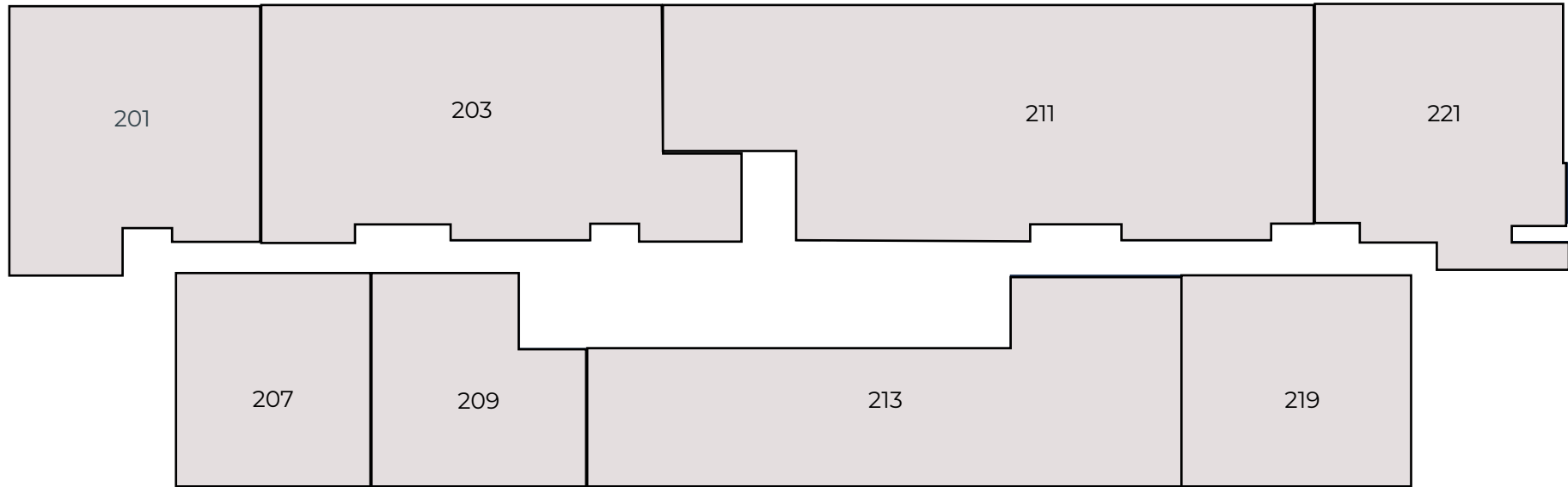
- 213. Aubin Consulting
- 219. Leased
- 221. Springbank Psychology
- 301. Fit Foundation
- 309. Warriors Supplements
- 311. Booster Juice
- 501. TiNi Vietnamese
- 505. Wayback Burger
- 507. My Liquor
- 511. Thai Express
- 513. Under Offer: 2,294 sf
- 517. Available: 2,642 sf
- 601. Papa John's

- 603. Dairy Queen
- 701. TD Canada Trust
- 801. BMO
- 901. Servus Credit Union
- 905. Envi Optical Store
- 907. Telus
- 909. Foggy Gorilla
- 911. Almira's
- 913. Available: 2,030 sf
- 915. Hair Time
- 917. Subway
- 1001. Complete Health Chiro
- 1005. Available: 2,086 sf

- 1009. BarBurrito
- 1011. Canna Cabana
- 1013. KFC
- 1100. Tim Horton's
- 1201. Peace Hills Trust
- 1205. Who's Kitchen
- 1207. Happy Cup Bubble Tea
- 1209. Available: 2,112 sf
- 1301. Mattress Mattress
- 1307. Cupboards Express
- 1311. Pure Passion Dance
- 1401. Lab Rehab & Performance
- 1405. Under Offer: 4,318 sf
- 1500: Leased

# SITE PLAN

## OFFICE SPACE



CLICK HERE TO WATCH THE SITE VIDEO

# JOIN THE MIX!

101. Petzoic Vet Hospital  
103. Petfinity  
105. Dollarama  
107. True Blue Swim School  
109. Buffalo Run Dental  
**113. Available: 2,585 sf**  
115. Aurora Nails  
**117. Available: 1,952 sf**  
**121. Available: 1,809 sf**  
123. Buffalo Run Pharmasave  
125. Children's Dental Health Care  
131. Golds Gym  
139. Delicious Jem's Market

143. Chopped Leaf  
145. Taza Barbershop  
**147. Available: 1,319 sf**  
149. Nabi Flowers  
151. Pur and Simple  
**155. Available: 1,336 sf**  
**157. Available: 1,569 sf**  
159. Wee Wild Ones  
201. Stoney Nakoda  
203. AIOC  
207. Leased  
209. Makwa7  
211. Fasken Law

213. Aubin Consulting  
219. Leased  
221. Springbank Psychology  
301. Fit Foundation  
309. Warriors Supplements  
311. Booster Juice  
501. TiNi Vietnamese  
505. Wayback Burger  
507. My Liquor  
511. Thai Express  
**513. Under Offer: 2,294 sf**  
**517. Available: 2,642 sf**  
601. Papa John's

603. Dairy Queen  
701. TD Canada Trust  
801. BMO  
901. Servus Credit Union  
905. Envi Optical Store  
907. Telus  
909. Foggy Gorilla  
911. Almira's  
**913. Available: 2,030 sf**  
915. Hair Time  
917. Subway  
1001. Complete Health Chiro  
**1005. Available: 2,086 sf**

1009. BarBurrito  
1011. Canna Cabana  
1013. KFC  
1100. Tim Horton's  
1201. Peace Hills Trust  
1205. Who's Kitchen  
1207. Happy Cup Bubble Tea  
**1209. Available: 2,112 sf**  
1301. Mattress Mattress  
1307. Cupboards Express  
1311. Pure Passion Dance  
1401. Lab Rehab & Performance  
**1405. Under Offer: 4,318 sf**  
1500: Leased



Leased



Under Offer



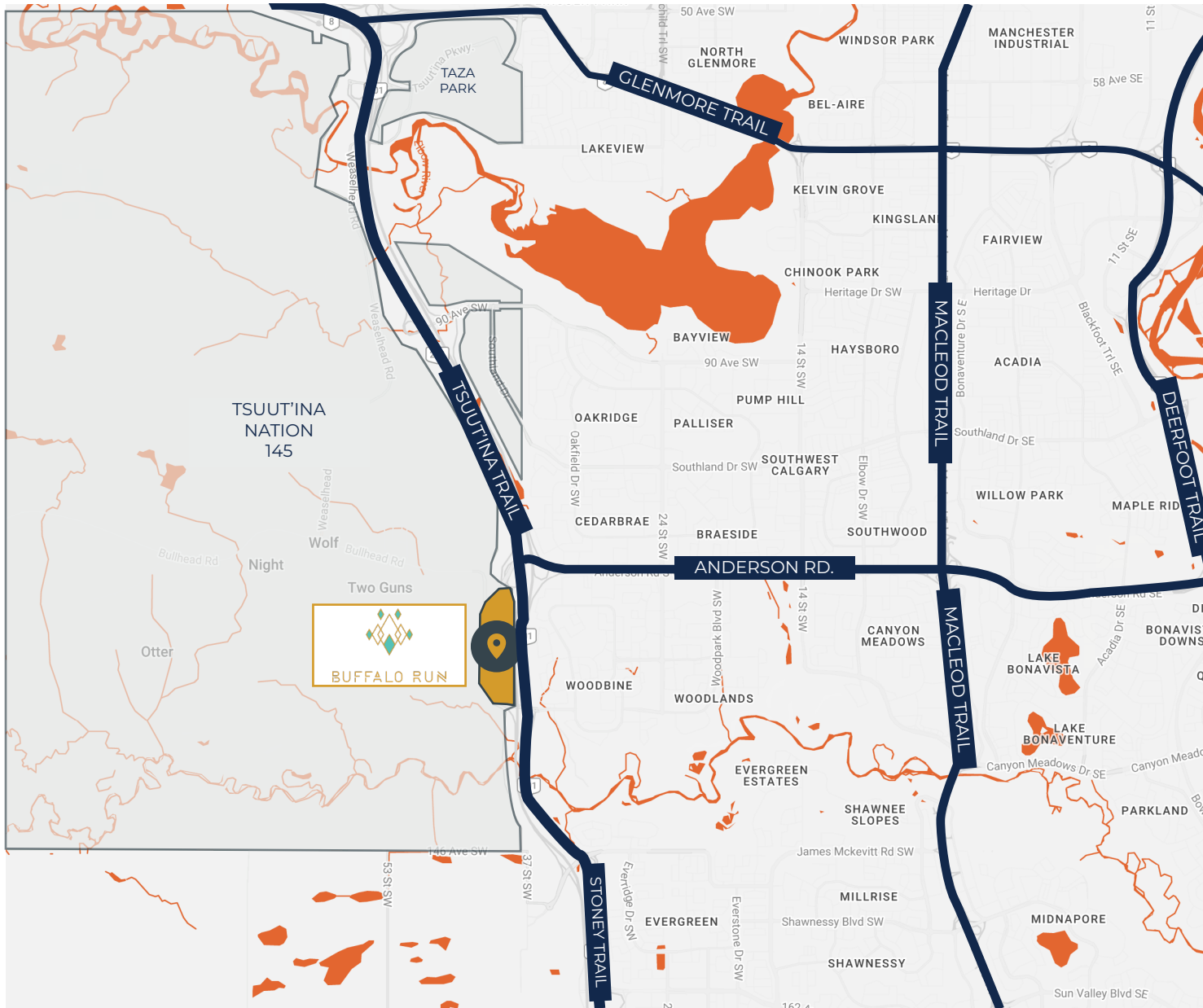
Available

# VISUALS





# PERKS



# LOCAL MARKET

Within 5KM

90,000  
Population



43  
Avg. Age



\$69,568  
Avg. Household \$



80,000  
VPD (Tsuut'ina Trail)





**open**  
PROPERTY  
GROUP

# BUILT TO KEEP RETAIL OPEN AND EVOLVING.

**HANI ABDELKADER**

President

403.807.9067

[hakader@openpg.ca](mailto:hakader@openpg.ca)

**MORENA IANNIELLO**

Vice President

403.797.0878

[mianniello@openpg.ca](mailto:mianniello@openpg.ca)

**JACOB ROBINSON**

Senior Associate

403.805.9093

[jrobinson@openpg.ca](mailto:jrobinson@openpg.ca)

**EMMA MACISAAC**

Associate, Lead Account Manager

403.463.3581

[emacisaac@openpg.ca](mailto:emacisaac@openpg.ca)

[taza.ca](http://taza.ca)

[openpropertygroup.ca](http://openpropertygroup.ca)

#601, 1000 Centre St. N

Calgary, Alberta

T2E 7W6

CANADA

© 2026. Open Property Group Inc. The information contained herein was obtained from sources considered reliable and, while believed to be accurate, has not been independently verified. Open Property Group Inc. makes no representation or warranty as to the accuracy or completeness of the information and accepts no responsibility or liability for any errors or omissions.