

THE DISTRICT AT NORTH DEERFOOT

11135 - 14th Street NE Calgary, AB

RETAIL FOR LEASE

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UNIT 110 - 2,822 SF



UNIT 207 - 807 SF



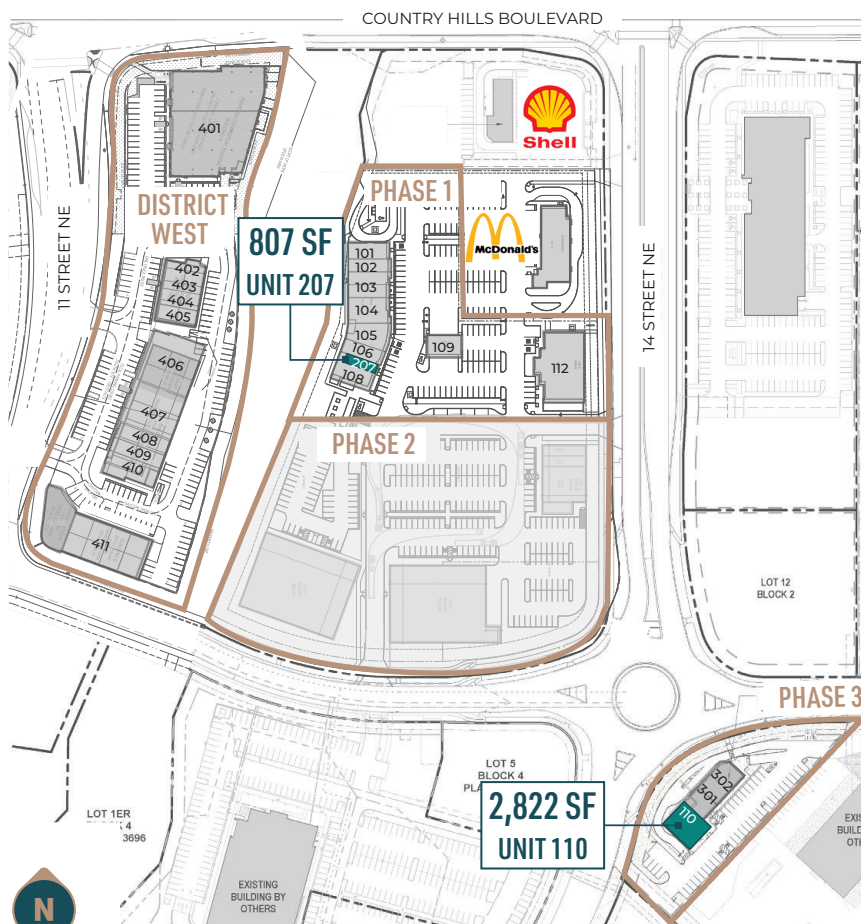
- **Two fully fixtured retail spaces - drive-through QSR & retail**
- Turnkey opportunity for drive through quick service restaurant (2,822 SF) and small format space for retail, personal service or professional uses (805 SF)
- Take advantage of fixtures in place in this high traffic site with exposure to commuters along Country Hills Boulevard & Deerfoot Trail N
- Development anchored by Shell, VCA, McDonalds and Starbucks

PROPERTY FEATURES

Vacancy	Phase 1 – Unit 207 – 807 SF Phase 3 – Unit 110 – 2,822 SF	Zoning	C-COR3 C-COR3f0.23h8.5 Commercial - Corridor 3
Available	Unit 207 – 6/1/2026 Unit 110 – 7/1/2026	Add. Rent (2026)	Unit 207 – \$19.52/SF (Op Cost: \$8.61 + Tax: \$10.61) Unit 110 – \$15.85/SF (Op Cost: \$6.38 + Tax: \$9.47)
Municipal	11135 14 St NE #207, Calgary, AB T3K 0Z7 11064 14 St NE #110, Calgary, AB T3K 0Z8	Utilities	Separately metered
Basic Rent	Market	Parking	Ample surface stalls available



SITE PLAN



TENANTS

101	Starbucks Coffee
102	Subway
103	Crescent Liquor
104	Pho Hoan Pasteur
105	Taj Kabob
106	Kelly's Nails & Spa
207	807 SF Available
108	Dairy Queen
109	Jiffy Lube + Tires
112	Kinjo Sushi & Grill District
401	VCA Animal Hospital
402	Yvonne's Delightful Cakes
403	Jerrys Smoke & Vape
404	Canna Cabana
405	The Clean Pantry
406	Anytime Fitness
407	Casa Catrina
408	Mater's Pizza
409	Benjamin Moore
410	Om India Food Centre
411	Little Angels Daycare
110	2,822 SF Available
301	Rise N' Shine Breakfast
302	District Family Dental

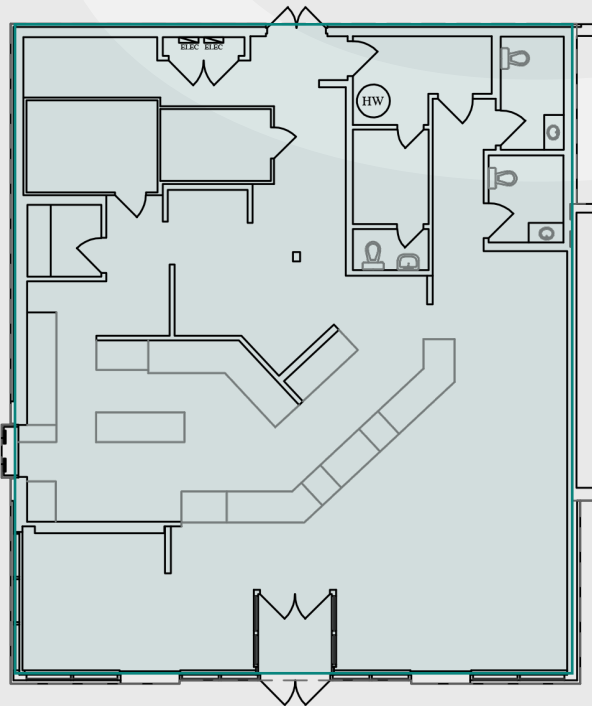
THE OPPORTUNITY

VISIBILITY TO ALL
TURNS INTERSECTION
FROM COUNTRY HILLS
BOULEVARD, SERVICING
EXISTING COMMUNITIES
INCLUDING COVENTRY
HILLS, HARVEST HILLS,
COUNTRY HILLS VILLAGE
AND PANORAMA HILLS

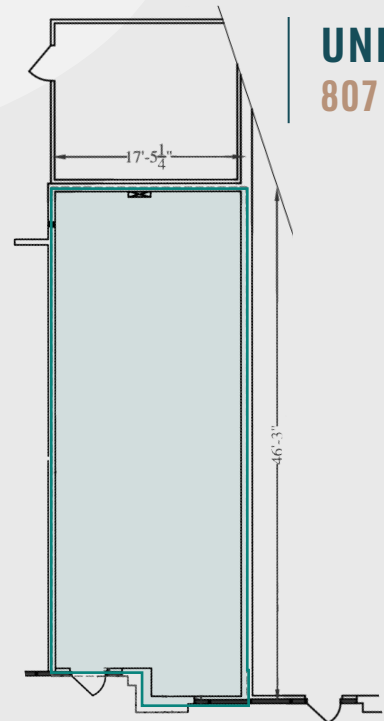
Extremely rare opportunity to occupy a fixtured, drive-thru QSR in North Calgary, as well as a fixtured small bay retail in adjacent phase. The District is a well located convenience, shopping and services destination servicing commuters into and out of the mature communities along Country Hills Boulevard in north Calgary.

Anchored by numerous national, regional and local tenants, the District offers fantastic access and exposure to commuters, daytime population in the area and light industrial traffic east of Deerfoot Trail. Capitalize on neighborhood commuters retail shopping habits with this “last out, first in” destination.

FLOOR PLANS



UNIT 110
2,822 SF



UNIT 207
807 SF



EASY ACCESS TO
DEERFOOT TRAIL

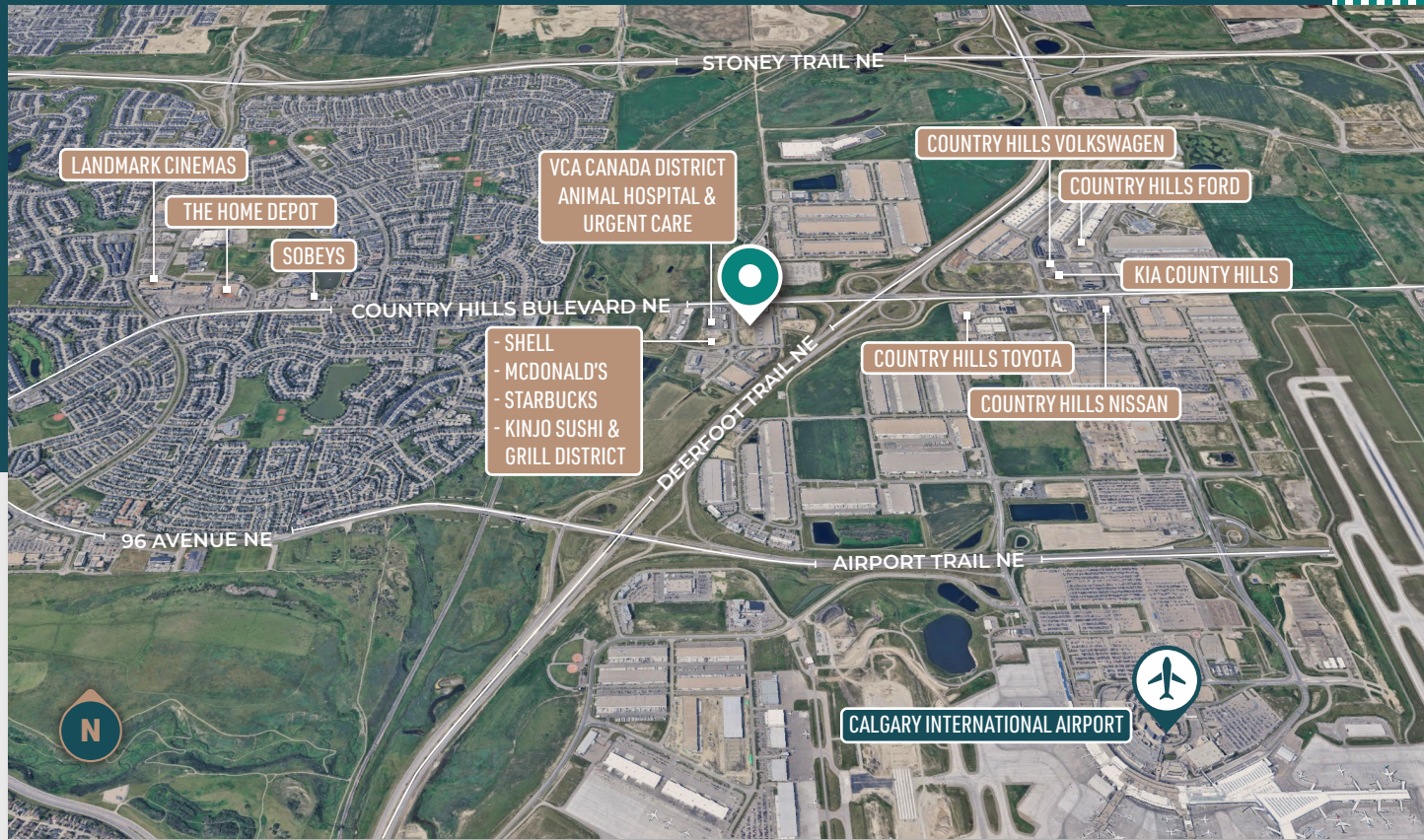


FIXTURED RETAIL AND
RESTAURANT OPPORTUNITIES



AMPLE SURFACE
PARKING

LOCATION OVERVIEW



87,000 VPD ON DEERFOOT TRAIL N

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AREA DEMOGRAPHICS

5 KM RADIUS

114,037

DAYTIME POPULATION

120,250 residents

24.8% growth (2020-2025)

18.0% projected growth (2025-2030)

39.8%

20-44 YEARS

25.4% – 0-19 years

23.3% – 45-64 years

12.0% – 65+ years

\$126,314

AVERAGE HOUSEHOLD INCOME

37,765 – total households

25.7% earn \$60 - \$100,000

50.2% earn \$100,000+

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