

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

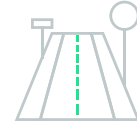
23,587

Households
Within 5 KM



39 Years

Median Age Within 5 KM



116,039

VPD along Stoney Trail

25,144

VPD along 17th Avenue SE

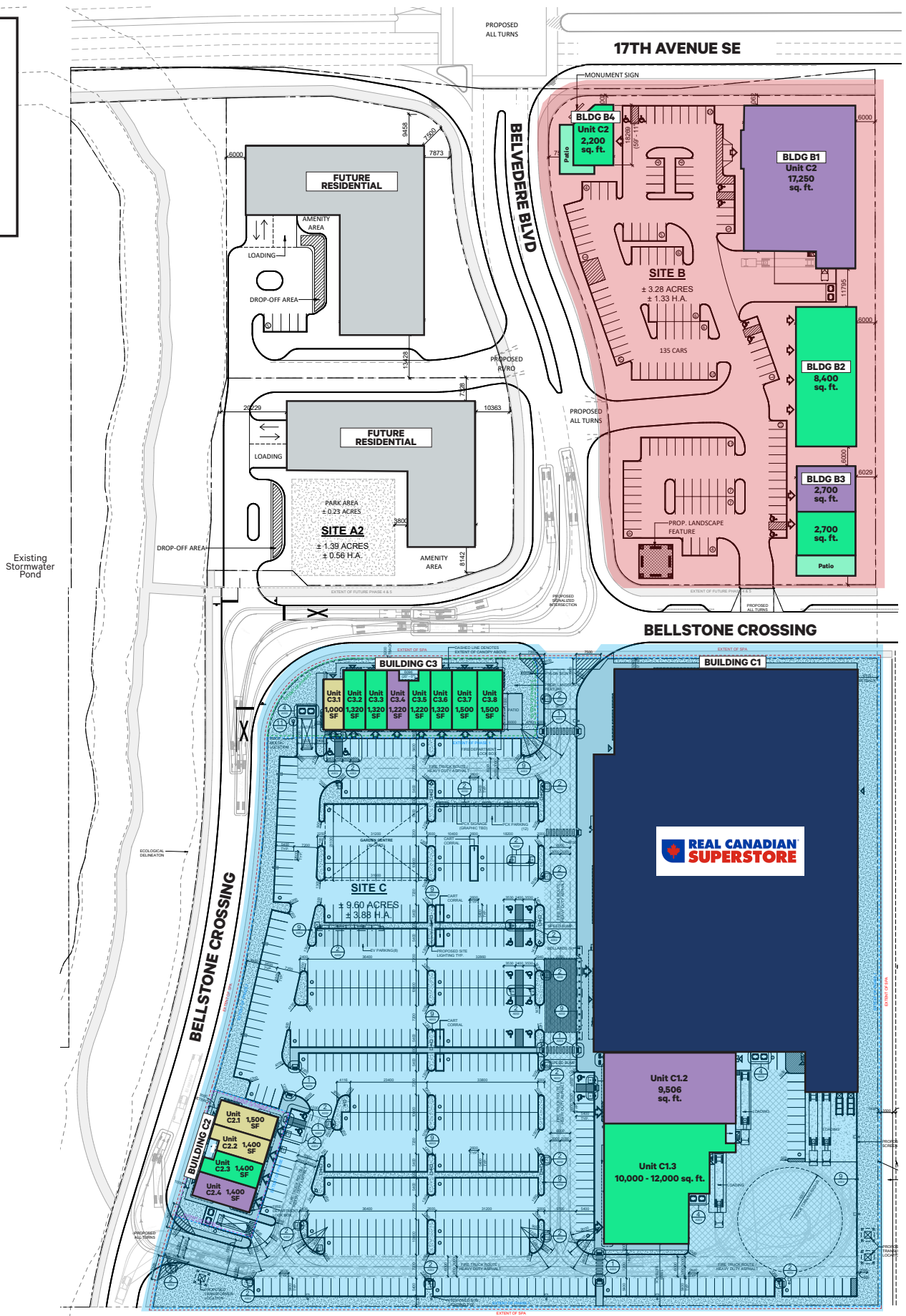
Prime leasing opportunity in a new Grocery Anchored Calgary development

- 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, Penbrook 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.



Plan of the Development

	Available
	Under Offer
	Conditionally Leased
	Leased
	Future Residential

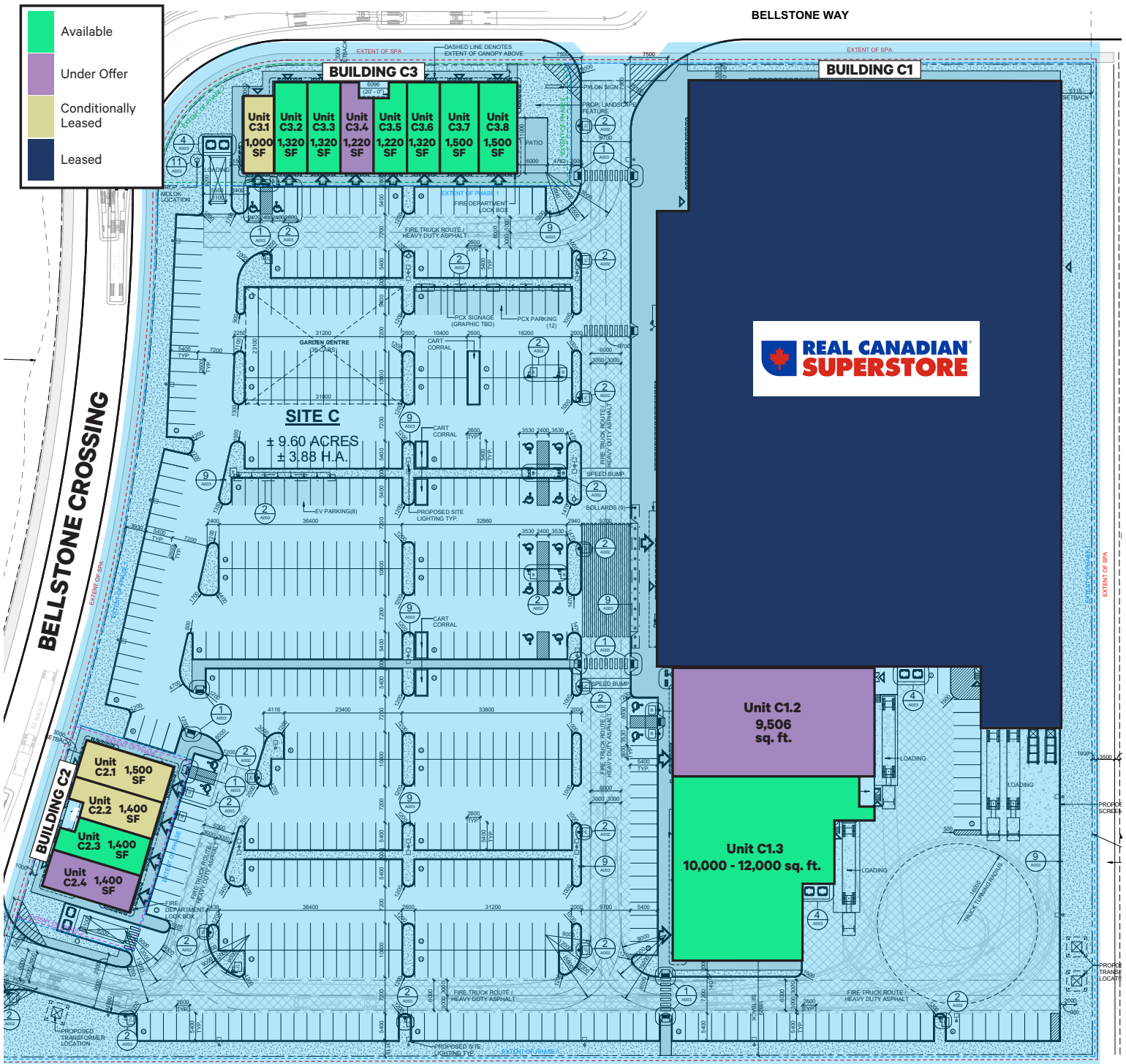


Phase 1
Possession Summer 2027

Phase 2
Possession Fall 2027



Phase 1 - Leasing Plan



Space Available

- Building C1.2 - 9,506 sq. ft.
- Building C1.3 - 10,000 - 12,000 sq. ft.
- Building C2 - 1,400 - 2,800 sq. ft.
- Building C3 - 1,000 - 9,400 sq. ft.

Basic Rent - Market

Op Costs & Taxes - \$20.67 + includes mgmt fee

Signage - Pylon & Fascia

Possession - Estimated to be Summer 2027

Term - 10 years

Phase 1 - Renderings

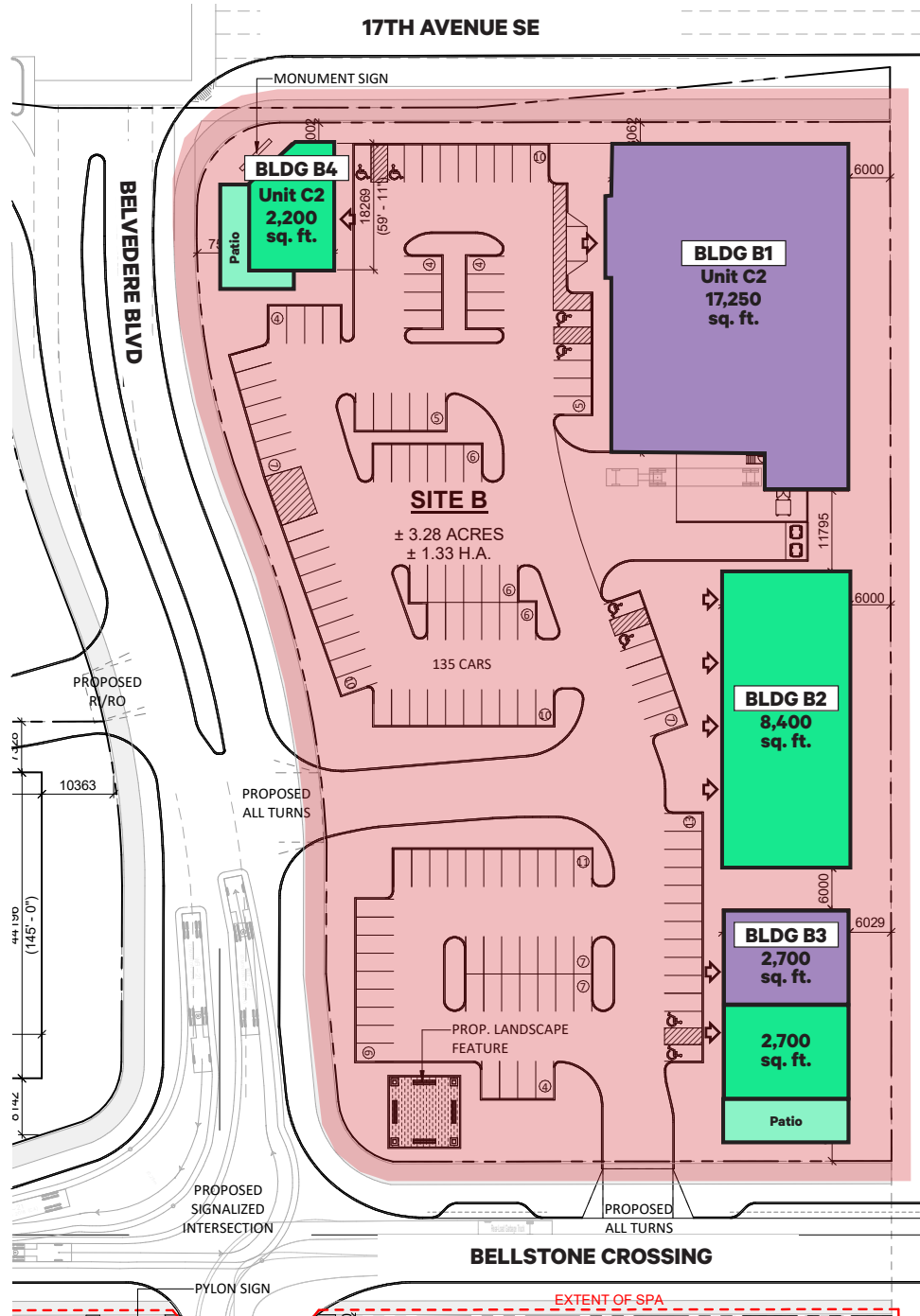
Looking NE



Looking SE



Phase 2 - Leasing Plan



Space Available

Building B1 - 17,250 sq. ft.

Building B2 - 8,400 sq. ft.

Building B3 - 2,700 - 5,400 sq. ft.

Building B4 - 2,200 sq. ft.

Basic Rent - Market

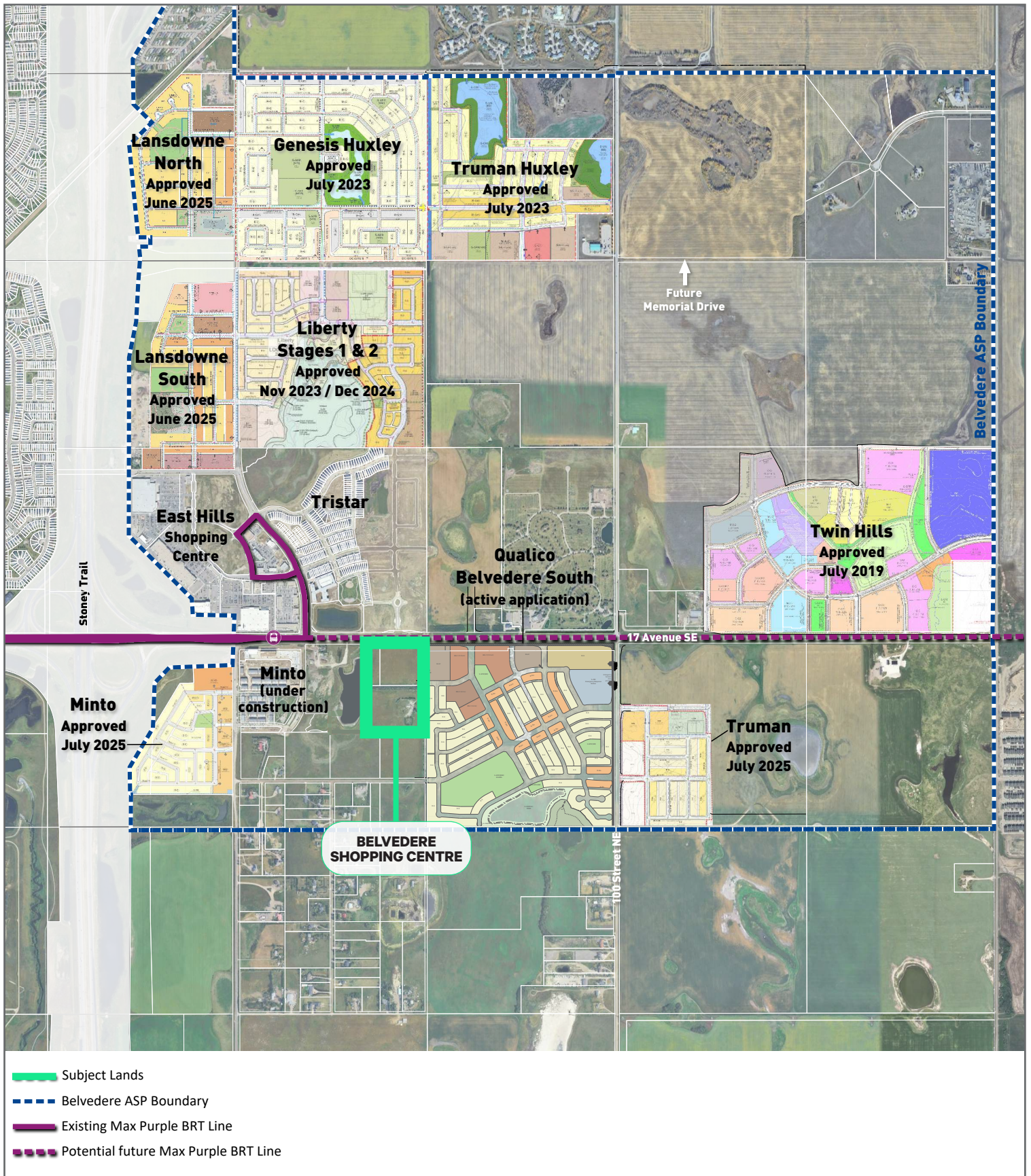
Op Costs & Taxes - \$20.67 + includes mgmt fee

Signage - Pylon & Fascia

Possession - Estimated to be Fall 2027

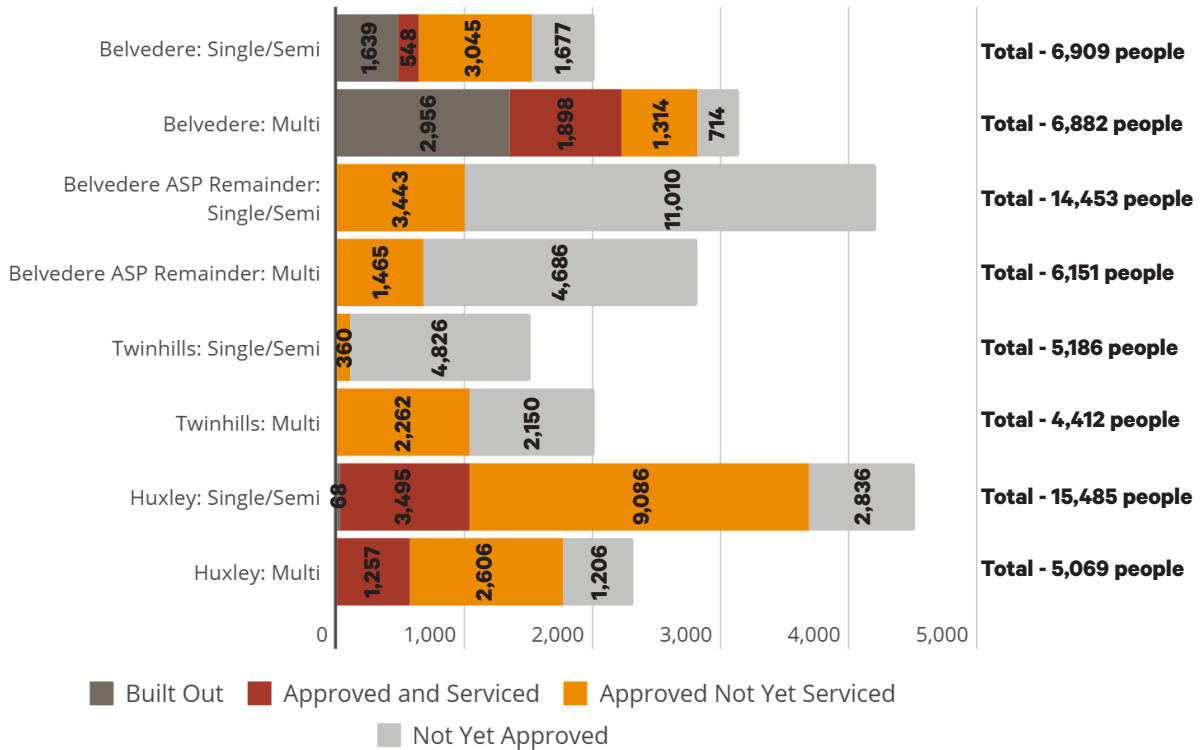
Term - 10 years

Community Development Map

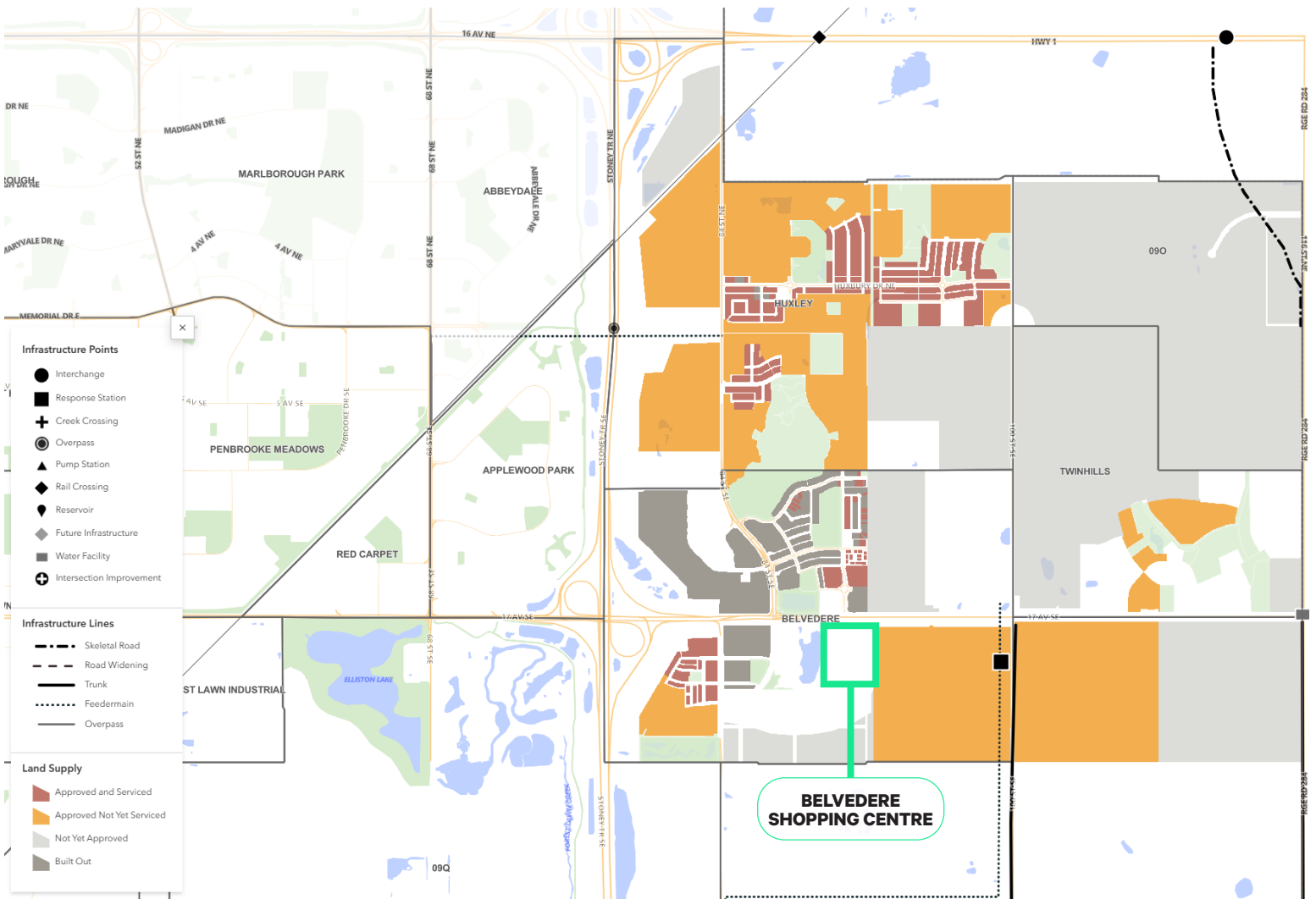


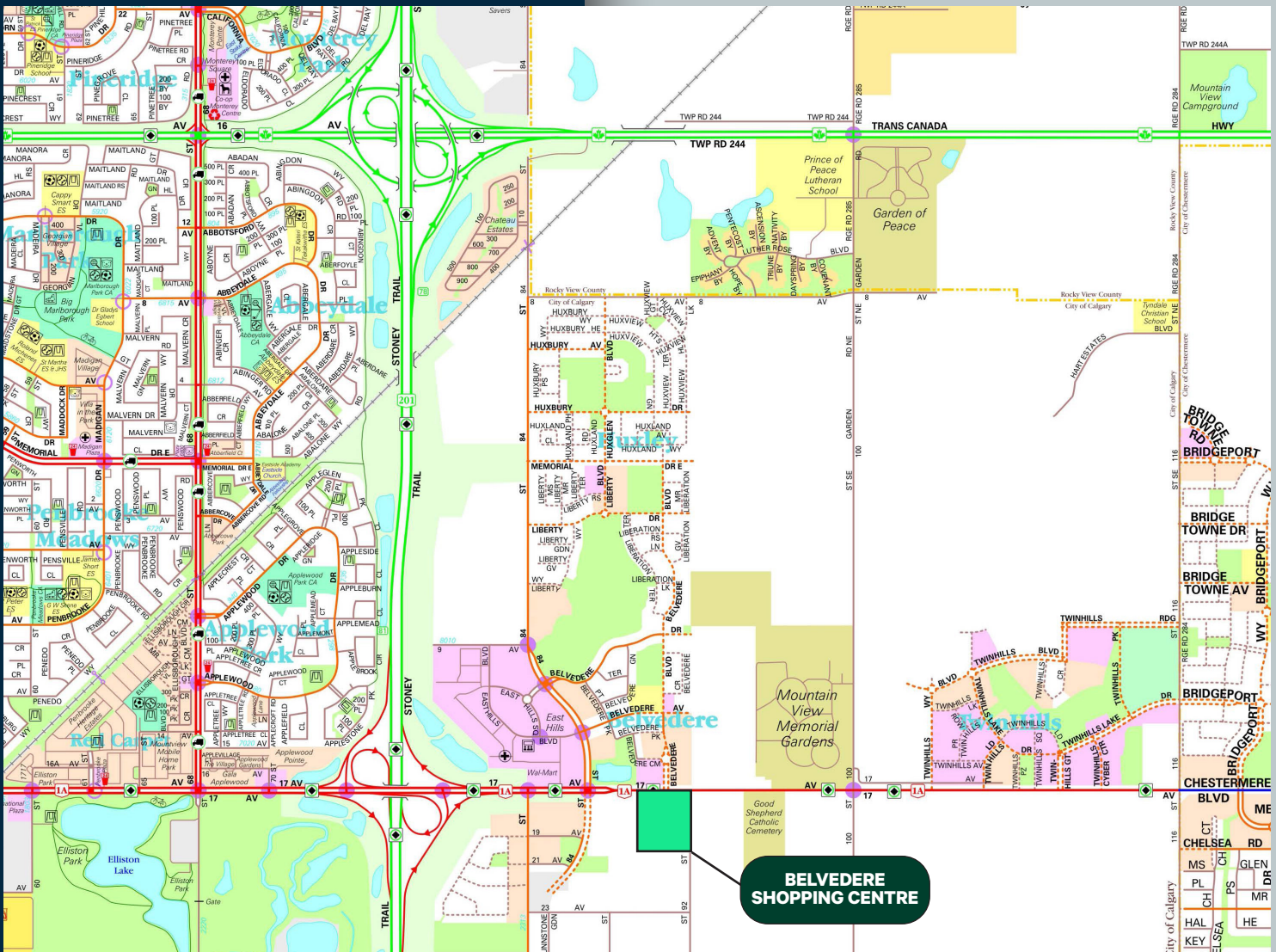
Area Structure Plan

Belvedere Area Structure Plan Community Build-Out Population



East Land Supply by Area Structure Plan 2025-2029





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

jayce.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

ChoiceProperties

