

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

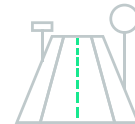
23,587

Households
Within 5 KM



39 Years

Median Age Within 5 KM



116,039

VPD along Stoney Trail

25,144

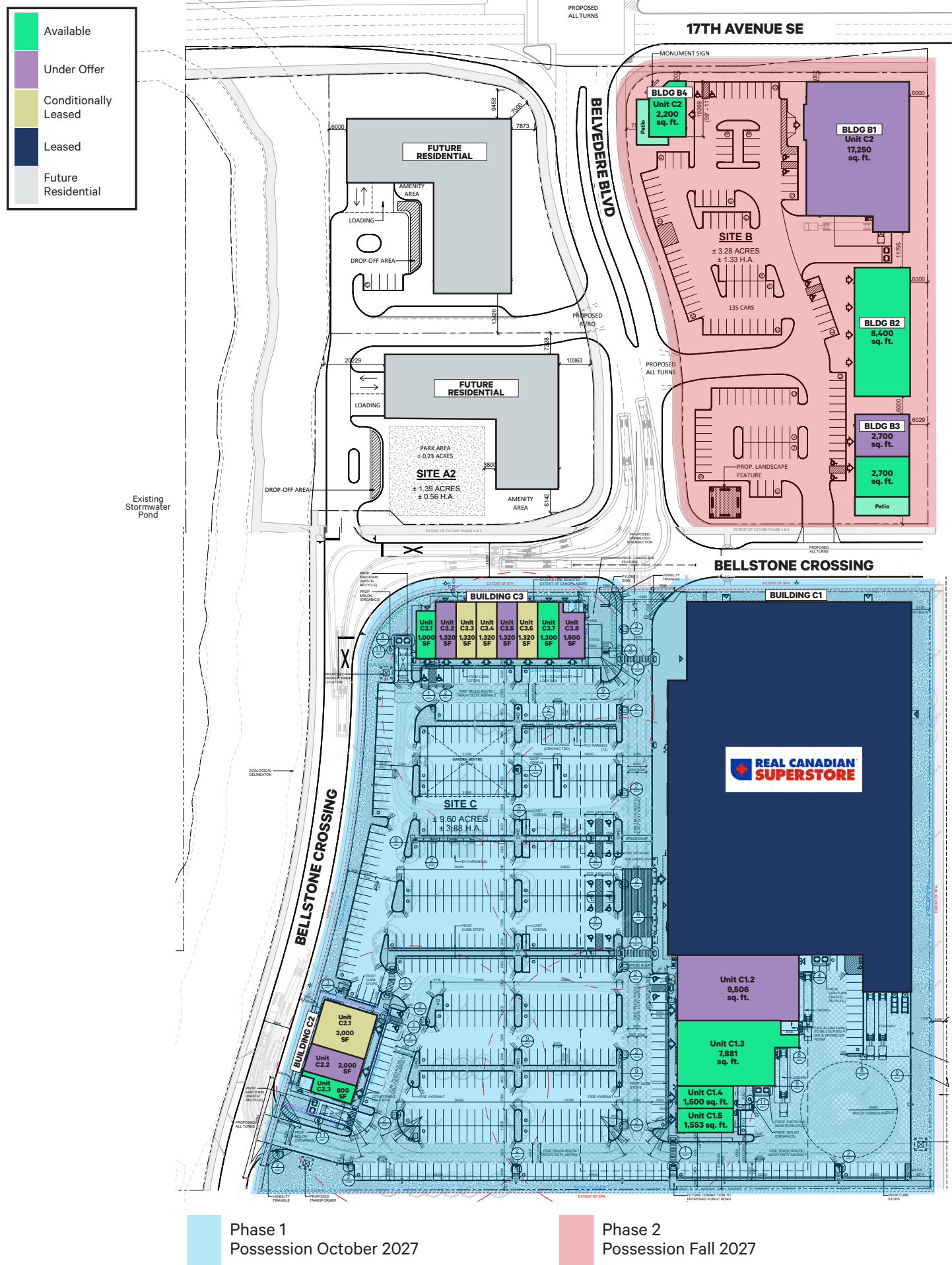
VPD along 17th Avenue SE

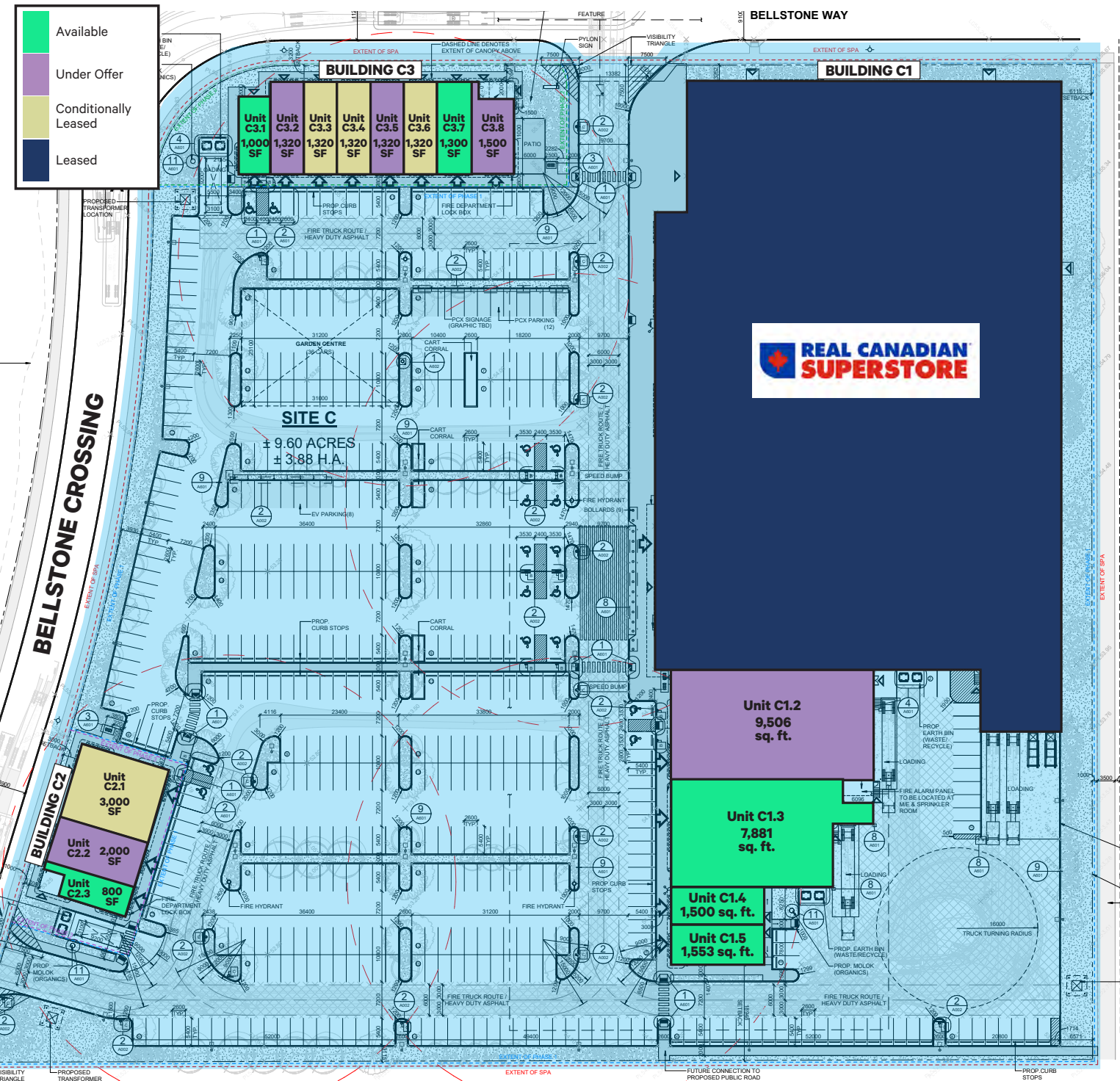
Prime leasing opportunity in a new Grocery Anchored Calgary development

- 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





Space Available

Building C1.2 - 9,506 sq. ft.

Building C1.3 - 7,881 sq. ft.

Building C1.4 - 1,500 sq. ft.

Building C1.5 - 1,553 sq. ft.

Building C2 - 800 - 2,800 sq. ft.

Building C3 - 1,000 - 1,500 sq. ft.

Basic Rent - Market

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

Signage - Pylon & Fascia

Possession - Estimated to be October 2027

Term - 10 years

Phase 1 - Renderings

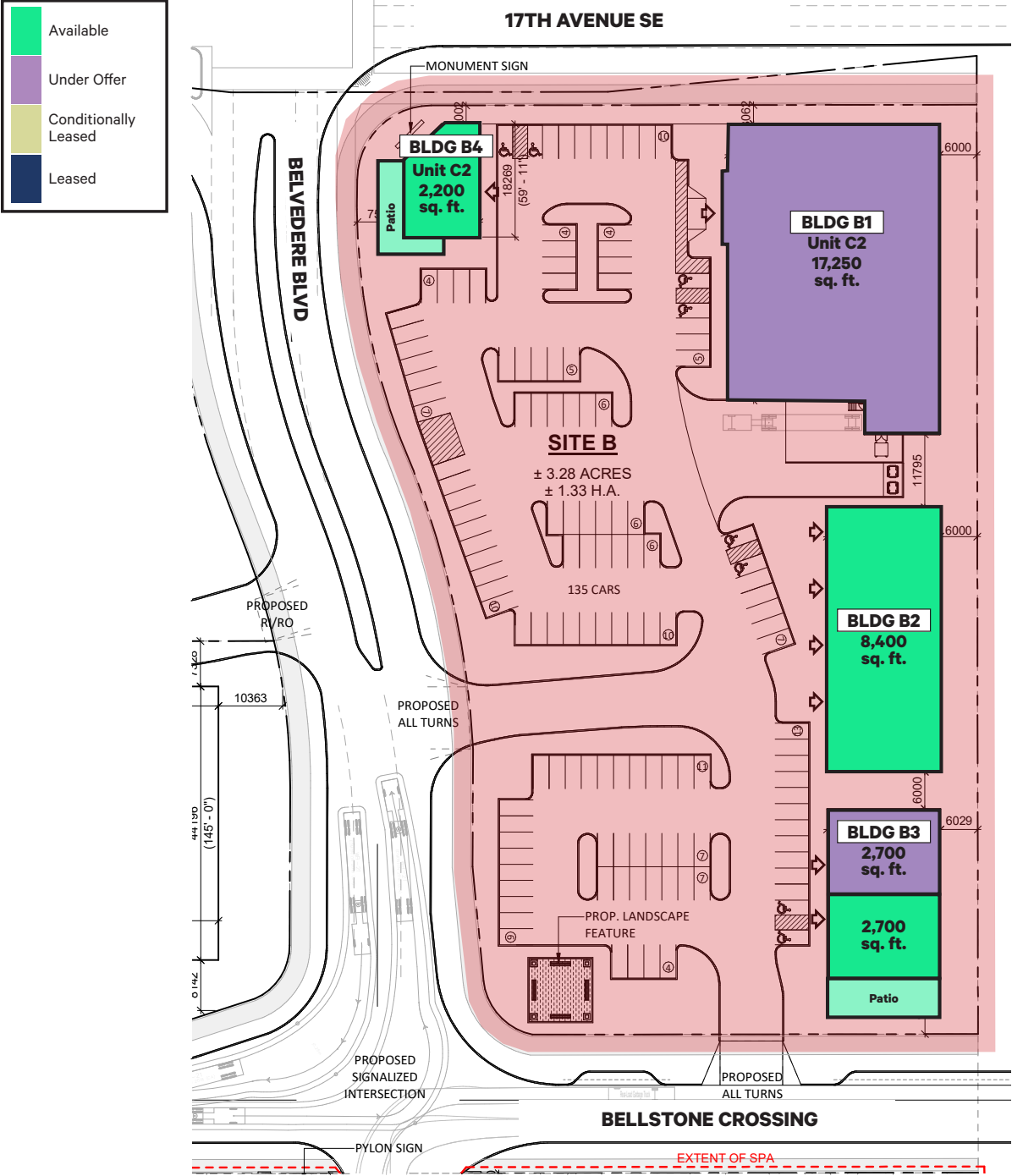
Looking NE



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

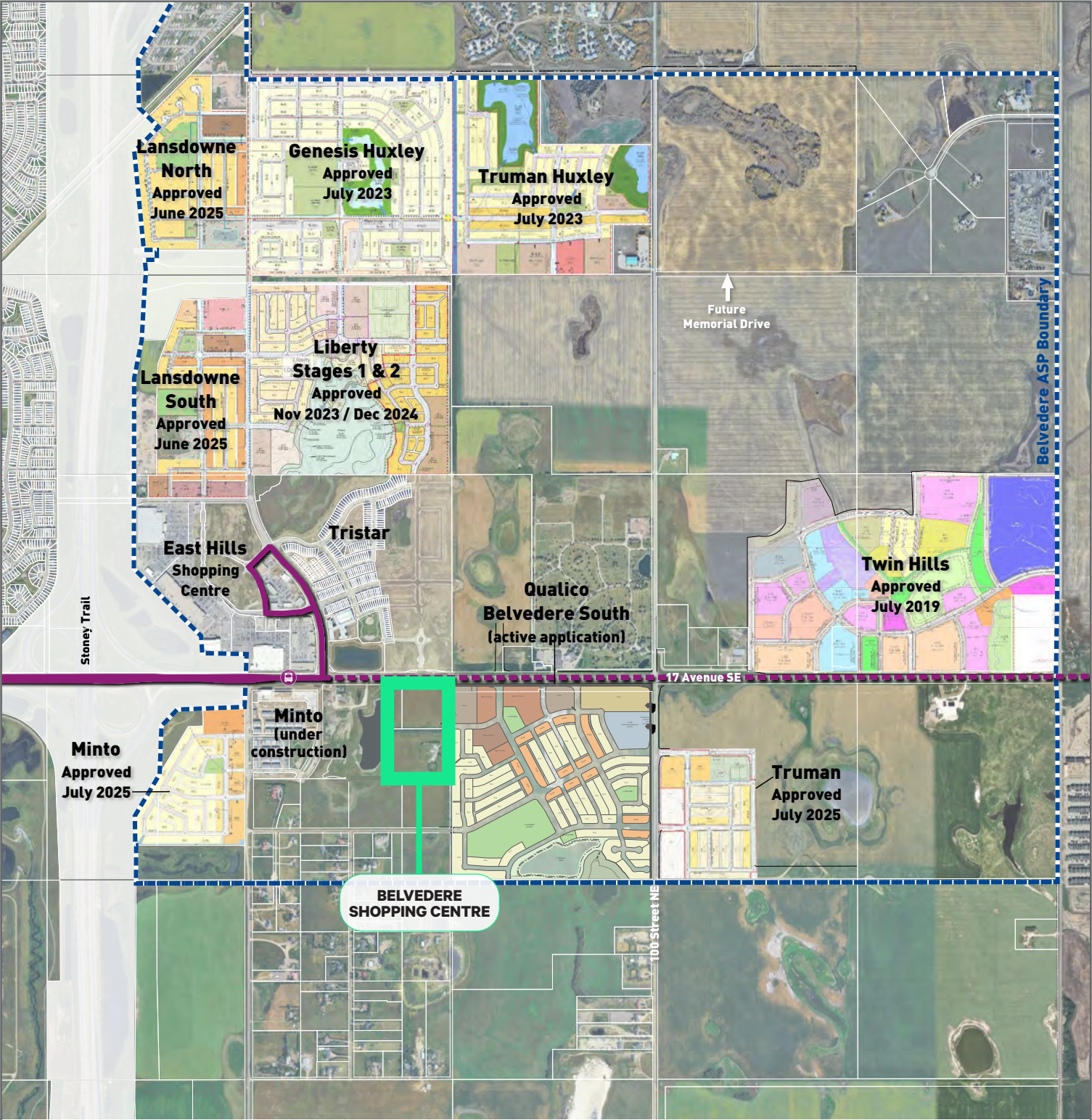
Op Costs & Taxes - \$20.67 + includes mgmt fee

Signage - Pylon & Fascia

Possession - Estimated to be Fall 2027

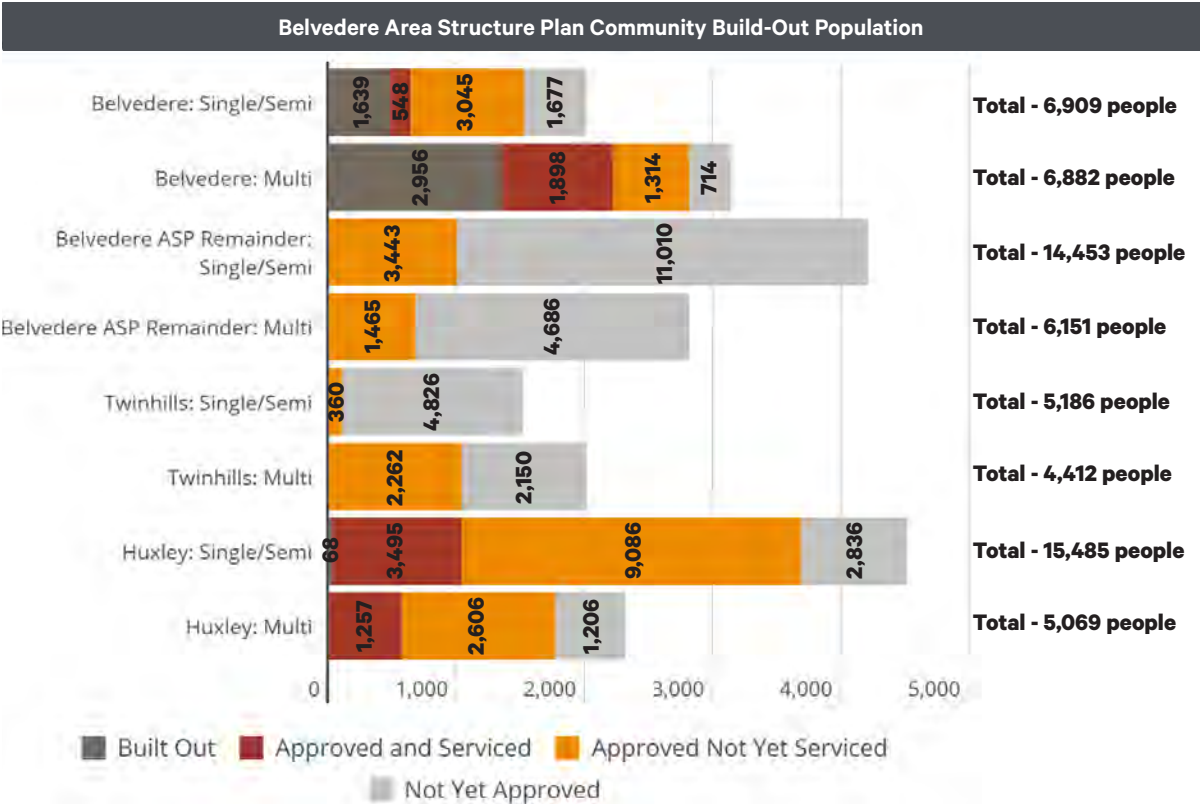
Term - 10 years

Community Development Map

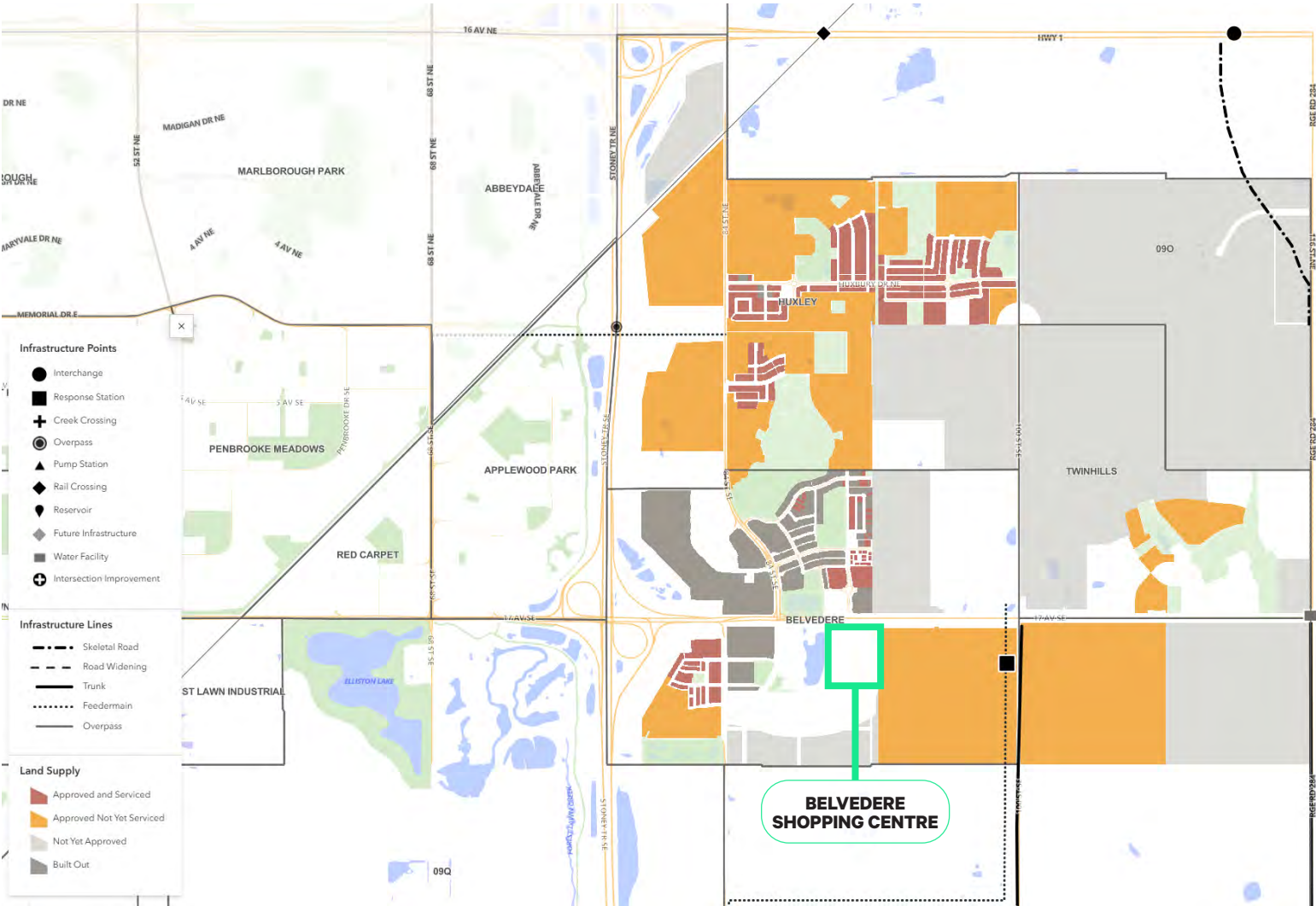


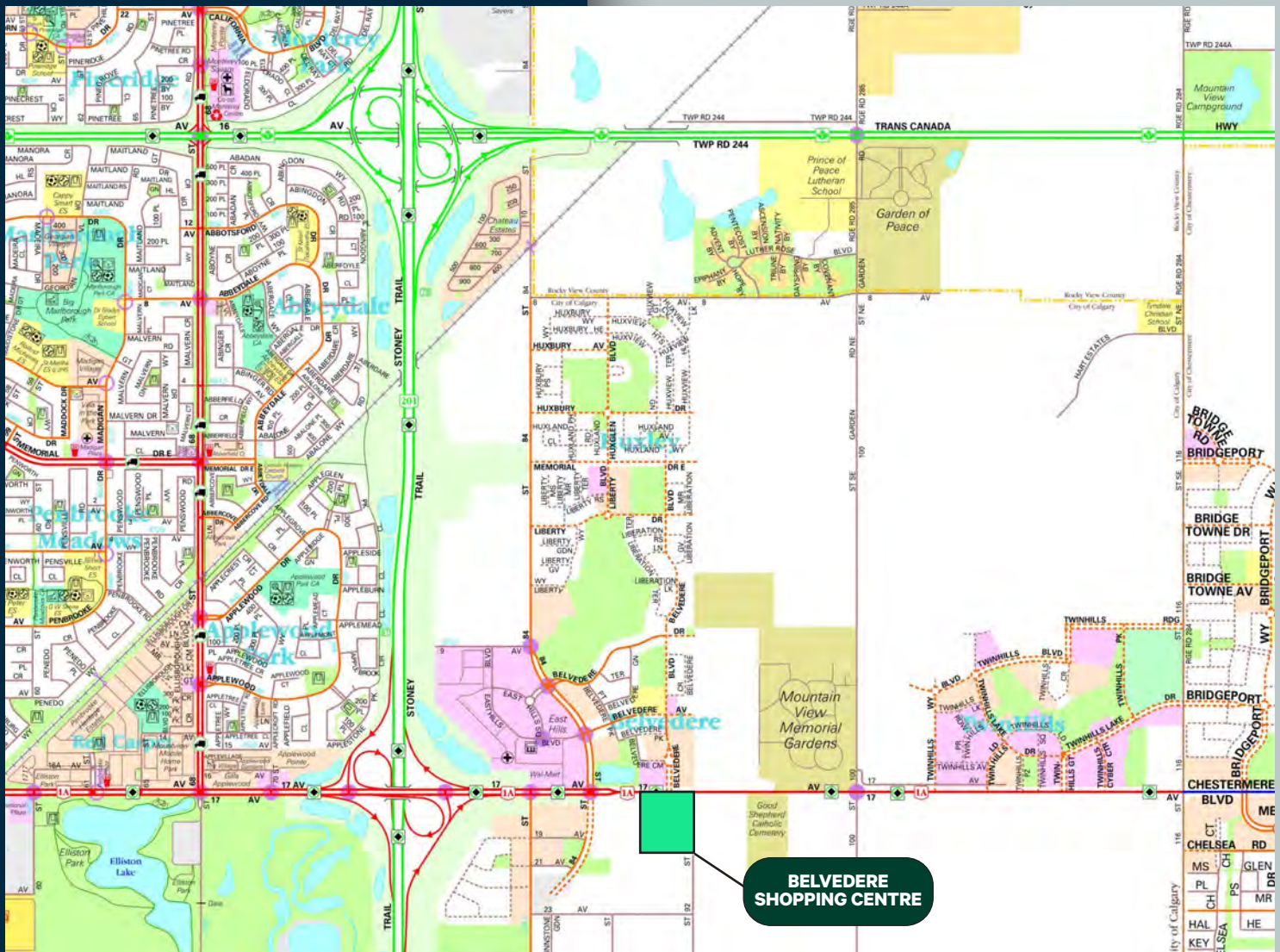
- Subject Lands
- Belvedere ASP Boundary
- Existing Max Purple BRT Line
- Potential future Max Purple BRT Line

Area Structure Plan



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

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

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