



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](#)

POSSESSION

Bldg A - August 2026

Bldg C - May 2026

Bldg D - October 2026

Bldg E - September 2026

Bldg F - December 2026

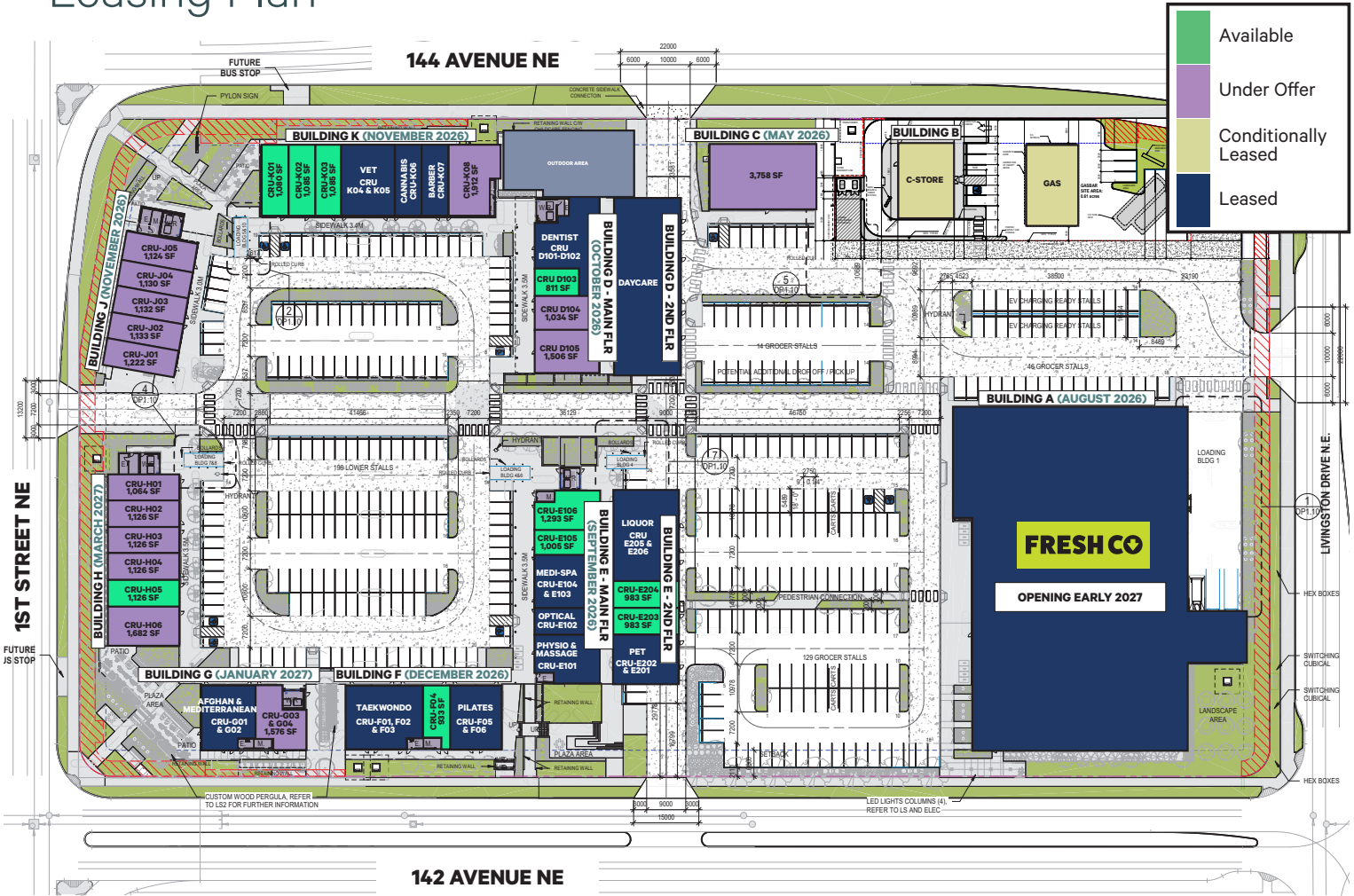
Bldg G - January 2027

Bldg H - March 2027

Bldg J - November 2026

Bldg K - November 2026

Leasing Plan



Aerial of Site Space Available

Building C: (May 2026)
3,758 sq. ft.

Building D (Main Flr): (October 2026)
811 sq. ft. - 3,351 sq. ft.

Building E (Main Flr): (September 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.

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

Building H: (March 2027)
1,064 sq. ft. - 7,250 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



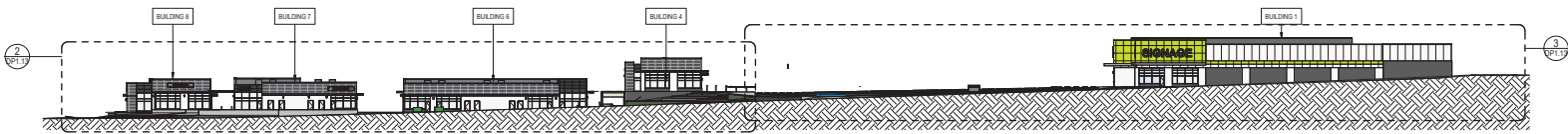
PERSPECTIVE - SOUTHWEST PLAZA



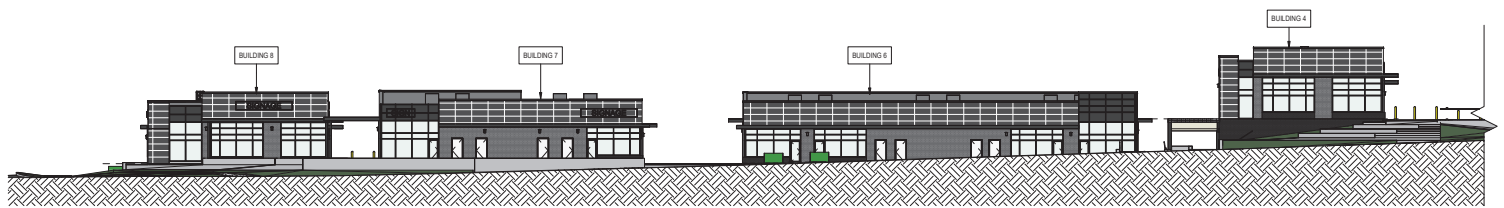
PERSPECTIVE - SOUTH PLAZA



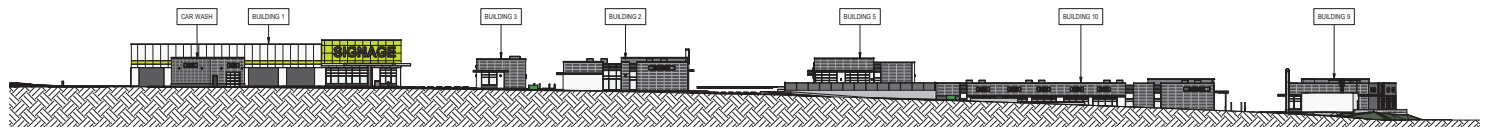
Elevations



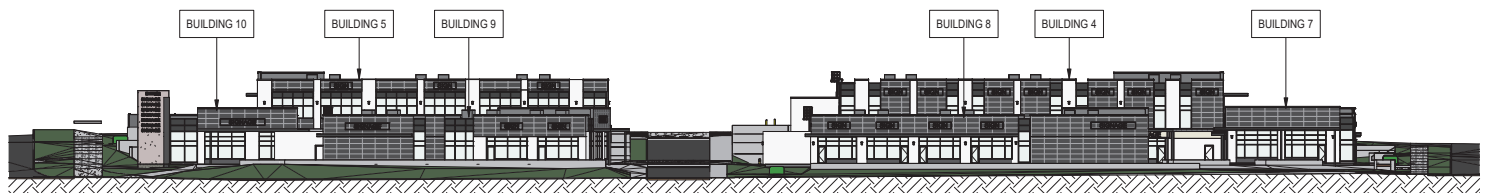
STREETSCAPE - 142 AVE NE



STREETSCAPE - 142 AVE NE - LOWER LEVEL



STREETSCAPE - 144 AVE NE



STREETSCAPE - 1ST STREET NE

Building D - Renderings



Aerial of the site



Construction Photos

BUILDING A - OPENING EARLY 2027



BUILDING C - POSSESSION - MAY 2026



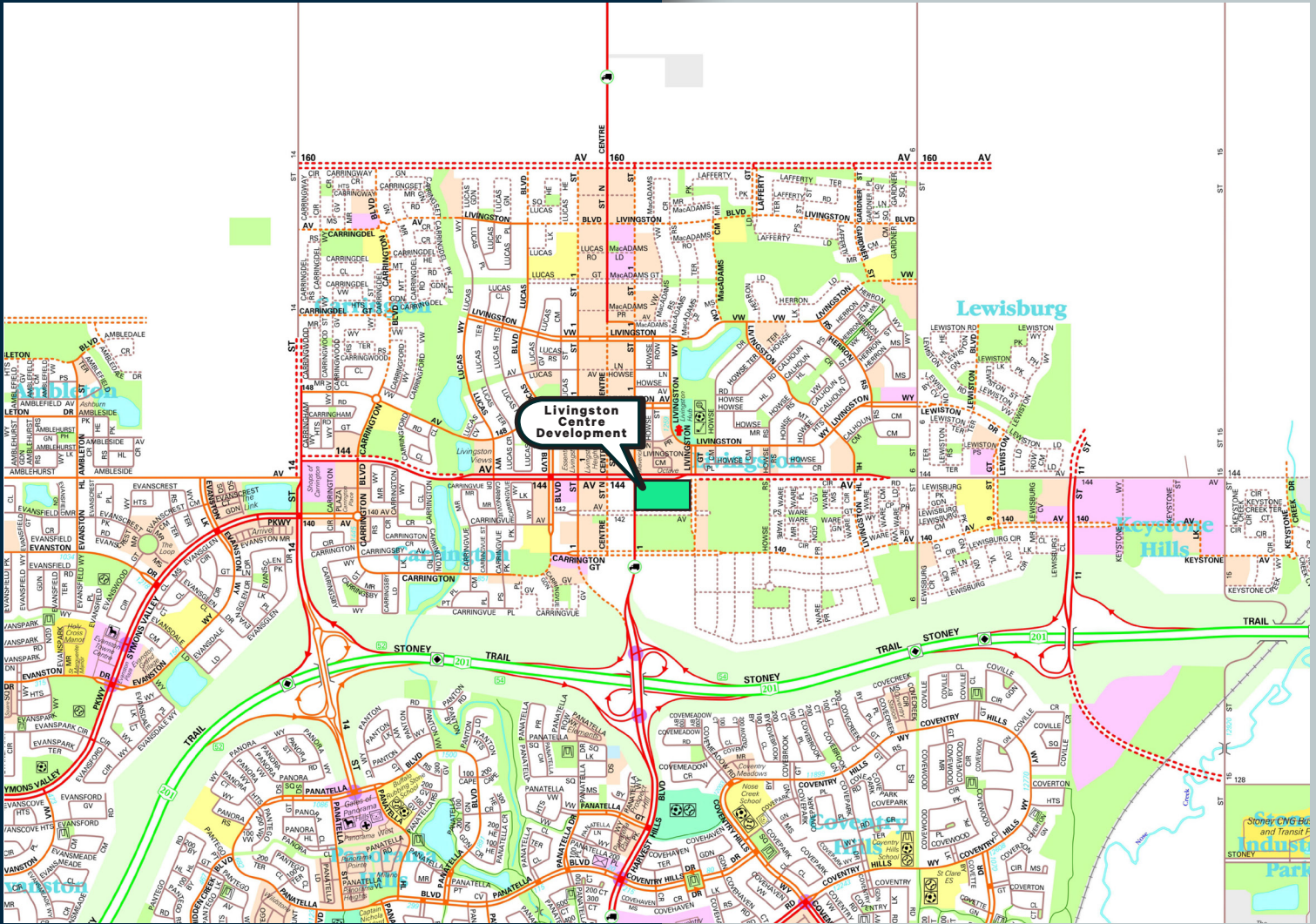
BUILDING D - POSSESSION - OCTOBER 2026



BUILDING E - POSSESSION - SEPTEMBER 2026



Area & Nearby



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