

PRIME LEASING OPPORTUNITY AVAILABLE



Crowfoot Village

20 Crowfoot Crescent NW
Calgary, AB

CBRE

Demographics



32,603

Population Within 2 KM

157,069

Population Within 5 KM



113,161

Daytime Population
Within 5 KM

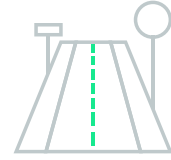


\$146,102

Average Household
Income Within 2 KM

\$164,540

Average Household
Income Within 5 KM



64,088

VPD along
Nose Hill Drive NW

104,971

VPD along
Crowchild Trail NW

Prime retail opportunity in the busy Crowfoot Power Centre

- Crowfoot Village is located in the busy Crowfoot Power Centre.
- Existing food tenants include Starbucks, KFC, Edo, Mucho Burrito, Prairie Donair, Domino's, Booster Juice, Italian (Chianti), Japanese (Jun Katsu), Caribbean (Island Plate), Fish & Chips (Joey's), Vietnamese (Pho Tina).
- Surrounding communities include Arbour Lake, Citadel, Hawkwood, Ranchlands, Scenic Acres, Royal Oak, Rocky Ridge and Tuscany



Space Available

Bldg B - Unit 240 - 855 sq. ft.

Bldg G - Unit 710 - 1,118 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - (2026)

Bldg B - \$29.08

Bldg G - \$31.84

SIGNAGE - Fascia & Pylon

POSSESSION - Unit 240 - June 1, 2026

Unit 710 - Immediate

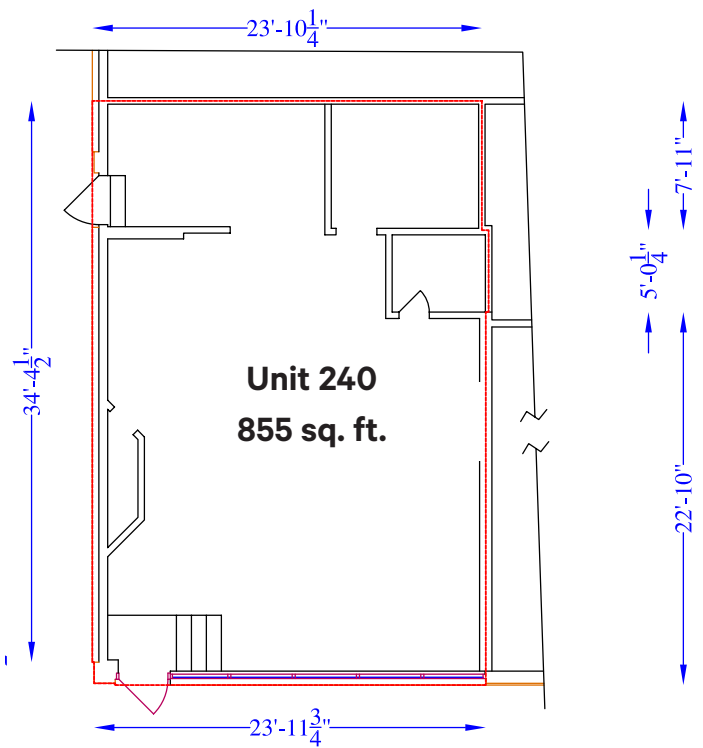
ZONING - DC; C1-A

TERM - 5 - 10 years

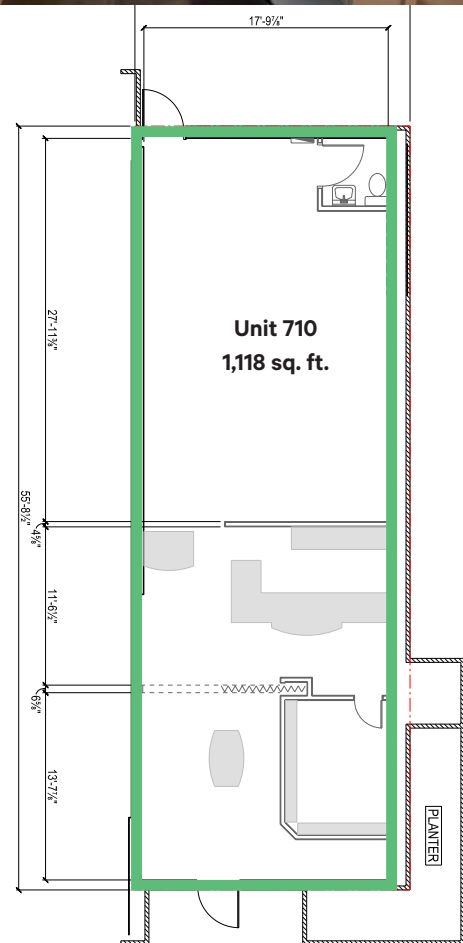
Leasing Plan



Unit 240 - Photos & Floor Plan



Unit 710 - Photos & Floor Plan



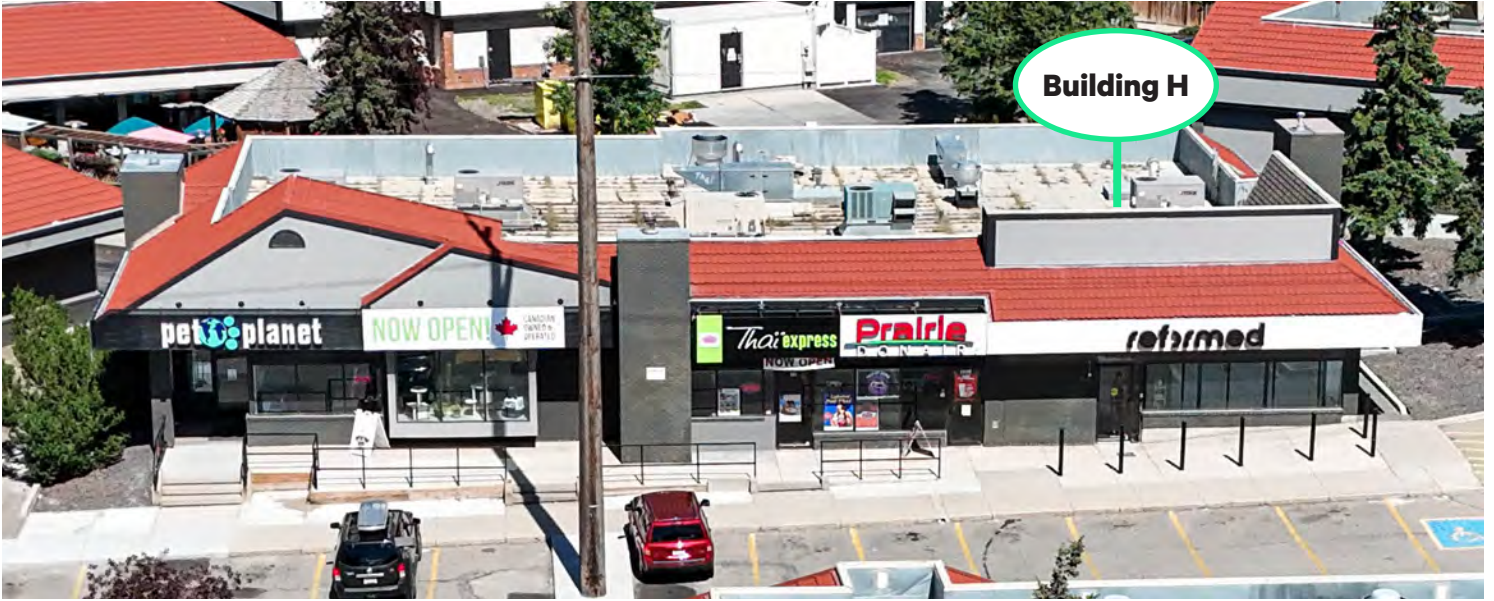
Property Photos

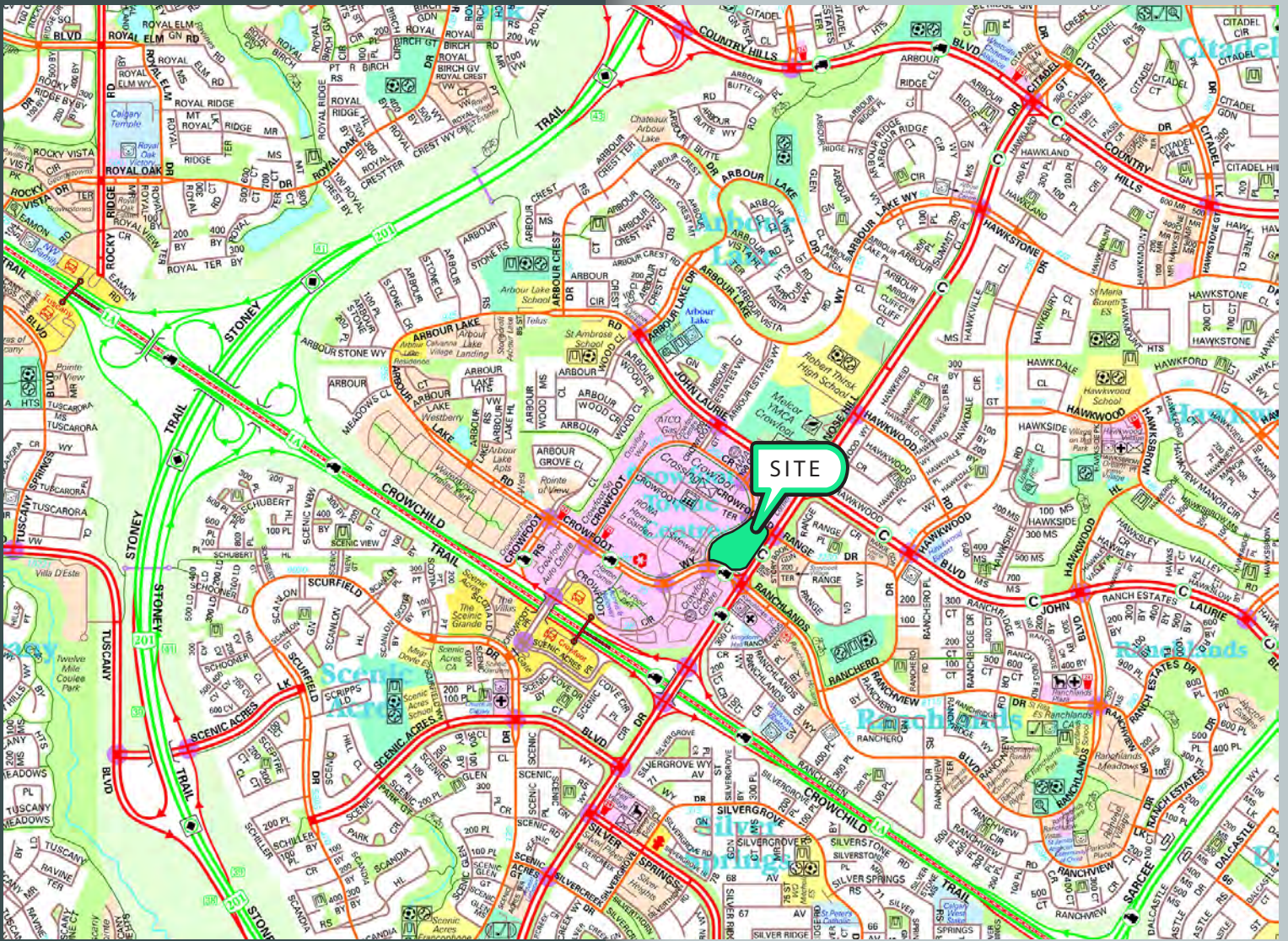


Property Photos



Property Photos





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

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, Envirionics Analytics, Microsoft Bing, Google Earth. Map© 2024 Sherlock Publishing Ltd.

CBRE