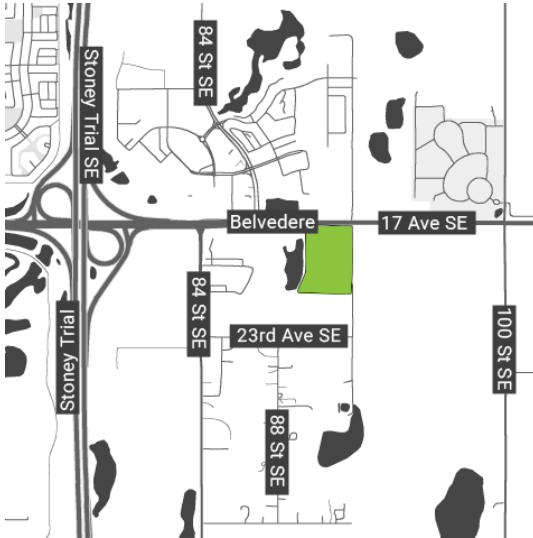




BELVEDERE

CALGARY, AB





Located in southeast Calgary, just south of 17th Avenue and west of 92nd Street, the Belvedere Lands span 16.74 acres, with 13.42 acres dedicated to retail development. Offering a total of 163,965 sq. ft. of leasable space and prominent frontage along 17th Avenue, the site delivers outstanding visibility and convenient access to Stoney Trail SE — a major arterial route in the region and to the community of Chestermere to the East.

This strategic location is ideally positioned to serve Calgary's rapidly expanding southeast communities, making it a prime destination for new retail growth.

Phase 1 will deliver 130,965 sq. ft. of retail space anchored by Real Canadian Superstore (RCSS), Dollarama, a Liquor store, and a variety of commercial retail units (CRUs). These essential tenants are expected to draw substantial daily traffic and support long-term commercial activity.

Phase 2 will add 33,000 sq. ft. and introduce a Pharmacy and additional CRUs to complete the centres diverse retail offering.



SIZE

Total Retail Space	163,965 sq. ft.
Phase 1	130,965 sq. ft.
Phase 2	33,000 sq. ft.

TRADE AREA

	2025 Estimation	2030 Projection	2035 Projection
Within 3 km	15,581	17,407	20,133
Within 5 km	66,855	69,758	75,333
Within 10 km	261,494	271,923	292,086

OPENING

Phase 1	2028
Phase 2	2029

MAJOR TENANTS

Real Canadian Superstore
Dollarama
Real Canadian Liquorstore
Pharmacy



UNITY
DEVELOPMENT
GROUP

BELVEDERE

17TH AVE SE, CALGARY, AB

Choice
Properties^{REIT}



ENRIGHT





17TH AVE SE, CALGARY, AB



ENRIGHT



- | | |
|---------|---------------------------|
| 1 | Real Canadian Superstore |
| 2 | Dollarama |
| 3 | Real Canadian Liquorstore |
| 4 - 7 | Available (6,000 sq. ft.) |
| 8 - 13 | Available (8,100 sq. ft.) |
| 14 | Pharmacy |
| 15 - 18 | Available (8,400 sq. ft.) |
| 19 - 20 | Available (5,400 sq. ft.) |
| 21 | Available (2,200 sq. ft.) |





REAL CANADIAN
Superstore

Wine & Beer Here

LEASING CONTACT

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