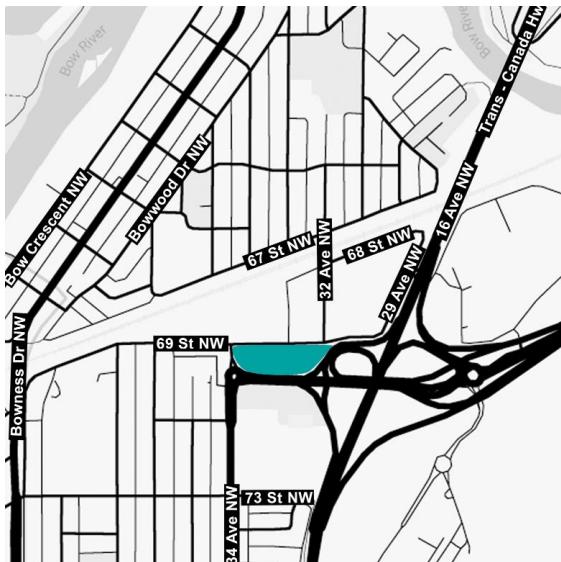




BOW RIVER PLAZA

CALGARY, AB





Located at 34th Avenue NW & 69th Street NW in Calgary, this 3.24-acre site offers exceptional visibility and direct access to Sarcee Trail NW, surrounded by established residential communities. Directly across the street, the Real Canadian Superstore acts as a strong shadow anchor, driving daily shopping traffic and supporting the site's retail offerings.

The project features 22,460 sq. ft. of leasable space, anchored by Shoppers Drug Mart (17,060 sq. ft.) and complemented by 5,400 sq. ft. of CRUs tailored for service, food, and convenience retailers. Ample parking and an accessible layout ensure consistent daily activity.

A 1.30-acre parcel within the site is designated for future mid-rise residential development, creating a built-in customer base and reinforcing the property as a vibrant, mixed-use hub in northwest Calgary.



SIZE

Total Retail Space	22,460 sq. ft.
Shoppers	17,060 sq. ft.
CRUs	5,400 sq. ft.

TRADE AREA

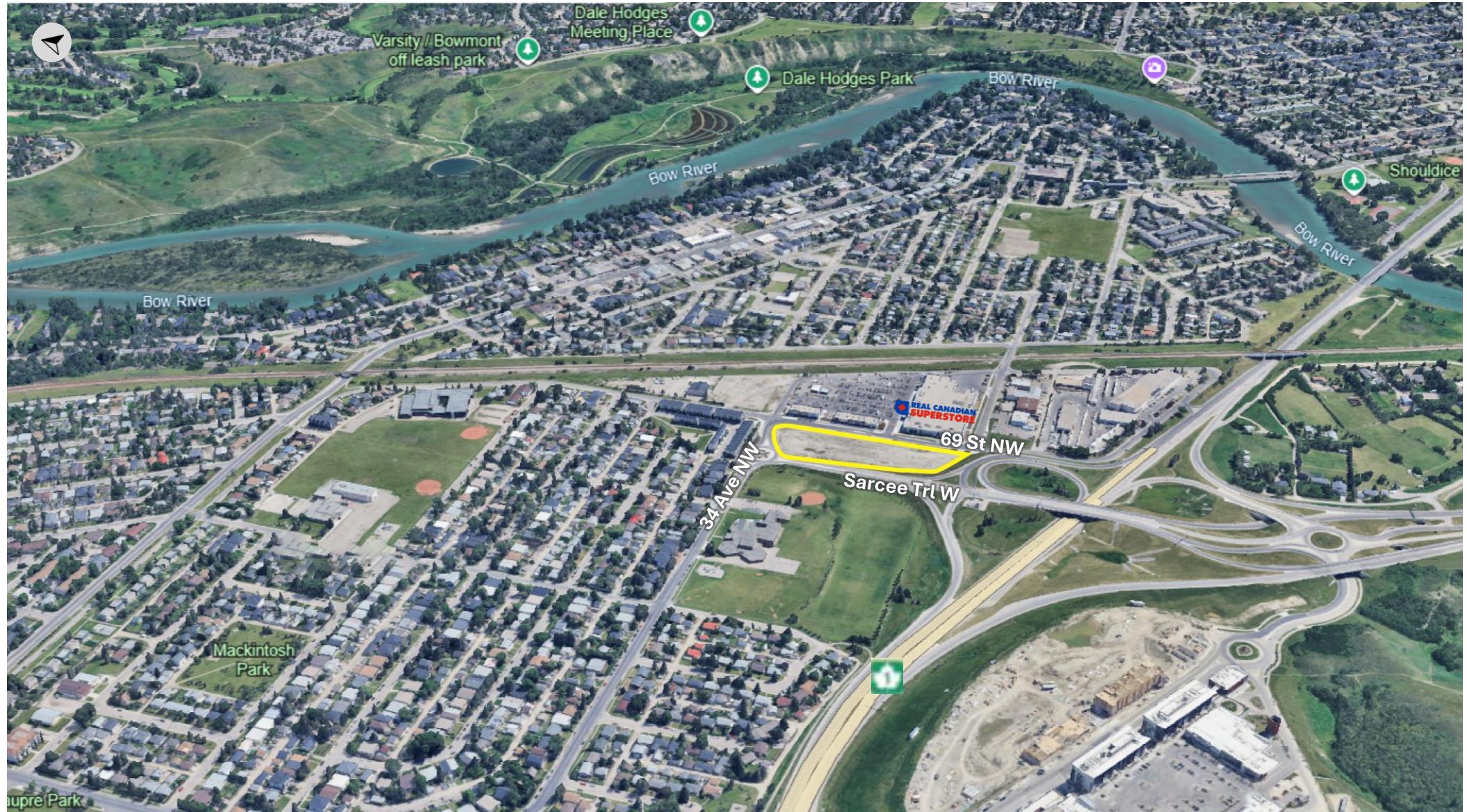
	2025 Estimation	2030 Projection	2035 Projection
Within 3 km	58,527	69,909	82,897
Within 5 km	153,546	171,655	193,003
Within 10 km	594,660	652,932	721,747

OPENING

Phase 1	2027
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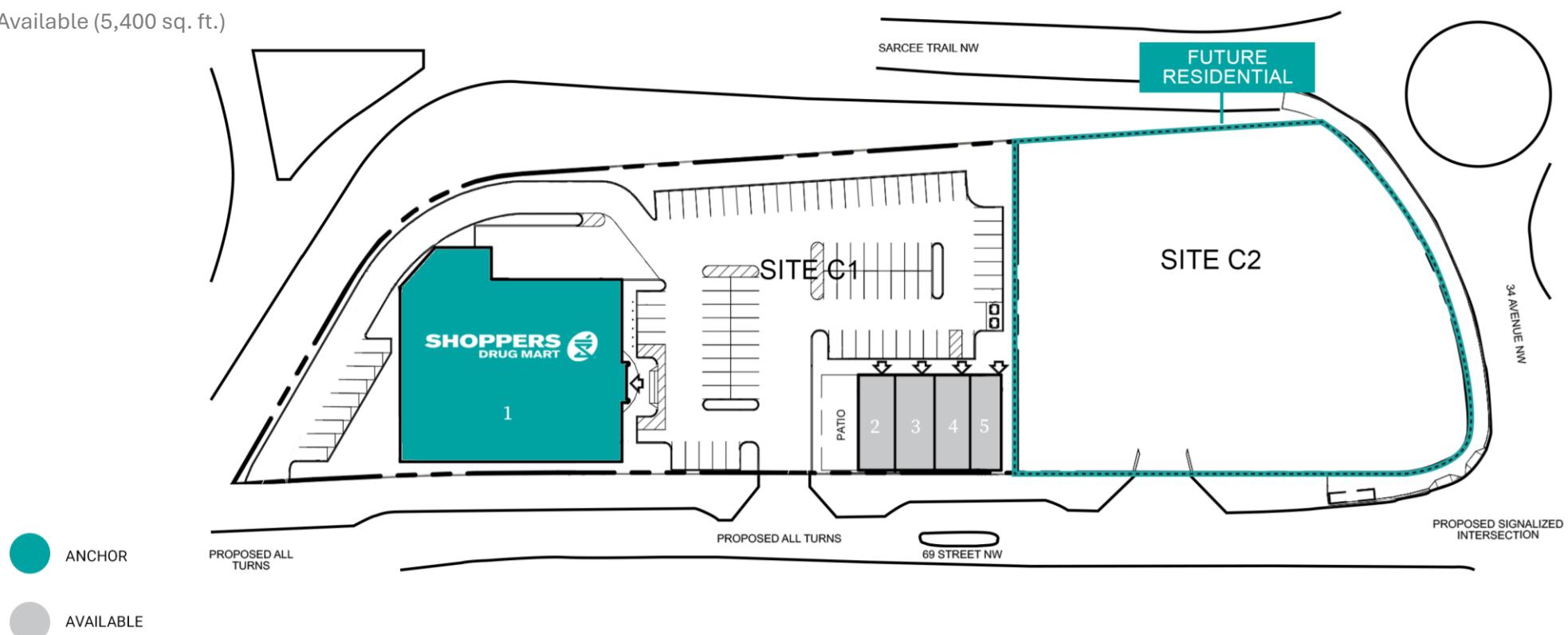
MAJOR TENANTS

Shoppers Drug Mart





- 1 Shoppers Drug Mart
- 2 - 5 Available (5,400 sq. ft.)





LEASING CONTACT

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