



# Bow River Plaza

CALGARY, AB



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34 AVE NW & 69 ST NW  
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.....	22,460 sq. ft.
Shoppers Drug Mart.....	17,060 sq. ft.
CRUs.....	5,400 sq. ft.

## Opening

Occupancies.....	2027
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## Trade Area

	2025 ESTIMATE	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

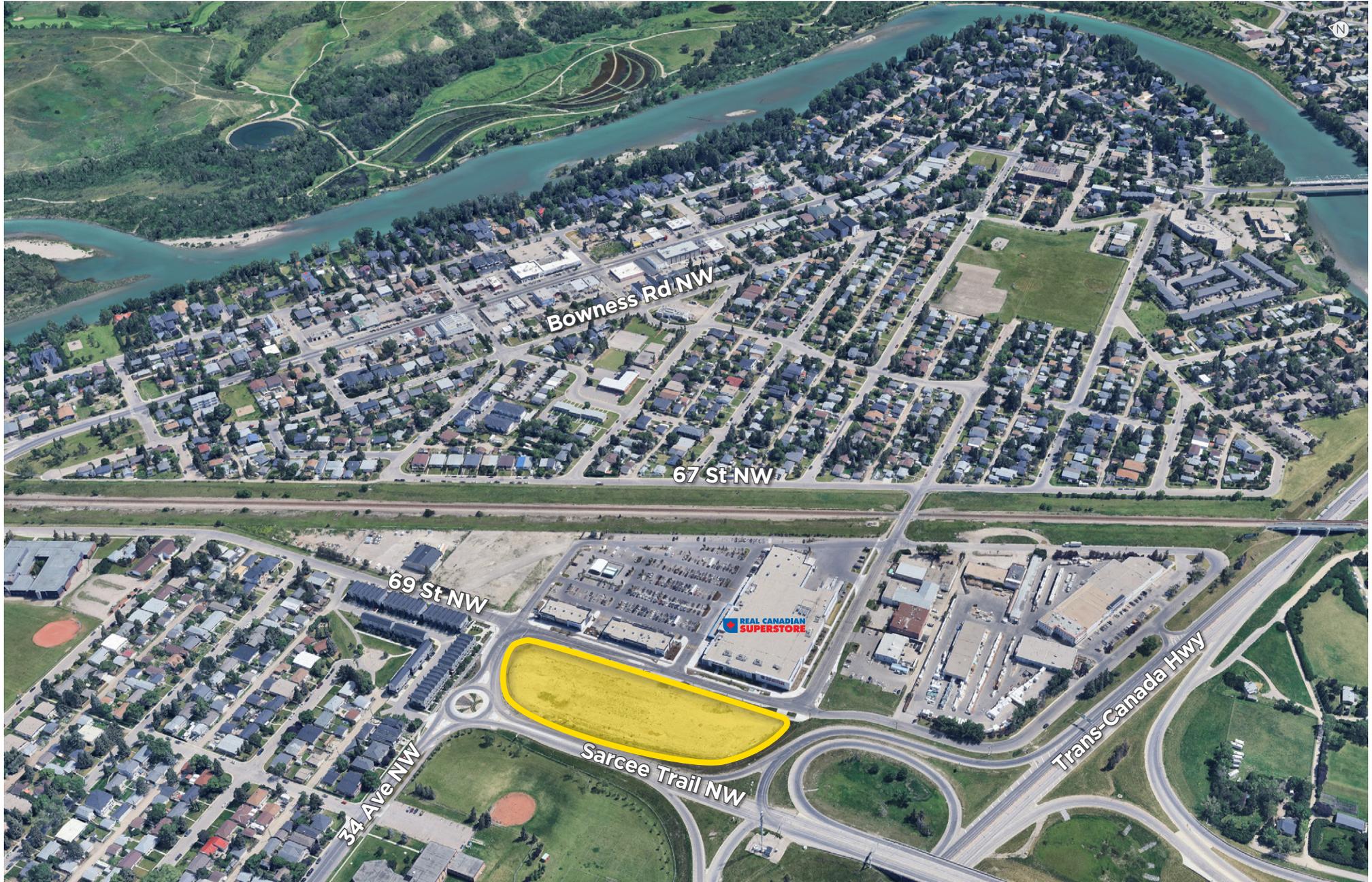
## Tenants

Shoppers Drug Mart

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UNITY  
DEVELOPMENT  
GROUP

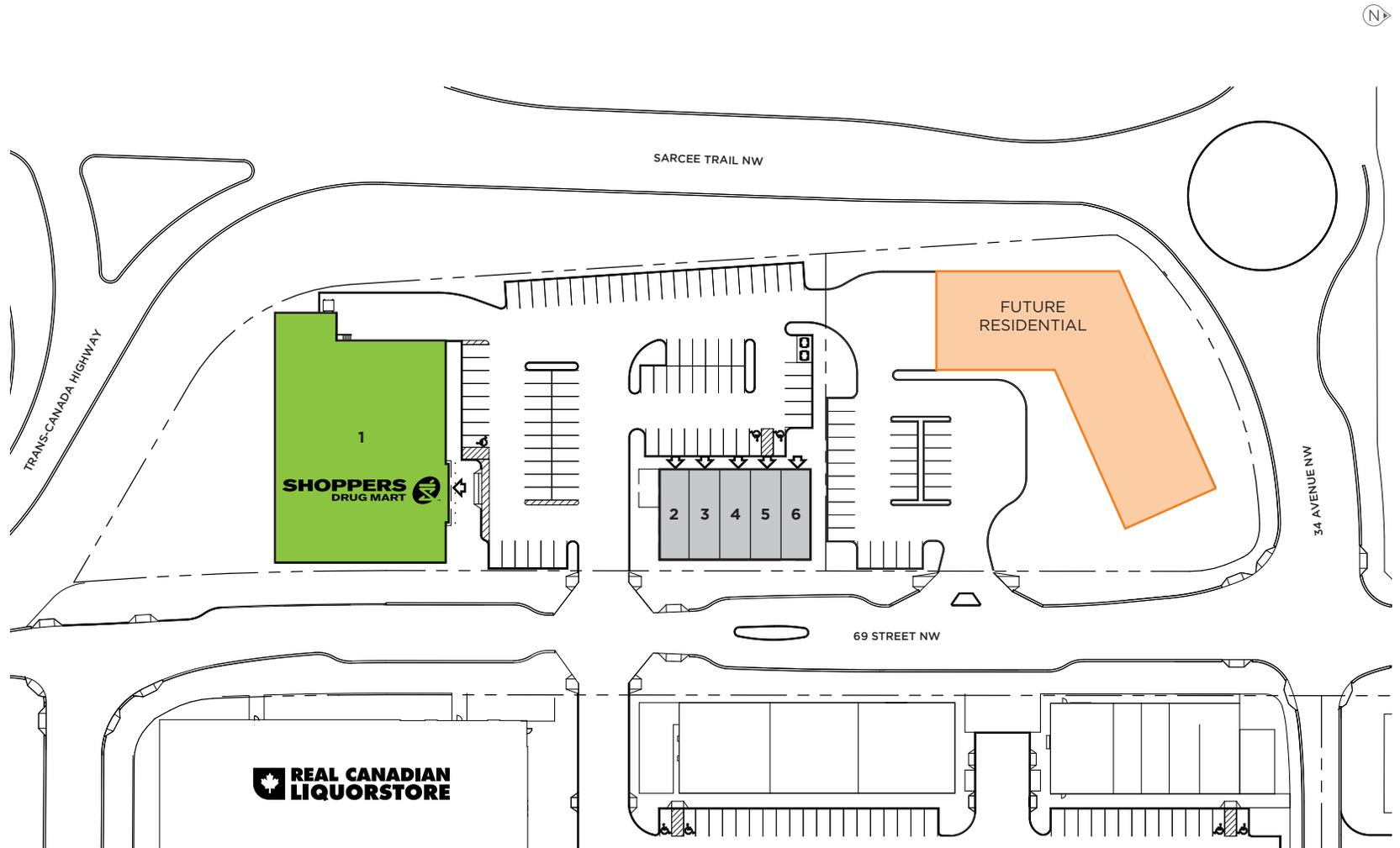


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- 1 Shoppers Drug Mart
- 2-6 Available (5,400 sq. ft.)

- Anchor
- Leased
- Available
- Residential



## Leasing Contacts

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