



NORTH HILL CENTRE

CALGARY, AB

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

SAFEWAY

GYM VMT

WINNERS

DOLLARAMA

Mark's

SHOPPERS
DRUG MART

NORTH HILL CENTRE CALGARY, AB

North Hill Shopping Centre is located in north central Calgary in the community of Hounsfield/Briar, a mature market with young urban families that want to live close to the downtown city core only 3 km to the southeast.

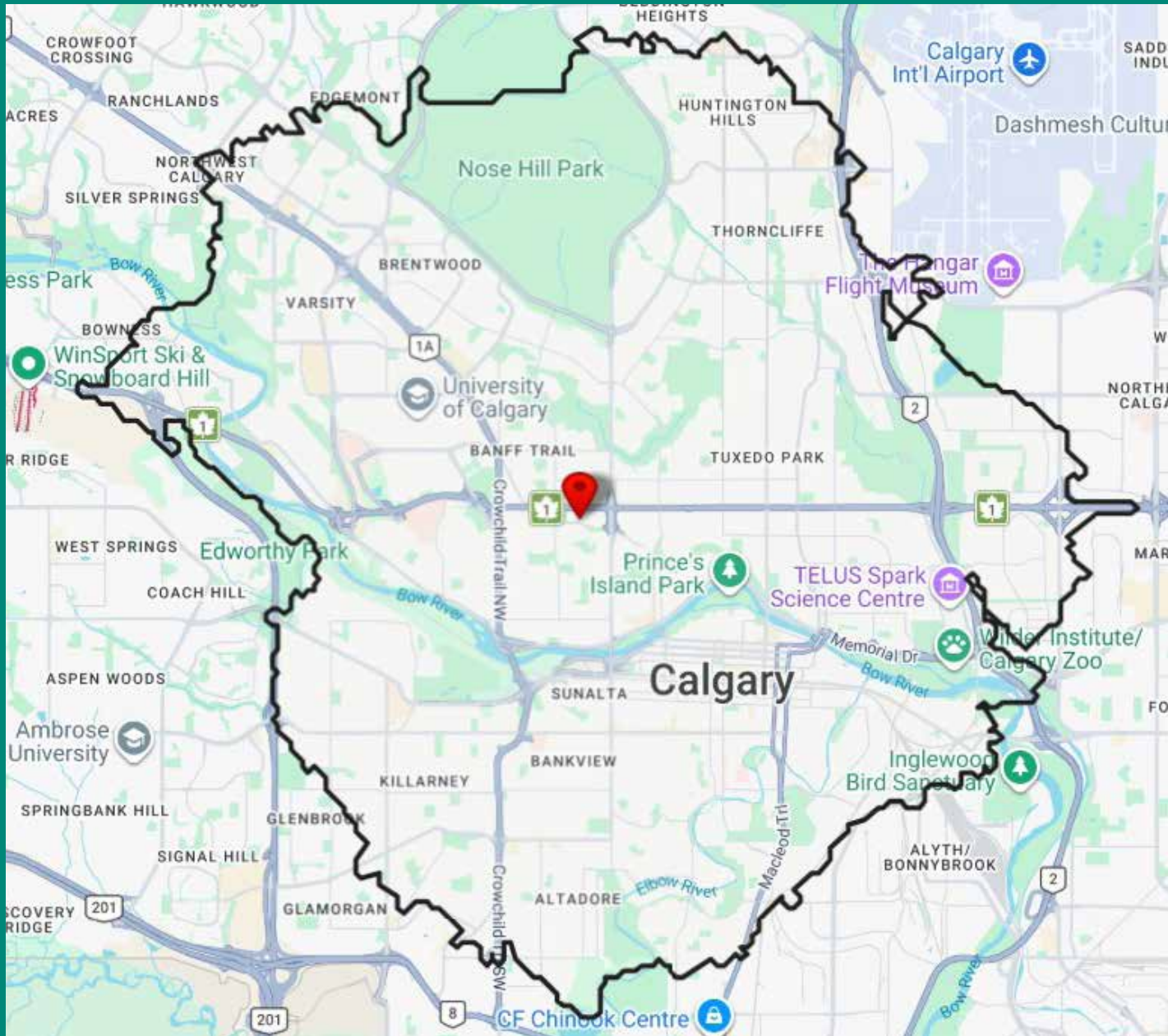
Located on the southwest corner of 16th Avenue NW, (Highway 1), a major commercial thoroughfare and east-west transportation corridor (46,000 vehicles per day), and 14th Street NW (41,000 vehicles per day), North Hill Centre enjoys exposure to well over 87,000 vehicles per day. The immediate area is characterized by mixed commercial use on the major thoroughfares and a mix of single family and higher density residential housing surrounding the centre.

In addition to a young, growing and affluent trade area of over 100,000 people within an 8 minute drive time of the centre, North Hill also benefits from being adjacent to SAIT, the third largest post-secondary institution in Alberta with almost 14,000 students, and over 2,700 staff. The University of Calgary is also less than 3 km away, with a current student population in excess of 30,000 and approximately 5,000 faculty and staff. Foothills Medical Centre, the largest hospital in Alberta and one of the largest in Canada with over 1,100 beds is located just 2.4 km to the west, and Alberta Children's Hospital, the largest public hospital for sick children in the prairie provinces is located just over 4 km away, both of which drive additional traffic to the centre.



DEMOGRAPHICS

TRADE AREA - 8 MINUTE DRIVE TIME



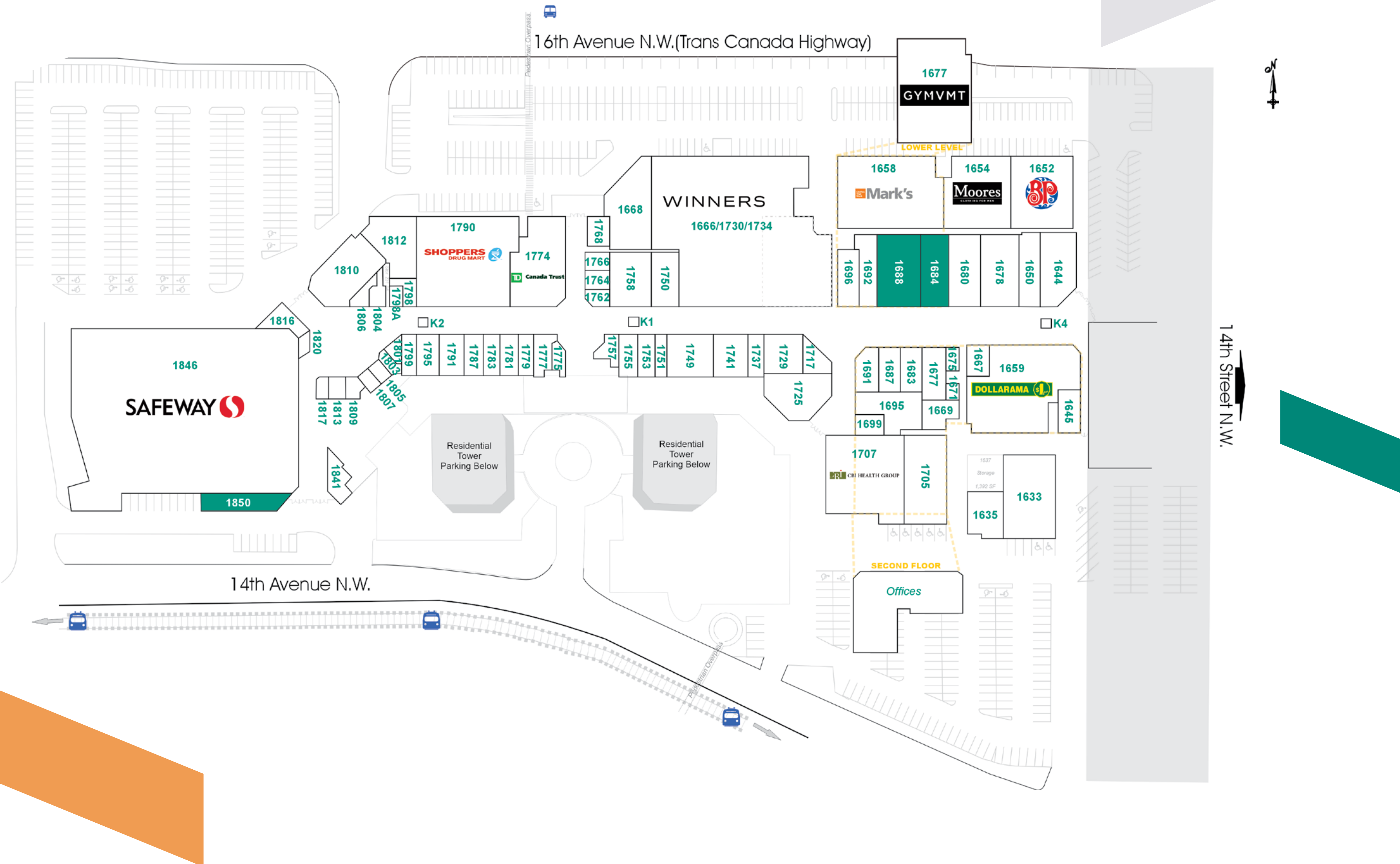
	TRADE AREA POPULATION	369,037		AVERAGE HOUSEHOLD INCOME	\$171,181
	TRADE AREA 2030 POPULATION ESTIMATE	424,265		AVERAGE DISPOSABLE INCOME	\$144,800
	ESTIMATED 5 YEAR POPULATION GROWTH	15%		SHOPPING/ AVERAGE CURRENT CONSUMPTION PER HOUSHOLD	\$131,894
	MARITAL STATUS	53% are married/ common-law		HOMEOWNERS	42% own their own home and the majority of homes are less than 30 years old
	FAMILIES WITH CHILDREN	36%			
	AGE	22% of the population is under the age of 25. The median age of the household maintainer age being approximately 37 years old			

PROPERTY HIGHLIGHTS

ADDRESS	1632 – 14th Avenue NW Calgary, AB, T2N 1M7
GLA (SQ. FT)	308,598
MALL CRU (SQ. FT)	206,162
CRU SALES (SQ. FT)	\$622.00
FOOD COURT SALES (SQ. FT)	\$1,429.00
NUMBER OF STORES AND SERVICES	76
TRANSIT	Located immediately north of the C Train



SITE PLAN



TENANT DIRECTORY

UNIT	TENANT	SQ FT
K1	Stuffer Riders	200
K2	Bell	150
K4	Get Shaped	150
1633	KidStrong	6,119
1635	Elevate Golf	1,894
1644	Curious Salon	3,495
1645	Delmar Cleaners	1,361
1650	Prom Forever	2,128
1652	Boston Pizza	5,788
1654	Moore's	6,808
1658	Mark's	8,149
1659	Dollarama	10,131
1666/ 1730/ 1734	Winners	28,797
1667	Sina Footwear	922
1668	Kinjo Sushi	4,556
1669	Community Room	1,241
1671	North Hill Alterations	385
1675	Freedom Mobile	359
1677	GYMVMT	21,678
1678	Scotiabank	3,401
1679	TF Toys	1,530
1680	Sole to Soul	3,043
1683	OT Sports Cards	1,311

UNIT	TENANT	SQ FT
1684	Available	2,551
1687	Amore Jewellers	1,296
1688	Available (Fall 2026)	4,210
1691	Pearle Vision	1,391
1692	Daniadown Quilts	1,897
1695	Dentrix	2,843
1696	Northern Reflections	1,434
1699	Storage	876
1705	Dr. Jamie Bhamra (Ophthalmologist)	5,068
1707	CBI Health Group	7,628
1717	Mobile Q	980
1725	SNV Fashions	3,182
1729	Specsavers	2,010
1737	Bento Gaming	896
1741	North Hill Optometry	1,884
1749	Step Ahead Footwear	2,492
1750	Suzanne's	1,962
1751	Wig Warehouse	591
1753	Telus	877
1755	Rogers Wireless	953
1757	Calgary Custom Photo Services	717
1758	Glitz Party, Craft & More	2,845
1762	Purdy's Chocolates	608

UNIT	TENANT	SQ FT
1764	Cutting Edge Cutlery	742
1766	Full Motion Chiropractic	663
1768	Q-Nails	850
1774	TD Canada Trust	6,057
1775	Maritime Travel	625
1777	Cell Care+	813
1779	Tany's Jewellery	1,099
1781	Hallmark Express	1,012
1783	Nutrition House	895
1787	The Gaming Lounge	1,030
1790	Shoppers Drug Mart	11,819
1791	Paradise Gems	1,411
1795	2D Dimensional Life	1,213
1798	Sheffield & Sons Tobacconists	619
1798A	Jugo Juice	380
1799	Opa! Souvlaki	681
1801	Kukuruku Chicken	343
1803	Taco Time	369
1804	Thai Express	440
1805	Edo Japan	335
1806	New York Fries	341
1807	Subway	354
1809	Manchu Wok	436
1810	Ace Liquor	4,381

UNIT	TENANT	SQ FT
1812	Pet Valu	2,919
1813	Go-Grill	506
1816	Tim Hortons	980
1817	Sip of Tea	356
1820	A & W	399
1841	North Hill Registry	1,136
1846	Safeway	46,939
1850	Available	1,473

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



BGO
Properties

SHANE EPP
Vice President, Leasing
T: 604.646.2845
M: 778.840.2670
shane.epp@bgo.com

MELISSA WALSH
Senior Director, Leasing
T: 403.303.2454
melissa.walsh@bgo.com

BGOProperties.com

BentallGreenOak (Canada)
Limited Partnership, Brokerage

