



**COUNTRY HILLS
VILLAGE**
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.



COUNTRY HILLS VILLAGE

CALGARY, AB

Country Hills Village is an open air shopping centre serving some of the most well-established high-income communities in northwest Calgary. It is made up of strong needs-based retailers, medical services and food offerings, and shadow-anchored by the Real Canadian Superstore.

Country Hills Village is conveniently accessed and located at the intersection of two major thoroughfares - Country Hills Boulevard and Sarcee Trail, seeing nearly 50,000 vehicles per day - and is just minutes to the City of Calgary's ring road, Stoney Trail.



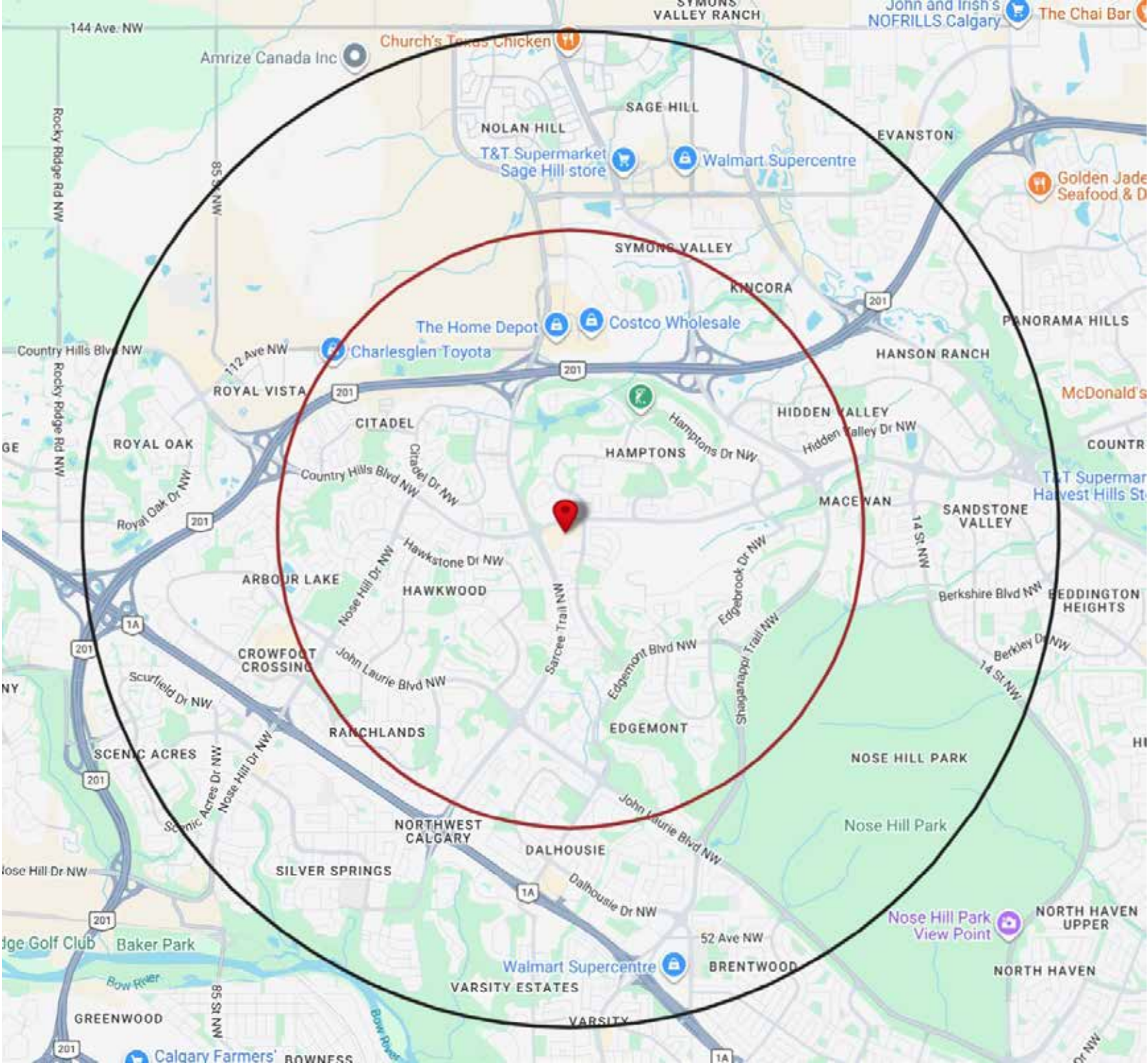


PROPERTY HIGHLIGHTS

ADDRESS	5149 Country Hills Blvd. NW Calgary, AB T3A 4K4
MAJOR INTERSECTION	Sarcee Trail and Country Hills Blvd.
GLA (SQ. FT)	65,031
NUMBER OF STORES AND SERVICES	30



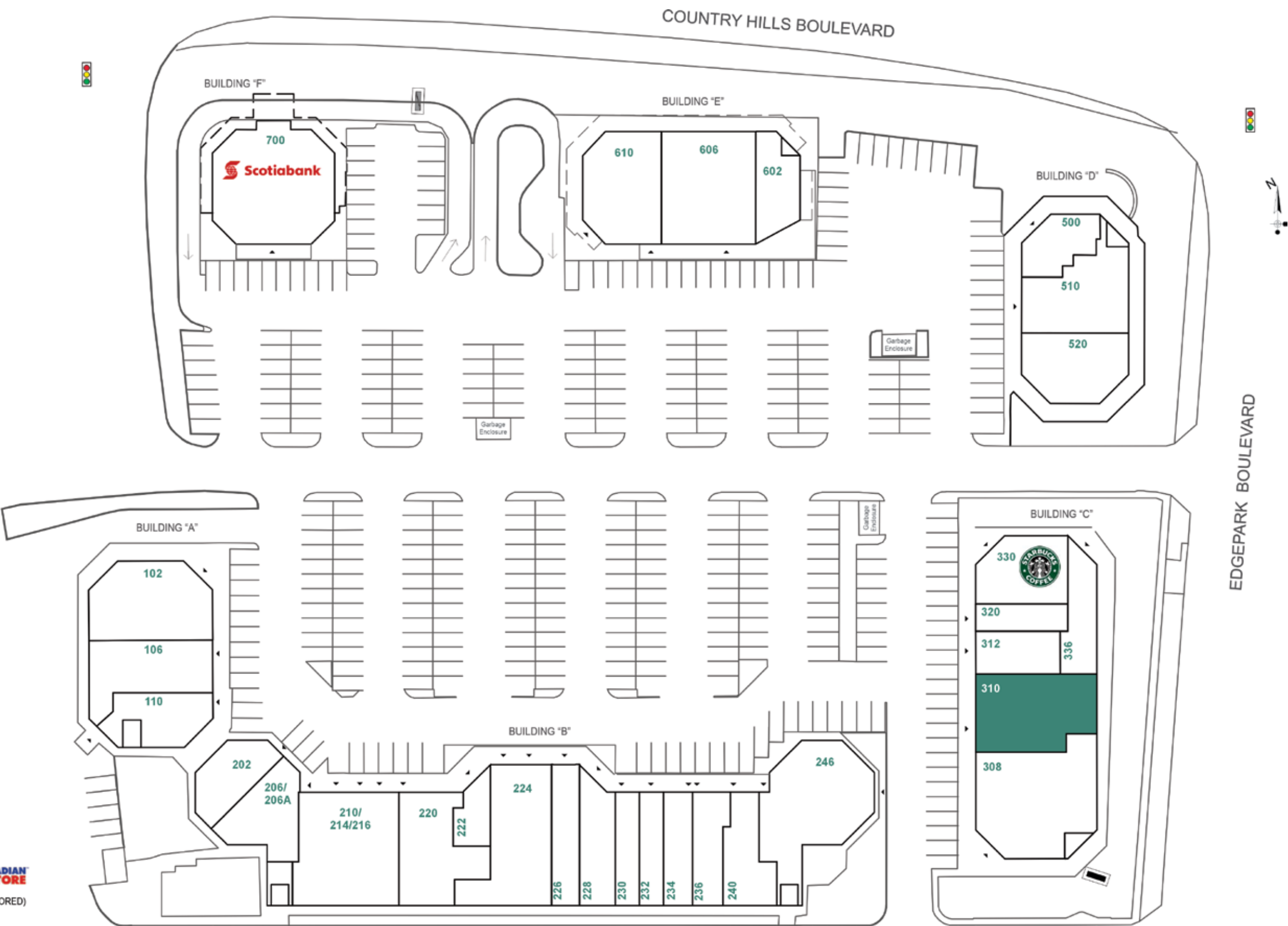
DEMOGRAPHICS



TRADE AREA (2025 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	54%	53%
	TRADE AREA POPULATION	74,217	192,104
	AVERAGE HOUSEHOLD INCOME	\$175,388	\$161,416

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
102	Famoso Neopolitan Pizzeria	3,042	246	Dr. Todd Lee Knight	3,579
106	Global Pet Food	2,410	308	Royal Lepage	3,120
110	RJ Liquor	1,782	310	Available	3,870
202	Dream Sleep	1,502	312	Calgary Registry	1,399
206/206A	All Smiles Dental	2,704	320	Dr. Phone Fix	876
210/214	Country Hills Veterinary Clinic	3,029	330	Starbucks	1,617
216			336	Country Hills Massage Therapy	1,532
220	Medicentres	2,547	500	OPA! of Greece	1,239
222	Incline Physio	765	510	Kujira Sushi	2,404
224	FYI Doctors	3,297	520	Saigon Rex	2,687
226	Diva Salon & Spa	1,364	602	WOW Chicken	1,450
228	Mint Nails Spa & Lounge	1,533	606	Aroma Dim Sum	3,660
230	First Choice Haircutters	941	610	Dairy Queen	3,108
232	Happy Cup	952	700	Scotiabank	4,507
234	The UPS Store	1,148			
236	Dr. Jeana Tyaeck Chiropractor	1,284			
240	Musicworks Canada	1,602			

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