

## SHOPPES AT BEACON HILL

11877 Sarcee Trail NW, Calgary, AB

1,243 - 1,552 SF

# RETAIL FOR LEASE



- High consumer spending and demographics
- Exceptional traffic and visibility
- Flexible leasing options
- Convenience and accessibility
- Growth potential and tenant mix

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# PROPERTY FEATURES

Vacancy	1,243 - 1,552 SF
Basic Rent	Market
Op Costs	\$14 PSF (2025 est.)
Tenant Incentives	Negotiable
Parking	154 Stalls + 4 Handicap Stalls
Zoning	C-COR3
Year Built	2020
Storeys	1
Signage	Potential Exposure to Sarcee + 2 Potential Pylon



## PROPERTY OVERVIEW

Strategically positioned at 112th Avenue and Sarcee Trail NW, Shoppes at Beacon is surrounded by the rapidly growing communities of Sage Hill, Evanston, Nolan Hill, Sherwood, and Kincora - offering a strong and expanding customer base. With minimal congestion and seamless access, the property is just 25 minutes from downtown Calgary, making it an ideal destination for both local residents and commuters.



# SITE HIGHLIGHTS



## EXCEPTIONAL TRAFFIC AND VISIBILITY

- Positioned along Sarcee Trail NW, a major roadway with an average of 40,000 daily vehicle traffic, and 112th Ave NE, with 15,000 daily vehicle traffic.
- These roadways on either side of the centre facilitate a smooth flow of traffic through the centre, ideal for pickup and delivery-focused businesses.
- National retailers like Canadian Tire and Costco draw high customer volumes.



## HIGH CONSUMER SPENDING AND DEMOGRAPHICS

- The surrounding communities are home to a growing population of young families of professionals with strong disposable income. to abundant restaurants, retail stores, schools, churches, and more.
- North Calgary continues to see rapid residential expansion, increasing long-term demand for retail and services.



## FLEXIBLE LEASING OPTIONS

- Multiple unit sizes are available, with the potential to merge adjacent available units



## GROWTH POTENTIAL AND TENANT MIX

- The presence of medical clinics, beauty salons, and specialty retailers creates built-in foot traffic.
- Benefit from the traffic from established brands.



## CONVENIENCE AND ACCESSIBILITY

- Ample on-site parking ensures easy access for customers and employees.
- Proximity to public transit and major roadways enhances convenience.



## COMPETITIVE RATES

- Basic Rent rates are competitive with the adjacent RioCan site and other commercial developments in the area.



# SITE PLAN

## CURRENT TENANT MIX & AVAILABILITIES

### BUILDING 1 & 2

- 100 Shell
- 200 Shell

### BUILDING 3

- 310 Leaf Life Cannabis
- 320 Euphoria. Vape, Cigars, Bongs
- 330 Happy Choice. Nails & Spa
- 370 GolfTec

### BUILDING 4

- 410 Liquorville. Wine. Spirits. Beer
- 430 Relief Recall. Massage & Wellnes
- 440 Flames and Grill
- 460 Chinese Restaurant
- 470 1,310 SF Under Offer by Pizza Franchise
- 480 1,310 SF Available
- 490 1,286 SF Available

### BUILDING 5

- 510 The Blind Shop
- 520 Etch Hair Design
- 530 1,243 SF Available
- 540 1,552 SF Available
- 550 Beacon Hill Barber

### BUILDING 6

- 615 Dr. Bishop & Associates
- 620 D'lux Hair Vault
- 625 Evluni Psychology
- 630 Amazonia Aquatics
- 635 Cool Drinks
- 645 Blissfinity
- 650 Apollo Dental



- Available
- Under Offer
- Leased / Occupied

# AREA DEMOGRAPHICS

5 KM RADIUS



Adjacent communities:  
Symons Valley, Hamptons, Nolan Hill, Evanston,  
Hawkwood, Citadel, Hidden Valley, etc.



On average, dual income households  
with 39.5-year-old parents with less  
than 3 kids

**173,429**

TOTAL POPULATION (2025)

17.3% growth (2020-2025)  
11.7% projected growth (2025-2030)  
193,634 projected population in 2030

**\$159,576**

AVERAGE HOUSEHOLD INCOME (2025)

20.7% earn \$60-100,000  
59.3% earn \$100,000+  
\$169,290 projected in 2028

**70,000**

VPD ON STONEY TRAIL NW

45,000 VPD on Sarcee Trail NW  
15,000 VPD on 112 Avenue NW  
15,000 VPD on Shaganappi Trail NW

# EXPENDITURE

PER PERSON PER YEAR

**\$15,188**

FOOD

**\$2,231**

PERSONAL CARE

**\$5,851**

HEALTH CARE

**\$4,065**

LIQUOR TABACCO

**\$6,5321**

RECREATION

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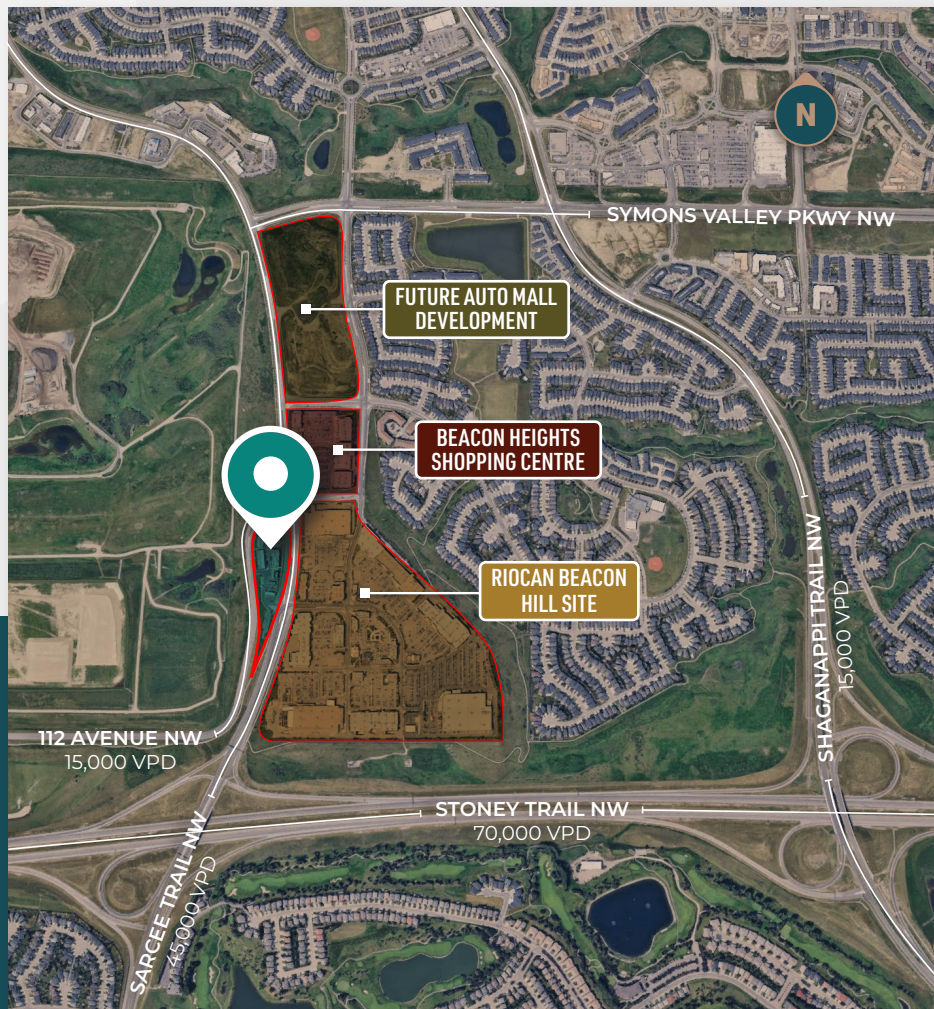
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