## SHOPPES AT BEACON HILL

11877 Sarcee Trail NW, Calgary, AB

1,243 - 1,310 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 - 1,310 SF |
| Basic Rent | Market |
| Op Costs | $18.64/sqft (est. 2026) |
| Tenant Incentives | Negotiable |
| Parking | 154 Stalls + 4 Handicap Stalls |
| Zoning | C-COR3 |
| Year Built | 2020 |
| Storeys | 1 |
| Signage | Potential Exposure to Sarcee<br>+ 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.

## FLEXIBLE LEASING OPTIONS

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

## CONVENIENCE AND ACCESSIBILITY

- Ample on-site parking ensures easy access for customers and employees.

- Proximity to public transit and major roadways enhances convenience.

## 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.

## 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.

## 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 Available |
| 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 | Savoy's South Indian Kitchen |
| 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 |



# 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

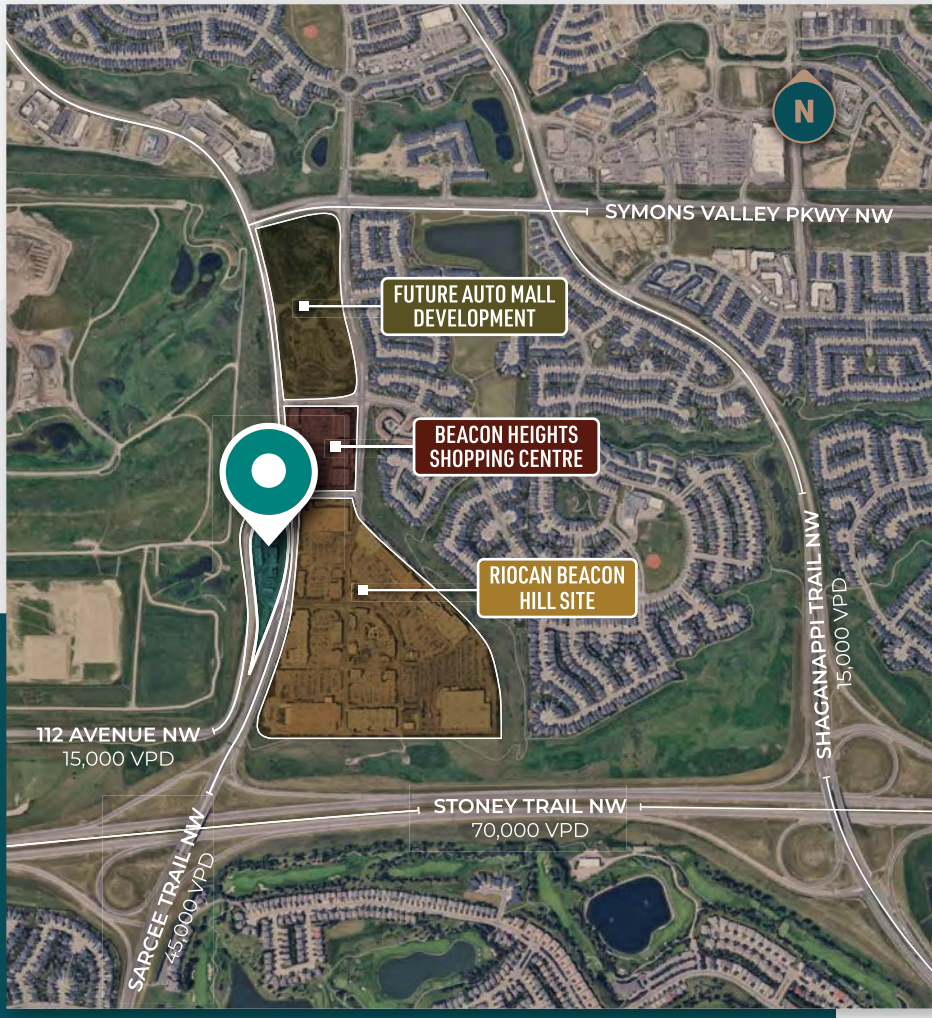
**$15,188**
FOOD

**$2,231**
PERSONAL CARE

**$5,851**
HEALTH CARE

**$4,065**
LIQUOR TABACCO

**$6,5321**
RECREATION





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