

| 3,490 SF |

RETAIL FOR LEASE



BEACON HEIGHTS SHOPPING CENTRE

12024 Sarcee Trail NW, Calgary, AB

- Strong retail spending and residential growth in immediate area
- High traffic corridor, anchored by Staples, HER GMVMT and Goodwill
- Shadow anchored by Canadian Tire
- Great parking and access from Sarcee Trail NW

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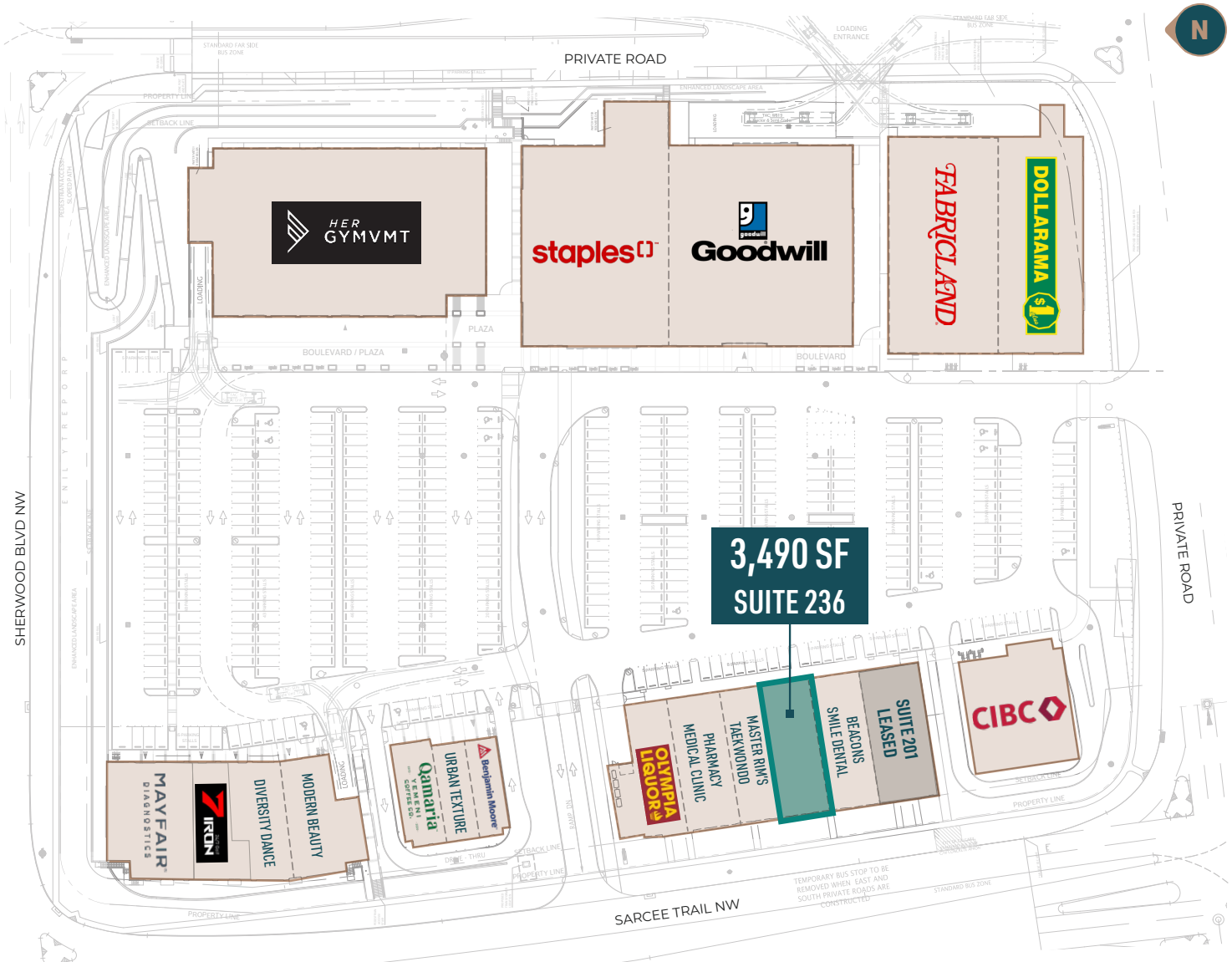
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COMMERCIAL

PROPERTY FEATURES

Vacancy	#236 – 3,490 SF	Tenant Incentives	Negotiable
Available	Immediately	Year Built	2010
Basic Rent	Market	Storeys	1
Op Costs	\$15.00 PSF (2026 est.)	Signage	Exposure to Sarcee + 2 Pylon
Zoning	Direct Control District (DC)	Parking	435 Stalls (12 Accessible)

SITE PLAN

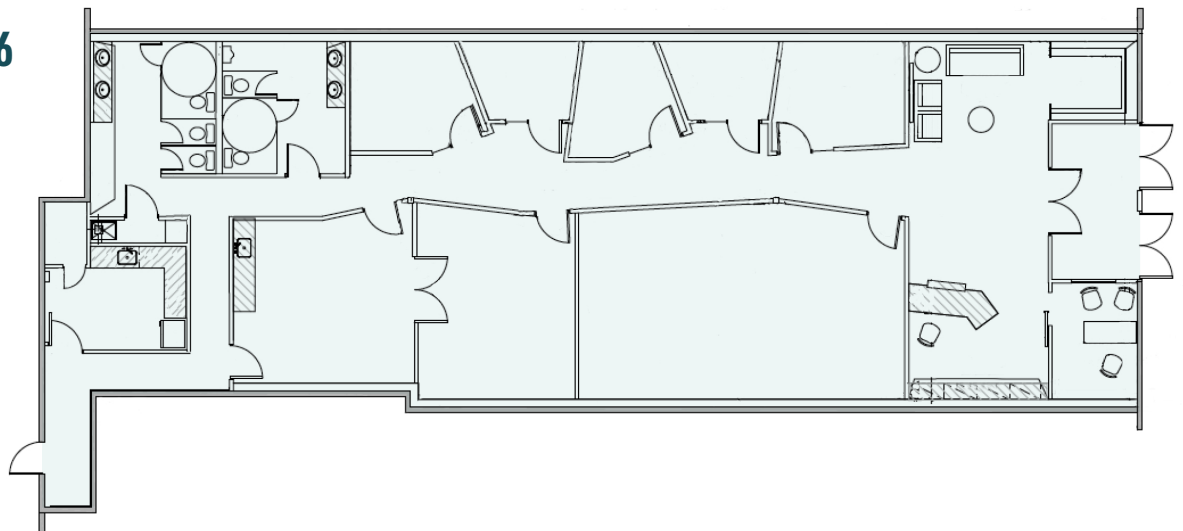


PROPERTY OVERVIEW

Strategically positioned at Sarcee Trail NW & Sherwood Blvd NW, Beacon Heights Shopping Centre 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.

FLOOR PLAN

SUITE 236
3,490 SF



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.



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.



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.



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.



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

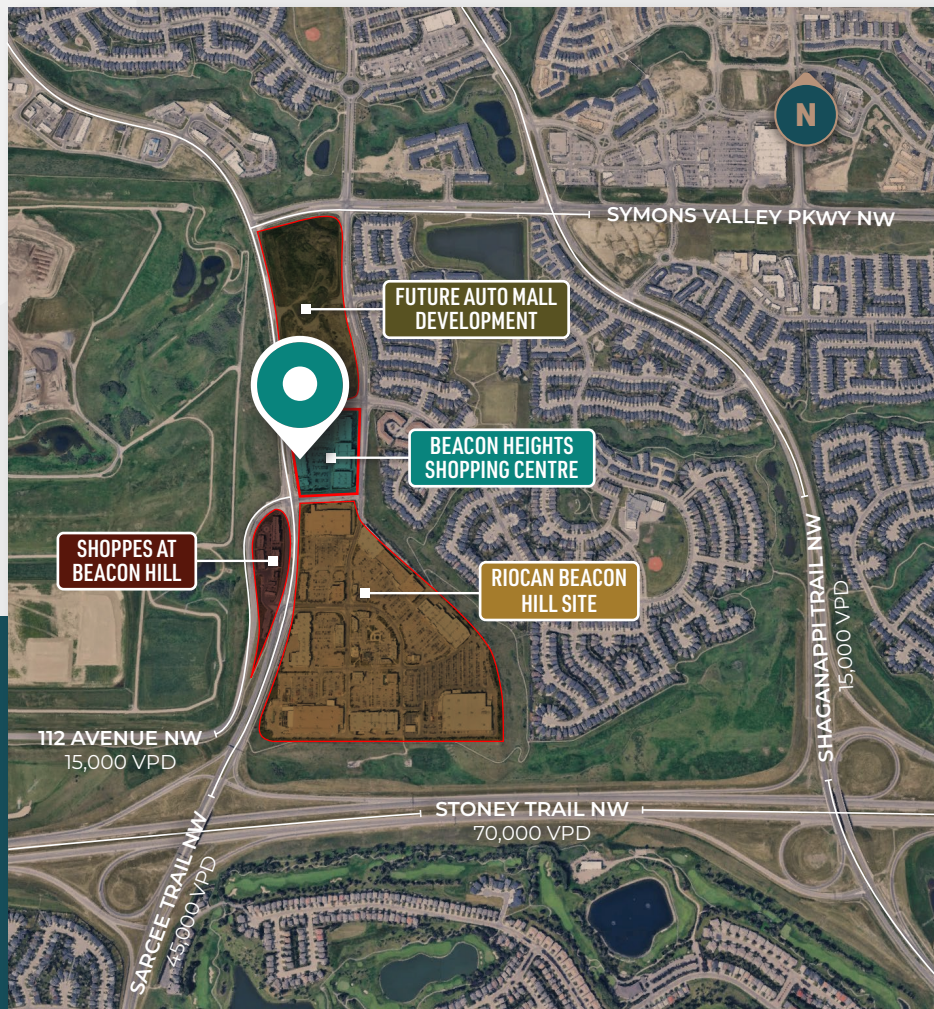
HEALTH CARE

\$4,065

LIQUOR/TABACCO

\$6,5321

RECREATION



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