1,126 - 3,057 SF

RETAIL FOR LEASE



TOWN CENTRE AT TRINITY HILLS

200 Na'a Dr SW, Calgary, AB

- **High profile retail opportunities available in the dense and quickly growing community of Trinity Hills**
- Grocery anchored shopping centre with exceptional parking, Highway 1 exposure and access to affluent communities including Bowness, Greenwich and Osprey Hill
- Flexible bay sizes and layouts available for small format retail, hospitality and service providers
- Anchored by Save-On-Foods, PetSmart, Dollarama and Trinity Hills Pet Hospital; shadow-anchored by GoodLife Fitness and Beam Radiology
- Easily accessible from major thoroughfares including Highway 1 West, Sarcee Trail SW and Stoney Trail

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PROPERTY FEATURES

Vacancy	1,126 - 3,057 SF
Available	Immediately
Municipal	200 Na'a Dr SW, Calgary, AB
Zoning	Direct Control 85D2020
Basic Rent	Market
Op. Costs	$21.08 (2026 est.)
Utilities	Separately metered
Parking	Scramble – 202 Covered Stalls & 340 Surface Stalls; street parking available

CLOSE PROXIMITY TO WINSPORT / CANADA OLYMPIC PARK

>1.2 M Visitors Annually

DENSE RESIDENTIAL COMMUNITY

Over 2,200 units, 3,758 upon full buildout (proposed)

AMPLE PARKING ON SITE

A total of 542 parking spaces across two levels







SITE PLAN

UPPER LEVEL TOWN CENTRE

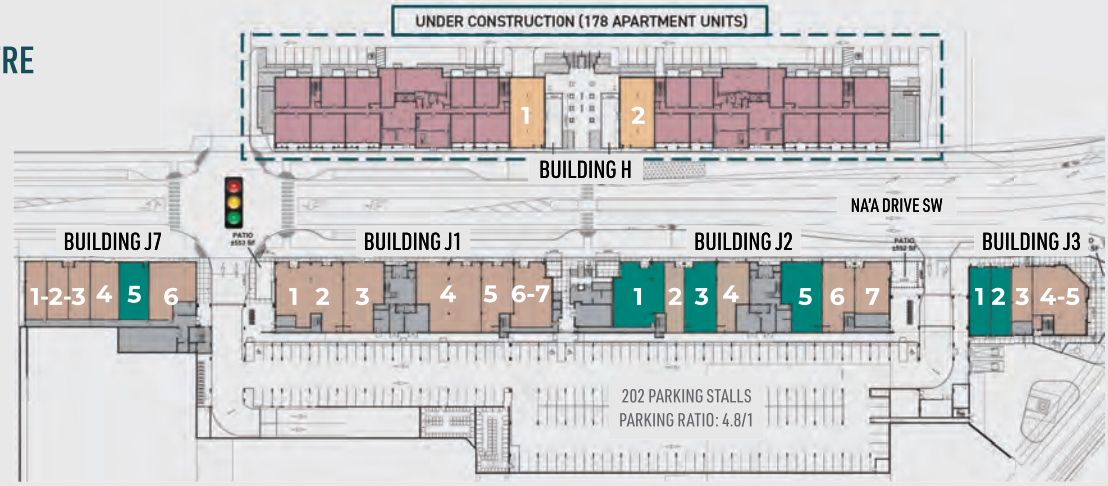


Retail Leased | Retail Available | Residential | Seniors Housing | Future Retail

TENANTS

1	Save-On-Foods
2	Olympia Liquor
3	Future Retail 6,899 SF
4	Sleep Country
5	Trinity Hills 24H Pet Hospital
6	Bulk Barn
7	COBS Bread
8	Dollarama
9	PetSmart

LOWER LEVEL TOWN CENTRE



TENANTS

BUILDING H

1	Available 2,100 SF
2	Available 2,090 SF

BUILDING J7

1-3	Discovery Kids
4	Supplement King
5	**Available 1,497 SF**
6	The Music Studio

BUILDING J1

1	Trinity Hills Dental
2	Elante Rejuvenation
3	Christian Credit Union
4	Primo Healing Centre
5	Trinity Hills Eyecare
6-7	CurisRx Pharmacy

BUILDING J2

1	**Available 2,683 SF**
2	Legends Barbershop
3	**Available 1,931 SF**
4	Trinity Nail Salon
5	**Available 2,234SF**
6	Strive Physiotherapy
7	Little Oaks Daycare

BUILDING J3

1	**Available 1,274 SF**
2	**Available 1,223 SF**
3	241 Pizza
4-5	Estrella

MARKET INSIGHT

Located off of the Trans-Canada Highway (Highway 1) and offering access to surrounding communities via Sarcee Trail / Bowfort Road, Town Centre at Trinity Hills offers unrivaled density in suburban Calgary with the added benefits of established mature communities only a short distance from the Downtown core.

Trinity Hills is comprised of several dense, mixed-form developments offering residential, employment and commercial opportunities. With a planned density of over 3,700 units, the area has a planned population of approximately 10,000 residents within a tight trade area. Not including the wider area including Greenwich, Bowness & Montgomery and Osprey Hill.

Winsport / Canada Olympic Park draws over 1.2 Million visitors annually across all 4 seasons with the numerous programs in winter sports, summer attractions, organized sport and training facilities and professional sports entertainment. Beyond this, the hub offers professional, medical and educational facilities as well.







AREA DEMOGRAPHICS

10 MINUTE DRIVE-TIME AREA

166,919

DAYTIME POPULATION

180,257 residents
12.4% growth (2018-2025)
15 % projected growth (2025-2030)

$193,795

AVERAGE HOUSEHOLD INCOME

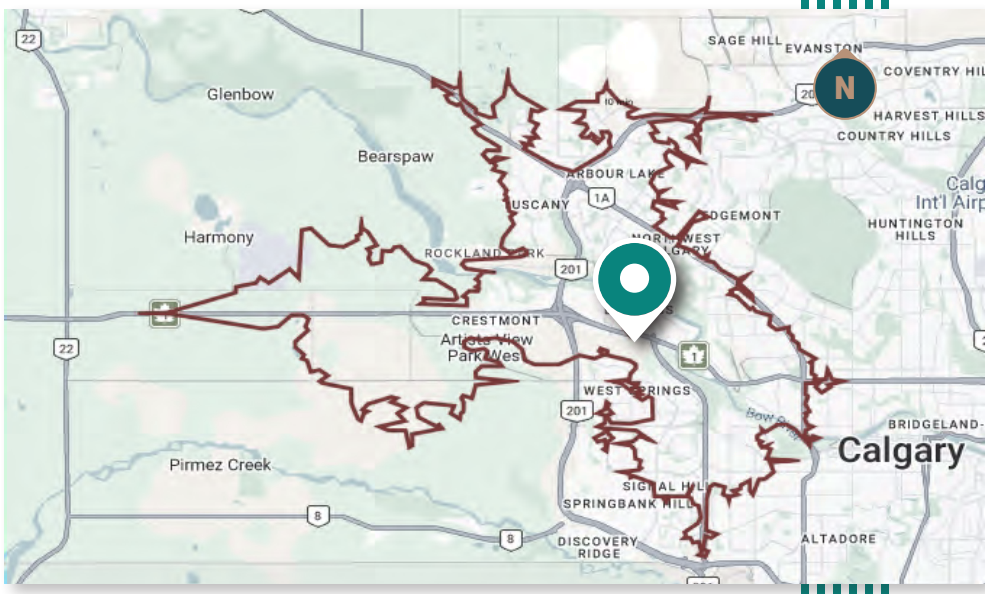
65,541 – total households
19.7% earn $60 - $100,000
56.8% earn $100,000+

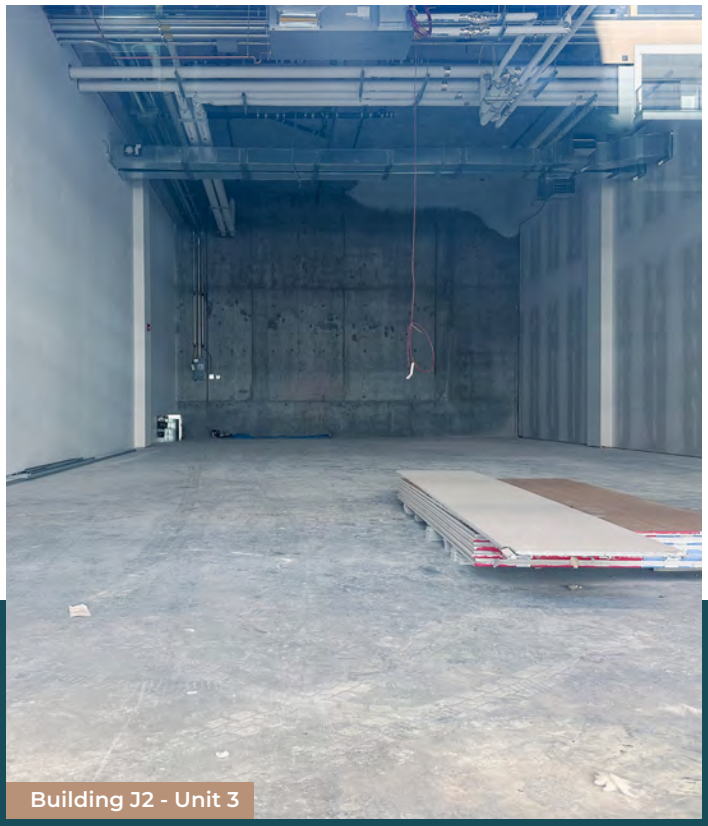
26.7 %

20-39 YEARS

21.5% – 0-19 years
26.8 % – 40-59 years
25 % – 60+ years

57,350 VPD ON HIGHWAY 1 (2023)
29,000 VPD ON SARCEE TRAIL SW (2024)

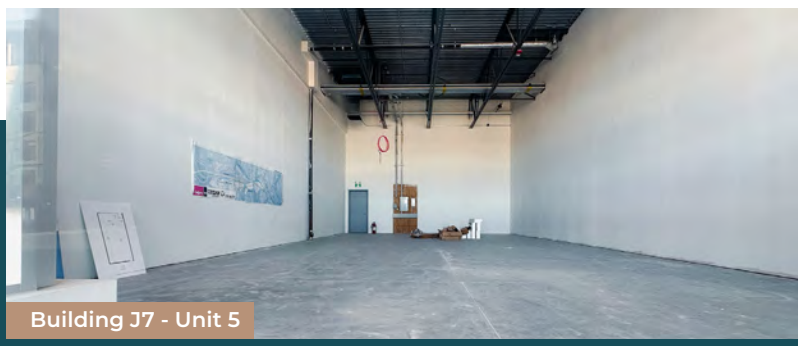




Building J2 - Unit 3



Building J2 - Unit 1



Building J7 - Unit 5

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