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THE SHOPPES AT BEACON HEIGHTS

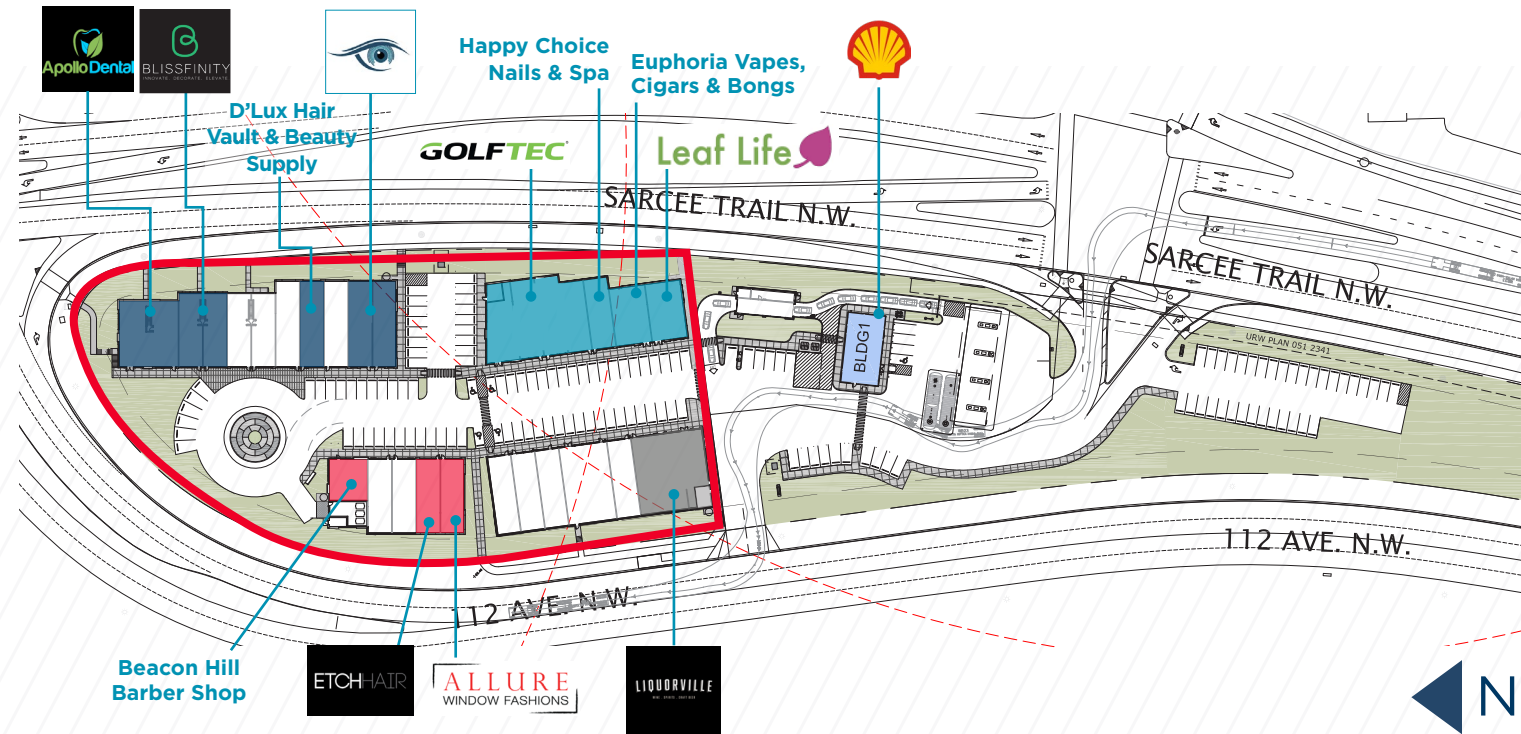
11877 SARCEE TRAIL NW
CALGARY, ALBERTA

FOR LEASE





Site Plan



Site Area 259,438.11
Parking Stalls 150
Bike Stalls 10

Overall Site

Building 06		SF
Main Floor		
LEASED	Apollo Dental	2,759
LEASED	Blissfinity	2,362
	Tenant 635	1,175
	Tenant 630	1,187
	Tenant 625	1,433
LEASED	D'Lux Hair Vault & Beauty Supply	1,432
	Tenant 615	1,432
LEASED	Dr. Bishop & Associates	2,853
	Stair 1 001	112
	Stair 2 002	121
	Stair 3 003	121
Sub Total		14,987

Building 06		SF
Basement Floor		
	Storage 0-650	2,763
	Storage 0-645	1,209
	Storage 6-640	1,169
	Storage 6-635	1,210
	Storage 6-630	921
	Stair 1 001	141
	Stair 2 002	159
	Stair 3 003	173
Sub Total		7,745
Building Total		22,732

Building 05		SF
LEASED	Allure Window Fashions	1,232
LEASED	Etch Hair Design	1,245
	Tenant 530	1,244
	Tenant 540	1,245
LEASED	Beacon Hills Barber Shop	1,114
Building Total		6,080

Building 03		SF
	Golftec	5196
	Happy Choice Nails & Spa	1,190
	Euphoria Vapes, Cigars & Bongos	1,463
	Leaf Life Cannabis	1,466
Building Total		9,315

Building 04		SF
LEASED	Liquorville	2,383
	Tenant 430	1,316
	Tenant 440	1,306
	Tenant 450	1,308
	Tenant 460	1,310
	Tenant 470	1,310
	Tenant 480	1,310
	Tenant 490	1,286
Building Total		11,529

Property Highlights & Features

Located between 112th Avenue and Sarcee Trail NW, this commercial property includes such retailers as medical clinics, beauty salons, and other general retail and is ready for tenant fixturing with opportunities for numerous uses. With Costco, Canadian Tire, the Brick, Goodlife, Dollarama, and Sports Check located just across the street, this space is strategically located in a low-congestion area just 25 minutes from the downtown core.

- Location**
11877 Sarcee Trail NW
- Signage**
Two Pylons; Front & Rear Fascia Signs
- Available Space**
Retail from 1,175 to 9,146 sf
Storage 7,745 SF +/-
- Lease Rate**
Market
- Term**
5 - 10 Years
- Parking Ratio**
1:298 SF +/-

Operating Costs & Taxes
\$14.00 / SF (2024 Estimate)



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DEMOGRAPHICS



Total Population
58,514



Daytime Population
21,172



Median Age
38



Average Household Income
\$131,969



Average Household Size
3.1

Within Trade Area (3km Radius)

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