



THE SHOPPES AT BEACON HEIGHTS

11877 SARCEE TRAIL NW
CALGARY, ALBERTA

FOR LEASE





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

Available Space

Retail 27,245 SF +/-

Storage 7,745 SF +/-

Term

5 - 10 Years

Operating Costs & Taxes

\$14.00 / SF (2024 Estimate)

Signage

Two Pylons; Front & Rear
Fascia Signs

Lease Rate

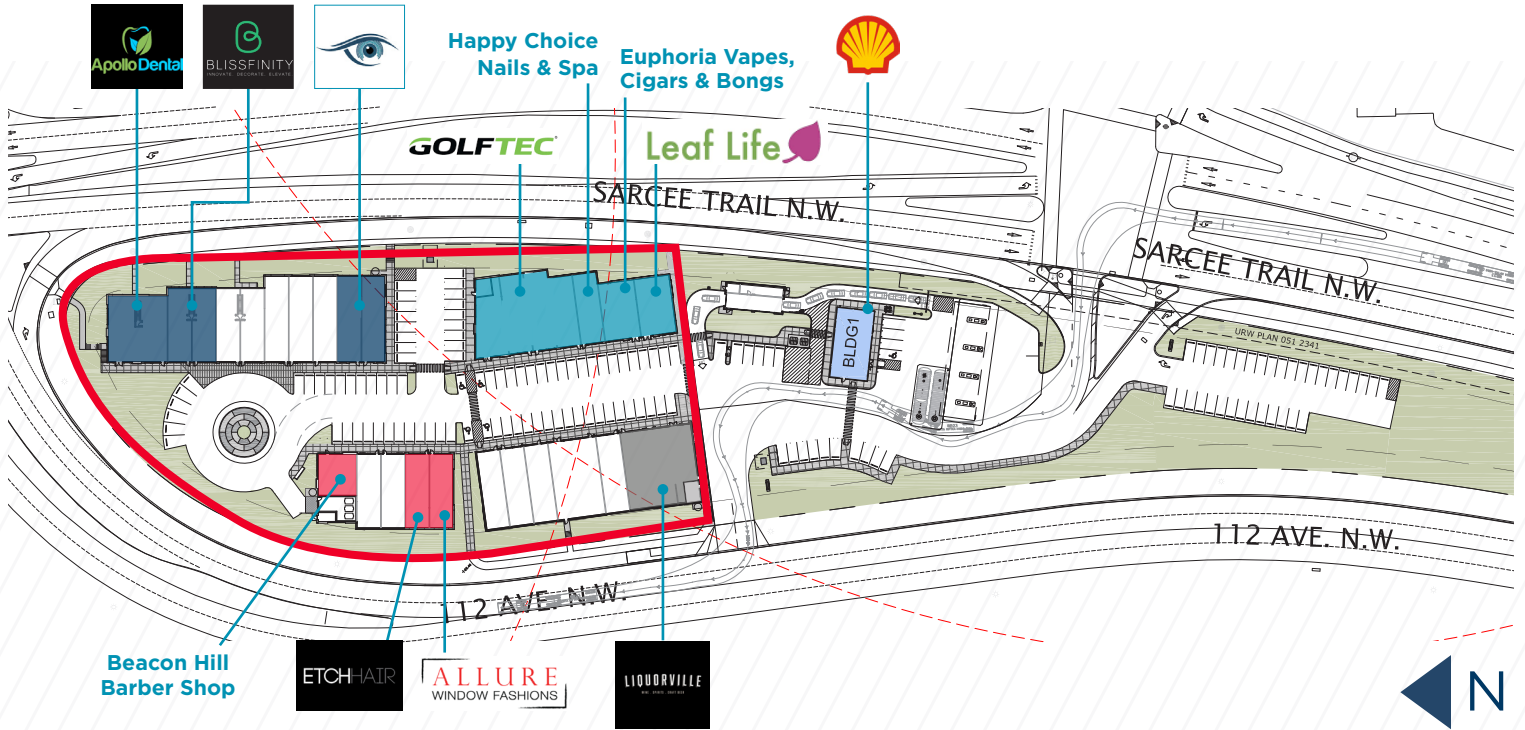
Market

Parking Ratio

1:298 SF +/-



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 |
| | Tenant 620 | 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 |
|-----------------------|--------------------------|--------------|
| | 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 & Bongs | 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 |

Contact



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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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