

BELMONT VILLAGE

40 Belmont Drive SW, Calgary, AB



PROPERTY HIGHLIGHTS

Join Belmont's premier shopping destination, Belmont is Calgary's newest SW community encircled by 194th Avenue, Sheriff King Street & 210th Avenue, with direct access to Macleod Trail and Stoney Trail. Plans include a City of Calgary Recreation Centre to be built along 210th Ave SW, beside a future library and high school site.

ADDITIONAL PROPERTY INFO:

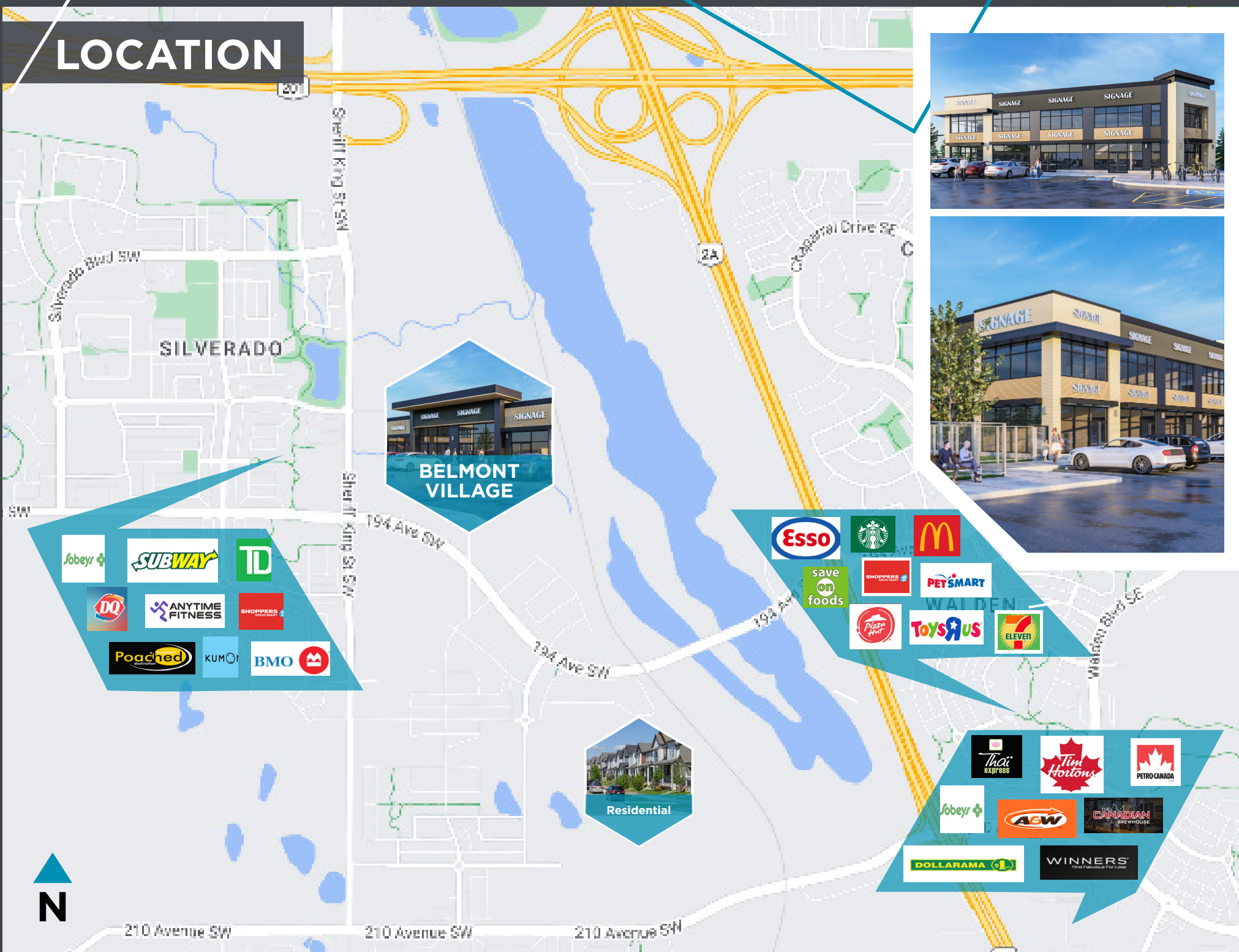
UNITS STARTING AT 1,250 SF

Net Rent	Market
Op Cost	\$16.00
Occupancy	Q2 of 2025

SITE PLAN



LOCATION



Commercial icons in the southwest quadrant:

- Jobey's
- SUBWAY
- TD
- DQ
- ANYTIME FITNESS
- SHOPPERS DRUG MART
- Poached
- KUMON
- BMO

Commercial icons in the southeast quadrant:

- Esso
- Starbucks
- McDonald's
- save on foods
- SHOPPERS DRUG MART
- PETSMART
- Pizza Hut
- Toys R Us
- ELEVEN

Commercial icons in the south-southeast quadrant:

- Thai Express
- Tim Hortons
- PETRO-CANADA
- Jobey's
- AEW
- CANADIAN FIREWORKS
- DOLLARAMA
- WINNERS

DEMOGRAPHICS

WITHIN 3 KM

Source: 2021 Statistics Canada

POPULATION

30,885



TOTAL
DAYTIME
POPULATION

18,853



TOTAL
HOUSEHOLDS

10,668



MEDIAN
HOUSEHOLD
INCOME

\$122,385



MEDIAN
AGE

38



EDUCATION

96%



EMPLOYMENT
RATE

64%



VISIBLE
MINORITIES

30,885

CONTACT

CUSHMAN & WAKEFIELD ULC
250 6 Ave. SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

JONATHAN GHERON
Associate Vice President
Retail Sales & Leasing
+1 403 261 1156
jonathan.gheron@cushwake.com



LUXURIA DEVELOPMENTS



LUXURIA
— GROUP —

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



CUSHMAN &
WAKEFIELD