



CORE

SIMONS • TD SQUARE • HOLT RENFREW

CALGARY'S ONLY DOWNTOWN SHOPPING CENTRE

ANCHORED BY TWO OF CANADA'S MOST ICONIC DEPARTMENT STORES, HOLT RENFREW AND SIMONS, AND FEATURES OVER 120 ADDITIONAL SHOPS, SERVICES, RESTAURANTS, AND MORE.

HOLT RENFREW



simons

HARRY ROSEN



CACTUS CLUB CAFE

610,000
Square Feet



\$341 MILLION
Total Sales Volume



Anchored by:
SIMONS & HOLT RENFREW



43%
Of trade area population identify as a visible



\$860
Sales Productivity



120+
Shops and Services



13 MILLION
Shoppers Per Year



18%
Income increase over the next 5 years

TRADE AREA:



1,314,051
Trade Area Population



\$152,436
Average Household
Income - above provincial
average



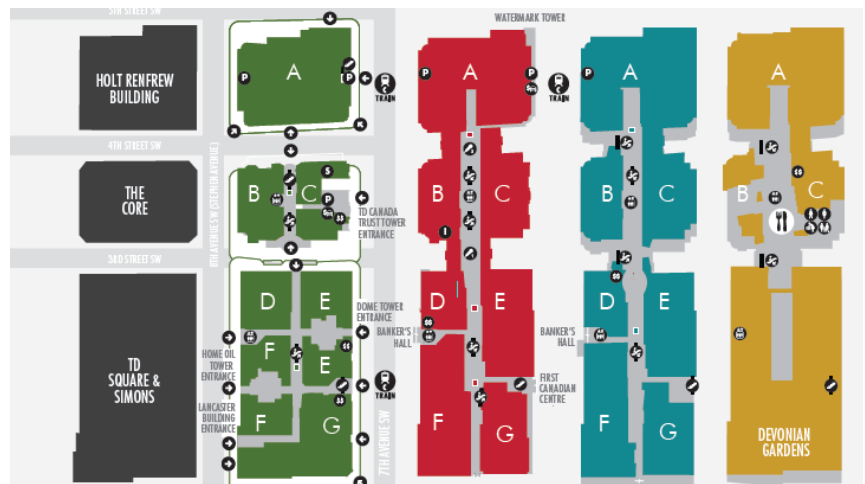
6
Public Transportation
routes directly
accessible from property

**599 HEATED UNDERGROUND
PARKING STALLS**

4,200 within a 1 block radius

APPROX. 676,909

Mix of corporate employees in
the public and private sector



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CUSTOMER PROFILE:



OLDER DIVERSE FAMILIES

- 24.5% of trade area
- \$117,069 average income
- Established, diverse upper-middle income families with high potential in the food, clothing and personal care categories
- **MARKET SPEND: \$8.4 BILLION**



WELL-OFF FAMILIES

- 19.9% of trade area
- \$267,935 average income
- Established wealthy families with high potential across many expenditure categories
- **MARKET SPEND: \$11.7 BILLION**



JUST STARTING OUT

- 14.6% of trade area
- \$132,588 average income
- Younger, upper-middle singles and families who enjoy going to attractions and participating in activities
- **MARKET SPEND: \$7.6 BILLION**



OUR COMMUNITY:

THERE IS NO BETTER PLACE TO BE

With proximity to major residential areas, the most head offices in Canada and shorter commute times, office workers are returning back to downtown Calgary in record numbers. These workers are looking for first class amenities close to work; restaurants, shopping and services, all found at The CORE.

ITS JUST COOLER TO SHOP DOWNTOWN

Calgary was built with an entrepreneurial spirit that still lies at the heart of everything we do. With 33 venture capital investments in Calgary in 2020 totaling \$353M, a 160% increase in value was seen over the previous year. Wealth management, private equity and asset management services have thrived in Calgary due to the concentration of private wealth in the city.

THIS IS THE PLACE TO BE SEEN

A mixed use property connected to three major office towers, Home Oil, Dome Tower and TD Canada Trust Tower as well as the historic Lancaster Building, The CORE benefits from downtown traffic consisting mainly of professionals, adding up to 13 million shopping visits annually.

LEASING CONTACT

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