



**DALHOUSIE
STATION**

CALGARY, AB

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DALHOUSIE STATION

CALGARY, AB

Located adjacent to, and directly accessed by, one the city's major thoroughfares, Crowchild Trail, Dalhousie Station is a frequent shopping destination for northwest Calgarians. Anchored by Safeway and Shoppers Drug Mart, the shopping centre offers a strong mix of national and regional retailers, and local entrepreneurs.

Dalhousie Station's trade area includes well established mature communities housing a significant population of young families. With the neighbouring LRT station Park and Ride and easy access to Highway 1A (Crowchild Trail), the shopping centre also caters to commuter shoppers seeking a wide arrange of retail offerings including grocery, gift, homegoods, dining, fashion, fuel and personal services.

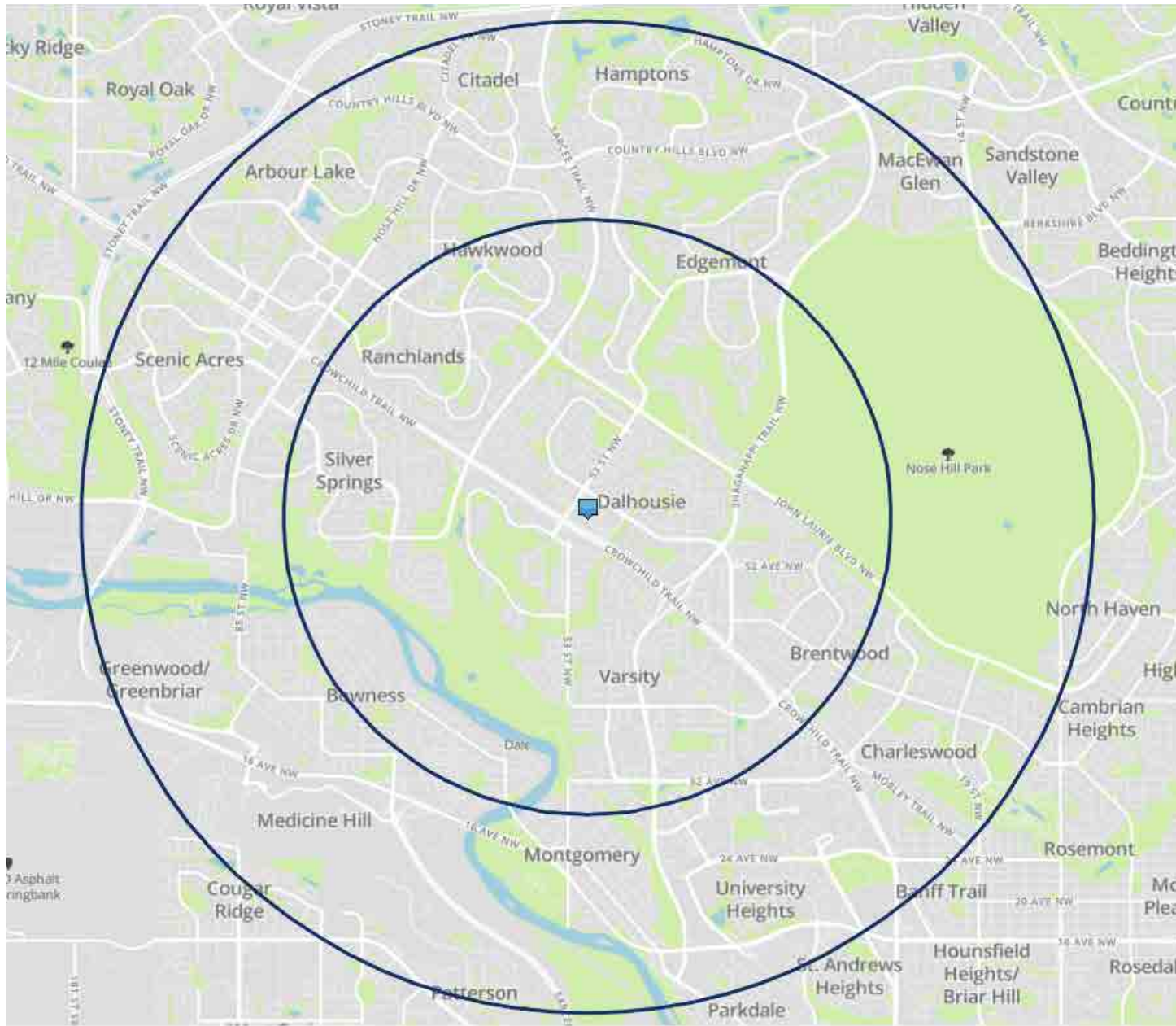


PROPERTY HIGHLIGHTS





ADDRESS	5005 Dalhousie Drive N.W. Calgary, AB, T3A 5R8
MAJOR INTERSECTION	Crowchild Trail at 53rd Street NW
GLA (SQ. FT)	188,866
NUMBER OF STORES AND SERVICES	43



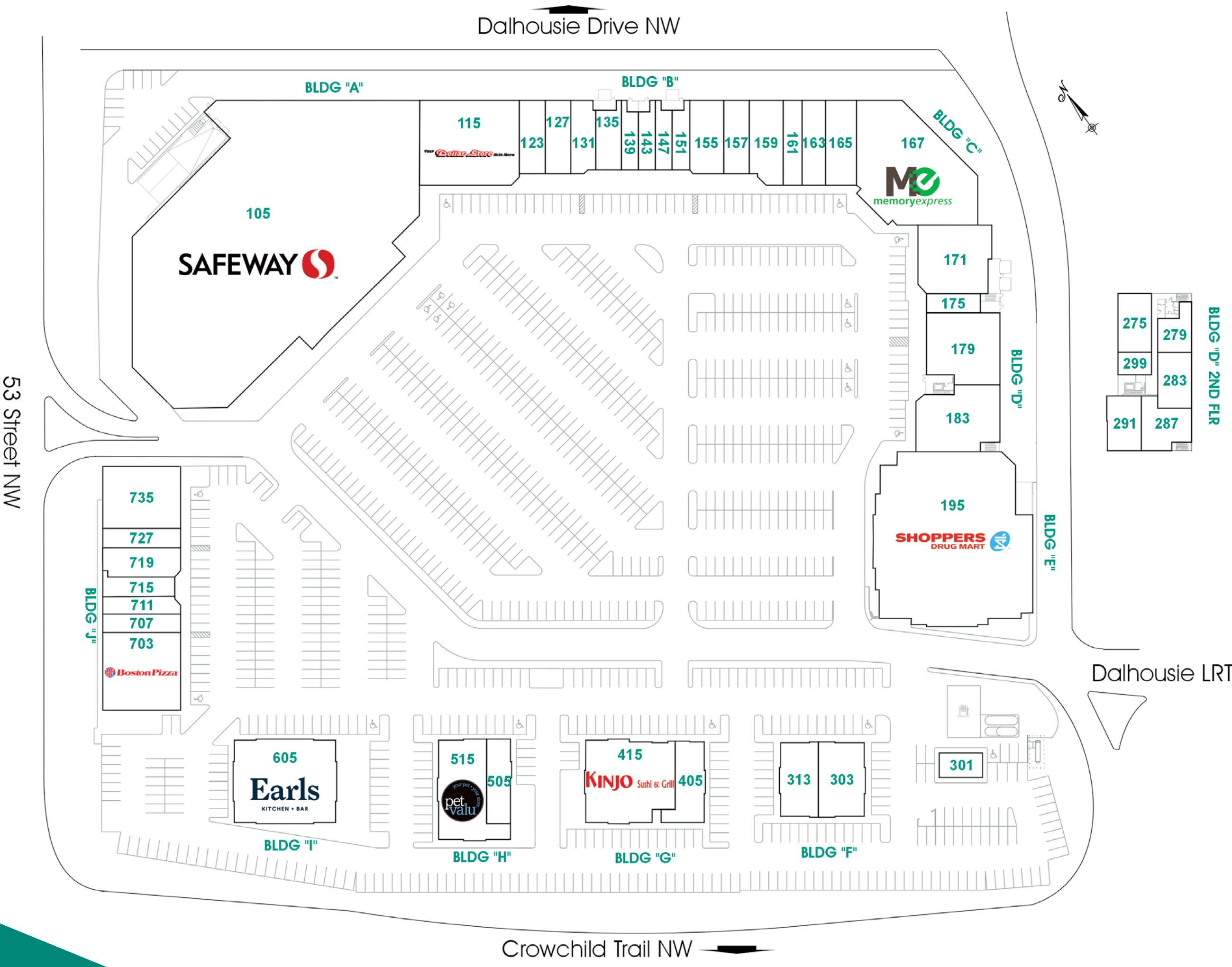
DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	42%	44%
	TRADE AREA POPULATION	59,022	153,937
	AVERAGE HOUSEHOLD INCOME	\$152,294	\$154,170

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
105	Safeway	56,977
115	Your Dollar Store with More	7,494
123	Visions Eye Care	1,687
127	Mansour's Menswear	1,687
131	Zest	1,620
135	Charisma Collections	1,425
139	Popeye's Supplements	933
143	Chocolaterie Bernard Callebaut	938
147	Shimoon Jewellers	961
151	Choice Cuts	951
155	Angles Hair Design	2,245
157	Febeli Fashions	1,688
159	Ace Liquor	2,451
161	Rana Respiratory Care Group	1,395
163	Iron Bow Fly Fishing	1,893
165	PlantLife	2,279
167	Memory Express	10,457
171	Canadian Footwear	4,346
175	Budget Printing	925
179	Ed Williams Men's Wear	4,578
183	Satori Medical	4,483
195	Shoppers Drug Mart	22,375
275	Dalhousie Station Dental	1,781
279	The Edge Physical Therapy	1,522

UNIT	TENANT	SQ FT
283	Trans Canada Denture Clinic	1,754
287	Dalhousie Foot Clinic	1,457
291	Dalhousie Family Chiropractic	1,720
299	HearingLife	725
301	Husky	900
303	Turner Danceworks	3,169
313	Dairy Queen	2,504
405	Varsity Dalhousie Animal Hospital	2,247
415	Kinjo Sushi & Grill	6,387
505	Cuty Vietnamese Restaurant	2,335
515	Pet Valu	4,107
605	Earl's	7,356
703	Boston Pizza	5,583
707	Dalhousie Fine Dry Cleaning	1,236
711	Subway	1,240
715	Normandeau Interiors	1,338
719	H & R Block	2,043
727	Expedia Cruises	1,203
735	Connect First Credit Union	4,519



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SAFeway

memoryexpress

SHOPPERS
DRUG MART

KINJO Sashimi & Grill

pet
valu

Earls
KITCHEN + BAR

Boston Pizza

Crowchild Trail NW

53rd Street NW