



**COUNTRY HILLS
VILLAGE**
CALGARY, AB

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



COUNTRY HILLS VILLAGE

CALGARY, AB

Country Hills Village is an open air shopping centre serving some of the most well-established high-income communities in northwest Calgary. It is made up of strong needs-based retailers, medical services and food offerings, and shadow-anchored by the Real Canadian Superstore.

Country Hills Village is conveniently accessed and located at the intersection of two major thoroughfares - Country Hills Boulevard and Sarcee Trail, seeing nearly 50,000 vehicles per day - and is just minutes to the City of Calgary's ring road, Stoney Trail.





PROPERTY HIGHLIGHTS





ADDRESS	5149 Country Hills Blvd. NW Calgary, AB T3A 4K4
MAJOR INTERSECTION	Sarcee Trail and Country Hills Blvd.
GLA (SQ. FT)	65,031
NUMBER OF STORES AND SERVICES	30



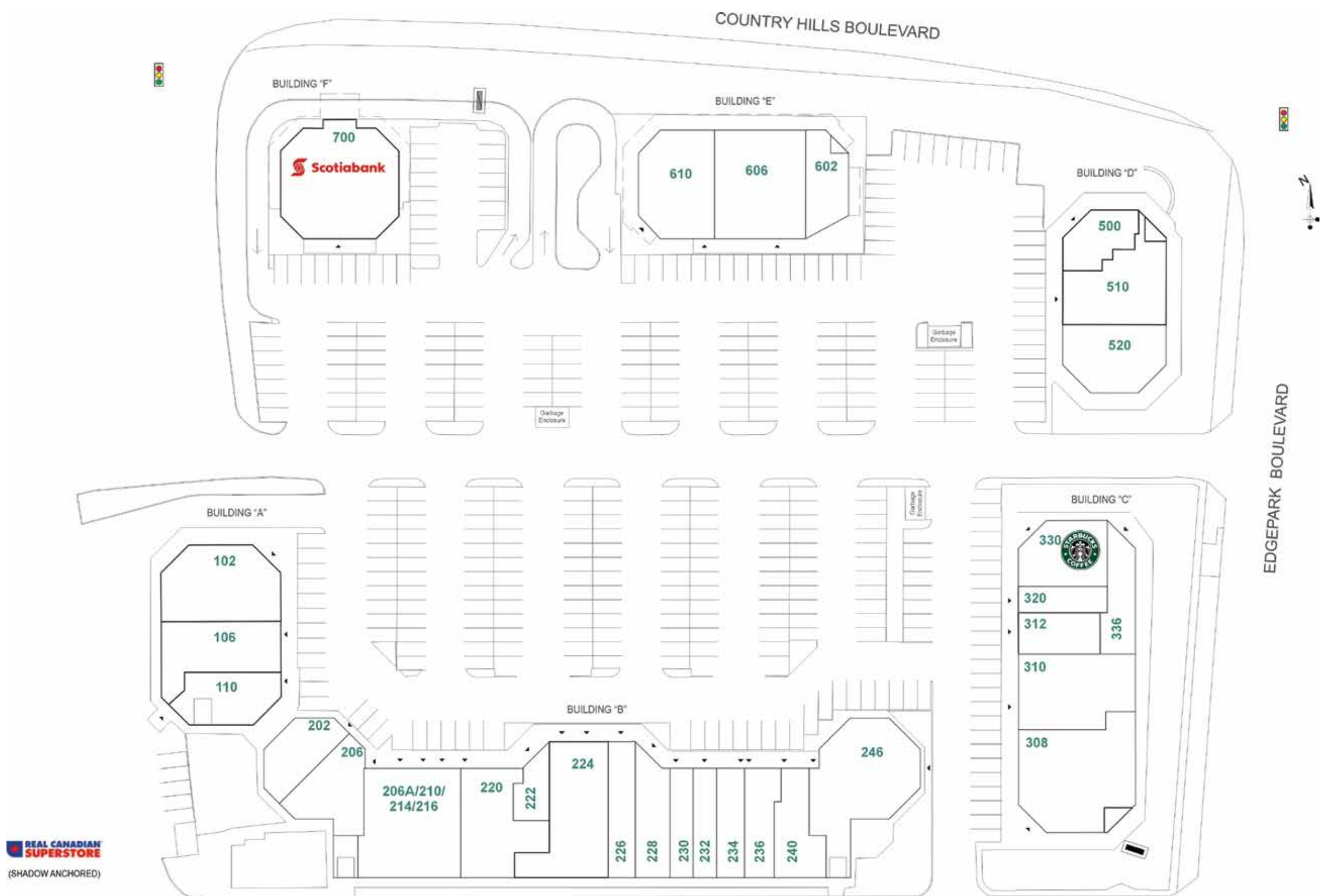
DEMOGRAPHICS



TRADE AREA (2024 DRIVE DISTANCE)

	DISTANCE	3 KM	5 KM
	MEDIAN AGE	56	53
	TRADE AREA POPULATION	71,248	180,724
	AVERAGE HOUSEHOLD INCOME	\$166,073	\$153,035

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
102	Famoso Neopolitan Pizzeria	3,042
106	Global Pet Foods	2,410
110	RJ Liquor	1,782
202	Dream Sleep	1,502
206	All Smiles Dental	2,704
216	Country Hills Veterinary Clinic	3,029
220	Medicentres	2,547
222	Incline Physio	765
224	FYI Doctors	3,297
226	Diva Salon & Spa	1,364
228	Mint Nails Spa & Lounge	1,533
230	First Choice Haircutters	941
232	Happy Cup	952
234	The UPS Store	1,148
236	Dr. Jeana Tyaeck Chiropractor	1,284
240	Musicworks Canada	1,602
246	Dr. Todd Lee-Knight	3,579

UNIT	TENANT	SQ FT
308	Royal Lepage	3,120
310	Rumble	3,870
312	Calgary Registry	1,399
320	Dr. Phone Fix	876
330	Starbucks	1,617
336	Country Hills Massage Therapy	1,532
520	Saigon Rex	2,687
510	Kujira Sushi	2,404
500	OPA! of Greece	1,239
602	WOW Chicken	1,450
606	Aroma Dim Sum	3,660
610	Dairy Queen	3,108
700	Scotiabank	4,507



BGO
Properties

MELISSA WALSH

Senior Director, Leasing

T: 403.303.2454

melissa.walsh@bgo.com

**BENTALLGREENOAK (CANADA)
LIMITED PARTNERSHIP**

640 5th Avenue SW, Suite 240
Calgary, AB T2P 3G4

BGOProperties.com

BentallGreenOak (Canada)
Limited Partnership, Brokerage

