

# Springbank Hill Market

8529 - 17th Avenue S.W. | Calgary, Alberta



## Retail Leasing Opportunity



**Ronmor Developers Inc.**  
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# PROPERTY OVERVIEW



Site is comprised of approximately 10 acres for commercial mixed-use and four acres for residential build-out



Immediately south of the popular Aspen Landing Shopping Centre



Access to the site will be via the future all-turns access point at 81st Street



Centre will service prestigious communities of Strathcona Park, Wentworth, Springbank Hill, and Montreaux



Excellent exposure to the high-traffic corridor along 17th Avenue



Future LRT station planned west of the site

## Property Highlights

<b>Landlord's Legal Name:</b>	Willowhurst Market Ltd.
<b>Rentable Area:</b>	151,330 sf (Site A: 132,720 sf   Site B: 18,610 sf)
<b>Availability:</b>	2023 (estimate)
<b>Lease Rate:</b>	Market
<b>Operating Costs &amp; Taxes:</b>	TBD
<b>Term:</b>	5-15 years
<b>Parking:</b>	Site A: 387 surface stalls (2.92 stalls/1,000 sf) Site B: 81 surface stalls (2.9 stalls/1,000 sf) Total: 468 surface stalls (3.09 stalls/1,000 sf)



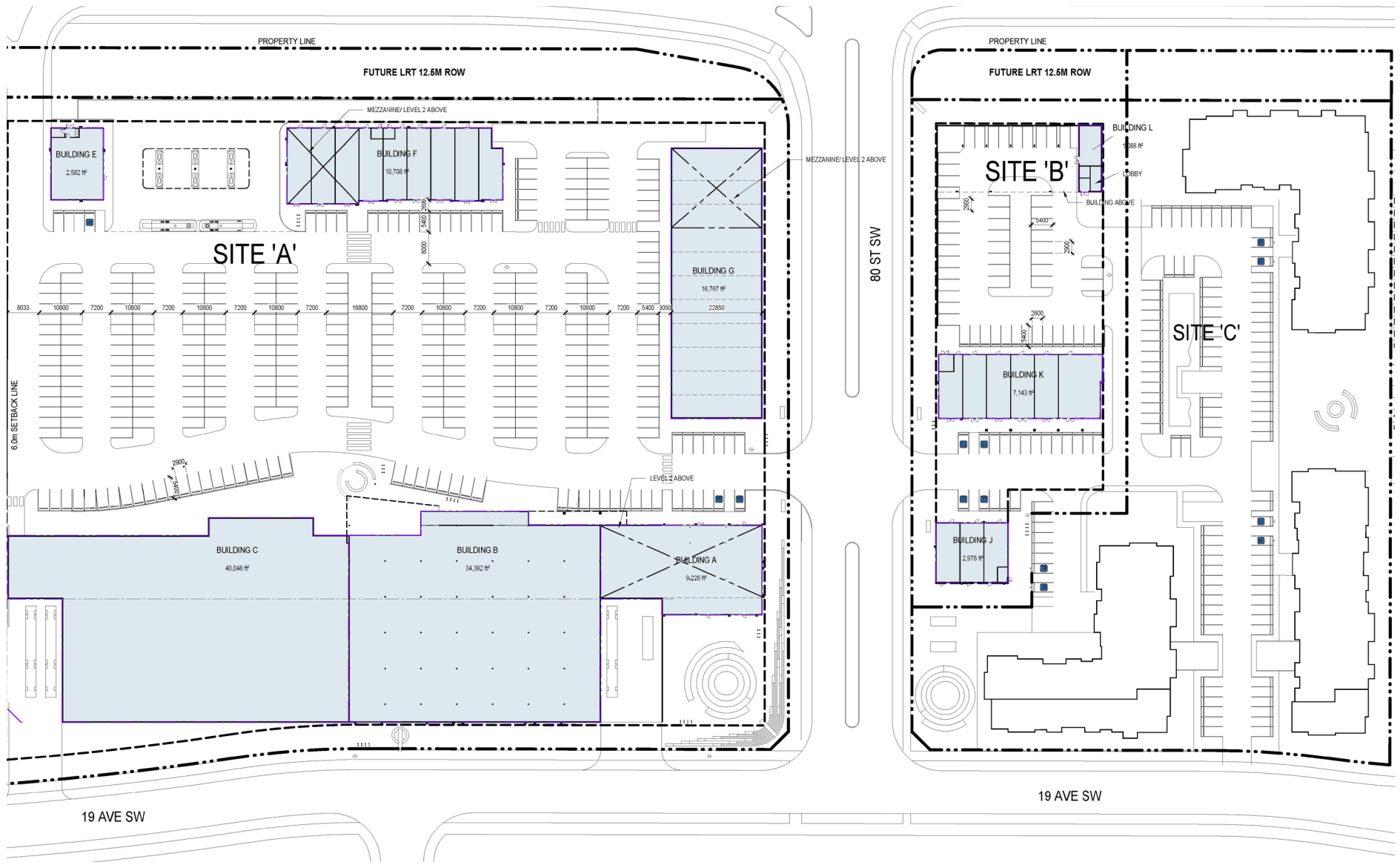
# RENDERINGS

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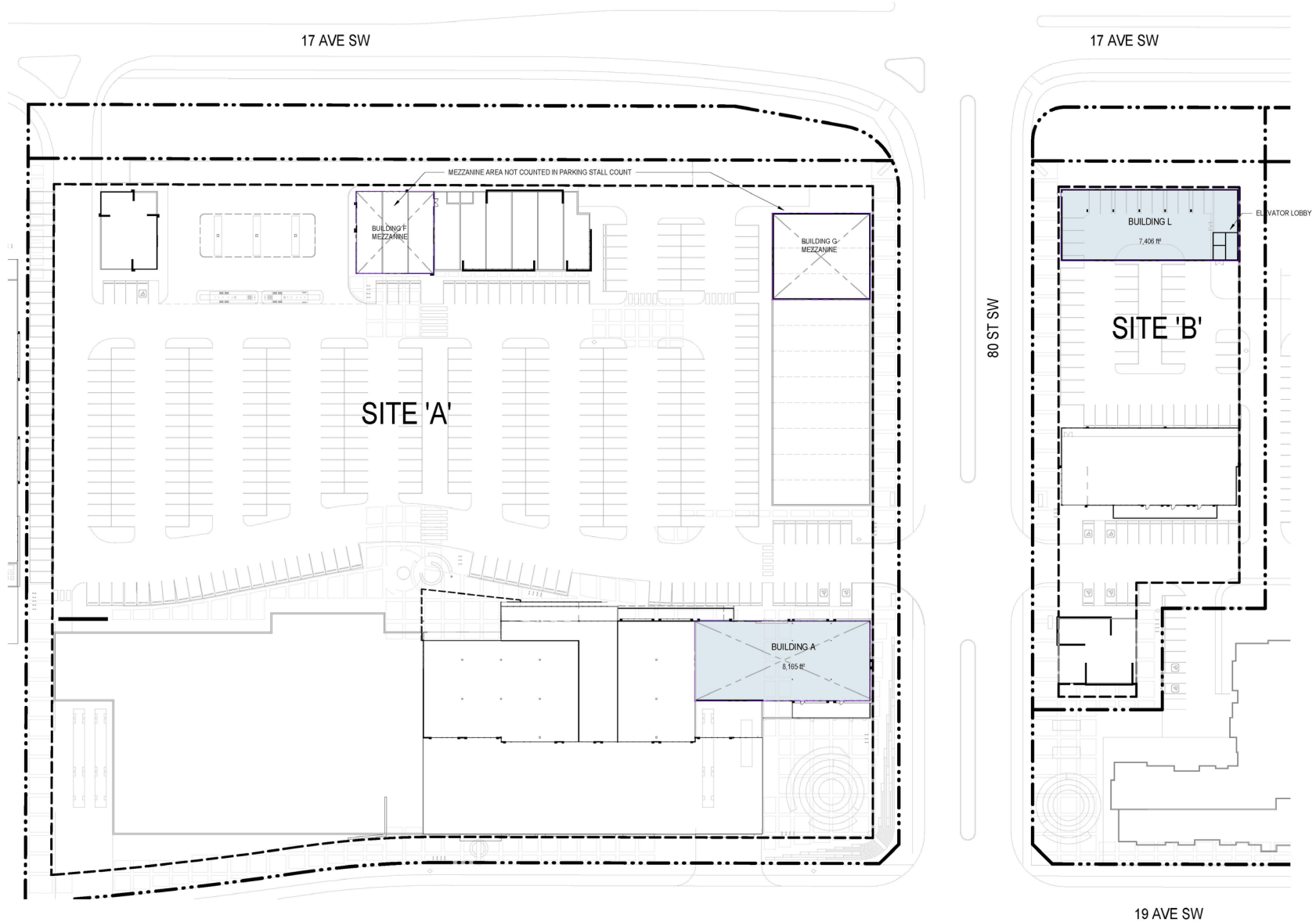


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# SITE PLAN - LEVEL 1



# SITE PLAN - LEVEL 2



# LOCATION

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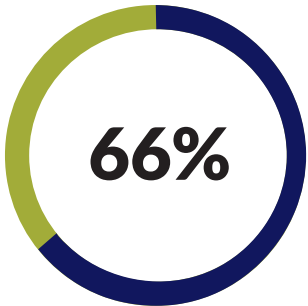
- In the Area**
- 1 Shoppers Drug Mart
  - 2 Safeway
  - 3 Starbucks
  - 4 COBS Bread
  - 5 CIBC
  - 6 Blush Lane Organic Market
  - 5 Ambrose University
  - 6 Blush Lane Organic Market
  - 7 Ambrose University
  - 8 Westside Recreation Centre

# DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	5,074	48,117	99,471
Daytime Population	Sum	3,873	30,514	67,780
Total Households	Sum	1,557	16,044	36,589



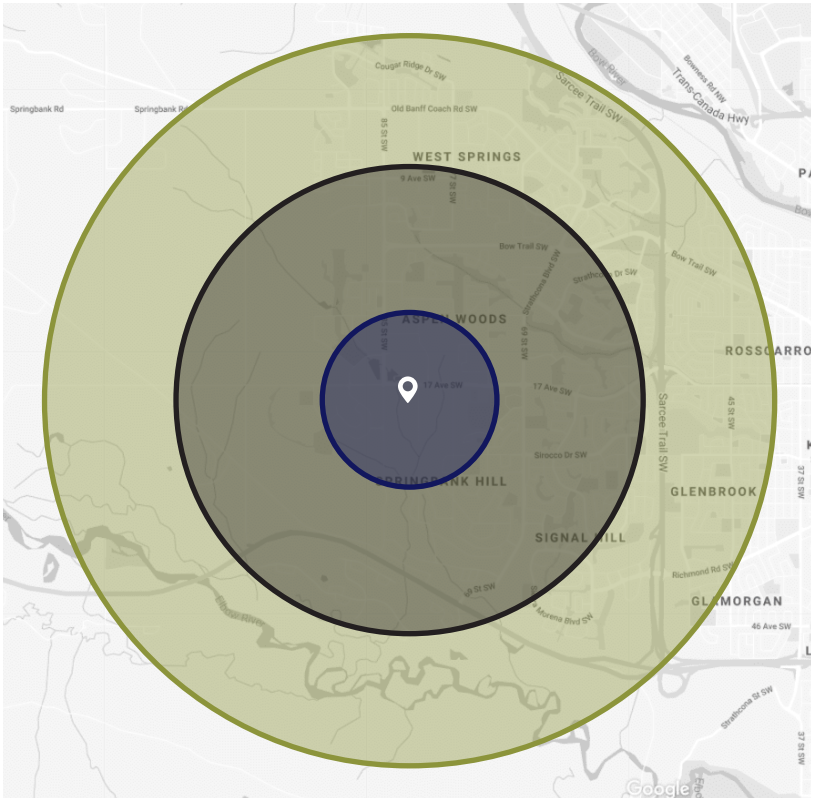
**Median Age**  
36 years old



**Employment Rate**  
within 1 km radius



**Median Household Income**  
\$215,081



1 km Radius



3 km Radius



5 km Radius



Primary age group  
**38-53**  
year olds



A **MAJORITY** of the surrounding population are **university** educated