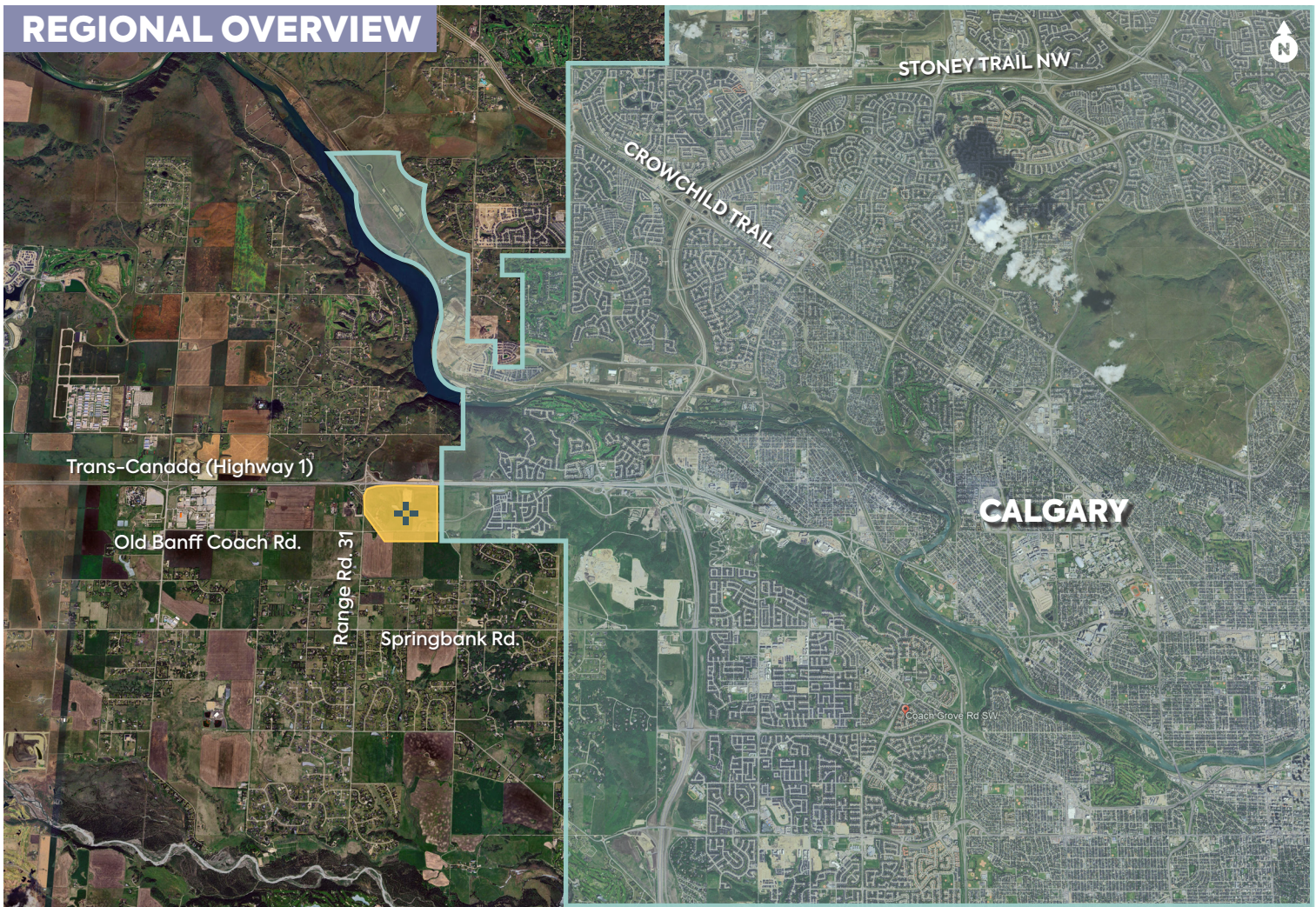


REGIONAL OVERVIEW



COACH CREEK COMMERCIAL DISTRICT

HIGHWAY 1 & OLD BANFF COACH RD. | CALGARY/ROCKYVIEW, AB

+ RETAIL SPACE – PRE-LEASING

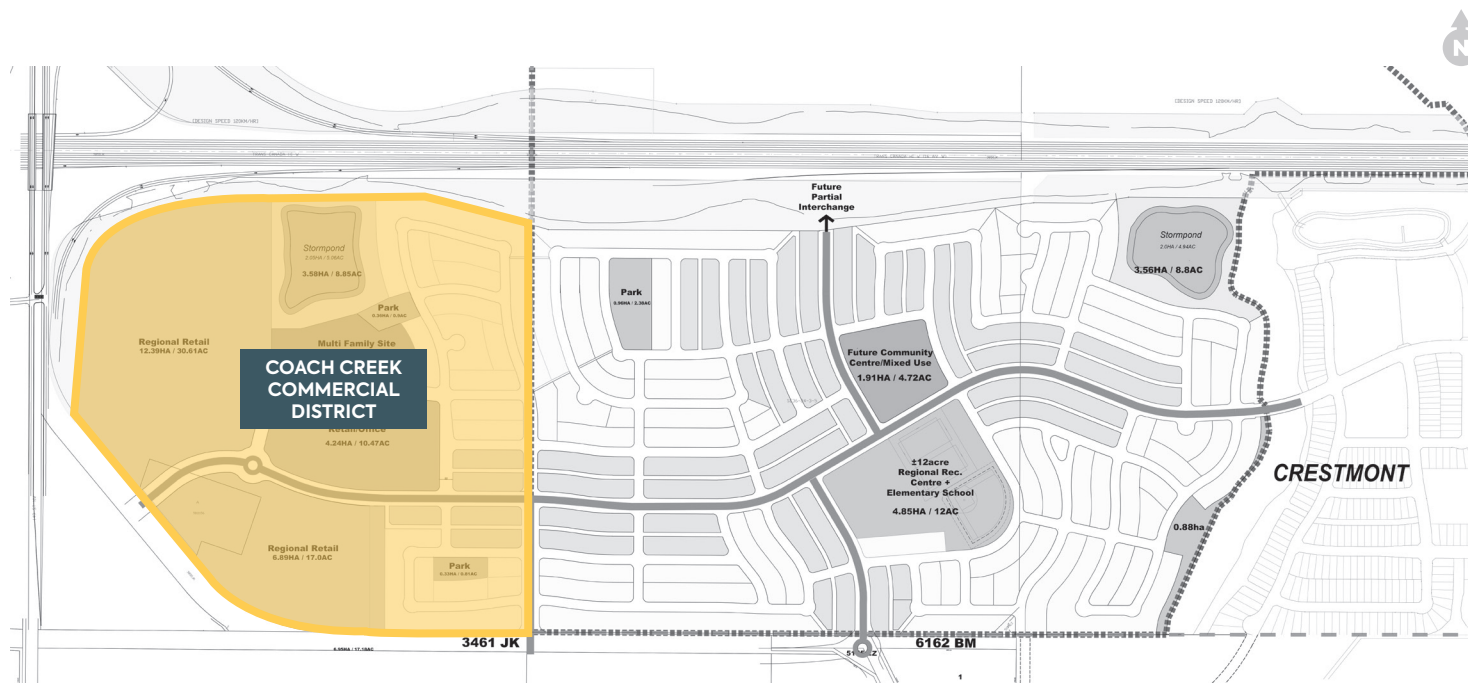
This large format commercial development will be home to dozens of powerful brands positioned to serve west Calgary.

Coach Creek Commercial District will provide retailers with an accessible site and incredible exposure along the busy Highway 1. As one of the only large retail centres planned for west Calgary, Coach Creek will draw in thousands of consumers from the city and the surrounding areas.

- Easy access via Highway 1
- Located within the highest income area of the region
- Significant residential and commercial development in the surrounding area

+ PLAN OVERVIEW

Once completed, Coach Creek Commercial District will be home to dozens of powerful brands positioned to serve west Calgary, surrounding rural communities and the thousands of travelers that drive along the Trans-Canada Highway between Calgary and Banff each day. Planned amongst a significant wave of residential development, Coach Creek is on its way to becoming a well-known landmark destination.



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from EnviroNics Analytics.

+ PROPERTY DETAILS



SITE AREA
58 Acres



PARKING RATIO
TBD



GROSS BUILDING AREA
800,000 SF



PROPERTY TAXES
TBD



AVAILABILITY
Pre-Leasing



OPERATING COSTS
TBD

+ MARKET MAP

Major retail centres have yet to expand into Calgary's growing west end. When retailers open their doors at Coach Creek, and the ring road has been completed, thousands of underserved Calgarians will converge on this new regional centre.

1. Crowfoot

- Lowe's
- Safeway
- Co-op
- Royal Bank of Canada
- Cineplex
- Shoppers Drug Mart

2. Royal Oak

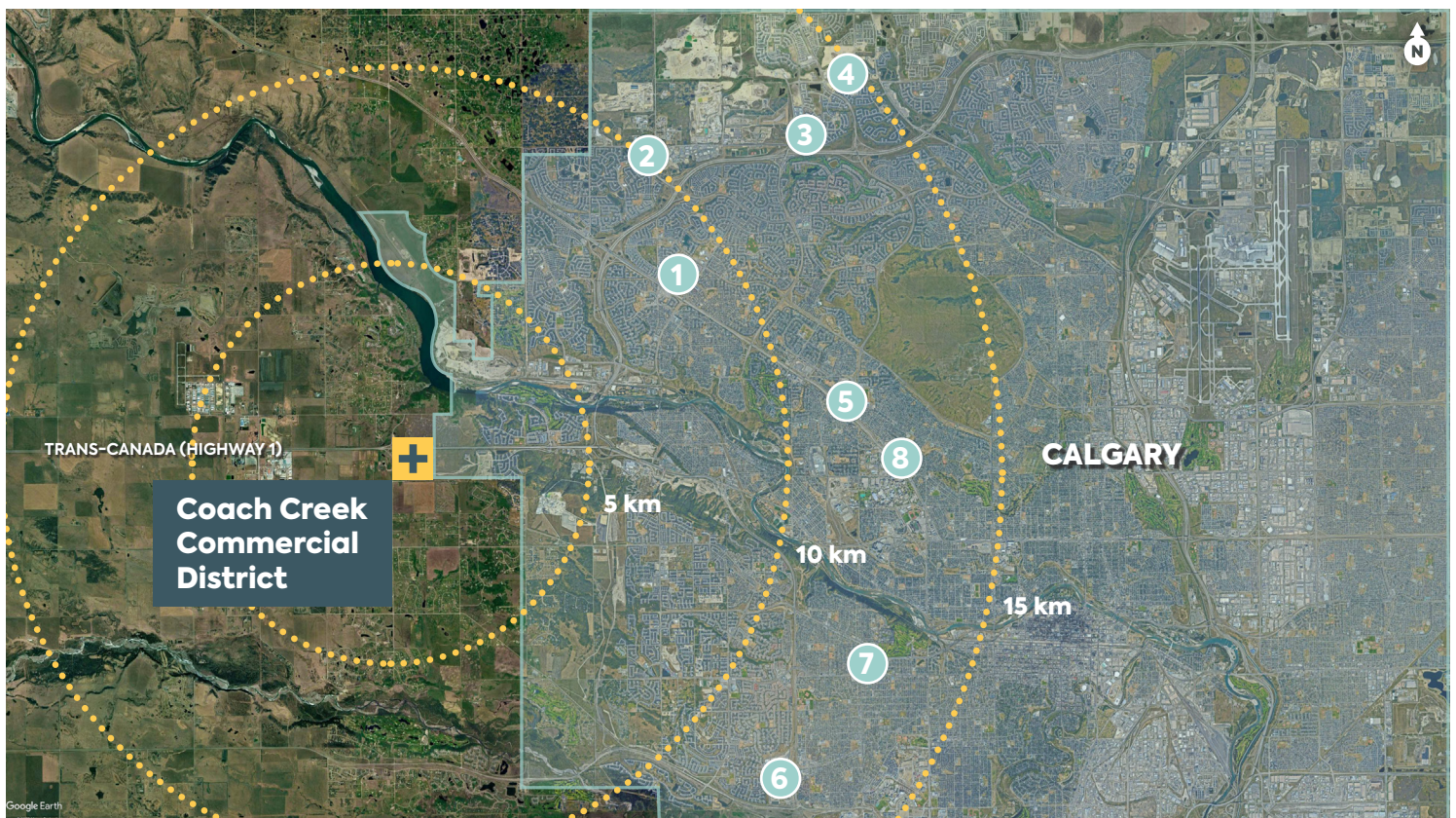
- Walmart Supercentre
- London Drugs
- Dollarama
- Royal Bank of Canada
- Sobeys

3. Beacon Hill

- Canadian Tire
- Costco
- Walmart
- Home Depot
- PetSmart
- Shoppers Drug Mart
- Dollarama
- Best Buy
- TJX
- The Brick
- Michael's
- Golf Town

4. Sage Hill

- Walmart Supercentre
- Loblaws
- London Drugs
- Pet Valu
- Royal Bank of Canada
- ATB
- Scotiabank



5. Dalhousie/ Northlands Mall

- Canadian Tire
- Co-op
- Safeway
- Walmart

6. WestHills/Signal Hill

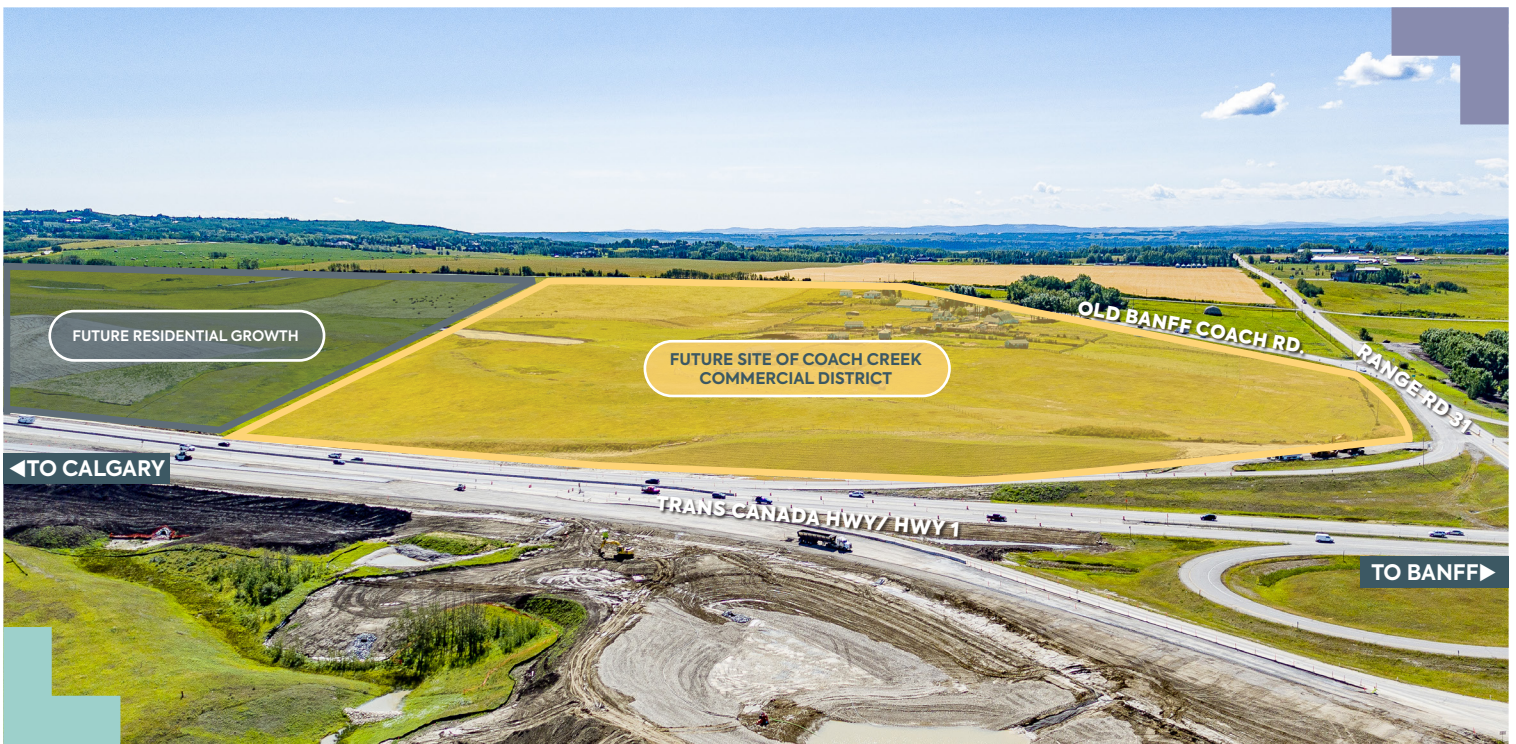
- Loblaws
- Lowe's
- Safeway
- Shoppers Drug Mart
- Petland
- Best Buy
- Cineplex
- TJX
- Save-on Foods
- Canadian Tire

7. Westbrook

- Walmart
- Safeway
- BMO

8. Brentwood

- FreshCo
- Dollarama
- London Drugs
- London Co-op



AREA DEMOGRAPHICS

Coach Creek Commercial District



POPULATION

3 KM	5 KM	10 KM
7,049	18,735	201,789



HOUSEHOLDS

3 KM	5 KM	10 KM
7,617	19,521	70,902



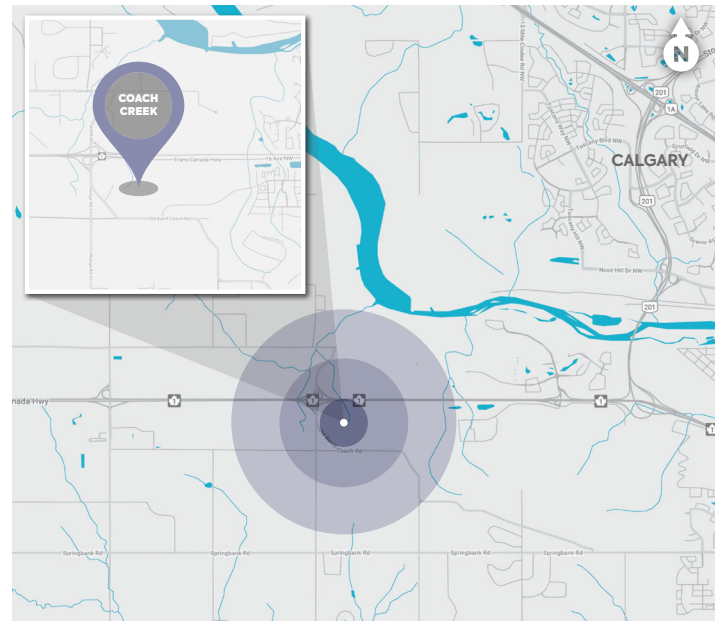
AVERAGE INCOME

3 KM	5 KM	10 KM
\$371,895	\$288,272	\$297,791



VEHICLES PER DAY

Approx. 35,460 along Highway 1 between Crestmont and Old Banff Coach Rd.



CONTACT



BYRON GUSS

403.212.6384

bguss@qualico.com

QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES