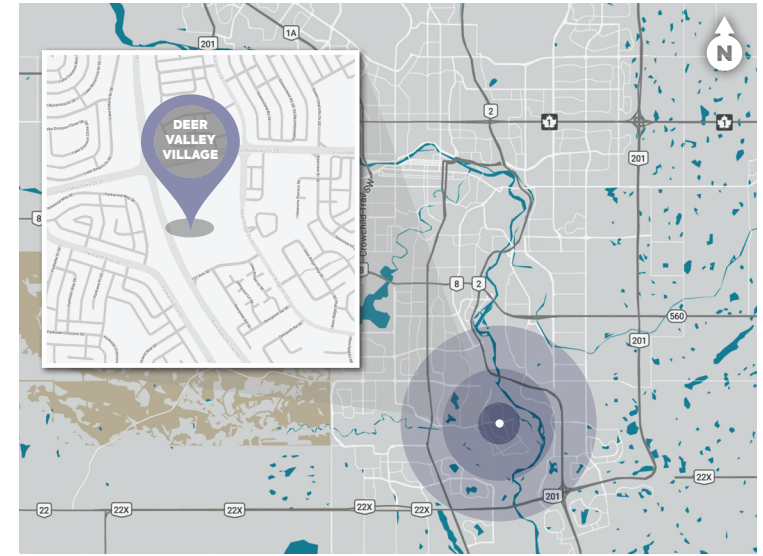


DEER VALLEY VILLAGE

BOW BOTTOM TRAIL & 137 AVENUE SE | CALGARY, AB

+ OFFICE/RETAIL FOR LEASE

Recently renovated and shadow-anchored by Calgary Co-op and Shoppers Drug Mart, Deer Valley Village provides tenants with a high traffic location in an established area of Calgary.



Notable retailers and important services have made the area a staple for residents in the surrounding communities. The area's demographics are strong and stable, and residents continue to visit the site as part of their daily and weekly routines.

AREA DEMOGRAPHICS +



POPULATION

1 KM	3 KM	5 KM
9,190	47,362	154,700



HOUSEHOLDS

1 KM	3 KM	5 KM
3,366	17,207	56,358



AVERAGE INCOME

1 KM	3 KM	5 KM
\$134,500	\$164,495	\$151,293



VEHICLES PER DAY

17,000 on Bow Bottom Trail and 9,000 on Deer Ridge Drive in 2018*

*Most recent data available

SITE PLAN +

Deer Valley Village



A	Shell	5,600 SF
B-10	Goodwill	1,415 SF
B-11	Lighthouse Pub	3,915 SF
B-12	Medicine Shoppe	1,141 SF
B-13	Deer Ridge Family Clinic	1,141 SF
B-14	Fancy Taste of China	2,282 SF
B-15	Leased	1,085 SF
B-16	Delish Pizza	1,201 SF
B-17	Alliance Jiu Jitsu	4,810 SF
B-18	Bow Bottom Veterinary Hospital	5,155 SF
C	Expanding Imaginations	4,261 SF

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
3 Acres



RENTAL RATE
Market



AVAILABILITY
Fully Leased



GROSS BUILDING AREA
32,006 SF



ADDITIONAL RENT
Prop Tax: \$5.85/SF
CAM: \$7.45/SF
EST. TOTAL: \$13.30/SF



PARKING RATIO
4/1,000 SF

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