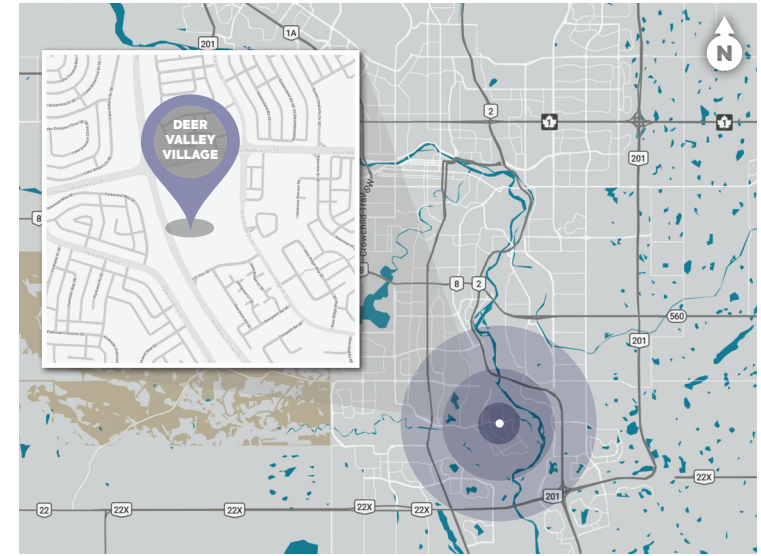


# DEER VALLEY VILLAGE

BOW BOTTOM TRAIL & 137 AVENUE SE | CALGARY, AB

## + OFFICE/RETAIL SPACE [Fully Leased]

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

Approx. 17,000 on Bow Bottom Trail and 9,000 on Deer Ridge Drive

# + 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: \$5.83/SF  
CAM: \$7.90/SF\*  
EST. TOTAL: \$13.73/SF  
\*Plus admin fee

 **PARKING RATIO**  
4/1,000 SF

## CONTACT



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