



# EVANSTON PLAZA

2045 SYMONS VALLEY PARKWAY NW | CALGARY AB

## + RETAIL SPACE [FULLY LEASED]

A unique neighbourhood shopping centre with excellent exposure along Symons Valley Parkway in Calgary's developing northwest.

Evanston Plaza is located across from Qualico Properties' Evanston Towne Centre at the center of the Evanston neighbourhood in northwest Calgary. The centre is home to a large daycare facility, a 7-Eleven with a gas bar, a drive-thru Tim Hortons, and a variety of other shops and services.





## + PROPERTY DETAILS



**SITE AREA**  
3.48 Acres



**RENTAL RATE**  
Market



**AVAILABILITY**  
Fully Leased



**GROSS BUILDING AREA**  
26,248 SF



**ADDITIONAL RENT**  
Prop Tax: \$11.52/SF  
CAM: \$7.22/SF\*  
EST. TOTAL: \$18.74/SF



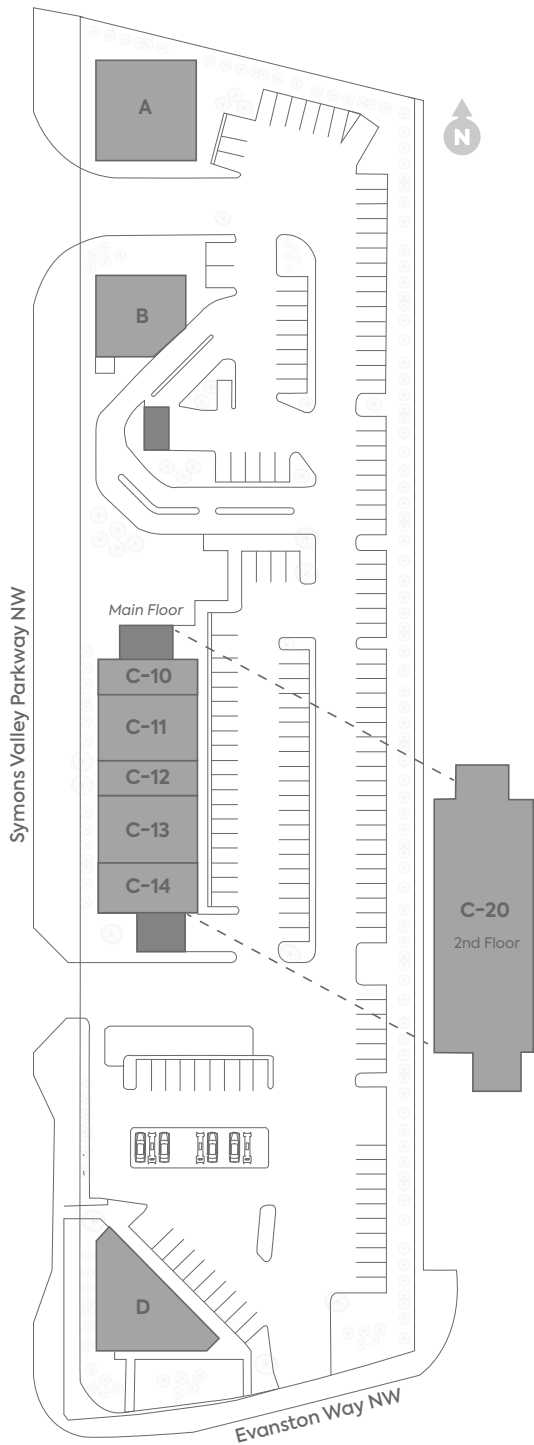
**PARKING RATIO**  
6/1,000 SF

\*Plus admin fee



# + SITE PLAN

Evanston Plaza



A	Kidstrong	3,552 SF
B	Tim Hortons	2,486 SF
C-10	Pizza Hut	1,147 SF
C-11	Willowbrae Academy	2,340 SF
C-12	Sylvan Learning	1,143 SF
C-13	Willowbrae Academy	2,287 SF
C-14	Garcha Bros Meat & Poultry	1,719 SF
C-20	Willowbrae Academy – 2 <sup>nd</sup> Floor	9,486 SF
D	7-Eleven	3,039 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 Envirionics Analytics.



Evanston Plaza is conveniently located across the street from another Qualico Properties site, Evanston Towne Centre.



## + AREA DEMOGRAPHICS

### Evanston Plaza



#### POPULATION

<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>
13,236	71,834	161,555



#### HOUSEHOLDS

<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>
3,977	22,780	52,821



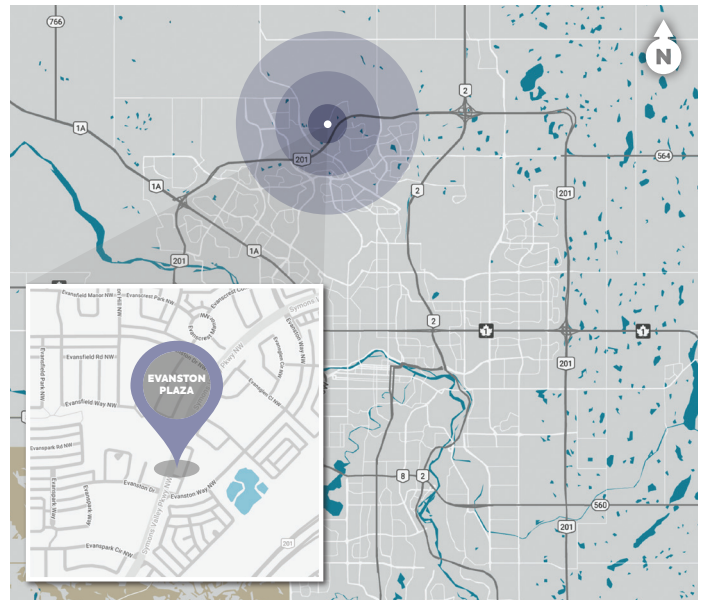
#### AVERAGE INCOME

<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>
\$148,442	\$144,399	\$140,621



#### VEHICLES PER DAY

Approximately 11,000 along Symons Valley Parkway NW



## CONTACT



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Creating Spaces That Connect  
PEOPLE + BUSINESSES + SERVICES