



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

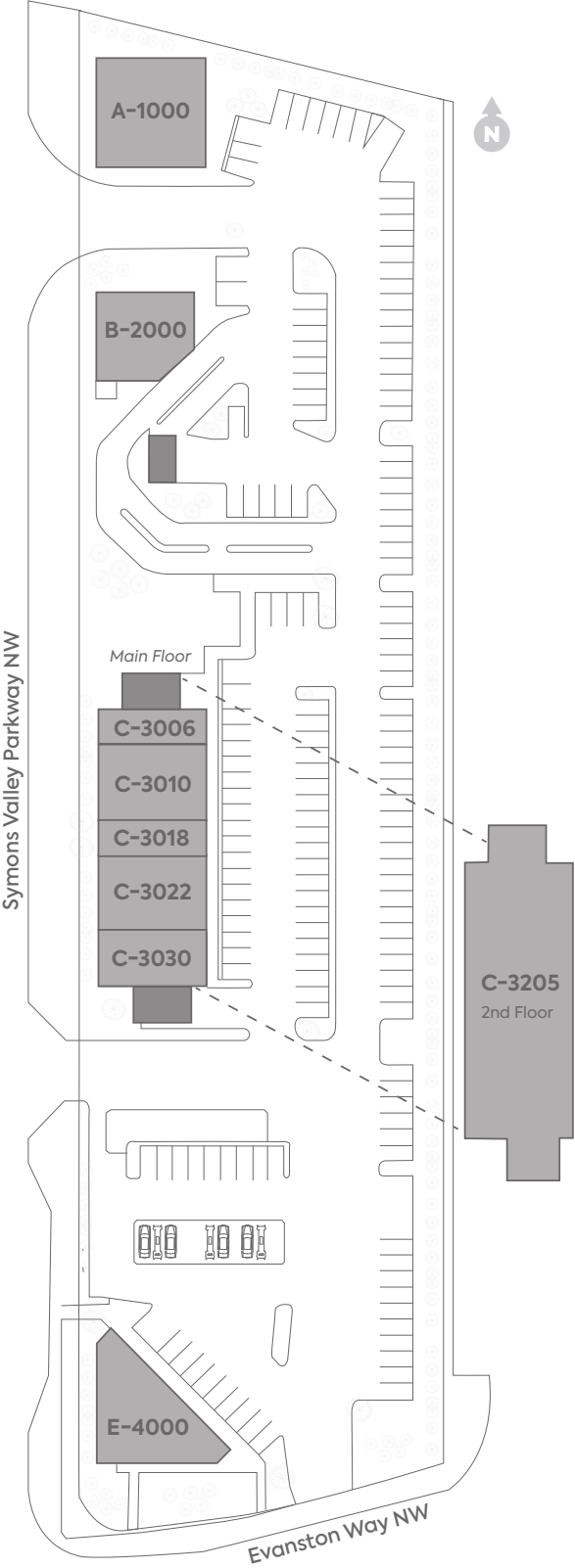
*Plus admin fee



PARKING RATIO
6/1,000 SF

SITE PLAN

Evanston Plaza



A-1000	Kidstrong	3,552 SF
B-2000	Tim Hortons	2,486 SF
C-3006	Pizza Hut	1,147 SF
C-3010	Parkway Smiles	2,340 SF
C-3018	Sylvan Learning	1,143 SF
C-3022	Willowbrae Academy	2,354 SF
C-3030	Garcha Bros Meat & Poultry	1,719 SF
C-3205	Willowbrae Academy – 2 nd Floor	9,486 SF
E-4000	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 Environics Analytics.

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



+ AREA DEMOGRAPHICS

Evanston Plaza



POPULATION

1 KM	3 KM	5 KM
16,868	87,631	185,077



HOUSEHOLDS

1 KM	3 KM	5 KM
4,705	26,514	58,178



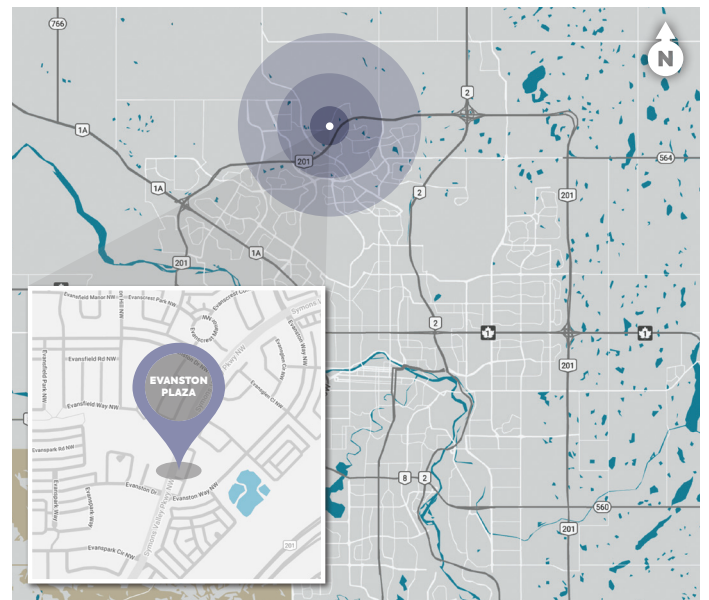
AVERAGE INCOME

1 KM	3 KM	5 KM
\$152,568	\$145,624	\$144,051



VEHICLES PER DAY

Approximately 11,000 along Symons Valley Parkway NW



CONTACT



ANDREW HARRISON

403.212.6369

andrew.harrison@qualico.com

QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES