



# EVANSTON TOWNE CENTRE

2060 SYMONS VALLEY PARKWAY NW | CALGARY, AB

## + RETAIL SPACE FOR LEASE

Evanston Towne Centre is a community shopping centre in the sought-after neighbourhood of Evanston in northwest Calgary.

The centre is anchored by FreshCo and Shoppers Drug Mart and includes several local and national brands such as RBC, Sobey's Liquor, and Pet Valu. Additional shops and services offer a great mix of tenants that provide quick service food, fitness, pre-school, and professional services.



## PROPERTY DETAILS +



**SITE AREA**  
10.77 Acres



**RENTAL RATE**  
Market



**AVAILABILITY**  
Immediately



**GROSS BUILDING AREA**  
126,111 SF



**ADDITIONAL RENT**  
Prop Tax: \$9.45/SF  
CAM: \$4.47/SF  
EST. TOTAL: \$13.92/SF



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

# SITE PLAN +

## Evanston Towne Centre



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.

|      |                                   |           |
|------|-----------------------------------|-----------|
| A-10 | Evanston Family Dental            | 2,049 SF  |
| A-11 | Evanston Medical Clinic           | 2,562 SF  |
| A-12 | Eye on Evanston                   | 1,265 SF  |
| A-20 | AVAILABLE – 2 <sup>nd</sup> Floor | 3,973 SF  |
| A-21 | Energize Health & Wellness        | 1,520 SF  |
| A-22 | Evanston Physio                   | 1,198 SF  |
| B    | FreshCo                           | 39,006 SF |
| C-10 | Pet Valu                          | 2,902 SF  |
| C-11 | PENDING                           | 913 SF    |
| C-12 | Evanston Barber Shop              | 925 SF    |
| C-13 | Zen Hearing Inc.                  | 1,026 SF  |
| C-14 | Phone Fix                         | 1,026 SF  |
| C-15 | JP's Indian Bistro                | 1,305 SF  |
| D-10 | Dream Alterations                 | 872 SF    |
| D-11 | Goodwill                          | 2,873 SF  |
| E    | Shoppers Drug Mart                | 17,416 SF |
| F-10 | BB Taekwondo                      | 3,884 SF  |
| F-11 | Go-Grill                          | 1,034 SF  |
| F-12 | Little Caesars Pizza              | 1,000 SF  |
| F-13 | Mathnasium                        | 1,586 SF  |
| G    | Sobeys Liquor                     | 3,508 SF  |
| H    | Royal Bank of Canada              | 4,565 SF  |
| J-10 | Spiritleaf                        | 1,639 SF  |
| J-11 | Phoenix Nails                     | 1,375 SF  |
| J-12 | PENDING                           | 2,897 SF  |
| K-10 | Grey Matter Montessori            | 2,119 SF  |
| K-11 | Fingerwave Salon & Spa            | 1,526 SF  |
| K-12 | Jaffa Grill House                 | 1,532 SF  |
| K-13 | Steamoji                          | 1,381 SF  |
| K-14 | Quesada                           | 1,245 SF  |
| L-10 | Evanston Vet Clinic               | 1,245 SF  |
| L-11 | Macao Imperial Tea                | 1,282 SF  |
| L-12 | Musicworks Canada                 | 1,392 SF  |
| L-13 | Dairy Queen                       | 1,266 SF  |
| M-10 | Subway                            | 1,310 SF  |
| M-11 | Pho Nom Nom                       | 1,292 SF  |
| N-10 | The UPS Store                     | 1,106 SF  |
| N-11 | Tipsy Pig Pub                     | 5,448 SF  |
| O    | Popeyes                           | 1,614 SF  |

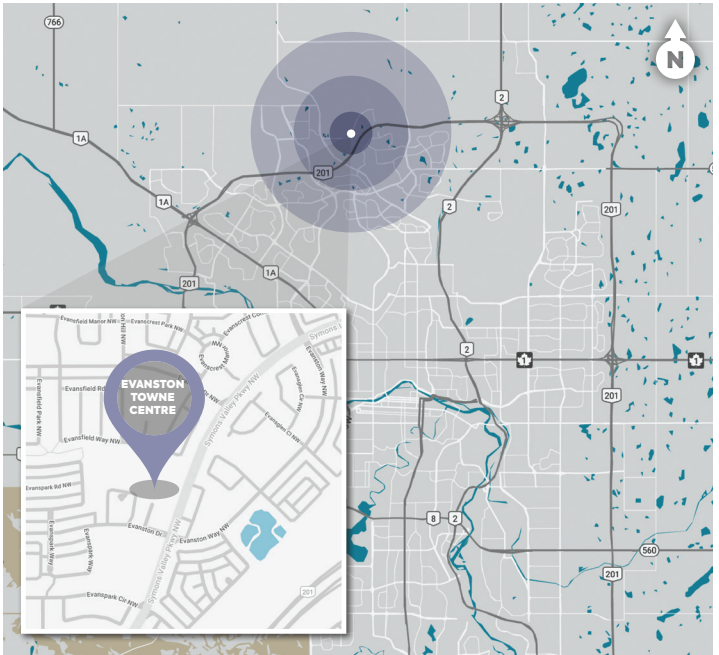


Evanston Towne Centre is conveniently located across the street from another Qualico Properties site, the fully leased Evanston Plaza.

# AREA DEMOGRAPHICS

Evanston Towne Centre

|  |  |             |             |
|--|--|-------------|-------------|
|  | <b>POPULATION</b>                              |             |             |
|  | <b>1 KM</b>                                    | <b>3 KM</b> | <b>5 KM</b> |
|  | 11,914   | 61,493      | 142,745     |
|  | <b>HOUSEHOLDS</b>                              |             |             |
|  | <b>1 KM</b>                                    | <b>3 KM</b> | <b>5 KM</b> |
|  | 3,577  | 18,402      | 44,714      |
|  | <b>AVERAGE INCOME</b>                          |             |             |
|  | <b>1 KM</b>                                    | <b>3 KM</b> | <b>5 KM</b> |
|  | \$130,917                                      | \$135,797   | \$132,102   |
|  | <b>VEHICLES PER DAY</b>                        |             |             |
|  | 11,000 among Symons Valley Parkway NW in 2018* |             |             |
|  | <small>*Most recent data available</small>     |             |             |



# CONTACT



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