



# HARVEST HILLS CROSSING

9650 HARVEST HILLS BLVD. NE | CALGARY, AB

## + RETAIL SPACE [FULLY LEASED]

Harvest Hills Crossing is anchored by a popular T&T Supermarket and filled with well-attended local and national chains.

Situated at the intersection of Harvest Hills Boulevard and 96 Avenue NE and west of the Deerfoot Trail and Airport Trail interchange, Harvest Hills Crossing is filled with excellent services including restaurants, a grocer, automotive services, professional services, and more. Leasing opportunities are rare at this popular retail centre.





## + PROPERTY DETAILS



**SITE AREA**  
18.33 Acres



**RENTAL RATE**  
Market



**AVAILABILITY**  
Fully Leased



**GROSS BUILDING AREA**  
132,422 SF



**ADDITIONAL RENT**  
Prop Tax: \$6.99/SF  
CAM: \$5.54/SF\*  
EST. TOTAL: \$12.53/SF

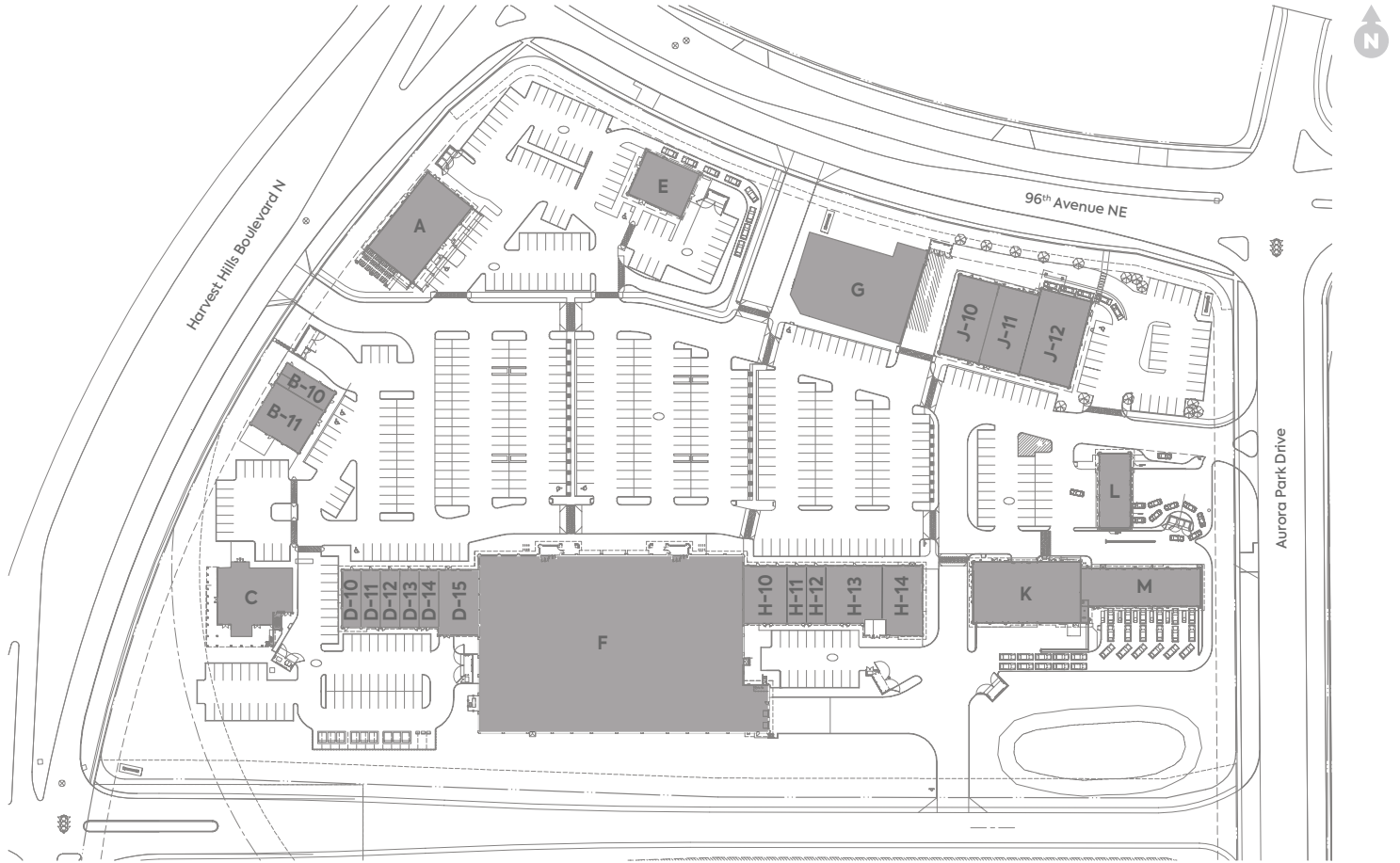
\*Plus admin fee



**PARKING RATIO**  
4.7/1,000 SF

# + SITE PLAN

Harvest Hills Crossing



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.

A	T. Pot China Bistro	5,998 SF	H-10	Massage Addict	2,789 SF
B-10	Firehouse Subs	1,306 SF	H-11	Chiko Chicken	1,225 SF
B-11	Bowls Korean BBQ	3,088 SF	H-12	Sarahs Beauty	1,215 SF
C	Canadian Brewhouse	7,808 SF	H-13	Dance on Edge	3,467 SF
D-10	Canadian Pizza	1,236 SF	H-14	Saigon Pearl	2,994 SF
D-11	Golden Opthalmic	1,226 SF	J-10	Harvest Hills Dental	4,095 SF
D-12	Coco Bubble Tea	1,234 SF	J-11	Oasis Medical	3,106 SF
D-13	Harvest Nails	1,238 SF	J-12	HSBC Bank	5,109 SF
D-14	X-treme Hair	1,063 SF	K	Auto Select	7,230 SF
D-15	Harvest Liquor	2,859 SF	L	Lube City	2,560 SF
E	Tim Hortons	3,125 SF	M	Stampede Car Wash	5,049 SF
F	T & T Supermarket	52,371 SF			
G	Rexall	10,811 SF			





## + AREA DEMOGRAPHICS

### Harvest Hills Crossing



#### POPULATION

1 KM	3 KM	5 KM
6,764	76,301	148,208



#### HOUSEHOLDS

1 KM	3 KM	5 KM
2,346	25,899	50,061



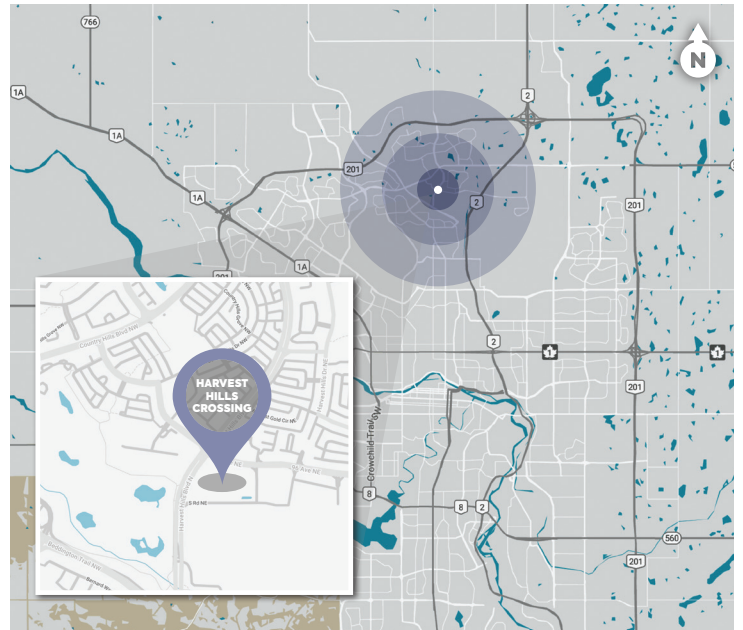
#### AVERAGE INCOME

1 KM	3 KM	5 KM
\$109,816	\$113,398	\$117,910



#### VEHICLES PER DAY

Approx. 27,000 on Harvest Hills Blvd NE and 12,000 on 96 Ave NE



## CONTACT



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