



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: \$7.59/SF
CAM: \$5.60/SF*
EST. TOTAL: \$13.19/SF

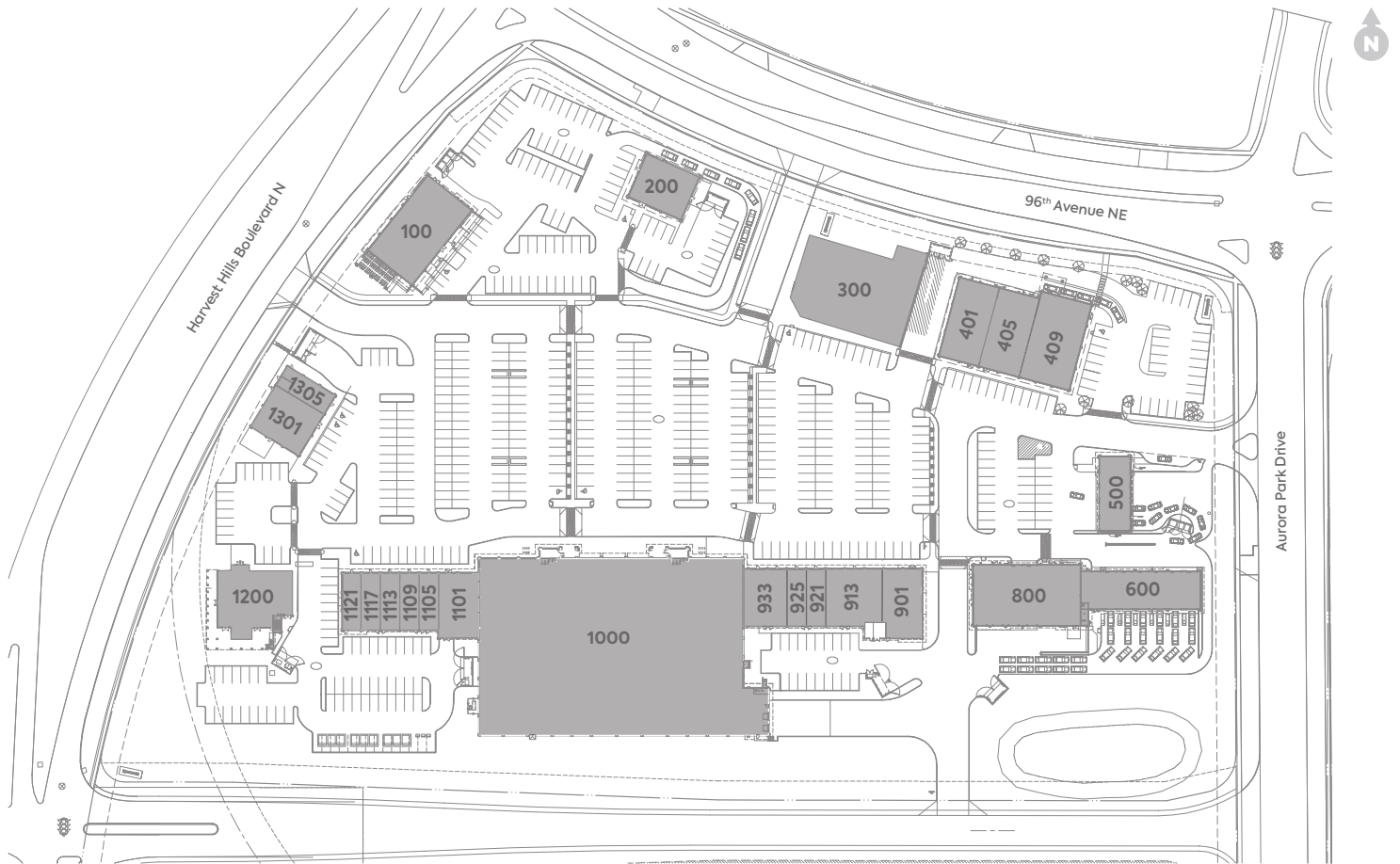


PARKING RATIO
4.7/1,000 SF

*Plus admin fee

+ 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.

100	T. Pot China Bistro	5,998 SF	933	Massage Addict	2,789 SF
200	Tim Hortons	3,125 SF	1000	T & T Supermarket	52,371 SF
300	Rexall	10,811 SF	1101	Harvest Liquor	2,859 SF
401	Harvest Hills Dental	4,095 SF	1105	Headline Salon	1,063 SF
405	Oasis Medical	3,106 SF	1109	Harvest Nails	1,238 SF
409	Royal Bank of Canada	5,109 SF	1113	Coco Bubble Tea	1,234 SF
500	Lube City	2,560 SF	1117	Golden Ophthalmic	1,226 SF
600	Stampede Car Wash	5,049 SF	1121	Canadian Pizza	1,236 SF
800	Harvest Hills Auto	7,230 SF	1200	Canadian Brewhouse	7,808 SF
901	Saigon Pearl	2,994 SF	1301	Bowls Korean BBQ	3,088 SF
913	Dance on Edge	3,467 SF	1305	Firehouse Subs	1,306 SF
921	Sarabs Beauty	1,215 SF			
925	Chiko Chicken	1,225 SF			



+ AREA DEMOGRAPHICS

Harvest Hills Crossing



POPULATION

1 KM	3 KM	5 KM
6,537	76,717	160,004



HOUSEHOLDS

1 KM	3 KM	5 KM
2,226	25,903	52,468



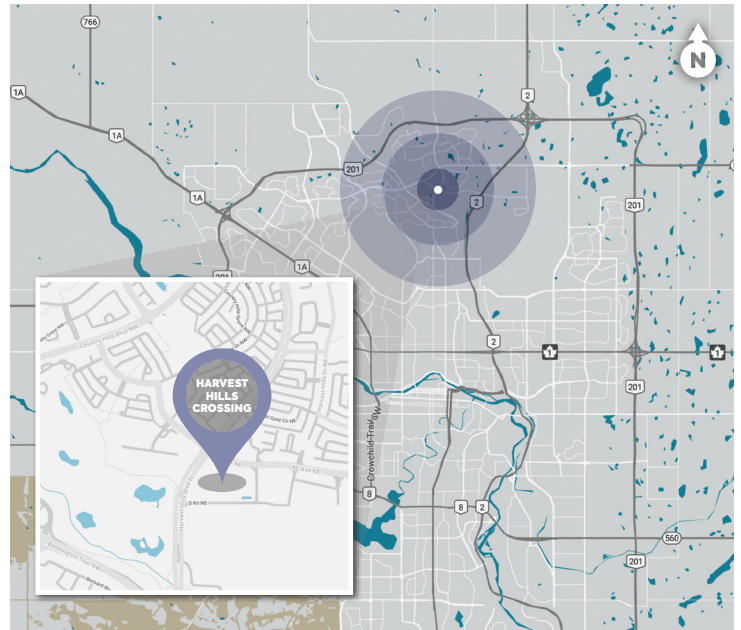
AVERAGE INCOME

1 KM	3 KM	5 KM
\$116,720	\$127,456	\$133,273



VEHICLES PER DAY

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



CONTACT



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 PROPERTIES

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 PEOPLE + BUSINESSES + SERVICES