

RETAIL PAD SITE AVAILABLE IMMEDIATELY  
+ FUTURE OPPORTUNITIES AVAILABLE



# HARVEST HILLS OFFICE PARK RETAIL

333 – 96 AVENUE NE | CALGARY, AB

## + RETAIL FOR LEASE

Harvest Hills Office Park, located in northeast Calgary, is a suburban campus featuring two office buildings and two retail pads. Pre-leasing is now underway for future retail and professional services on the adjacent lot, offering exciting opportunities for growth in this vibrant community.

The future developments will bring an additional 67,000 SF of amenities and services to the Harvest Hills and Country Hills neighbourhoods.



D-11 For Lease

## + PROPERTY DETAILS



**RENTAL RATE**  
Market



**ADDITIONAL RENT**  
**EXISTING RETAIL:**  
Prop Tax: \$10.63/SF  
CAM: \$8.62/SF\*  
EST. TOTAL: \$19.25/SF

\*Plus admin fee



**AVAILABILITY**  
D-11: Immediately  
E-J: Pre-Leasing



**RETAIL SITE AREA**  
TBD

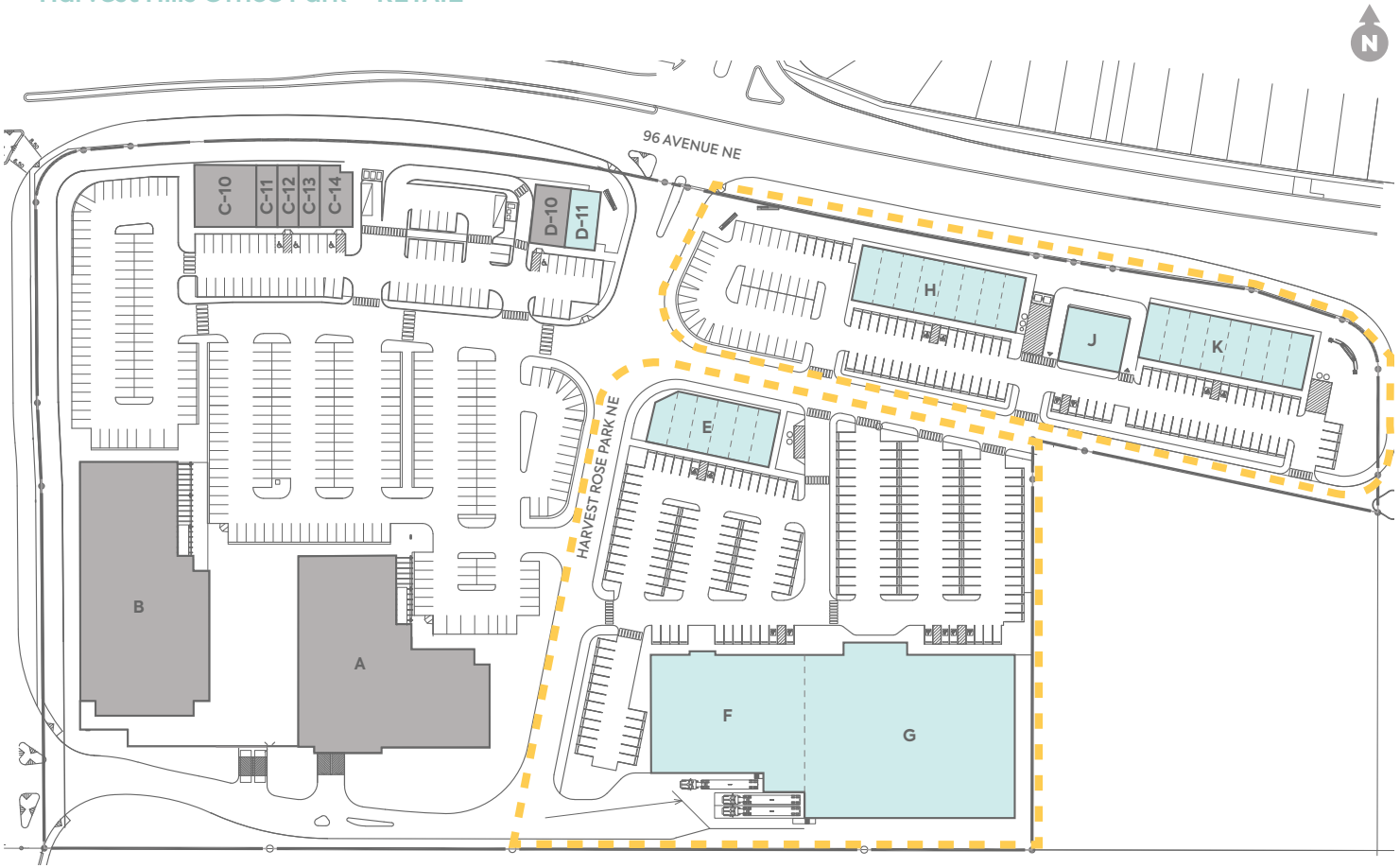


**PARKING RATIO**  
Parking: 4/1,000 SF

**FUTURE RETAIL:**  
TBD

# + SITE PLAN

## Harvest Hills Office Park – RETAIL



**— FUTURE DEVELOPMENTS**

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.

### EXISTING OFFICE BUILDINGS

A	Office Building A	Fully Leased
B	Office Building A	Fully Leased

### EXISTING RETAIL BUILDINGS

C-10	Famous Noodles and BBQ Café	3,000 SF
C-11	Plantlife	1,100 SF
C-12	Viet Baguette & Bubble Café	1,100 SF
C-13	Harvest Hills Family Dental	1,254 SF
C-14	Sunset Grill	2,200 SF
D-10	KFC	2,000 SF
D-11	AVAILABLE	1,320 SF

### FUTURE RETAIL DEVELOPMENTS

E	AVAILABLE	±6,000 SF
F	AVAILABLE	±17,000 SF
G	AVAILABLE	±28,000 SF
H	AVAILABLE	±8,000 SF
J	AVAILABLE	±3,000 SF
K	AVAILABLE	±8,000 SF





## + AREA DEMOGRAPHICS

### Harvest Hills Office Park – RETAIL



#### POPULATION

<b>1 KM</b> 6,764	<b>3 KM</b> 76,301	<b>5 KM</b> 148,208
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#### HOUSEHOLDS

<b>1 KM</b> 2,346	<b>3 KM</b> 25,899	<b>5 KM</b> 50,061
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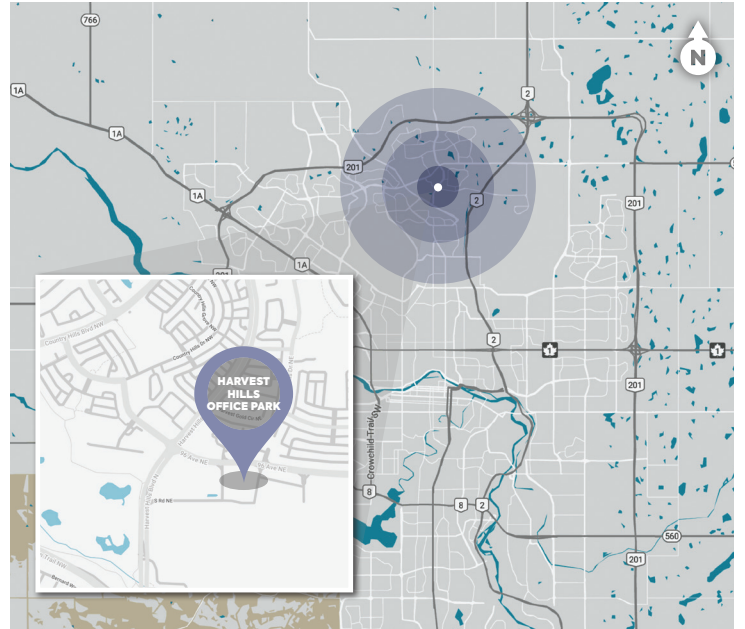
#### AVERAGE INCOME

<b>1 KM</b> \$109,816	<b>3 KM</b> \$113,398	<b>5 KM</b> \$117,910
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#### VEHICLES PER DAY

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



## CONTACT



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**QUALICO**  
PROPERTIES

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