



COVENTRY HILLS CENTRE

130 Country Village Rd NE
Calgary, Alberta

PROPERTY LEASING BROCHURE



PROJECT SUMMARY

Coventry Hills Centre is located on the north-east corner of Harvest Hills Boulevard and Country Village Road NE in Calgary, Alberta. Its location is strategically positioned to serve 150,000 residents in Calgary's north-central communities of Panorama Hills, Country Hills, Harvest Hills and Coventry Hills. Coventry Hills Centre also benefits from community growth including the new Keystone ASP just North of Stoney Trail projected to add an additional 61,000 people to the trade area over the next 10 years. Acting as a central shopping district for residents of the area, the surrounding retail node includes 900,000 SF of retail along with the Vivo Recreation Centre (195,000 SF), Calgary Public Library, Notre Dame High School (2,200 students) and a Park & Ride Station for Calgary's transit system.



MAJOR RETAIL NODE

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DETAILS

⦿ 100% Leased!	⦿ Ample parking, great access & visibility
⦿ <u>Harvest Hills Blvd</u> : 24,136 VPD	⦿ <u>Additional Rent</u> : \$13.60 PSF (Est. 2020) + Mgmt Fee
⦿ <u>Base Rent</u> : Contact Listing Agent	⦿ For more opportunities in Alberta, contact Listing Agent

AREA TENANTS



DEMOGRAPHICS

	1KM	3KM	5KM	TRADE AREA
2022 Population	13,556	71,871	137,851	146,269
2027 Proj. Population	14,948	77,903	153,213	161,968
2022 Average HH Income	112,139	\$128,331	\$126,453	\$124,945
2027 Proj. Average HH Income	\$122,760	\$141,755	\$141,526	\$139,971

STEPHEN KNIGHT

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Why be on the edge... WHEN YOU COULD BE IN THE MIDDLE

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COVENTRY HILLS CENTRE

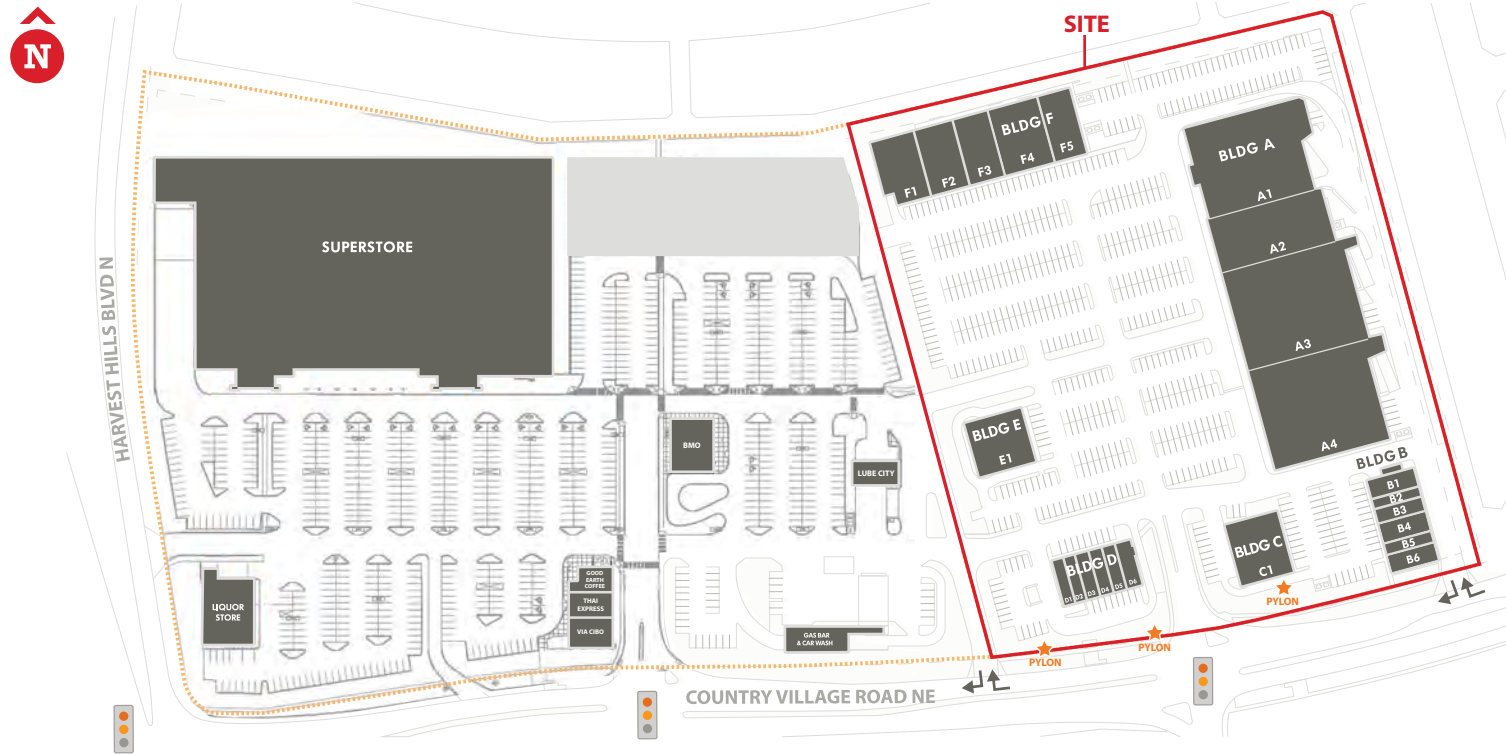
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LEGAL LOT 2, BLOCK 19, PLAN 041 1239 ZONING C-R3 PARKING 1,516 STALLS YEAR BUILT 2004 # OF STORES 26

Site Plan



Retailers & Floor Area

BLDG A

- A1 WINNERS 19,822 sq ft
- A2 PETLAND 11,982 sq ft
- A3 MICHAELS 23,879 sq ft
- A4 STAPLES 23,116 sq ft

BLDG B

- B1 EDO JAPAN 1,570 sq ft
- B2 EUPHORIA WELLNESS 941 sq ft
- B3 MARY BROWN'S 1,377 sq ft
- B4 MUSICWORKS 1,807 sq ft
- B5 COVENTRY HILLS BARBER SHOP 1,037 sq ft
- B6 FATBURGER 1,636 sq ft

BLDG C

- C1 RBC 6,146 sq ft

BLDG D

- D1 BOOSTER JUICE 899 sq ft
- D2 XO NAILS & SPA 1,053 sq ft
- D3 MARBLE SLAB 1,223 sq ft
- D4 PIZZA 73 1,189 sq ft
- D5 CHOPPED LEAF 1,096 sq ft
- D6 STARBUCKS 1,485 sq ft

BLDG E

- E1 FIRST CALGARY 5,921 sq ft

BLDG F

- F1 REJUVENATION 6,977 sq ft
- F2 PARAMOUNT DENTAL 5,395 sq ft
- F3 YOUR DOLLAR STORE 4,871 sq ft
- F4 MARK'S 7,500 sq ft
- F5 MAYFAIR DIAGNOSTICS 4,966 sq ft

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130 Country Village Rd NE, Calgary, Alberta



Pylon Sign



Anchor Row

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