

PRIME LEASING OPPORTUNITY AVAILABLE



# Crowfoot Village

20 Crowfoot Crescent NW  
Calgary, AB

**CBRE**



# Demographics



**32,603**

Population Within 2 KM

**157,069**

Population Within 5 KM



**113,161**

Daytime Population  
Within 5 KM

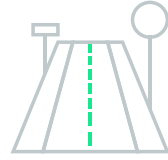


**\$146,102**

Average Household  
Income Within 2 KM

**\$164,540**

Average Household  
Income Within 5 KM



**64,088**

VPD along  
Nose Hill Drive NW

**104,971**

VPD along  
Crowchild Trail NW

## Prime retail opportunity in the busy Crowfoot Power Centre

- Crowfoot Village is located in the busy Crowfoot Power Centre.
- Existing food tenants include Starbucks, KFC, Edo, Mucho Burrito, Prairie Donair, Domino's, Booster Juice, Italian (Chianti), Japanese (Jun Katsu), Caribbean (Island Plate), Fish & Chips (Joey's), Vietnamese (Pho Tina).
- Surrounding communities include Arbour Lake, Citadel, Hawkwood, Ranchlands, Scenic Acres, Royal Oak, Rocky Ridge and Tuscany



## Space Available

**Bldg A - Unit 100 - 2,033 sq. ft.**

**Bldg G - Unit 710 - 1,118 sq. ft.**

BASIC RENT - Market

OP COSTS & TAXES - \$29.36 (2024)

SIGNAGE - Fascia & Pylon

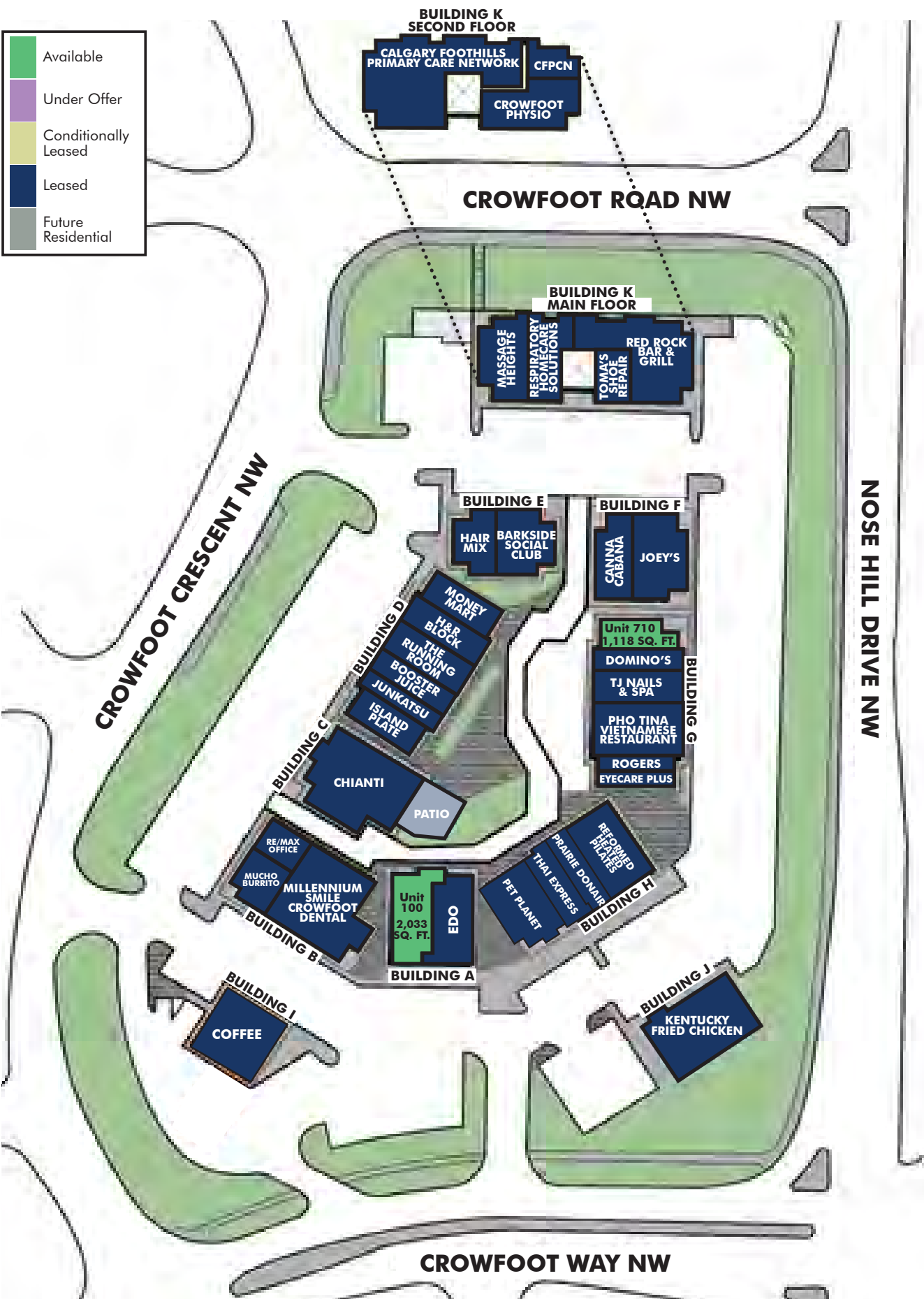
POSSESSION - Unit 100 - TBD

Unit 710 - October 1, 2025

ZONING - DC; C1-A

TERM - 5 - 10 years

# Leasing Plan





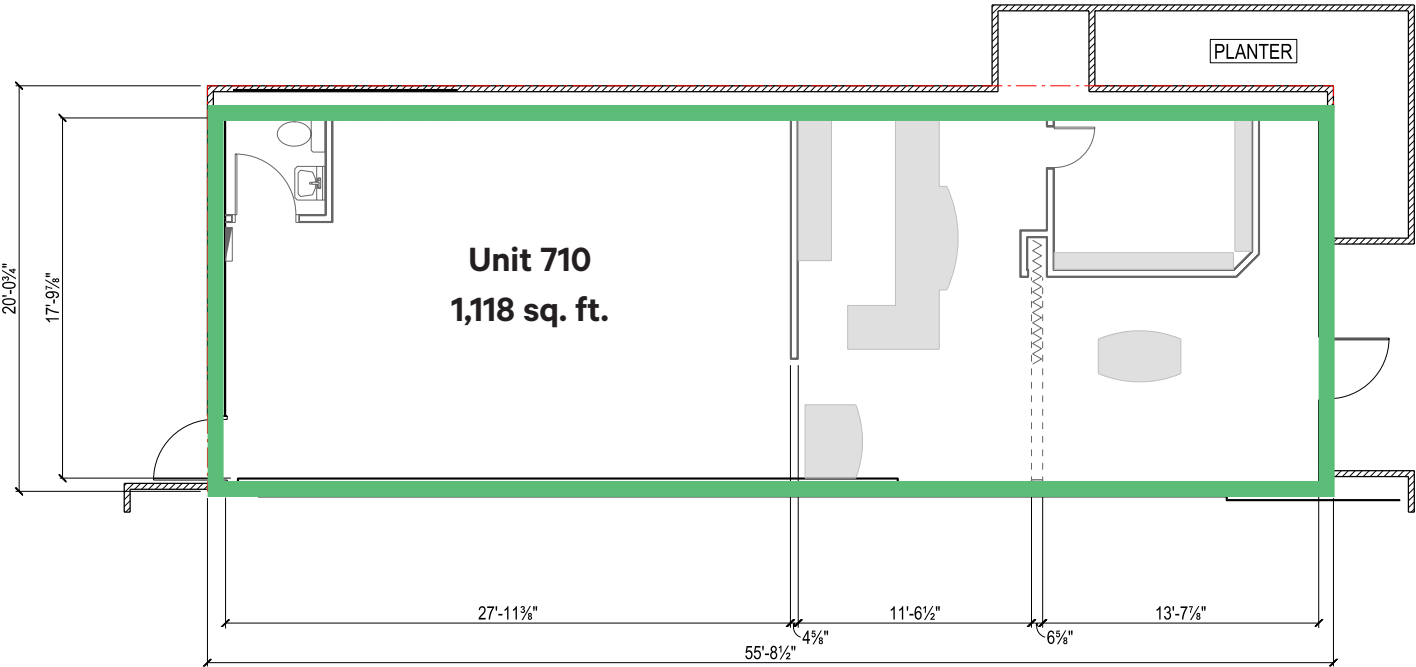
## Unit 100 - Exterior Photos

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# Unit 710 - Photos & Floor Plan





# Property Photos

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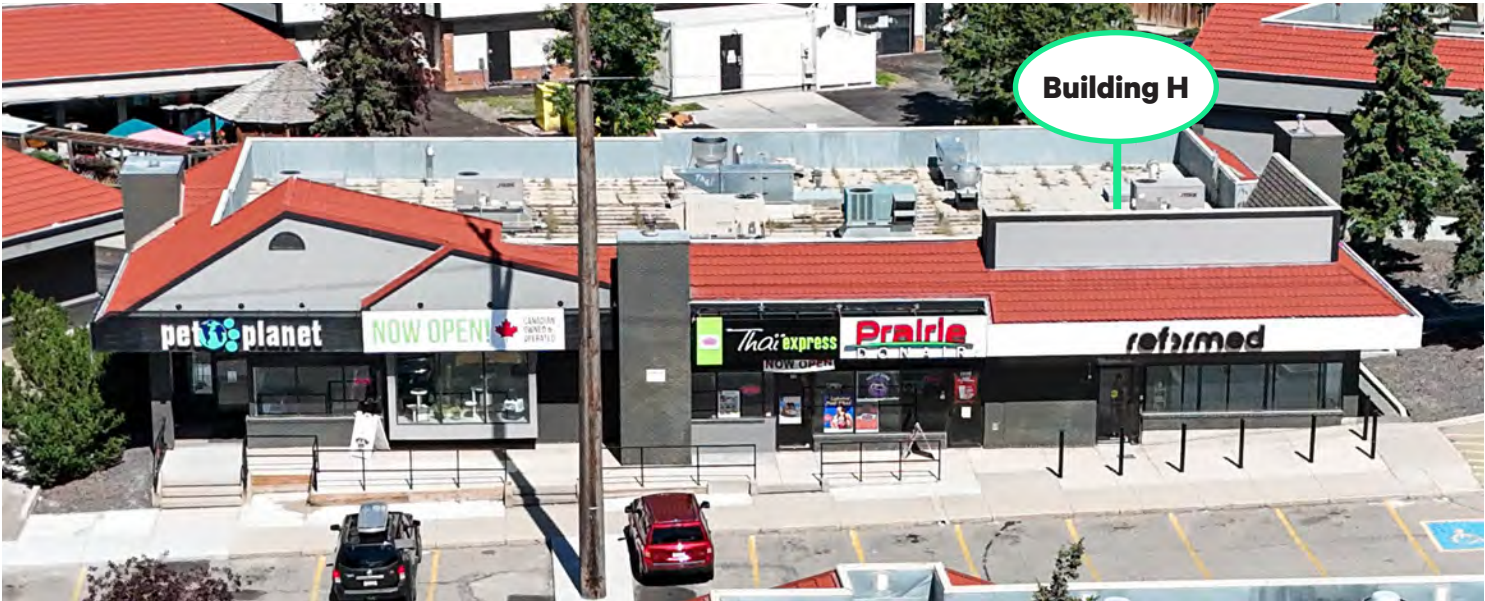
# Property Photos

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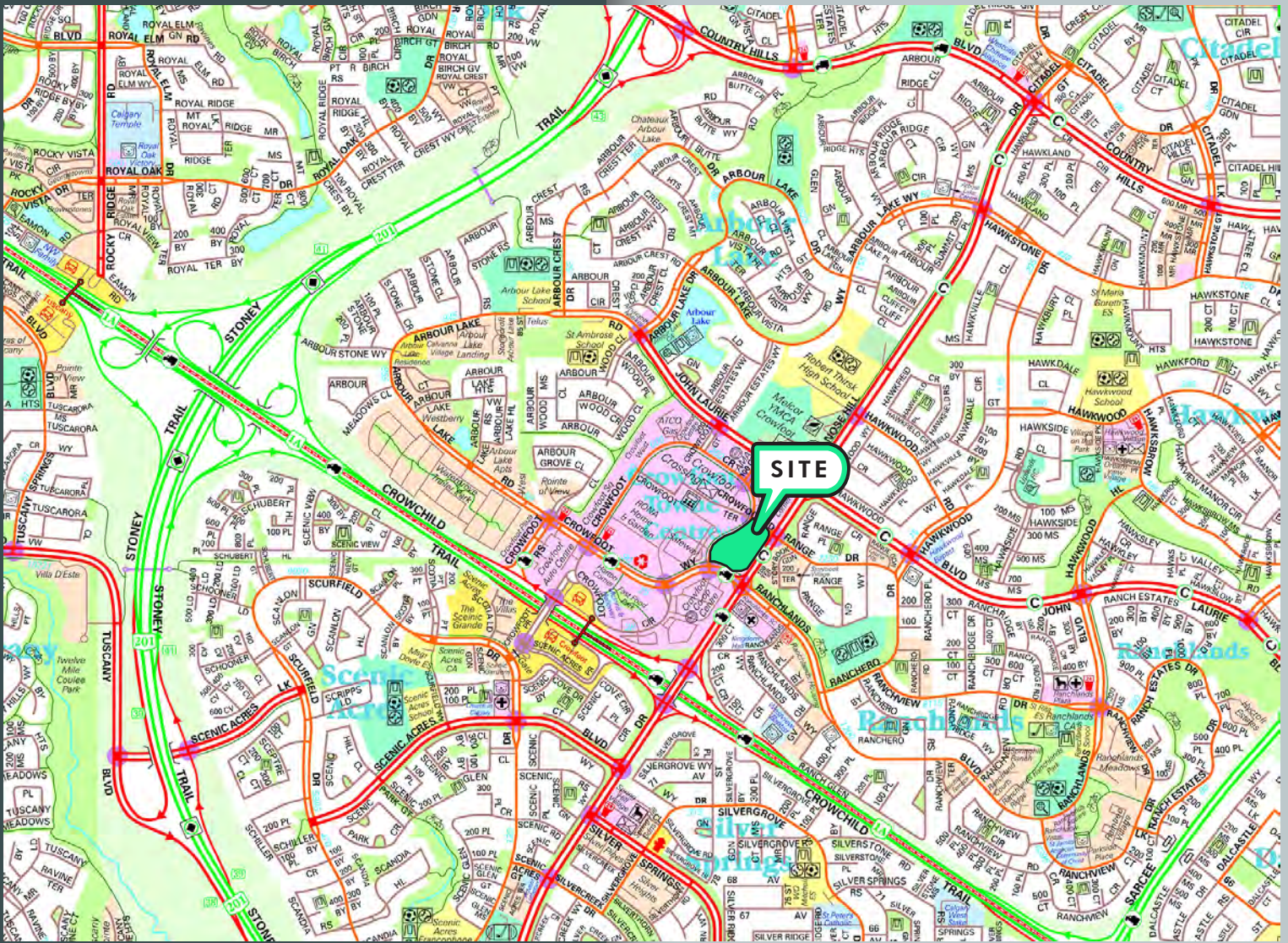




Property Photos







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