



230 SAGE HILL BLVD NW

PRIME LOCATION LEASING FOR 2025

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certus



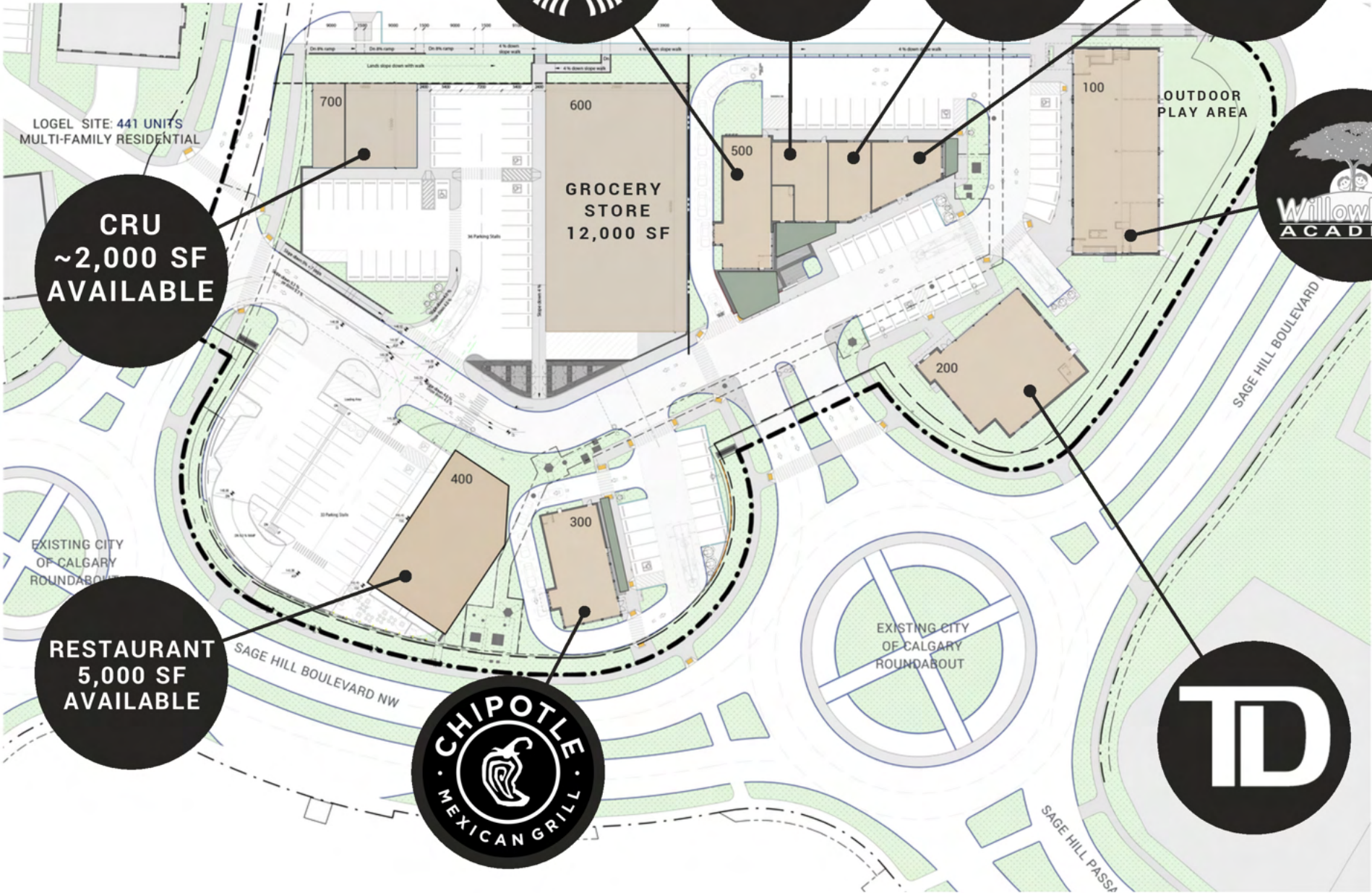
230 SAGE HILL BLVD NW

BASE RENT	Market
EST. TAXES AND OP. COST	\$21 per SF
TENANT INCENTIVES	Negotiable
MINIMUM TERM	5 to 10 years

Sage Hill is a residential community in Northwest Calgary, AB. It's off the intersection of Shaganappi Trail and Symons Valley Road, providing convenient access to other parts of the city. Surrounding communities are primarily residential properties, including single-family homes, townhouses, and condominiums. Northwest Calgary has experienced significant development, seeing over 10% growth year over year. This new centre will offer these growing communities diverse restaurant options and service-based businesses.



SAGE HILL SITE PLAN



CRU
~2,000 SF
AVAILABLE

RESTAURANT
5,000 SF
AVAILABLE



LOGEL SITE: 441 UNITS
MULTI-FAMILY RESIDENTIAL

GROCERY STORE
12,000 SF

OUTDOOR PLAY AREA

EXISTING CITY OF CALGARY
ROUNDAABOUT

EXISTING CITY OF CALGARY
ROUNDAABOUT

SAGE HILL BOULEVARD NW

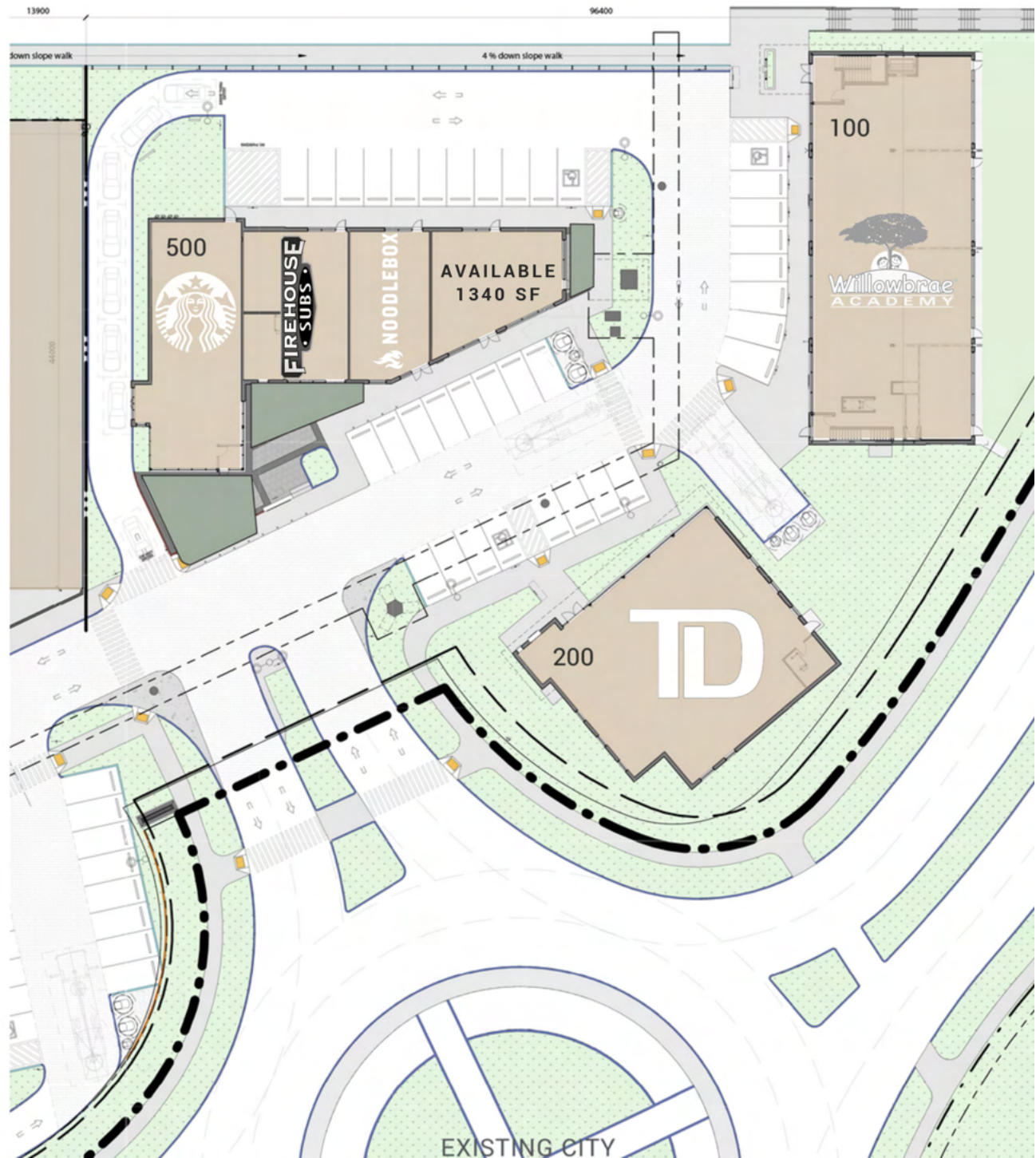
SAGE HILL BOULEVARD

SAGE HILL PASSA

AVAILABLE SPACES

QSR, BUILDING 500

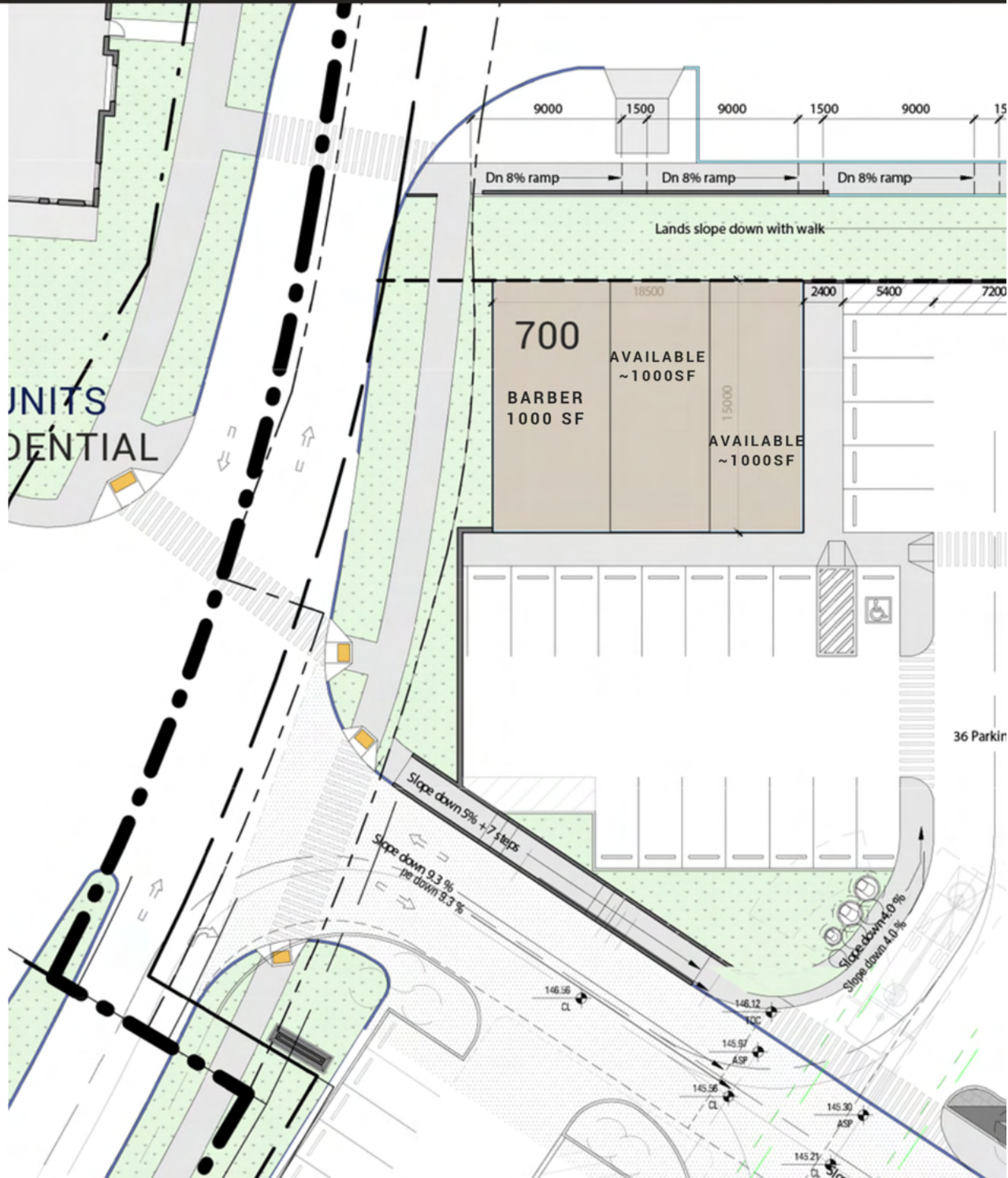
AVAILABLE AREA	1,340 SF
ADJACENT PARKING	36 Stalls
PATIO OPTION	Available
SPACE POSITION	End Cap



AVAILABLE SPACES

CRU, BUILDING 700

AVAILABLE AREA	Up to 1,986 SF
AREA DIVISIBLE	Yes
ADJACENT PARKING	36 Stalls
ANCHOR TENANT	Grocery Store Adjacent



AVAILABLE SPACES

RESTAURANT, BUILDING 400

AVAILABLE AREA	5000 SF
PARKING	33 Stalls
HANDICAP PARKING	2 Stalls
ANCHOR TENANT	Chipotle Adjacent





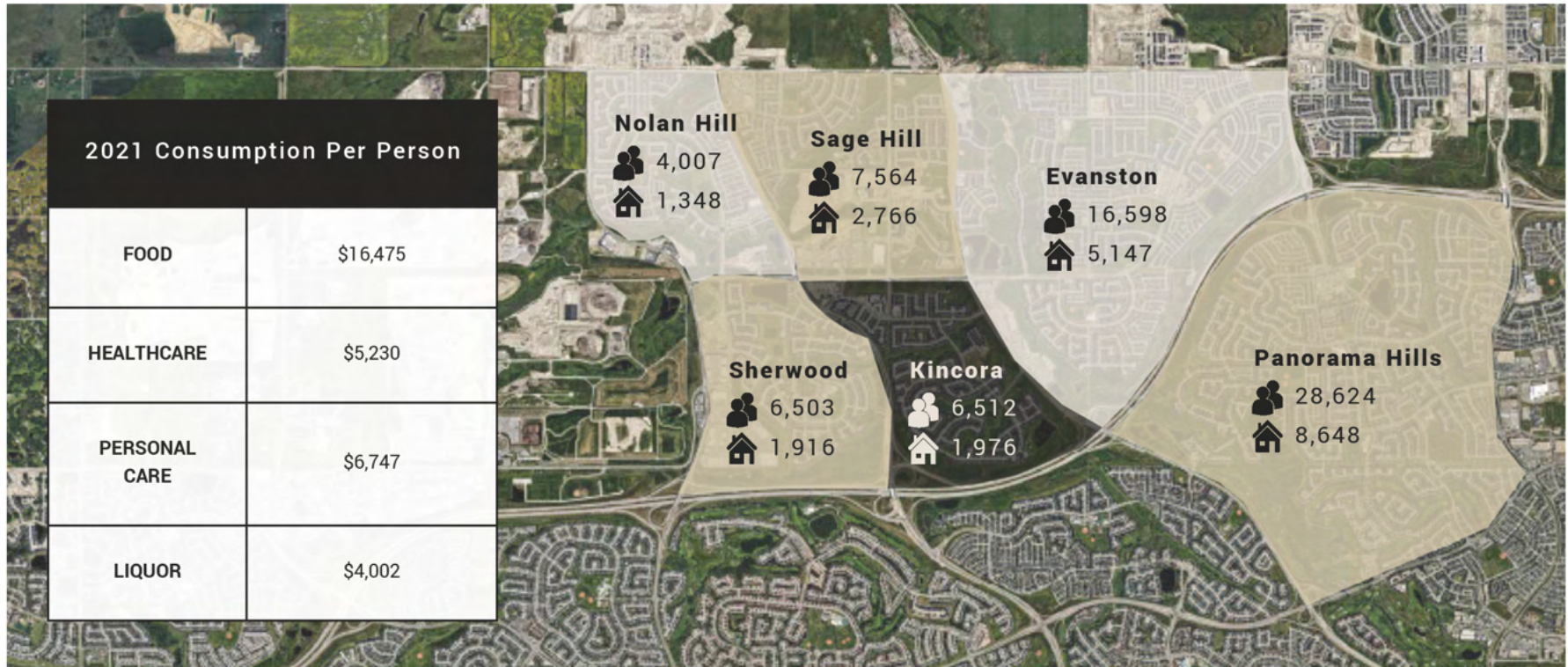
NORTHLAND PROPERTIES





Adjacent to the site on the North side are 323 units of multi-family residents. All of these families will be just a few steps away from Shoppes of Sage Hill.

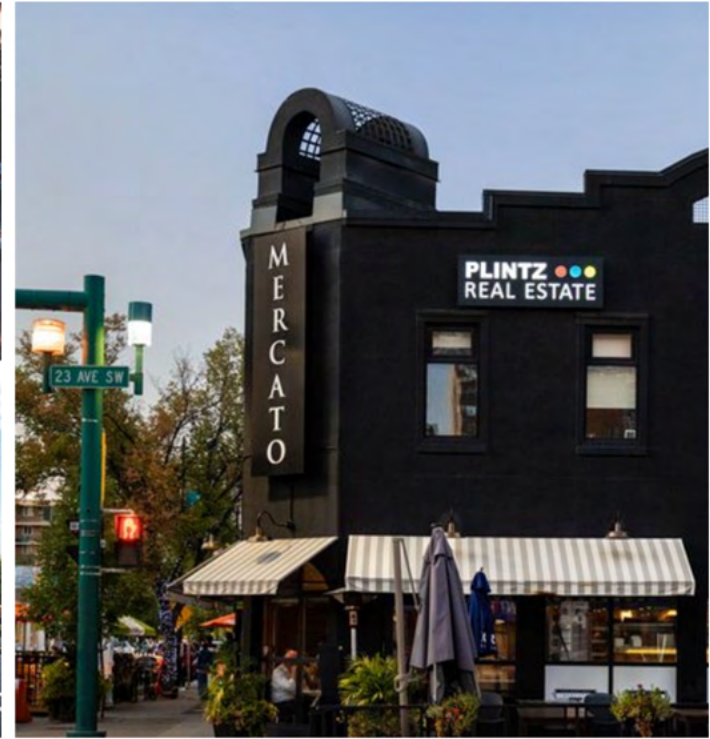


There will be a network of pedestrian-friendly walking and biking paths, making this area reminiscent of Bridgeland/Riverside.

AREA DEMOGRAPHICS



 <p>Population 46,259 (2021) 70,415 (2026)</p>	 <p>Household with Children 52% (2021)</p>
 <p>Average Household Income \$131,171 (2021) \$152,203 (2026)</p>	 <p>Median Age 33.7 (2021) 34.8 (2026)</p>



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PEOPLE TO SHOP, WORK, AND LIVE.**

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