


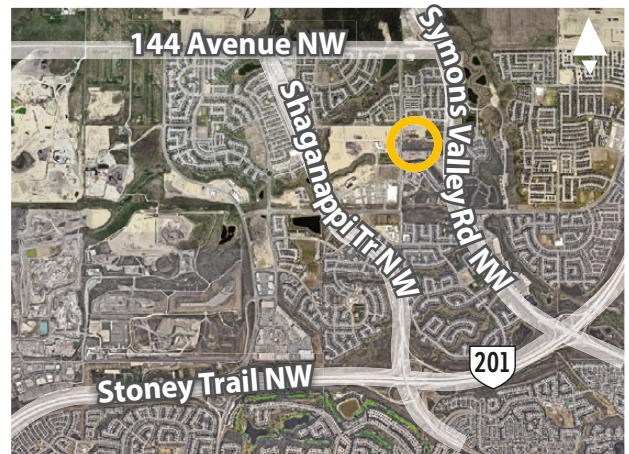
**2,469.4 sf**  
Unit 9C



## RETAIL SPACE IN SAGE HILL FOR LEASE

**The Rise in Sage Hill – Bldg. B**  
3950 Sage Hill Drive NW, Calgary

 Daycare already exists on site.  
No additional daycare is available at this location.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

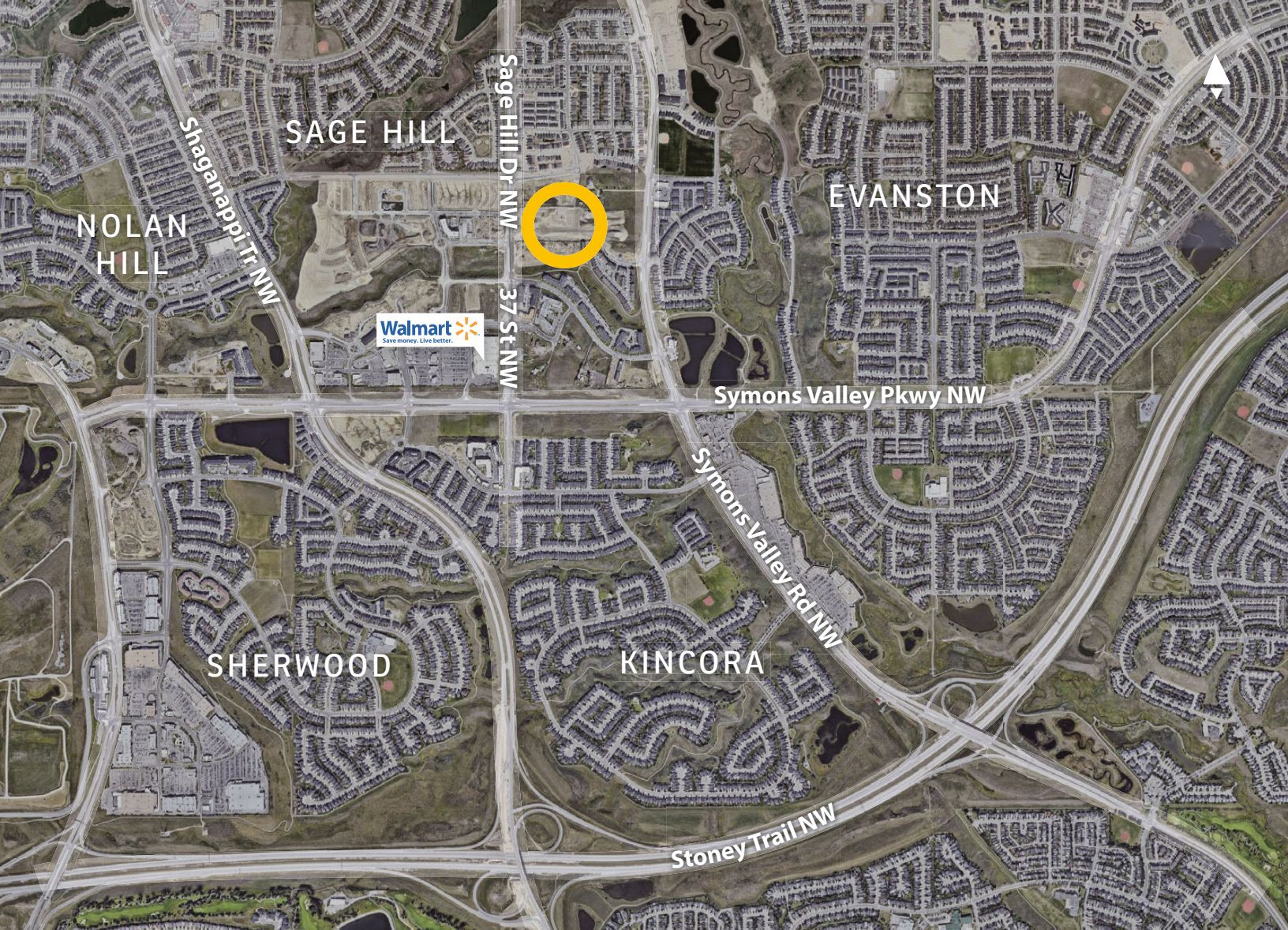
**Myles Scheske**, SENIOR ASSOCIATE  
C: 403-968-9859  
O: 403-290-0178  
mscheske@barclaystreet.com

**BARCLAY  
STREET**  
REAL ESTATE  
LOCAL EXPERTISE MATTERS

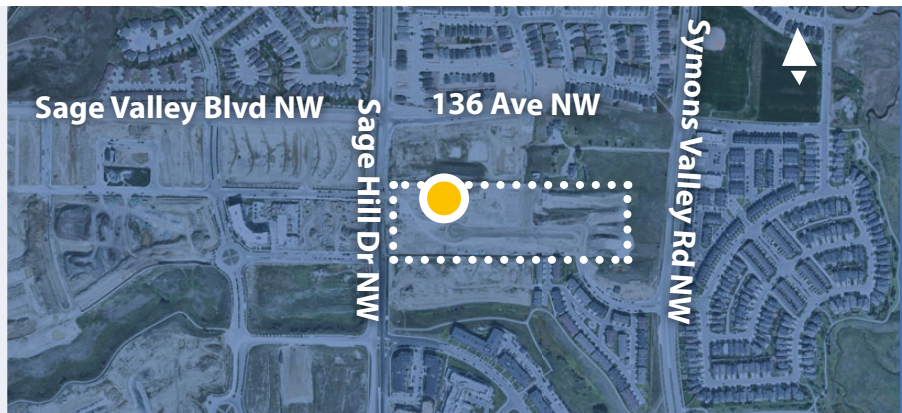
**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

CELEBRATING

**50** YEARS  
1973-2023



- » Located in an area with predominantly young families with above average incomes making it an ideal place to establish a business.
- » Ideally located nearby the main Sage Hill transit hub, easily connecting the NW residents with the rest of Calgary.
- » Commercial development will service communities of Sage Hill, Evanston, Nolan Hill, Sherwood and Kincora.



### Area Demographics (3 km radius)



Population

58,306

2023

62,608

2028



Average Household income

\$143,682

2023

\$164,180

2028



Median Age

35.3

2023

36.5

2028



Current Consumption / Person



\$17,894

FOOD



\$5,517

HEALTH CARE



\$7,240

RECREATION



\$2,659

PERSONAL CARE



\$4,557

LIQUOR/TOBACCO

THE RISE IN SAGE HILL with over 78,000 square foot of available commercial retail space set to be developed into numerous amenities such as coffee shops, medical clinics, daycares, gas stations and much more in one of the fastest growing communities in Calgary.



Residential part will consist of 189 townhomes and 112 condo units

The Rise in Sage Hill  
Conceptual Rendering. Subject to change

## LEASE INFORMATION

ADDRESS: 3950 Sage Hill Drive NW, Calgary

### LAND USE:

Direct Control (Bylaw No. 1P2007).  
See Uses on the next page

### GROSS UNIT AREAS:

2,469.4 sq. ft. – Unit 9C

1,367.5 sq. ft. – Unit 9A **LEASED**

1,376.1 sq. ft. – Unit 9B **LEASED**

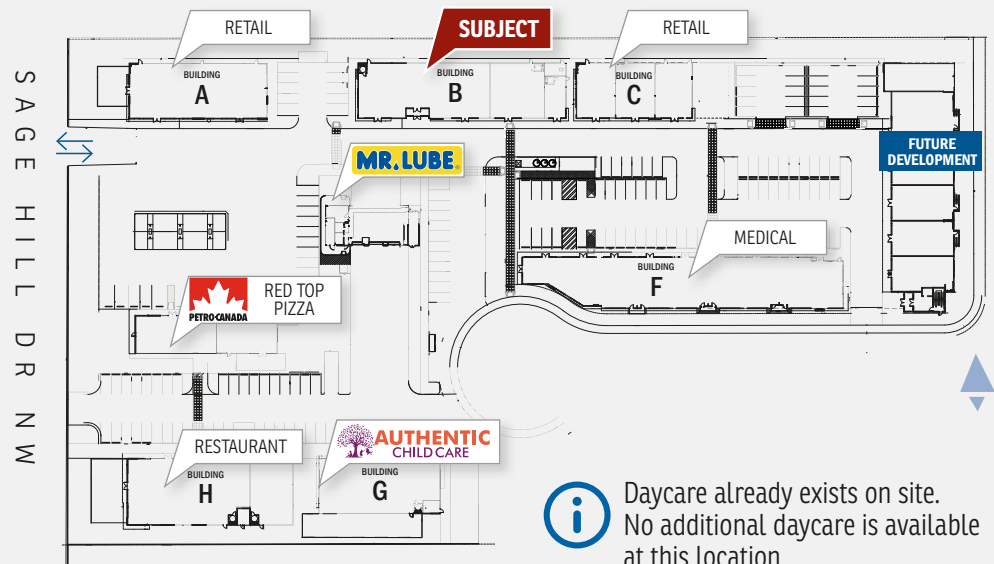
2,177.91 sq. ft. – Unit 8 **LEASED**

### AVAILABILITY:

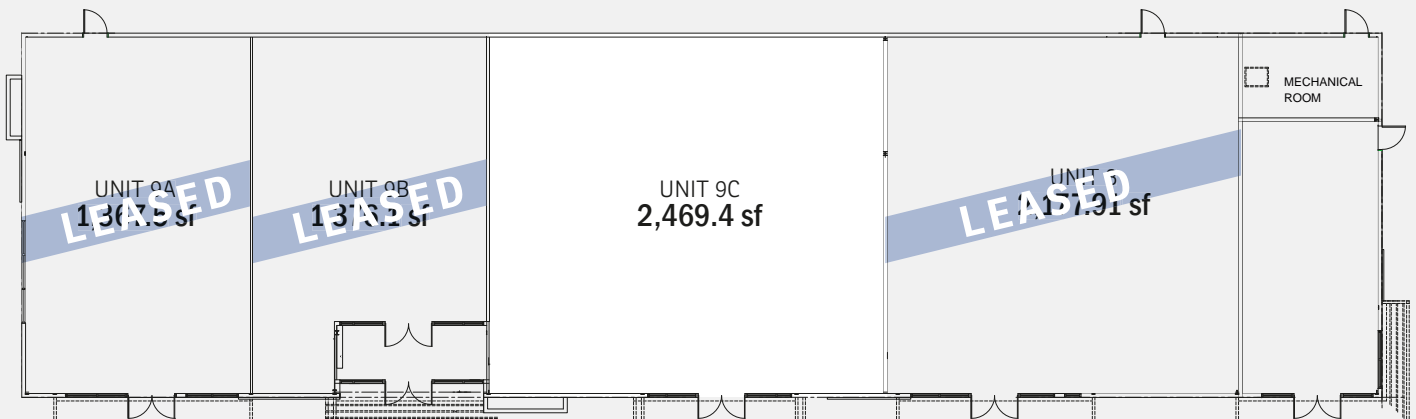
Available immediately for fixturing

OP. COSTS AND TAXES: \$17.00 per sq. ft. (est.)

NET RENT: Market



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No additional daycare is available at this location.





## PERMITTED USES

- Accessory Food Service
- Catering Service - Minor
- Convenience Food Store
- Financial Institution
- Fitness Centre
- Health Care Service
- Home Based Child Care - Class 1
- Home Occupation - Class 1
- Information and Service Provider
- Instructional Facility
- Library
- Museum
- Office
- Pet Care Service
- Print Centre
- Protective and Emergency Service
- Radio and Television Studio
- Restaurant: Food Service Only
- Restaurant: Licensed (*if the public area is 150 square metres or less*)
- Retail and Consumer Service
- Specialty Food Store
- Supermarket
- Take Out Food Service;
- Vehicle Rental - Minor; and
- Veterinary Clinic.

## DISCRETIONARY USES

- Addiction Treatment
- Amusement Arcade
- Artist's Studio
- Assisted Living
- Auto Service – Minor
- Beverage Container Quick Drop Facility
- Billiard Parlor
- Brewery, Winery and Distillery
- Cannabis Store
- Car Wash - Single Vehicle
- Child Care Service
- Computer Games Facility
- Custodial Care
- Drinking Establishment - Small
- Drinking Establishment - Medium
- Drive Through
- Dwelling Unit
- Food Production
- Gas Bar
- Home Occupation - Class 2
- Indoor Recreation Facility
- Liquor Store
- Live Work Unit
- Outdoor Cafe
- Parking Lot – Grade
- Payday Loan
- Place of Worship- Small
- Power Generation Facility- Small
- Recyclable Material Drop-Off Depot
- Residential Care
- Restaurant: Licensed (*if the public area is greater than 150.0 square metres.*)
- Seasonal Sales Area
- Service Organization
- Sign - Class C
- Sign - Class E
- Social Organization
- Special Function – Class 2
- Urban Agriculture
- Utility Building
- Vehicle Sales - Minor

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LOCAL EXPERTISE MATTERS

