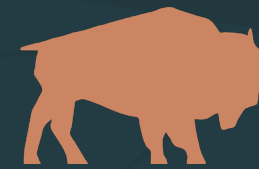


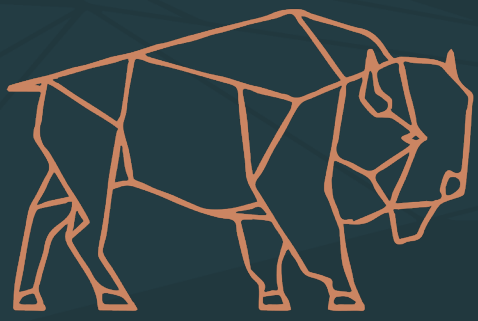


**11501 Buffalo Run Close
Tsuut'ina, Alberta**



**Tsuut'ina's
newest
shopping
destination.**





THE SHOPS AT
Buffalo Run

THE SHOPS AT BUFFALO RUN

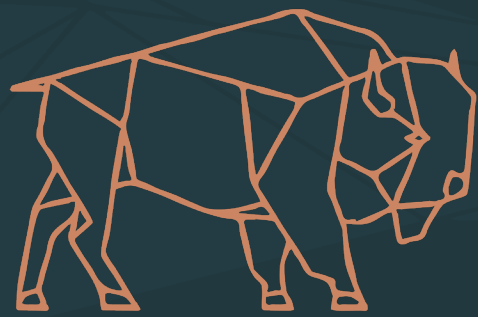
(Tsuut'ina Trail (SW Ring Road)
& Anderson Road SW)

Retail Operating Cost: \$12.48 + Utilities (2024 est)
Office Operating Cost: \$15.43 + Utilities (2024 est)

PROPERTY HIGHLIGHTS

- Inspired by the buffalo and its roaming spirit - The Shops at Buffalo Run honours this connection with the land, sky and all living things
- Regional Costco Anchored Retail Centre
- Located on the Tsuut'ina Trail Section of the Southwest Ring Road (Approx 80,000 vehicles pass by the site daily)
- Reduced property taxes compared to The City of Calgary
- 257,000 SF of development





THE SHOPS AT
Buffalo Run



THE SHOPS AT Buffalo Run



	TOTAL POPULATION	DAYTIME POPULATION	TOTAL HOUSEHOLDS	
	within Trade Area (1 km radius)	within Trade Area (1 km radius)	within Trade Area (1 km radius)	
	2,802	995	1,062	
AREA DEMOGRAPHICS				
Criteria	Trade Area (1 km radius)	3 km radius	5 km radius	Calgary
Total Population	2,801.8	27,812.8	81,383.3	1,306,784
Total Daytime Population	994.9	13,567.2	42,605.1	1,366,463
Average Age	42.9	42.1	41.7	38.8
Average Household Income	113,387.4	119,236	125,804.9	129,000

20 Minute Drive to Downtown Calgary

35 Minute Drive to The Calgary International Airport

10 Minute Drive to Glenmore Trail SW



THE SHOPS AT
Buffalo Run



FUTURE DEVELOPMENT



SEVEN CHIEFS SPORTSPLEX

TOSGUNA - TSUUT'INA
POLICE STATION

TSUUT'INA GAS STOP

TSUUT'INA NATION BUILDING
ADMINISTRATION



STONEY TRAIL

Approximately 80,000
vehicles pass by the site daily

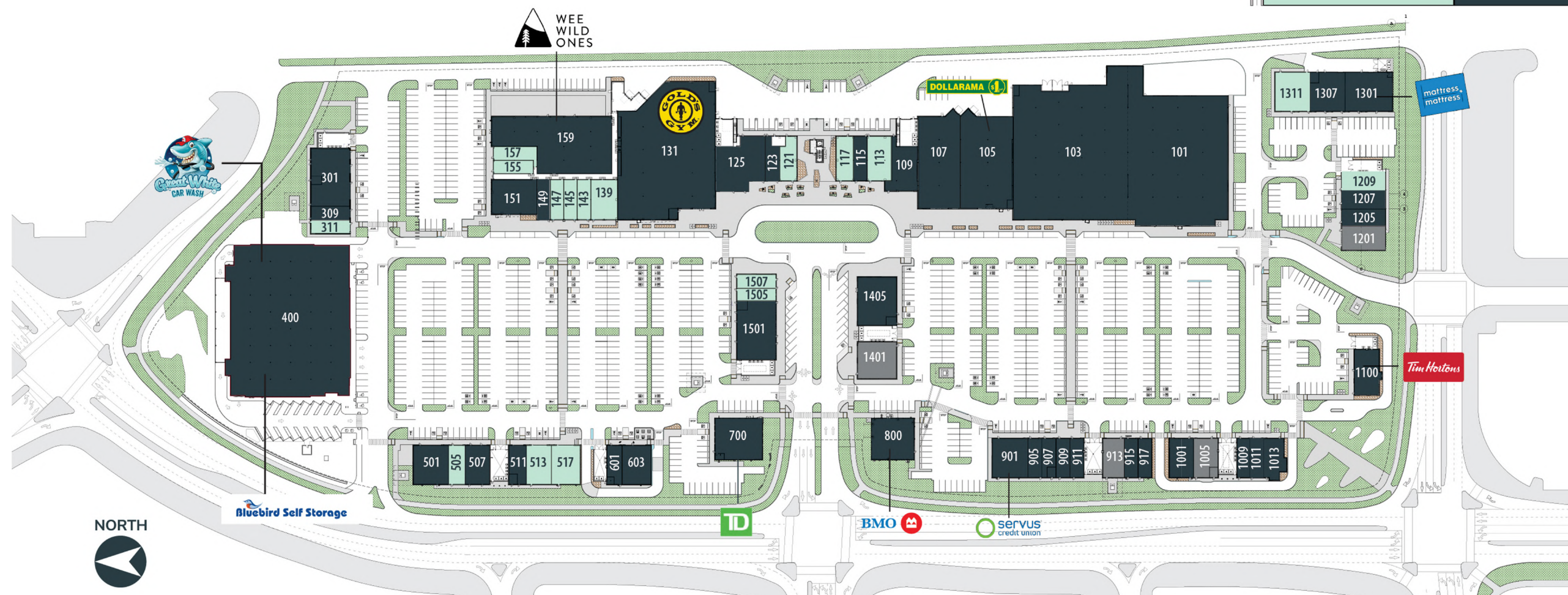
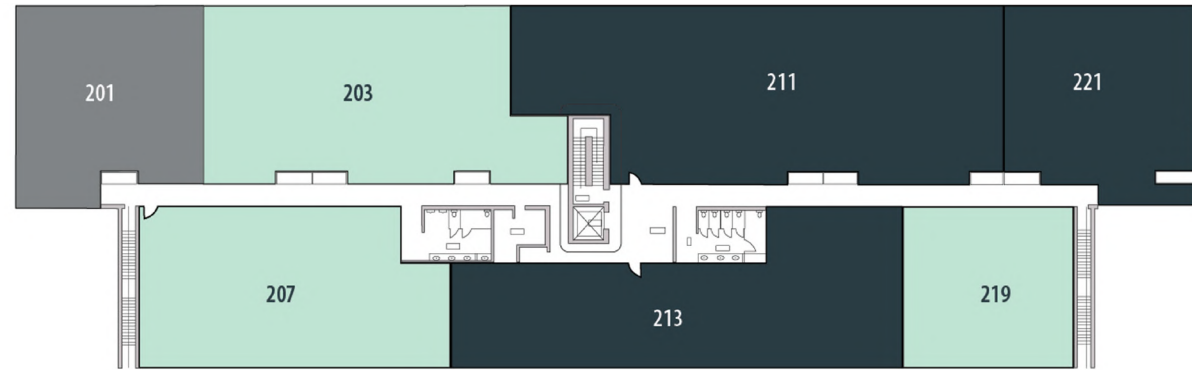
AERIAL MAP



THE SHOPS AT Buffalo Run

SECOND STORY

 **LEASED**
 **AVAILABLE**
 **PENDING**



Tenant Listing

Tenant	Unit #	Tenant	Unit #	Tenant	Unit #	Tenant	Unit #
Leased	101	PENDING	201	BMO	801	Canna Cabana	1011
Petfinity	103	Fasken Law	211	Servus Credit Union	901	KFC	1013
Dollarama	105	Aubin Consulting	213	Envi Optical Store	905	Tim Hortons	1101
True Blue Swim School	107	Springbank Psychology	221	Telus	907	Who's Kitchen	1205
Buffalo Run Dental	109	Fit Foundation	301	Foggy Gorilla	909	Happy Cup Bubble Tea	1207
Lavish Nails	115	Warriors Supplements	309	Almira's	911	Mattress Mattress	1301
Buffalo Run Pharmacy	123	TiNi Vietnamese	501	PENDING	913	Cupboards Express	1307
Pediatric Dentist	125	My Liquor	507	Hair & Beauty Salon	915	PENDING	1401
Gold's Gym	131	Thai Express	511	Subway	917	Kore Spa	1501
Nabi Flowers	149	Papa John's	601	Complete Health Chiro	1001		
Pur and Simple	151	Dairy Queen	603	PENDING	1005		
Wee Wild Ones	159	TD Canada Trust	701	Bar Burrito	1009		

Available Units

SF	Unit #	SF	Unit #
2,585	113	1,405	311
1,951	117	1,518	505
1,809	121	2,294	513
2,629	139	2,642	517
1,319	143	2,212	1209
1,319	145	3,259	1311
1,319	147	1,265	1505
1,336	155	1,259	1507
1,568	157		
4,269	203		
3,709	207		
2,157	219		



LEASING CONTACT

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