

5,213.44 sf

Unit 9

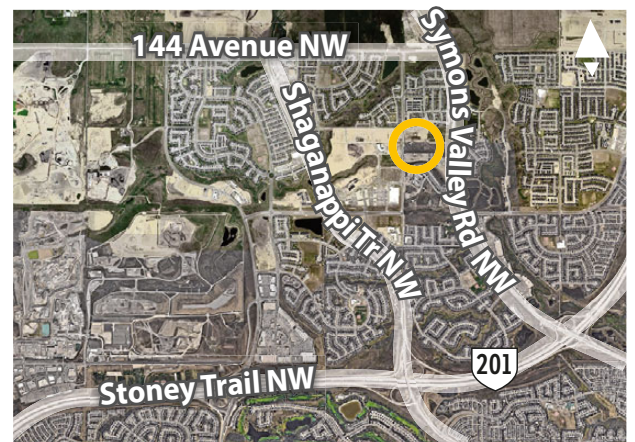
2,177.91 sf

Unit 8



RETAIL SPACE IN SAGE HILL FOR LEASE

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



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Myles Scheske, ASSOCIATE

C: 403-968-9859

O: 403-290-0178

mscheske@barclaystreet.com



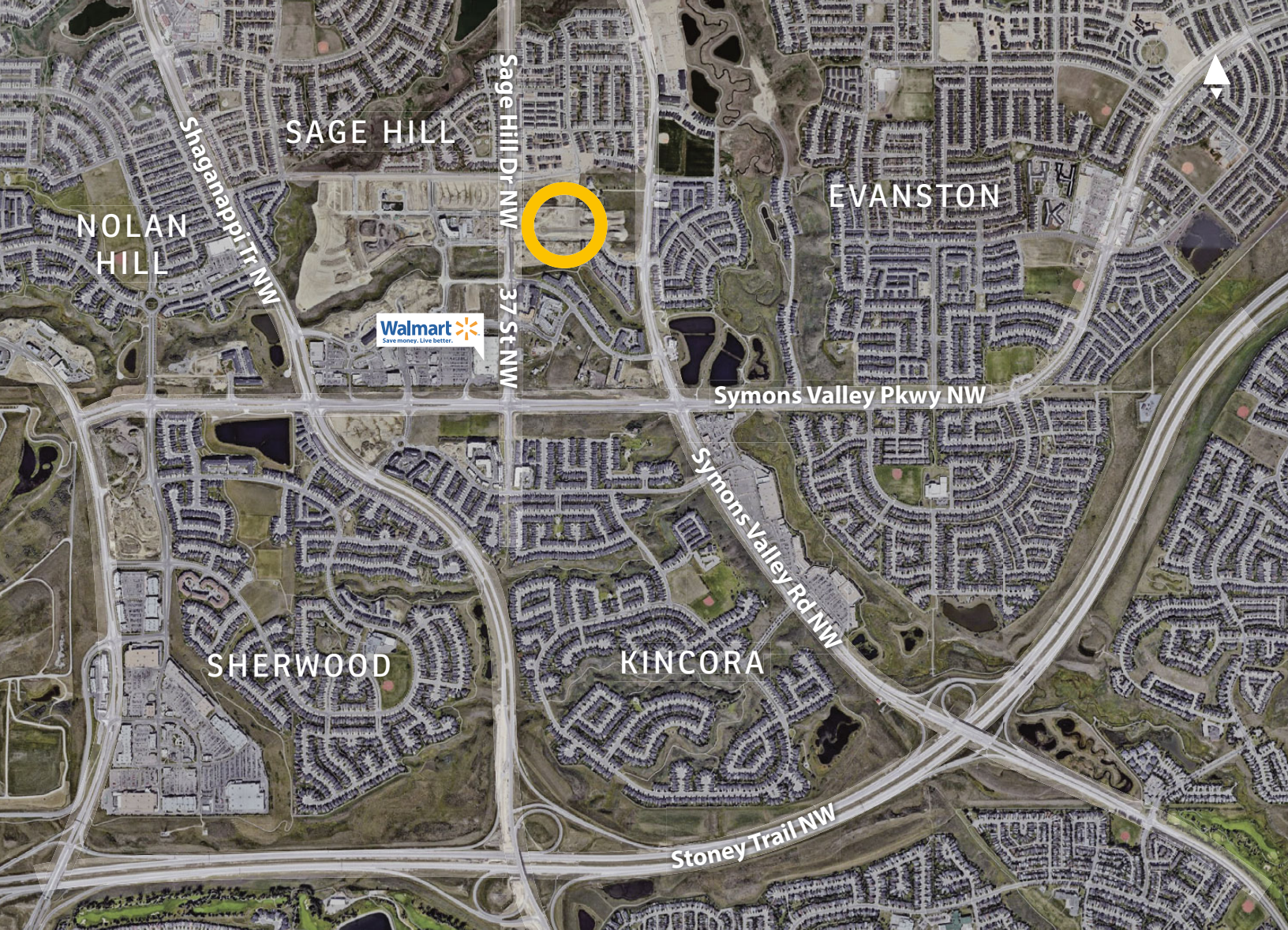
LOCAL EXPERTISE MATTERS



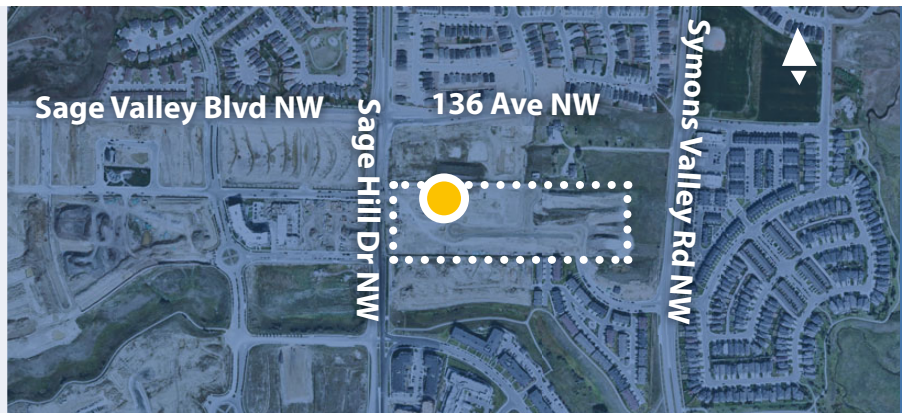
CELEBRATING

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.



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:

5,213.44 sq. ft. – Unit 9
2,177.91 sq. ft. – Unit 8

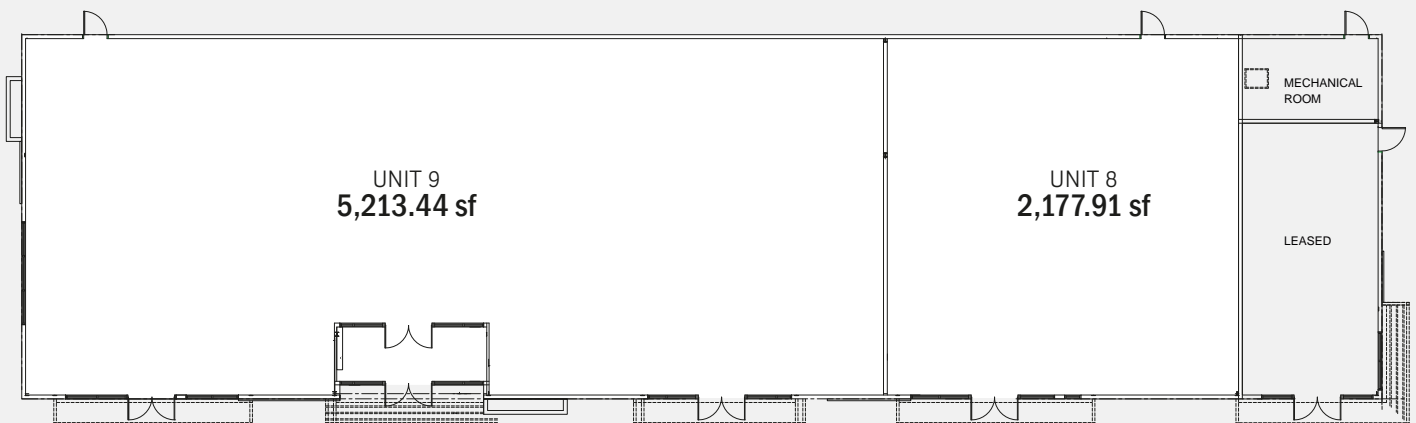
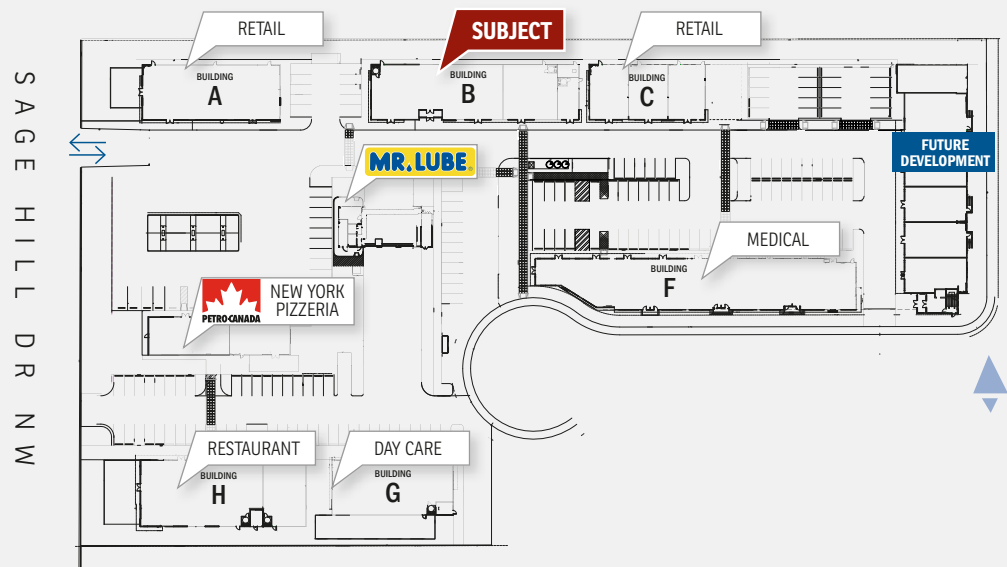
AVAILABILITY:

Available immediately for fixturing

OP. COSTS AND TAXES:

\$17.00 per sq. ft. (est.)

NET RENT: Market





UNIT 9



UNIT 8

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

