



COUNTRY HILLS VILLAGE

5149 Country Hills Blvd NW, Calgary, Alberta

100% LEASED

TAURUSGROUP.COM

HEATHER WIETZEL

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ABOUT

BUILDING HIGHLIGHTS

Located in Northwest Calgary, Country Hills Village shopping centre includes a wide variety of retailers to cater to consumers' needs. Tenant uses include: financial, fitness, food and beverage, pet, phone, medical and more.

- > Shadow anchored by Superstore
- > Excellent exposure, parking and signage
- > Shopping Centre recently undergone exterior renovation



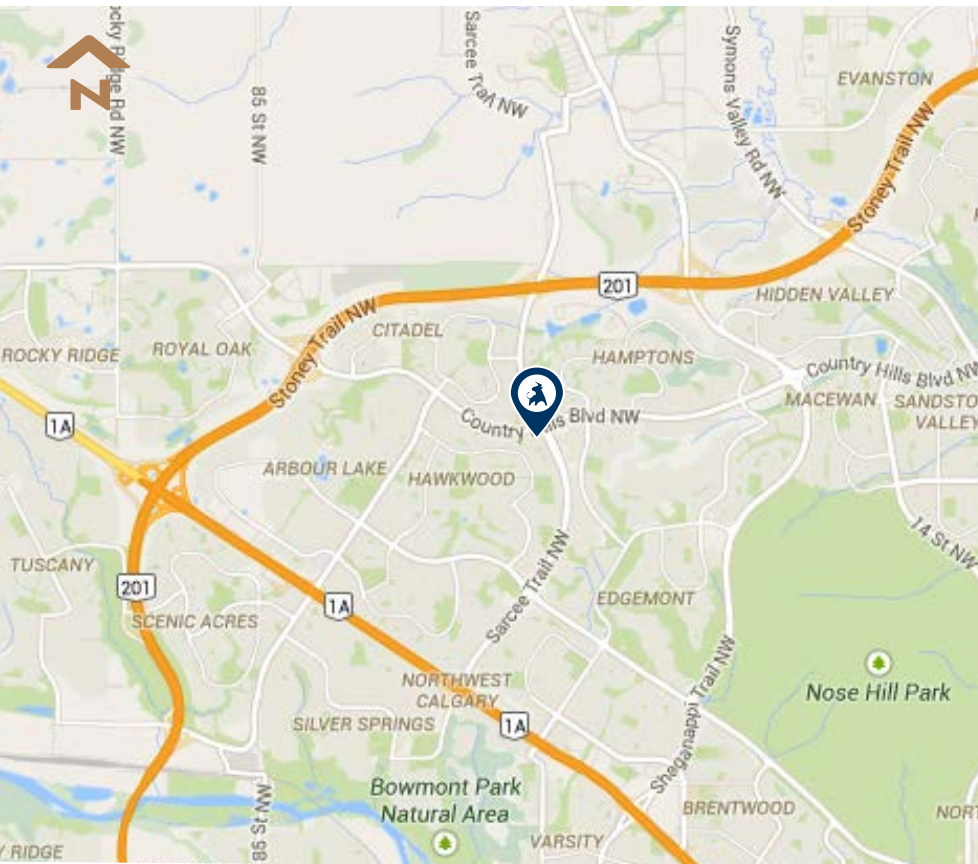
ABOUT

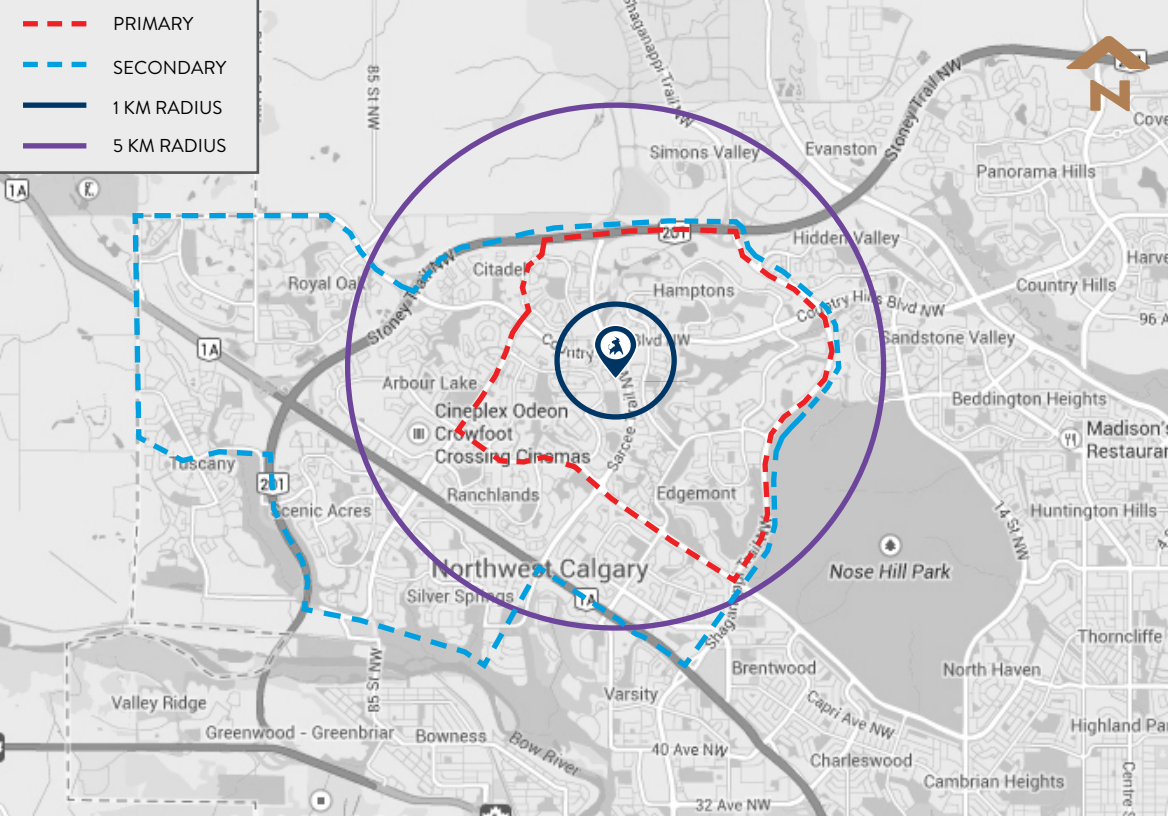
LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

> Access to major transportation corridors via Sarcee Trail and Country Hills Boulevard

> Centrally located in the northwest, one of the strongest retail sub-markets in Calgary





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Primary:	38,039
Secondary:	113,875
1KM Radius:	7,948
5 KM Radius:	162,494



DAYTIME POPULATION

Primary:	15,247
Secondary:	55,655
1KM Radius:	2,906
5 KM Radius:	91,184

AVERAGE AGE



Primary:	43.5
Secondary:	41.5
1KM Radius:	43.8
5 KM Radius:	39.9



HOUSEHOLD INCOME

Primary:	\$154,258
Secondary:	\$141,160
1KM Radius:	\$174,648
5 KM Radius:	\$136,028



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

64,126 sq ft

LANDLORD

Triovest Realty Advisors

ZONING

C-C2

PARKING

385 stalls (1:167 sq ft)

MUNICIPAL ADDRESS

5149 Country Hills Blvd NW
Calgary, Alberta



TENANTS

YEAR BUILT

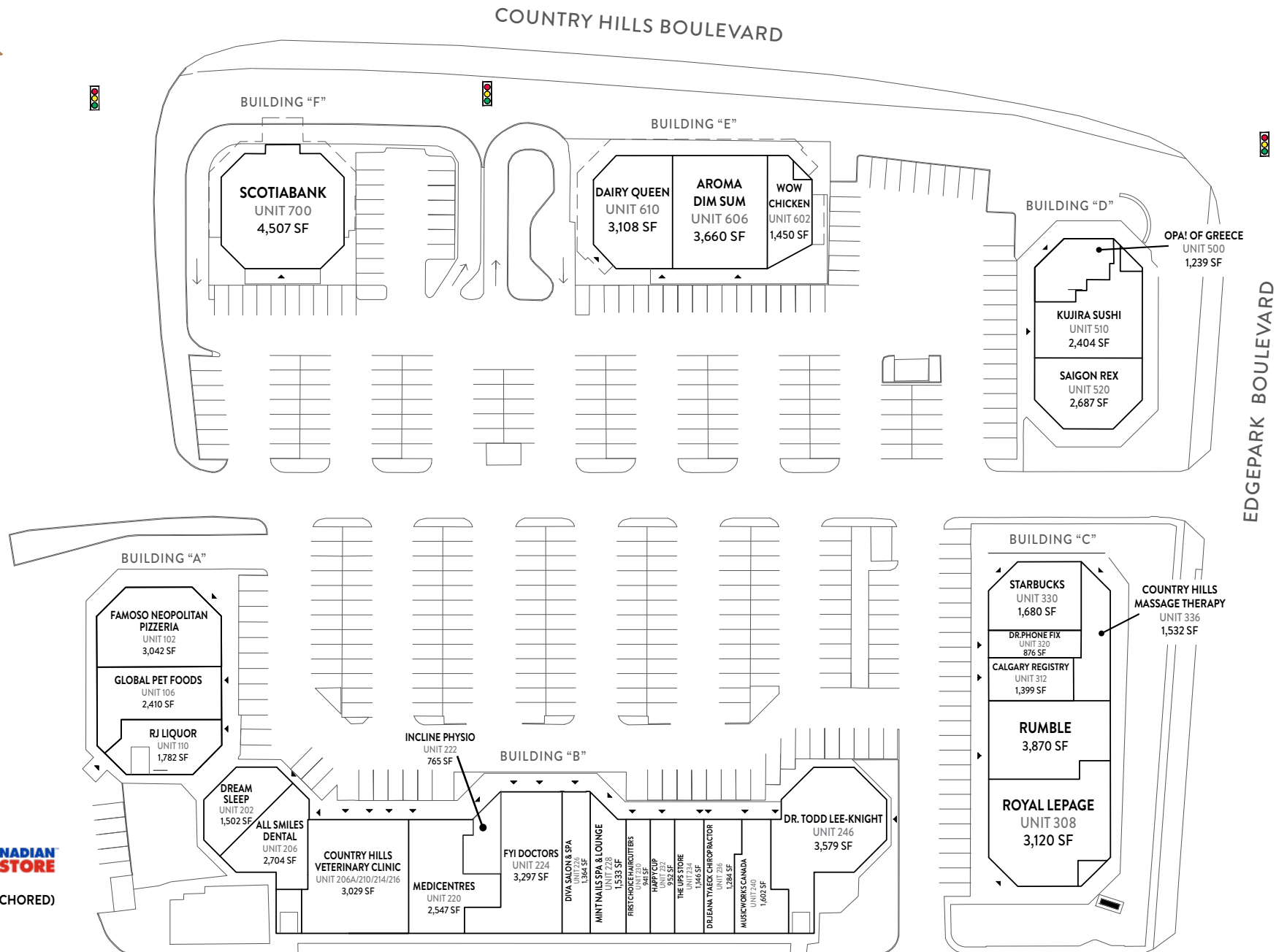
1992; Renovated 2017

ADDITIONAL RENT

Available Upon Request



SITE PLAN



(SHADOW ANCHORED)

CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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Calgary, Alberta, T2R 1L9



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

