



UXBOROUGH

1941 Uxbridge Drive NW, Calgary, Alberta

Retail Availability: 1,150 SF - 9,400 SF (Demisable)

Targeted Uses: Food & Beverage, Specialty Food, Boutique Fitness, Financial

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ABBY BILLARD

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ABOUT

PROPERTY HIGHLIGHTS

Uxborough is an exceptional mixed-use development located in the heart of northwest Calgary's major employment node.

- Immediately across the TransCanada Highway from Foothills Hospital
- There are over 60,000 daytime employees in the surrounding trade area
- Exposure to over 50,000 vehicles daily on TransCanada Highway and high volumes of pedestrian traffic accessing the hospital and university core
- Retail, residential, office, hotel and medical uses on the site will result in activity over extended parts of the day and week

[VIEW FLYTHROUGH VIDEO](#)



UXBOROUGH PHASE I RENDERING

ABOUT LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)



- This site has been a community asset within University Heights since 1962
- Traffic counts of 54,000 vehicles per day along 16th Ave and 10,000 along Uxbridge Drive
- Area has a high concentration of people visiting/working during the day with a higher than average household income and spending surrounding the site
- Within close proximity to the University of Calgary, Foothills Hospital, Arthur J.E. Child Comprehensive Cancer Centre, Alberta Children's Hospital, Foothills Athletic Park and McMahon Stadium

COMMUNITY

DEMOGRAPHIC DATA



POPULATION

3KM Radius: 59,108
Calgary: 1,306,784



DAYTIME POPULATION

3KM Radius: 88,082



EDUCATION

3KM Radius: 82.1%
Calgary: 71.0%



AVERAGE AGE

3KM Radius: 40.7
Calgary: 38.8



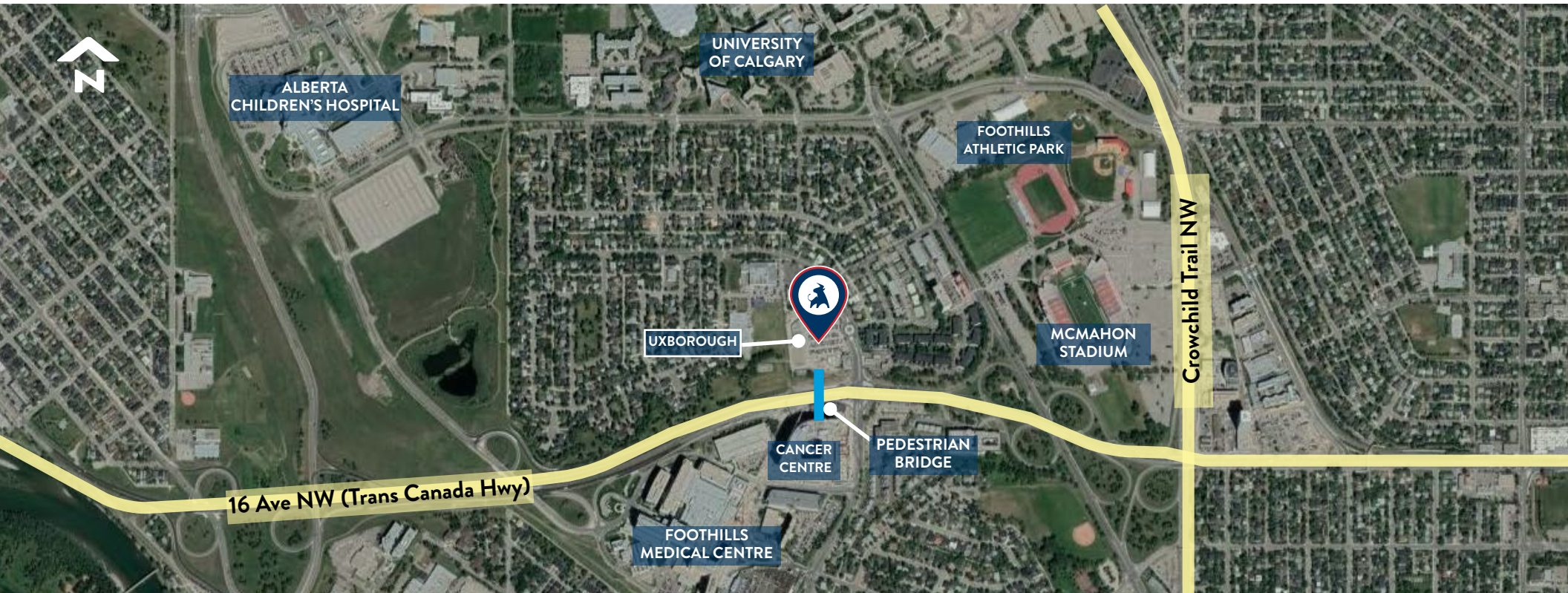
EMPLOYMENT RATE

3KM Radius: 59.7%
Calgary: 60.5%



HOUSEHOLD INCOME

3KM Radius: \$136,913
Calgary: \$129,000



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Phase 1: 346,000 sq ft

Full Project: 830,000 sq ft

LANDLORD

Uxborough Limited Partnership

PARKING

Phase 1: +/- 460 underground stalls

Full Project: +/-1,100 underground stalls

ZONING

Direct Control

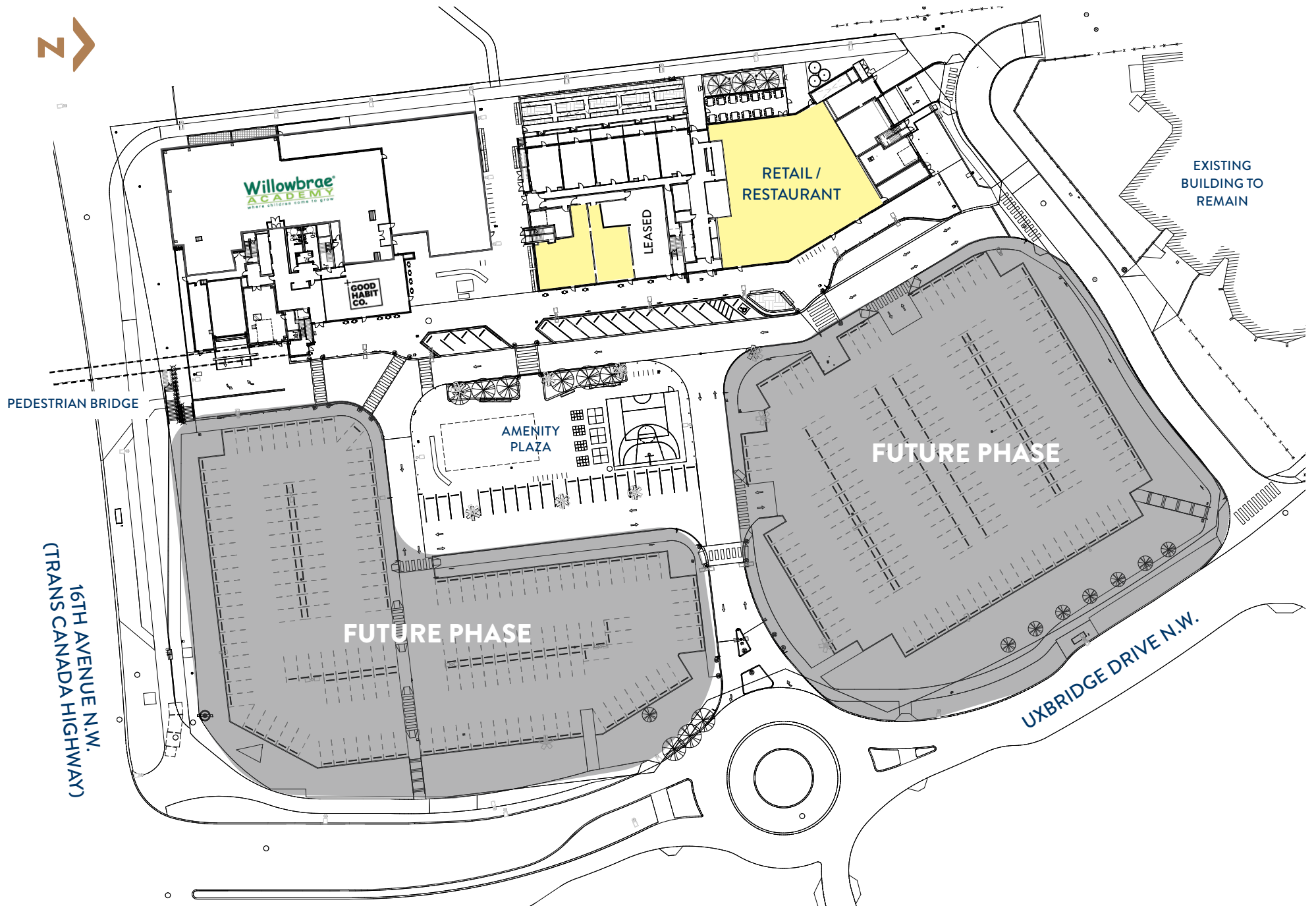
ESTIMATED POSSESSION

Phase I: Q2 2024

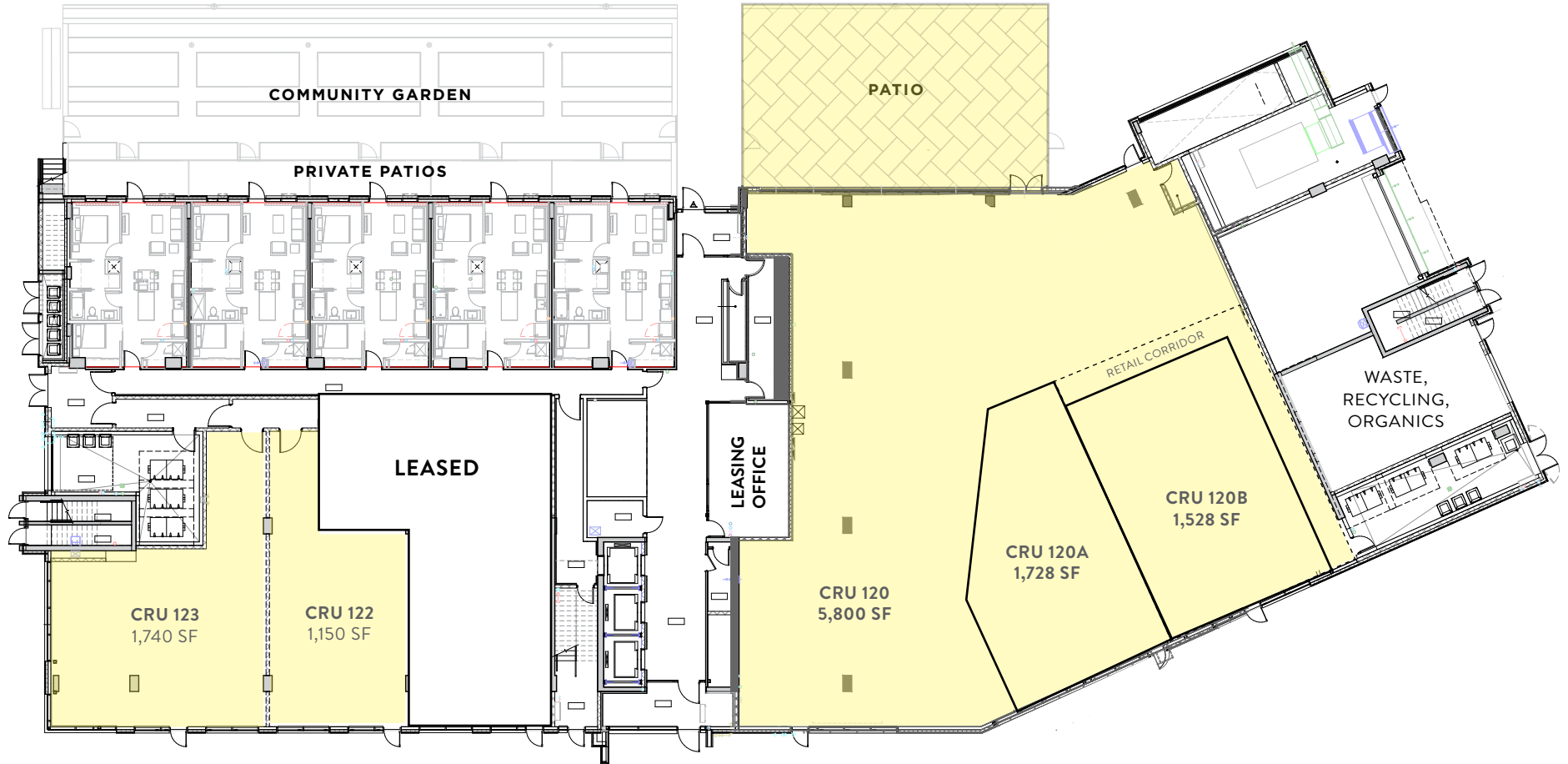


UXBOROUGH PHASE I RENDERING

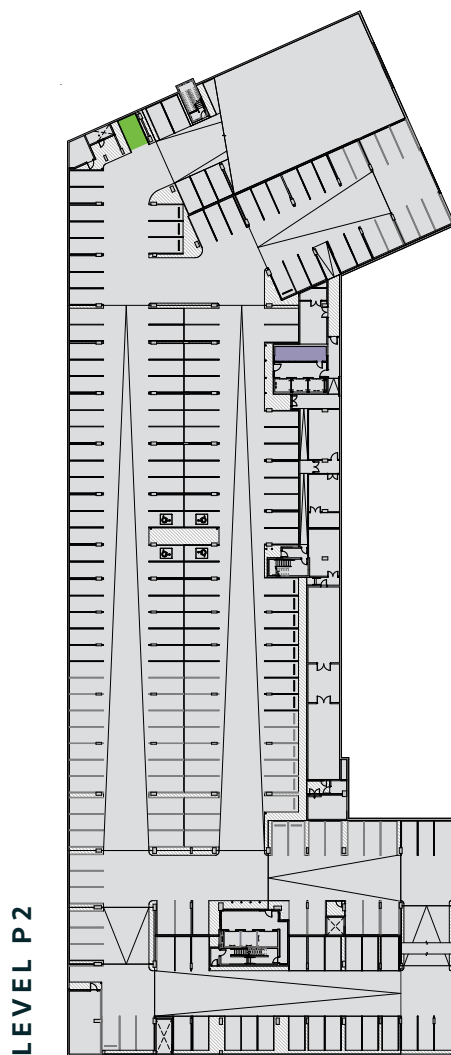
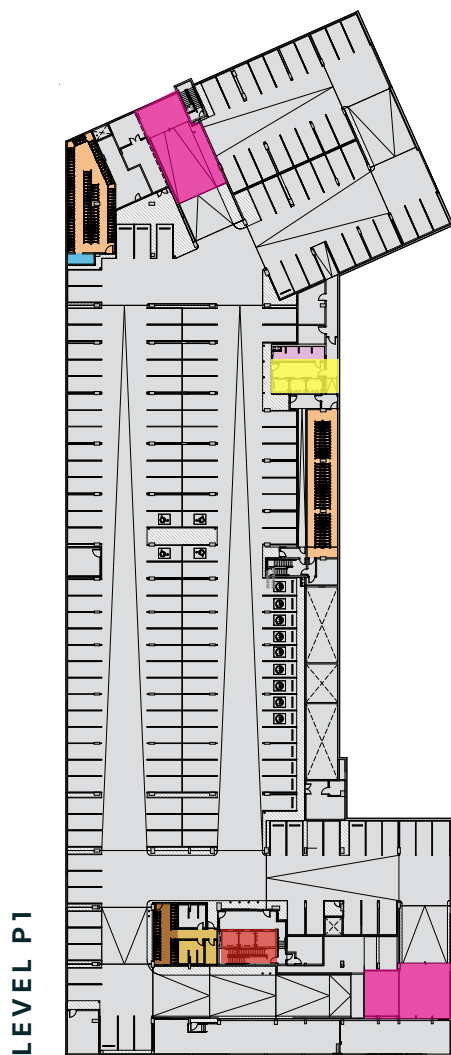
PHASE 1 SITE PLAN



RESIDENTIAL TOWER - LEVEL 1 FLOORPLAN



PHASE 1 PARKING PLAN



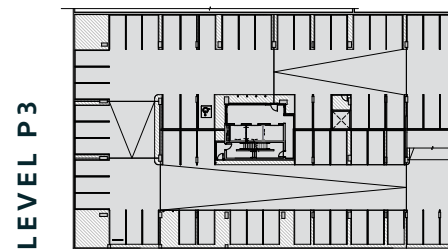
- Parkade Entrances
- Elevators / Stairs to Medical Office Building
- Elevators to Residential
- RT Bike Parking
- MB Bike Parking
- Bike Wash
- Car Wash Bay
- RT Amenity Workroom
- RT Amenity Storage
- MB Shower/Washroom

UNDERGROUND PARKING

STALLS 460

BIKE STALL COUNT

RT	203
MB	35



COMPLETE DEVELOPMENT

01 - HOTEL

- Approximately 143,000 SF
- 11-storey building
- 189 rooms
- Main level programming (F&B, Fitness, Pool, Offices)
- Second level conference facility
- Approximately 8,000 SF of meeting space

THE ARTHUR CHILD CANCER CENTRE & FOOTHILLS MEDICAL CENTRE (ADJACENT SITE)

02 - PEDESTRIAN BRIDGE

- Connects The Arthur Child Cancer Centre and Foothills Medical Centre with the development

03 - MEDICAL OFFICE

- Approximately 146,000 SF
- 8-storey building
- Main level retail, restaurant & childcare

08 - OFFICE

- Approximately 230,000 SF
- 11-storey building
- Main level retail units, food & beverage, and potential financial institution space

04 - RESIDENTIAL

- Approximately 200,000 SF
- 14-storey building
- Main level restaurant, retail units, residential lobby
- Residential facing park to the west
- 203 residential homes

07 - GROCERY, DRUG, RESIDENTIAL, FOOD & BEVERAGE

- Approximately 106,000 SF
- 75 units/3 levels of residential units above grocery/pharmacy
- Restaurant animates project entrance

05 - PARKING

- At full build out, +/- 1,100 below-grade parking spaces
- All building cores access parking garage directly

06 - CENTRAL COMMONS

- Large central plaza area for site-wide & neighbourhood amenities
- Year-round programming
- Winter skating rink and Summer water feature
- Central pavilion with café use

COMPLETE DEVELOPMENT



> **3 MIN**
ALBERTA CHILDREN'S HOSPITAL

> **7 MIN**
TO UNIVERSITY OF CALGARY

> **6 MIN**
TO FOOTHILLS ATHLETIC PARK

> **11 MIN**
TO BANFF TRAIL LRT

PHASE 1

- + +/- 346,000 sf
- + +/- 460 underground parking stalls
- + Medical office, residential, retail and restaurant

FULL PROJECT

- + +/- 830,000 sf
- + +/- 1,100 underground parking stalls
- + Hotel, office, grocery, pharmacy, retail, restaurant and residential

>
54,000 CARS PER DAY
16TH AVE NW

>
9 MIN
TO DOWNTOWN

>
4 MIN
TO MCMAHON STADIUM

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PHASE 1 RENDERINGS



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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.

