



RETAIL SPACE FOR LEASE



THE GATES OF NOLAN HILL

8 Nolan Hill Blvd NW, Calgary, Alberta

Retail Availability:

Unit 212 - 2,264 SF

Unit 902- 5,537 SF

TAURUSGROUP.COM

HEATHER WIETZEL

Direct: (403) 206-6046
hwietzel@taurusgroup.com



ABOUT

CENTRE HIGHLIGHTS

The Gates of Nolan Hill is a premium grocery-anchored shopping centre located within the Northwest's modern, residential community of Nolan Hill.

- Nestled between Shaganappi Trail and Nolan Hill Drive, and less than a five-minute drive from Sarcee Trail and Stoney Trail.
- Anchored by Sobeys, State & Main, Dairy Queen, and Petro Canada
- Ample surface parking available



ABOUT

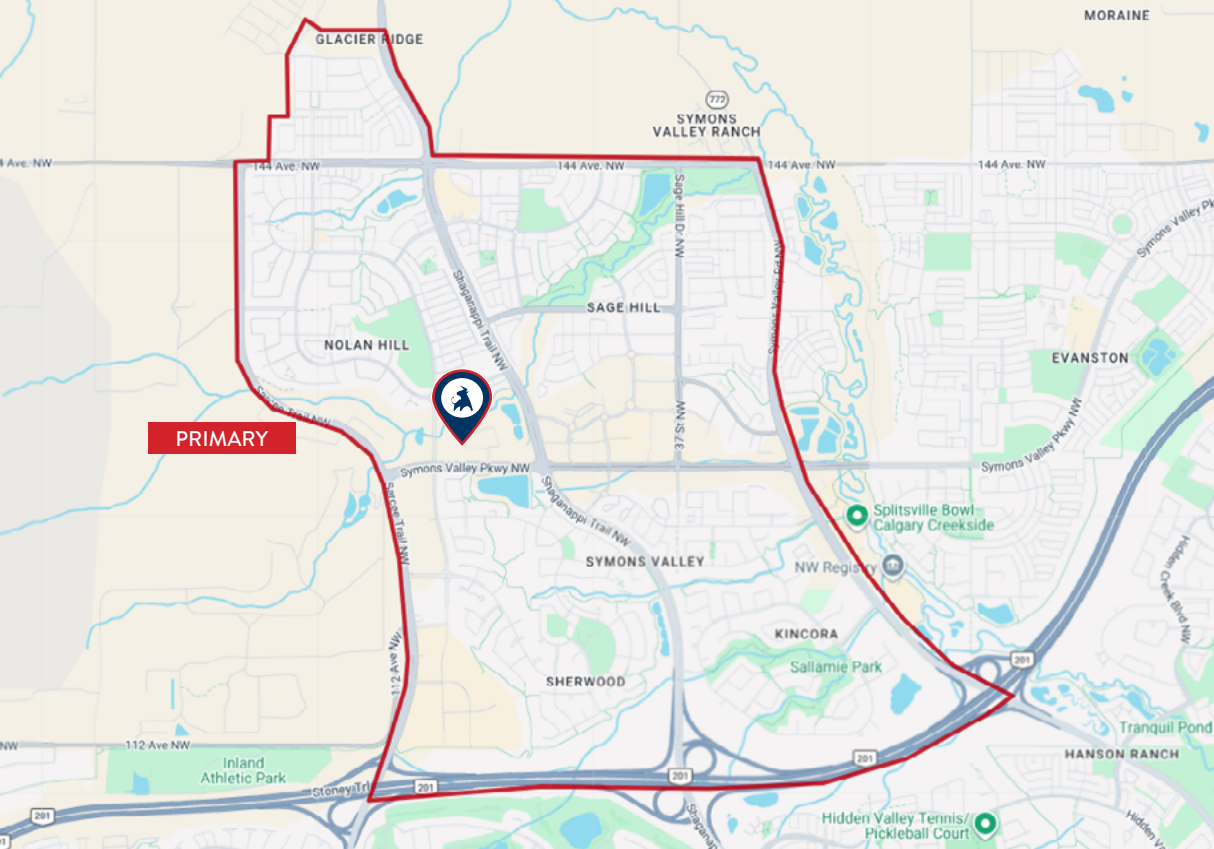
LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > 34,000 people living in the immediately adjacent, growing communities of Nolan Hill, Sage Hill, Simons Valley and Kincora
- > Adjacent to Shaganappi Trail NW (exposure over 20,000 vehicles daily) and 5 minute drive from Sarcee Trail NW (exposure to 10,000 vehicles daily)

- > Just off 144 Avenue NW, a major city transit corridor, which is planned to be the only continuous east-west connection north of Stoney Trail
- > Nearby, complimentary retail centres include Sage Hill Plaza and Sage Hill Quarter





COMMUNITY

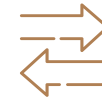
DEMOGRAPHIC DATA

POPULATION



Primary: 31,538
Calgary (2025): 1,688,000

DAYTIME POPULATION



Primary: 17,662

POST-SECONDARY EDUCATION



Primary: 79.6%
Calgary: 71.0%

HOUSEHOLD INCOME



Primary: \$131,272
Calgary: \$129,000



BUILDING

PROPERTY DETAILS

RETAIL SQUARE FOOTAGE

91,933 square feet

LANDLORD

Royop (Nolan Hill) Development Ltd.

ZONING

C-C2

PARKING

341 surface stalls

YEAR BUILT

2015



ADDITIONAL RENT 2026 ESTIMATES

Operating Costs	\$ 6.16 PSF
Property Tax	\$ 10.21 PSF
Total	\$ 16.37 PSF

Premises Utilities Separately Metered
Management Fee 5% of Gross Rent

CO-TENANCIES:



SITE PLAN



BUILDING 1

- #102 Nolan Hill Vet 2,285 sf
- #112 Tamas Eye Care 1,188 sf

BUILDING 2

- #202 Nolan Hill Dental 2,380 sf
- #212 Vacant 2,264 sf
- #222 UV Nails & Spa 977 sf
- #232 Lux Leaf Cannabis 999 sf
- #242 Nolan Hill Barber 984 sf

BUILDING 3

- #300 State & Main 5,559 sf

BUILDING 4

- #402 Nolan Hill Medical 1,448 sf
- #406 Kumon Math & Reading Centre 1,252 sf
- #410 Glowup Lab 1,811 sf
- #412 Nolan Hill Gates Physiotherapy and Massage Clinic 1,010 sf

BUILDING 5

- #502 Papa John's 1,199 sf
- #512 Pho Rise 1,146 sf
- #522 BBQ Chicken 1,184 sf

BUILDING 6

- #602 Kon'ya Japan 2,051 sf
- #612 Tower Cleaners 492 sf

BUILDING 7

- #700 Sobey's 50,658 sf

BUILDING 8

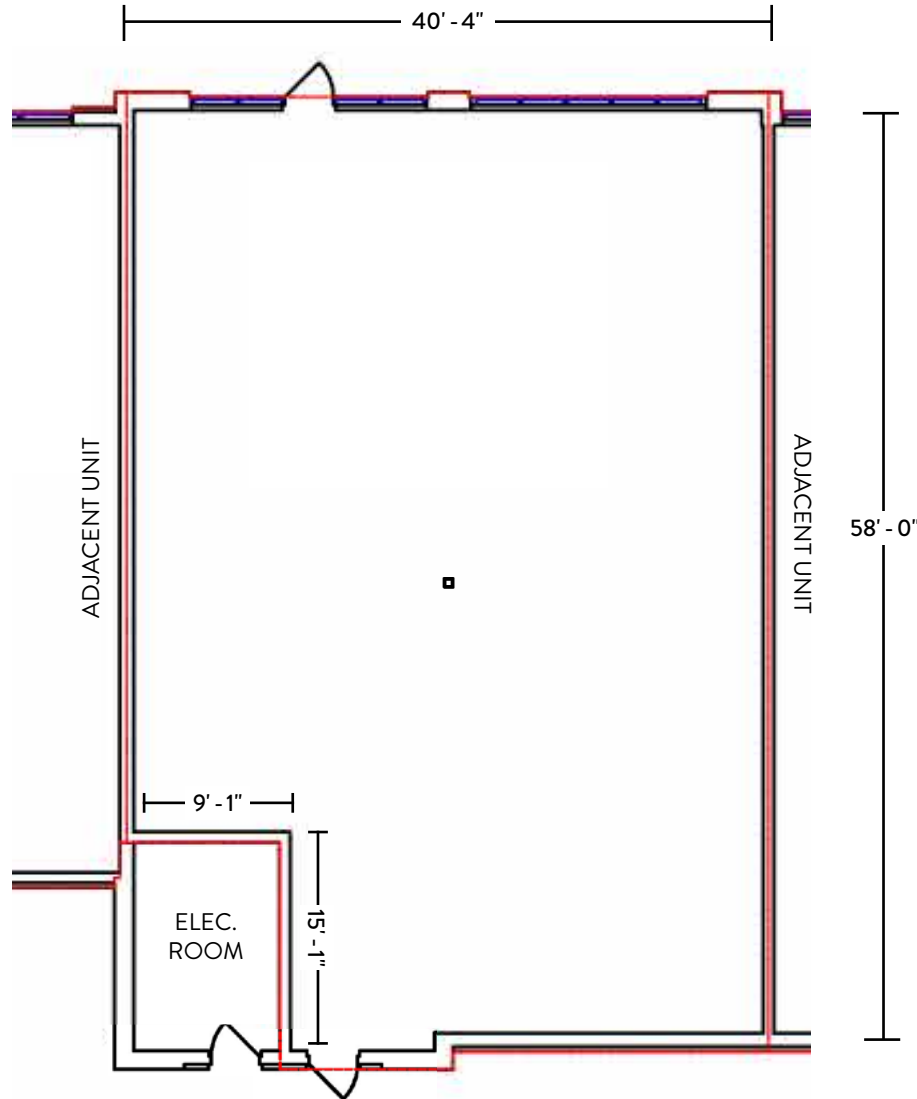
- #800 Petro Canada 2,387 sf

BUILDING 9

- #902 Vacant 5,537 sf
- #912 BMO 2,851 sf
- #922 Dairy Queen 2,271 sf

UNIT PLAN

UNIT #212



UNIT

212

RETAIL AREA

2,264 Square Feet

CEILING HEIGHT

10'

POWER

120/208V, 200A

HVAC

Two 3-Ton Units

MUA

No

KITCHEN EXHAUST

No

WATER

2" line

GAS

1" line; to roof only

SEWER

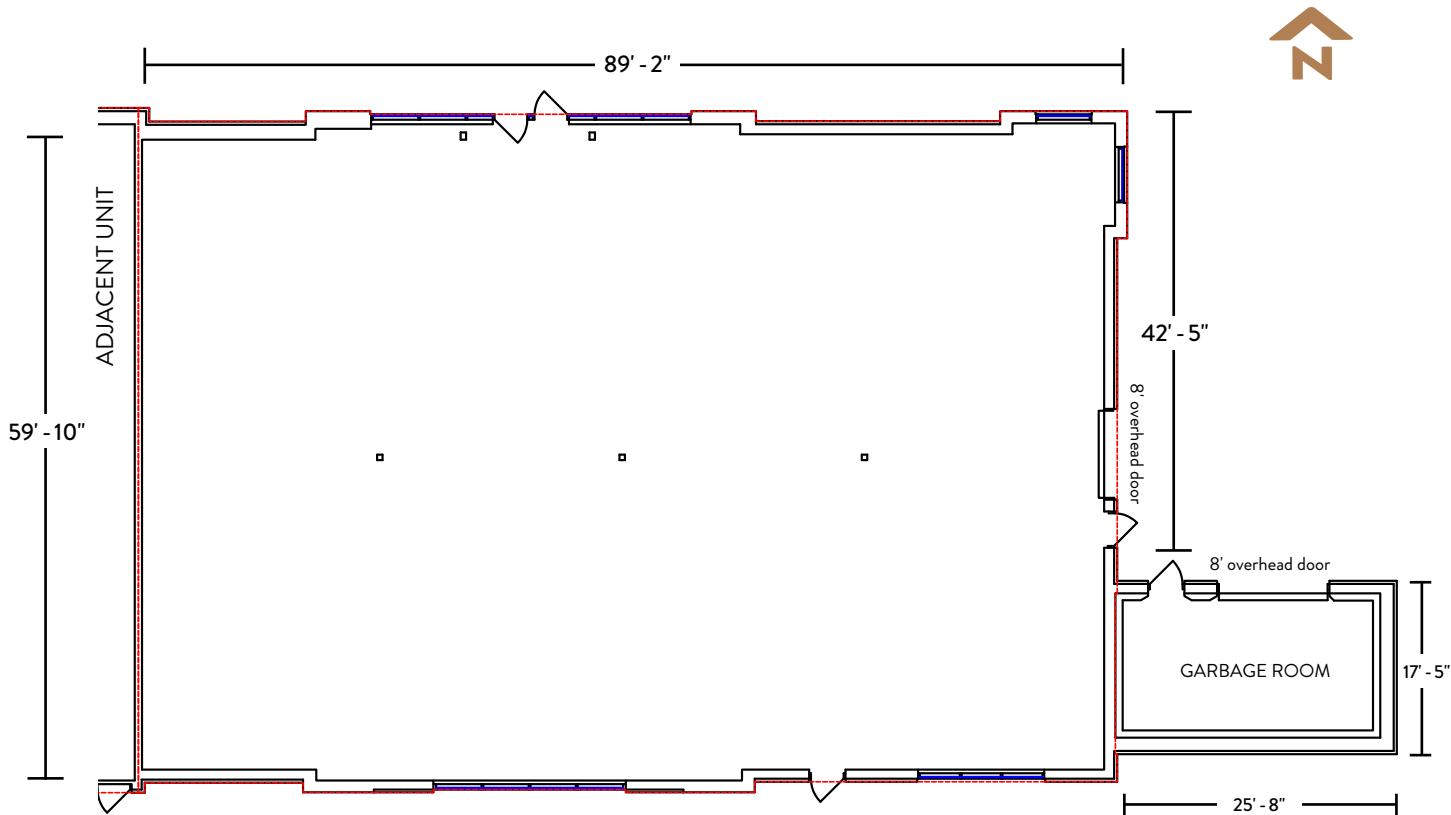
4" Line

GARBAGE

Attached to Building

UNIT PLAN

UNIT #902



UNIT

902

RETAIL AREA

5,537 Square Feet

CEILING HEIGHT

Open 12'6" to bottom of truss

POWER

347/600V, 200A

HVAC

Three 3-Ton Units

MUA

No

KITCHEN EXHAUST

No

WATER

2" line

GAS

1.25" line to roof; 1" line in unit

SEWER

4" Line

GARBAGE

Attached to Building

LOADING

Side of Unit

CONNECT WITH US
CONTACT

GENERAL



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



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



inquiries@taurusgroup.com



taurusgroup.com

ABOUT THIS LISTING

HEATHER WIETZEL



Direct: (403) 206-6046



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Calgary, Alberta, T2R 1L9



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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.

