



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](http://TAURUSGROUP.COM)

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## 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

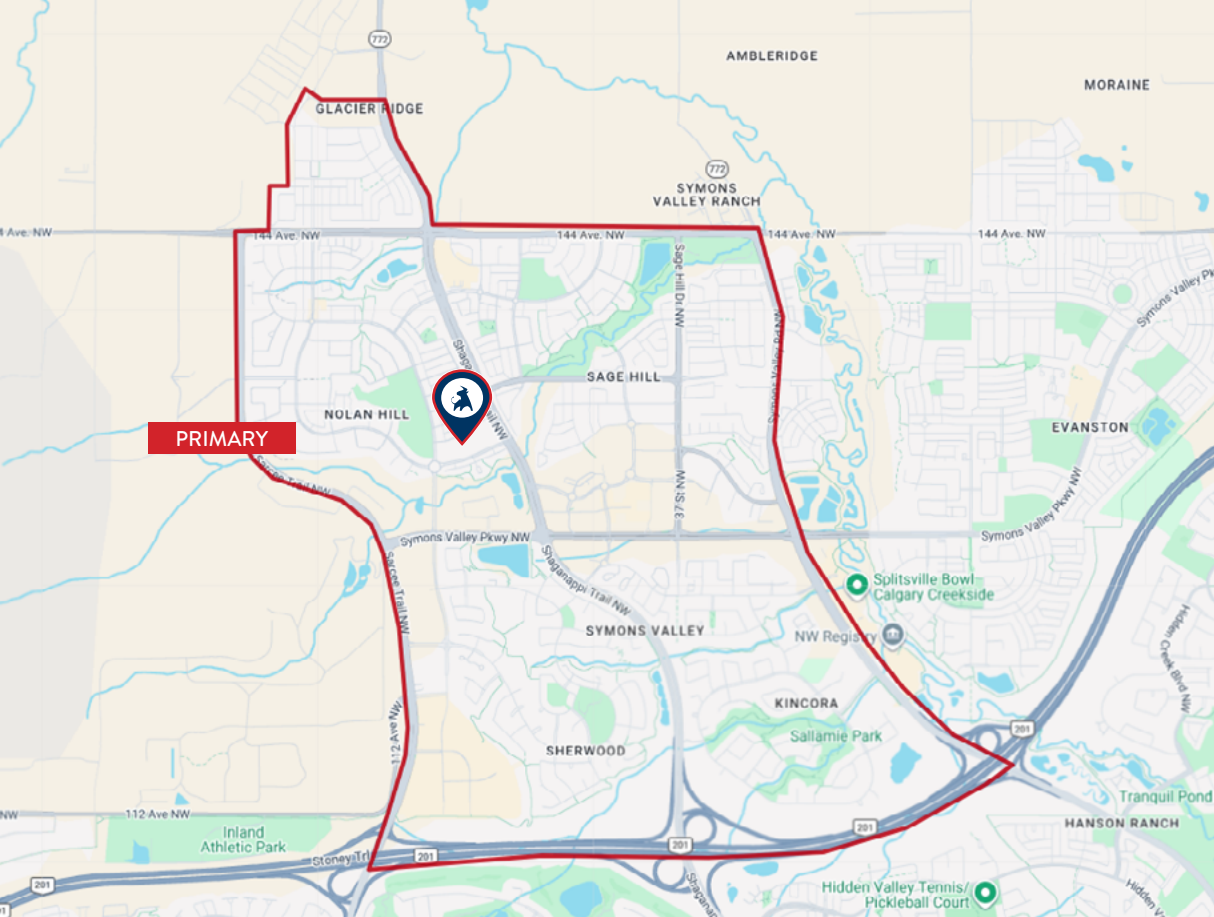
# LOCATION HIGHLIGHTS

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



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

CONNECT WITH US  
**CONTACT**

GENERAL



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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.