

NORTH HILL CENTRE

CALGARY, AB



NORTH HILL CENTRE

Proudly managed by
BentallGreenOak 

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SAFEWAY 

WINNERS

GYMVMT

DOLLARAMA 

SHOPPERS DRUG MART 

Mark's  Clothes That Work

bentallgreenoak.com

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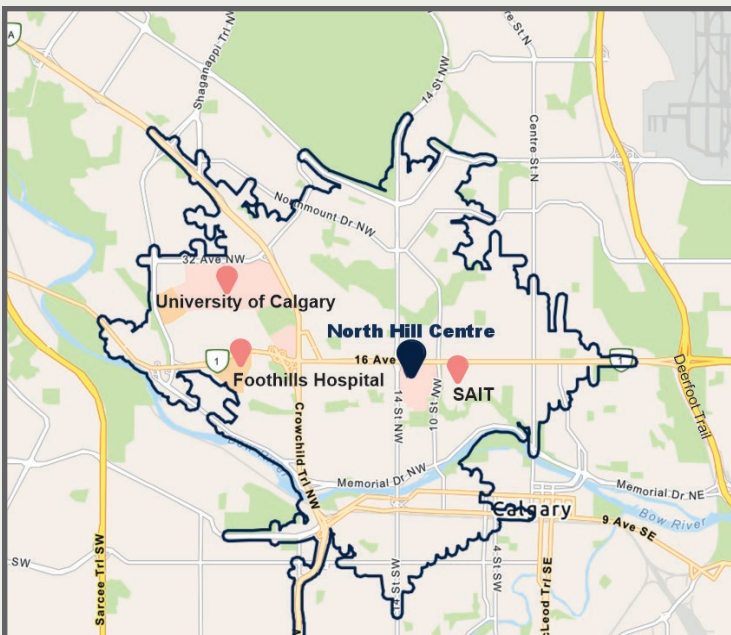
North Hill Shopping Centre is located in north central Calgary in the community of Hounsfield/Briar, a mature market with young urban families that want to live close to the downtown city core only 3 km to the southeast.

Located on the southwest corner of 16th Avenue NW, (Highway 1), a major commercial thoroughfare and east-west transportation corridor (46,000 vehicles per day), and 14th Street NW (41,000 vehicles per day), North Hill Centre enjoys exposure to well over 87,000 vehicles per day. The immediate area is characterized by mixed commercial use on the major thoroughfares and a mix of single family and higher density residential housing surrounding the centre.

In addition to a young, growing and affluent trade area of over 100,000 people within an 8 minute drive time of the centre, North Hill also benefits from being adjacent to SAIT, the third largest post-secondary institution in Alberta with almost 14,000 students, and over 2,700 staff. The University of Calgary is also less than 3 km away, with a current student population in excess of 30,000 and approximately 5,000 faculty and staff. Foothills Medical Centre, the largest hospital in Alberta and one of the largest in Canada with over 1,100 beds is located just 2.4 km to the west, and Alberta Children's Hospital, the largest public hospital for sick children in the prairie provinces is located just over 4 km away, both of which drive additional traffic to the centre.



TRADE AREA MAP



DEMOGRAPHICS

**8 minute
drive time**



35%
Families with Children



106,266
Trade Area Population



\$142,818
Average Household Income



\$101,119
Average Disposable Income

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

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SITE PLAN



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TENANT DIRECTORY

| UNIT | TENANT | SQ FT | UNIT | TENANT | SQ FT | UNIT | TENANT | SQ FT | UNIT | TENANT | SQ FT |
|-------------|------------------------|--------------|-------------|---------------------------------------|------------|-------------|--------------------------|--------------|-------------|-------------------------------|--------------|
| K1 | Virgin Mobile | 200 | 1684 | Crimson Lingerie | 2,551 | 1757 | Calgary Custom | | 1803 | Taco Time | 369 |
| K2 | Bell | 150 | 1687 | Amore Jewellers | 1,296 | | Photo Services | 717 | 1804 | Thai Express | 440 |
| K4 | Get Shaped | 150 | 1688 | Curious Salon | 4,210 | 1758 | Glitz Party, | | 1805 | Edo Japan | 335 |
| 1633 | KidStrong | 6,119 | 1691 | Pearle Vision | 1,391 | | Craft & More | 2,845 | 1806 | New York Fries | 341 |
| 1635 | In Source Printing | 1,894 | 1692 | Daniadown Quilts | 1,897 | 1762 | Purdy's Chocolates | 608 | 1807 | Subway | 354 |
| 1644 | Available | 3,450 | 1695 | Dentrix | 2,843 | 1764 | Cutting Edge Cutlery | 742 | 1809 | Manchu Wok | 436 |
| 1645 | Delmar Cleaners | 1,361 | 1696 | Northern Reflections | 1,434 | 1766 | Full Motion Chiropractic | 663 | 1810 | Ace Liquor | 4,381 |
| 1650 | Prom Forever | 2,128 | 1699 | Available | 876 | 1768 | Q-Nails | 850 | 1812 | Pet Valu | 2,919 |
| 1652 | Boston Pizza | 5,788 | 1705 | Dr. Jamie Bhamra (Ophthalmologist) | 5,068 | 1774 | TD Canada Trust | 6,057 | 1813 | Go-Grill | 506 |
| 1654 | Moore's | 6,808 | | CBI Health Group | 7,628 | 1775 | Maritime Travel | 625 | 1816 | Tim Hortons | 980 |
| 1658 | Mark's | 8,149 | 1707 | Mobile Q | 980 | 1777 | Cell Care+ | 813 | 1817 | Dairy Queen/ Orange Julius | 356 |
| 1659 | Dollarama | 10,131 | 1717 | SNV Fashions | 3,182 | 1779 | Tany's Jewellery | 1,099 | | A & W | 399 |
| 1666 | Winners | 22,000 | 1725 | Specsavers <i>(Fall 2023)</i> | 2,010 | 1781 | Hallmark Express | 1,012 | 1820 | North Hill Registry | 1,136 |
| 1667 | Sina Footwear | 922 | 1729 | Bluenotes | 4,704 | 1783 | Nutrition House | 895 | 1841 | Safeway | 46,939 |
| 1668 | Kinjo Sushi | 4,556 | 1730 | The Source | 2,093 | 1787 | Available | 1,030 | 1846 | Available | 1,473 |
| 1669 | Available | 1,241 | 1734 | Fido | 896 | 1790 | Shoppers Drug Mart | 11,819 | 1850 | | |
| 1671 | North Hill Alterations | 385 | 1737 | North Hill Optometry | 1,884 | 1791 | Paradise Gems | 1,411 | | | |
| 1675 | Freedom Mobile | 359 | 1741 | Step Ahead Footwear | 2,492 | 1795 | Available | 1,213 | | | |
| 1677 | GYMVMT | 21,678 | 1749 | Suzanne's | 1,962 | 1798 | Sheffield & Sons | | | | |
| 1678 | Scotiabank | 3,401 | 1750 | Wig Warehouse | 591 | 1798A | Tobacconists | 619 | | | |
| 1679 | Games People Play | 1,530 | 1751 | Telus | 877 | 1799 | Jugo Juice | 380 | | | |
| 1680 | Sole to Soul | 3,043 | 1753 | Rogers Wireless | 953 | 1801 | Opa! Souvlaki | 681 | | | |
| 1683 | FanAttic | 1,311 | 1755 | | | | Vanellis | 343 | | | |

NORTHHILLCENTRE.COM/PERMANENT-LEASING

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KEY FACTS

GLA

308,598 sf

ADDRESS

1632 - 14th Avenue NW, Calgary, AB, T2N 1M7

NUMBER OF STORES

76 shops and services

TRAFFIC COUNTS

16th Avenue - 46,000 vehicles per day

14th Street - 41,000 vehicles per day

TRANSIT

Located immediately north of the C Train

OUR CUSTOMER IS



MARRIED:

Almost 51% are married/common-law



YOUNG:

Median age of the household maintainer is 43 years old



AFFLUENT:

Average Household Income is \$142,828 and disposable Income is \$101,119



SHOPS:

Average Current Consumption of \$118,128 per household



EDUCATED:

More than 53% hold a bachelor's degree or higher, 75% have post secondary education



DIVERSE:

33.8% identify as a visible minority