Sarcee Trail SW and Trans-Canada Highway
Calgary, AB
oneproperties.com
Situated at one of Calgary’s busiest intersections (Trans-Canada Highway and Sarcee Trail), Bow River Shopping Centre is located in the vibrant, family- and community-oriented neighbourhood of Bowness in northwest Calgary. The development has excellent visibility and frontage along a major intersection, providing easy access to and from nearby neighbourhoods including Bowness, Montgomery, Downtown, and Beltline. Bowness is home to Canada Olympic Park and many of the city’s popular amenities, dining, and entertainment, and is known for its 15-kilometre pathway and bikeway network surrounded by beautiful green spaces throughout.

The overall project is comprised of 15.2 acres of land for retail and residential (approx. 400 units and 600 residents). The retail component, anchored by a 86,000 sq. ft. Real Canadian Superstore, has a total of 158,300 sq. ft. of retail space (units ranging from 1,100 sq. ft. to 10,500 sq. ft.). Several opportunities are available for tenants in a wide range of sizes including CRU, mid-size box, restaurants, quick service food, fashion, and many more.

<table>
<thead>
<tr>
<th>TRADE AREA</th>
<th>2020 ESTIMATE</th>
<th>2025 PROJECTION</th>
<th>2030 PROJECTION</th>
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</thead>
<tbody>
<tr>
<td>Within 3 km</td>
<td>49,645</td>
<td>56,551</td>
<td>64,563</td>
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<td>Within 5 km</td>
<td>149,636</td>
<td>167,324</td>
<td>186,769</td>
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<td>Within 10 km</td>
<td>579,533</td>
<td>641,305</td>
<td>698,026</td>
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</tbody>
</table>

**MAJOR TENANTS**
- Real Canadian Superstore
- Real Canadian Liquor Store
- Dollarama
Bow River Shopping Centre
Sarcee Trail SW and Trans-Canada Highway, Calgary, AB
1. Real Canadian Superstore (86,000 sq. ft.)
2. Dollarama
3. Real Canadian Liquor Store
4. Dentist
5. Available (1,600 sq. ft.)
6. Available (1,400 sq. ft.)
7. Plantlife Cannabis
8. PetValu
9. Bowmont Animal Hospital
10. Available (1,100 sq. ft.)
11. Available (1,200 sq. ft.)
12-13. Available (1,400 sq. ft.)
14-16. Available (1,500 sq. ft.)
17. Available (1,450 sq. ft.)
18-20. Available (1,100 sq. ft.)
21. Available (1,350 sq. ft.)
22-23. Available (1,400 sq. ft.)
24-25. Available (1,200 sq. ft.)
32-33. Available (1,100 sq. ft.)
34. Available (9,500 sq. ft.)
LEASING CONTACTS

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