



CITYSCAPE SQUARE



North East Calgary's Premier Retail Development

Over 90% Leased - Retail & Professional Space Available

Cityscape Square offers patrons a full range of retail and professional services including sit-down and take-out restaurants, medical services, coffee shop, retail and early childhood education and care. Anchored by Sanjha Punjab grocery store, McDonald's, Starbucks, Dollarama, and 7-11/Esso convenience store and gas bar, Cityscape Square has a combination of national and local tenants. Tenants benefit from the over 85,000 residents in a 5 KM radius living in the communities of Cityscape, Skyview, Saddleridge, Savanna, Cornerstone and Redstone. Ample parking and daily traffic of over 33,000 vehicles per day on Metis Trail and over 14,000 vehicles per day along Cityscape Boulevard provides businesses in Cityscape Square with an ideal combination of visibility and accessibility.



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Cityscape Square is a new 89,000 SF retail and office commercial development located in the fast growing neighborhood of Cityscape in NE Calgary.

PROPERTY FEATURES

- Located at the entrance of the Cityscape residential community
- Multiple entry points to the shopping centre
- Access to the shopping centre is quick and easy via Metis Trail and Cityscape Blvd
- Corner lighted intersection
- Services the rapidly expanding NE quadrant
- Ample surface parking stalls
- Multiple pylon signage opportunities available
- Medical space available
- Traffic volume of 33,000 VPD on Metis Trail and is expected to increase to 35,000 VPD by 2025
- 127 acre Elevation Landing Industrial/ Business Park located across the street to Cityscape to be built by BentallGreenOak

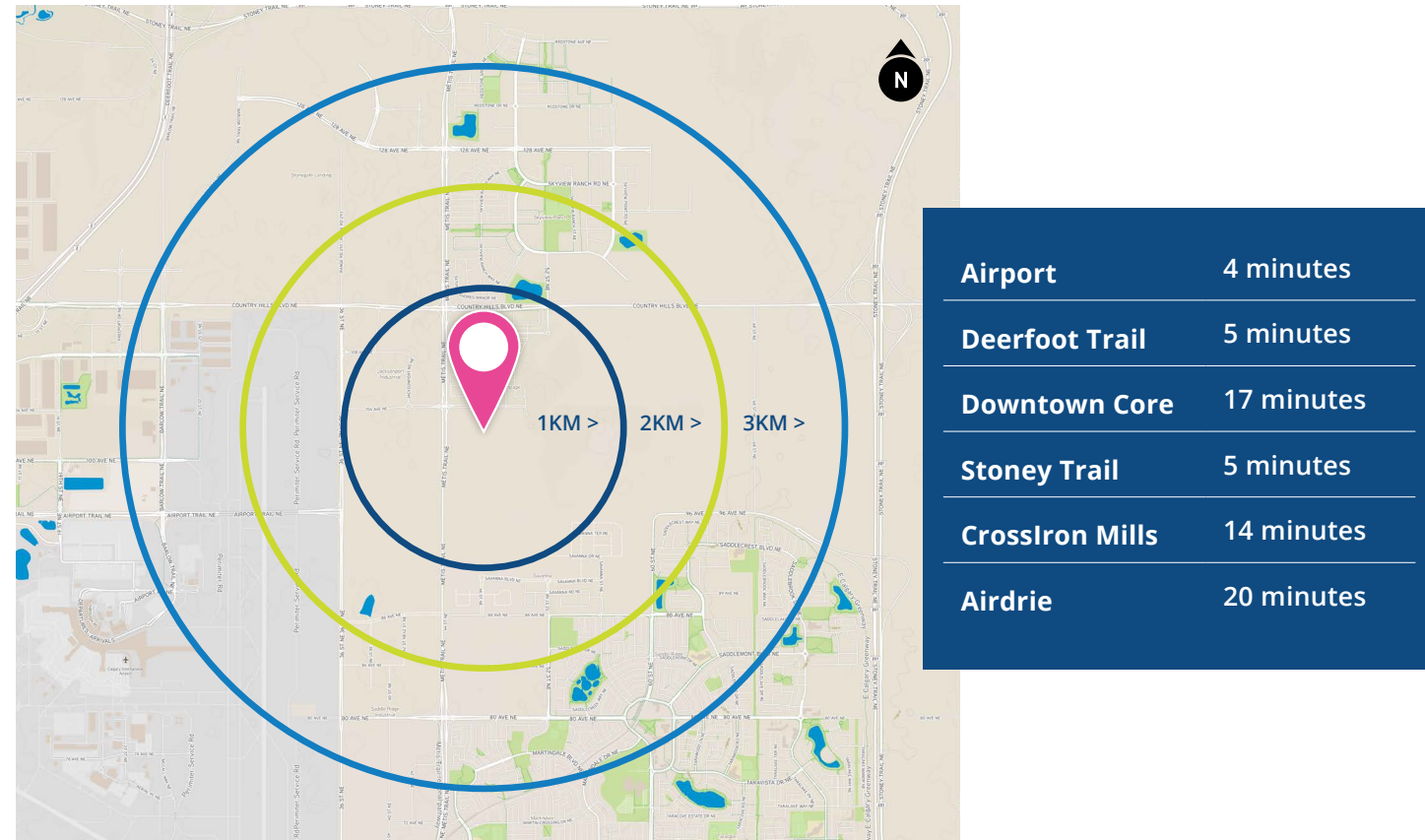
Occupancy	Immediate
Zoning	C-C1
Developer	Bri-Mor Developments
Term	5-10 years

AVAILABLE SPACE

Main level:	994 SF
	1,257 SF
Second Floor:	891 SF
	1,134 SF
	1,228 SF
	1,376 SF



DRIVE TIMES



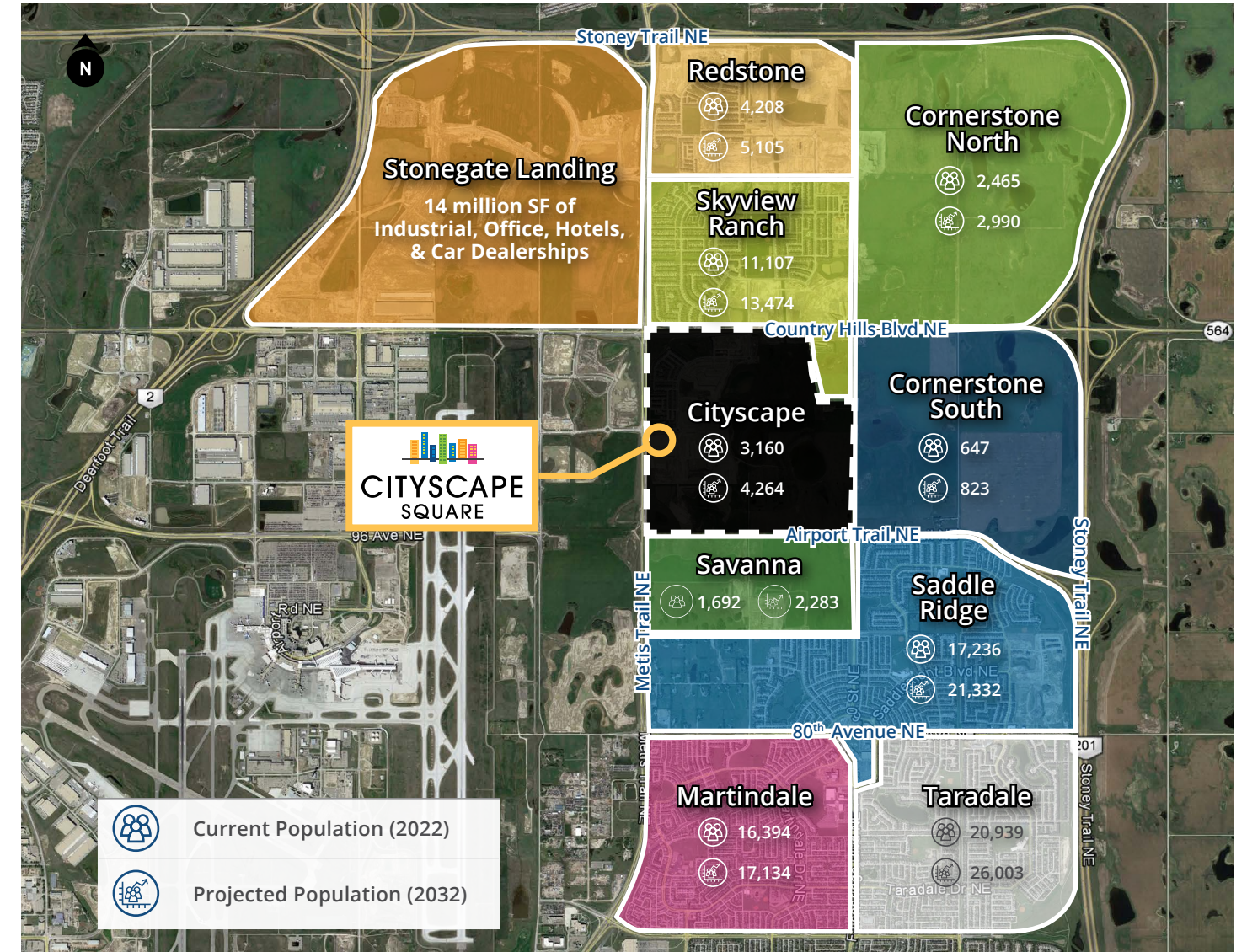
Total Anticipated Community Population on Buildout **



Cityscape	10,170 to 13,560
Redstone	6,102 to 8,136
Cornerstone South	11,376 to 15,168
Cornerstone North	9,018 to 12,024
Skyview Ranch	7,992 to 10,656
Savanna	3,148 to 4,162
Saddle Ridge	23,612 to 24,908
	71,418 to 88,614

** Projections from the Northeast Regional Policy Plan

NEARBY RESIDENTIAL NEIGHBORHOODS



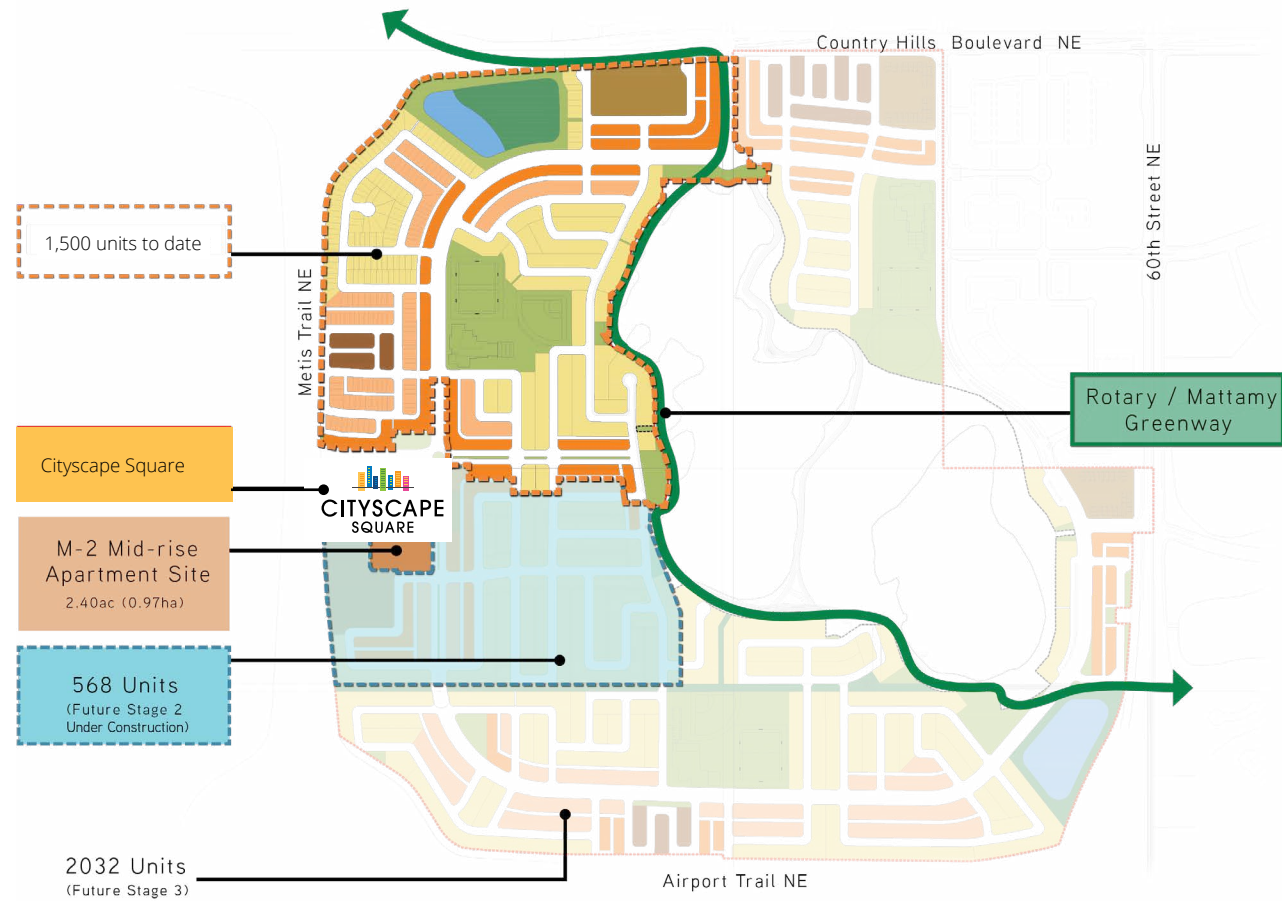
	1 KM Radius	3 KM Radius	5 KM Radius
Total Average Population			
2022 Current	3,304	38,520	88,893
2032 Projected	4,419	47,675	105,029
Average Household Income			
2022 Current	\$114,996	\$109,357	\$102,557
2032 Projected	\$152,976	\$140,702	\$131,173

DEMOGRAPHICS

Targeted Uses

Accessory Food Service	Skin Esthetics
Child Education Services	Fashion
Counselling Service	Pet Care Service
Financial Institution	Retail & Consumer Service
Fitness Centre	Jewelry
Instructional Facility	Professional Services
Medical Specialists	Veterinary Clinic

CITYSCAPE COMMUNITY PLAN



CITYSCAPE SQUARE






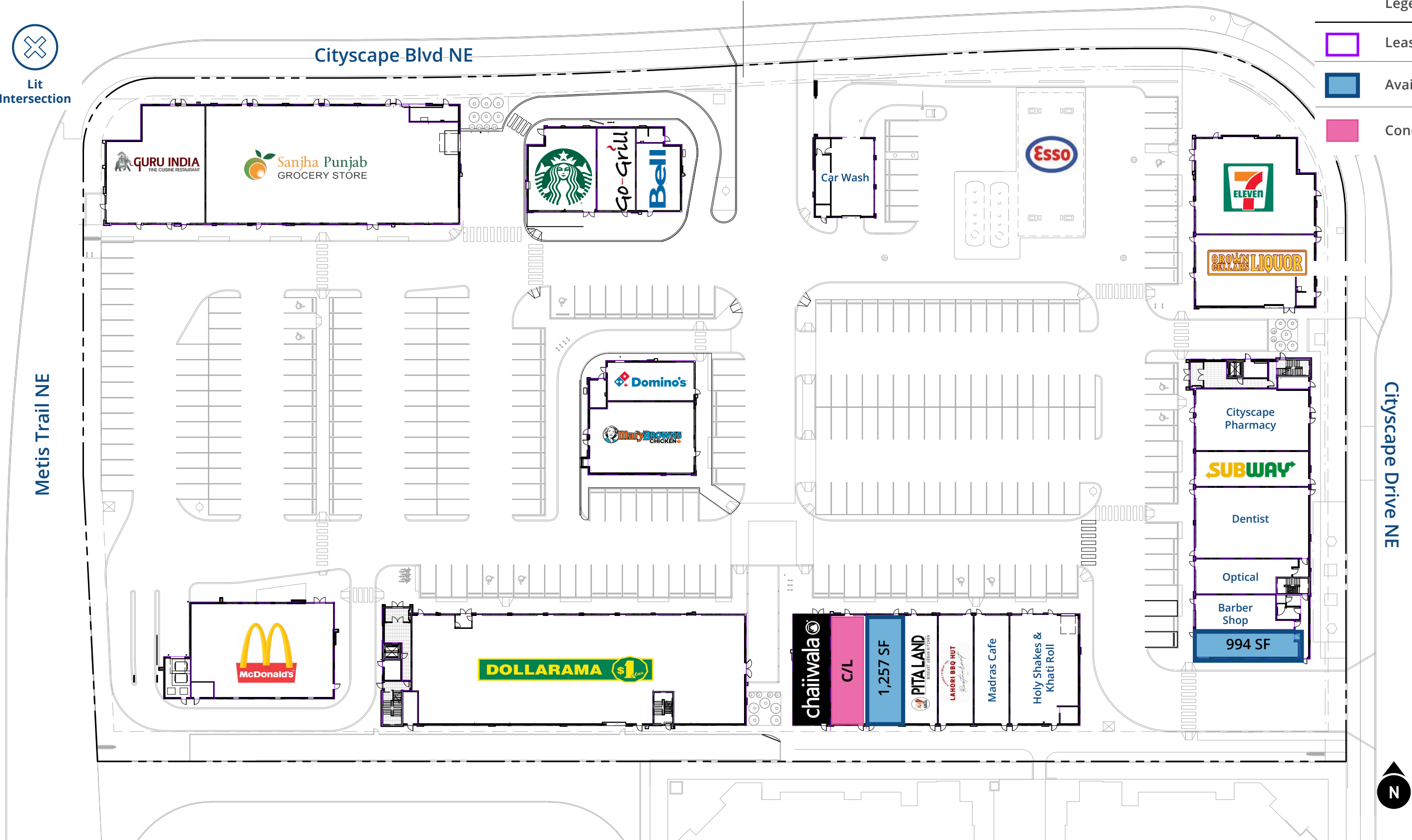
CITYSCAPE SQUARE SITE PLAN - MAIN FLOOR



Lit Intersection

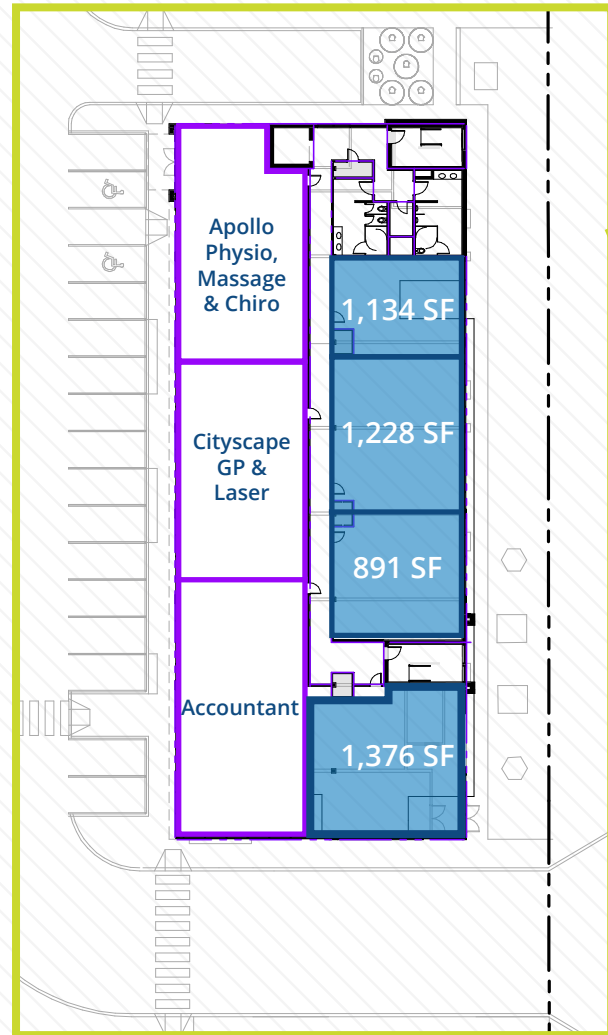
Legend

-  Leased
-  Available
-  Conditional/Under Offer



CITYSCAPE SQUARE SITE PLAN - 2ND FLOOR

BUILDING A



BUILDING B





CITYSCAPE SQUARE



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