



CITYSCAPE SQUARE



Retail & Professional Space For Lease **Cityscape Square**

North East Calgary's Premier Retail Development

Construction Underway - Immediate Occupancy Available

Cityscape Square offers patrons a full range of retail and professional services such as sit down and take out restaurants, medical services, coffee shops, retail and early childhood education and care. Anchored by Sanjha Punjab grocery store and 7-11/Esso convenience store and gas bar, the center has a mix of national and local tenants that will draw people from the 85,000 residents in the surrounding communities of Cityscape, Skyview, Saddleridge, Savanna, Cornerstone and Redstone. Ample parking and daily traffic of 33,000 vehicles per day on Metis Trail and 14,000 vehicles per day along Cityscape Boulevard provides tenants with an ideal combination of visibility and accessibility.

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Cityscape Square is a new 80,000 SF retail 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 Boulevard
- Corner lighted intersection
- Services the rapidly expanding NE quadrant
- Ample surface parking stalls
- Multiple pylon signage opportunities available
- Free standing drive-thru PADS up to 4,200 SF
- CRU from 840 SF net
- Medical opportunities
- Second floor opportunities of up to 5,000 SF
- 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 built by BentallGreenOak

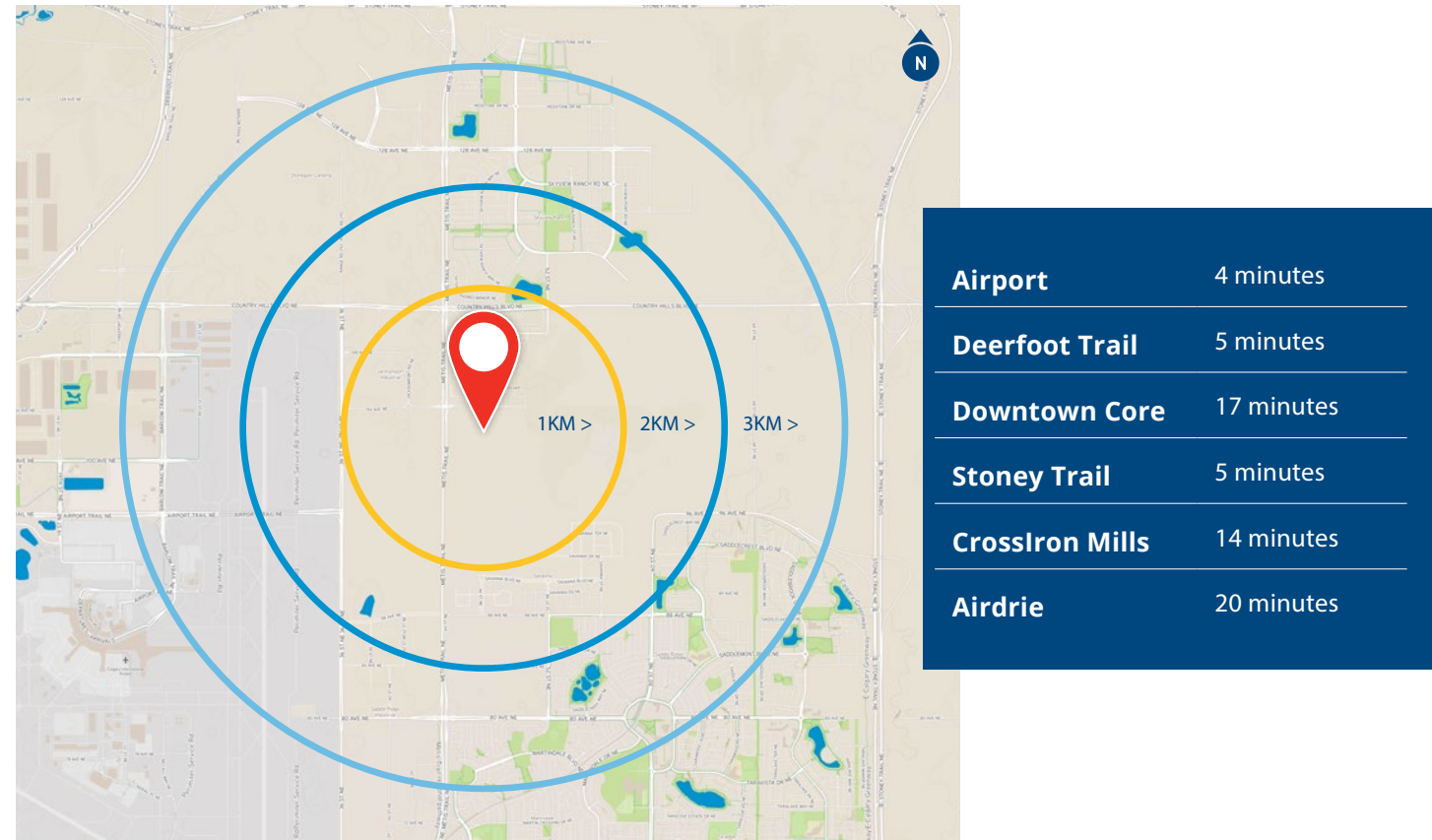
Occupancy	Immediate
Zoning	C-C1
Developer	Bri-Mor Developments
Term	5-10 years

Available Space

Free standing Drive-Thru PADS up to 4,200 SF
CRU's from 840 SF net and up
Skin Esthetics, Families, Child Education, Health & Wellness, Medical, and Professional Services (Accountant, Lawyer, Insurance, etc.)



Drive Times



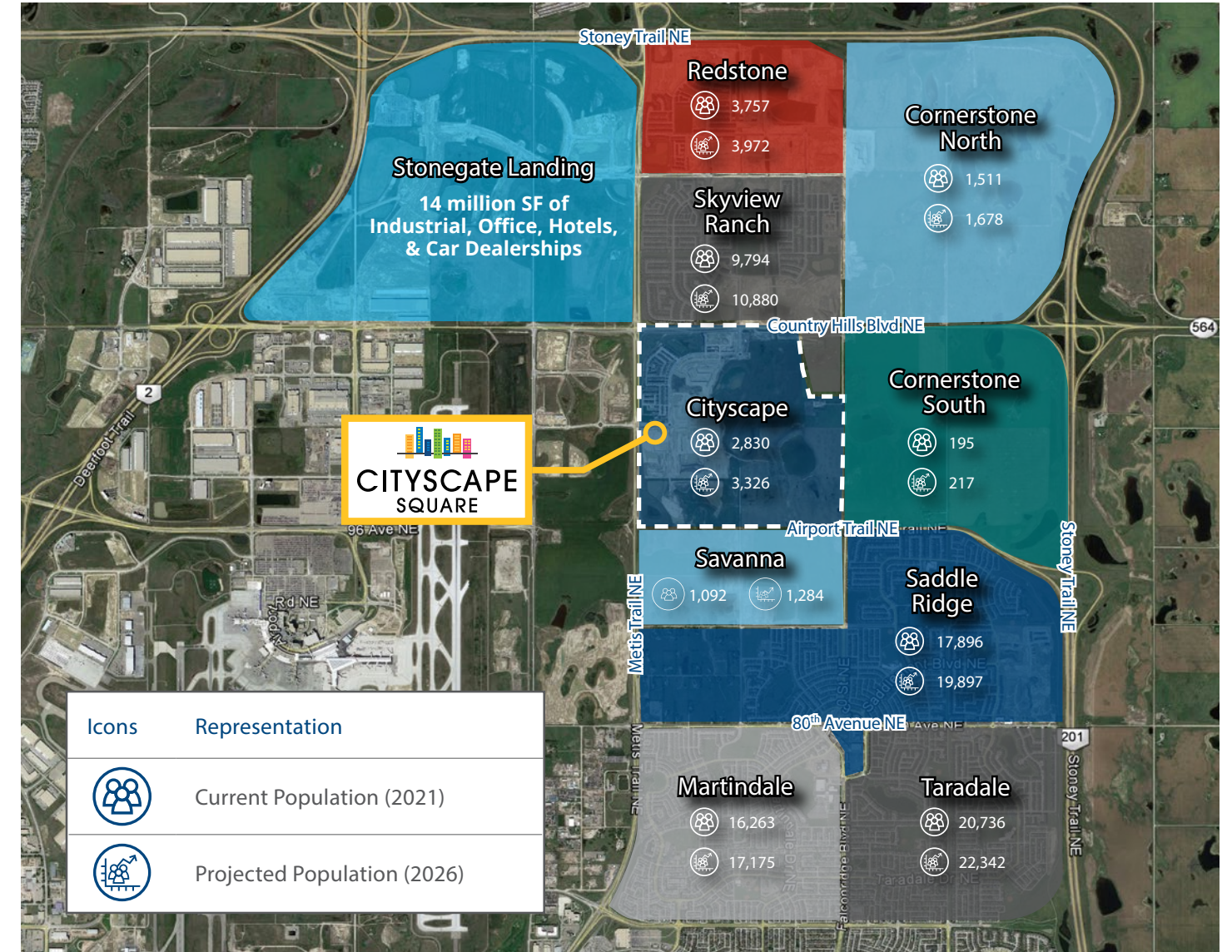
Total Anticipated Community Population on Buildout **

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 Neighbourhoods



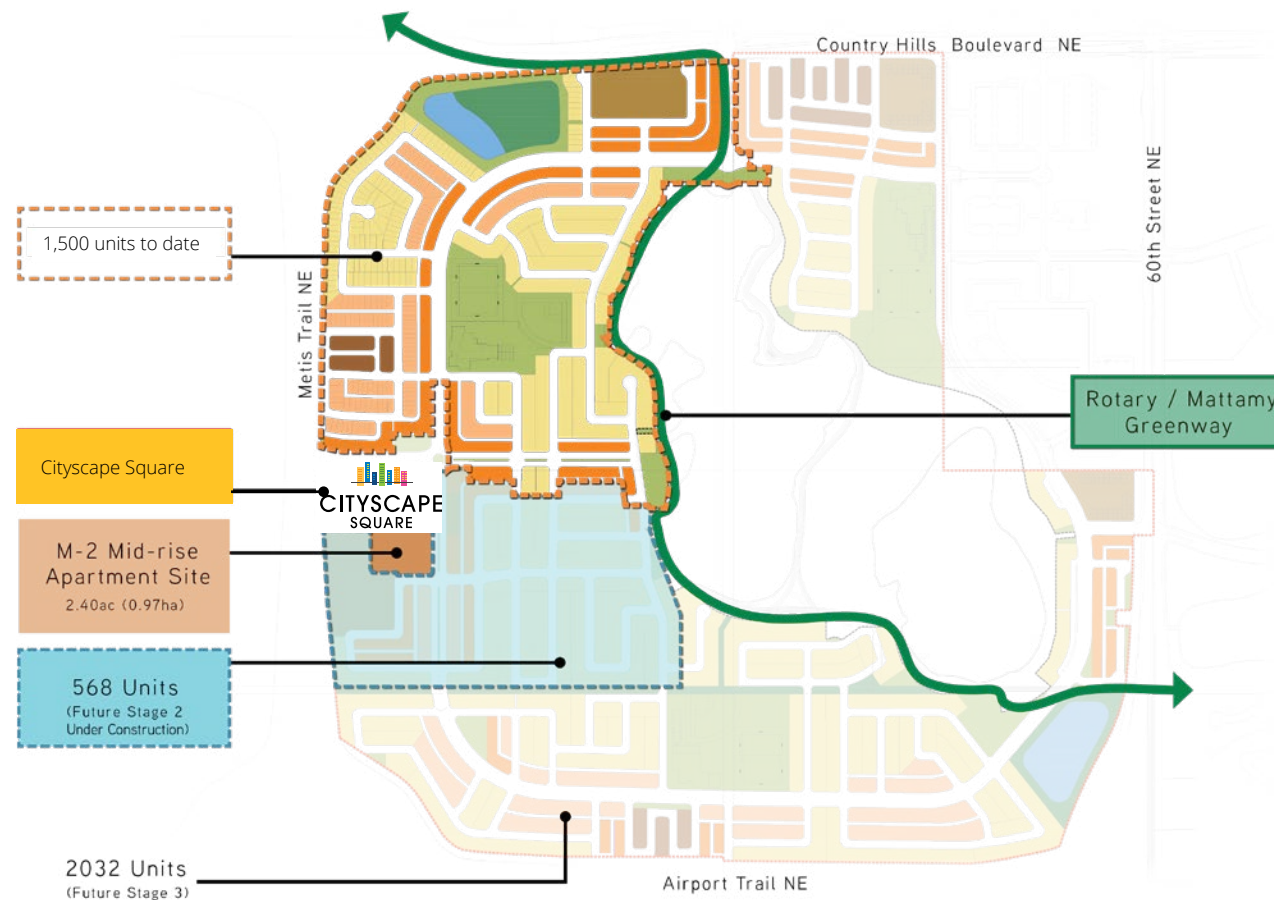
Potential Uses

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

Demographics

	1 KM Radius	2 KM Radius	3 KM Radius
Total Average Population			
2021 Estimated	7,021	39,735	87,382
2025 Projected	7,985	43,907	93,801
Average Household Income			
2021 Estimated	110,759	104,889	99,008
2025 Projected	126,515	118,006	110,790

Cityscape Community Plan



Cityscape Square - Construction Photos



Cityscape Square Site Plan - Main Floor



Lighted Intersection

Metis Trail NE

Cityscape Boulevard NE

Legend

Leased

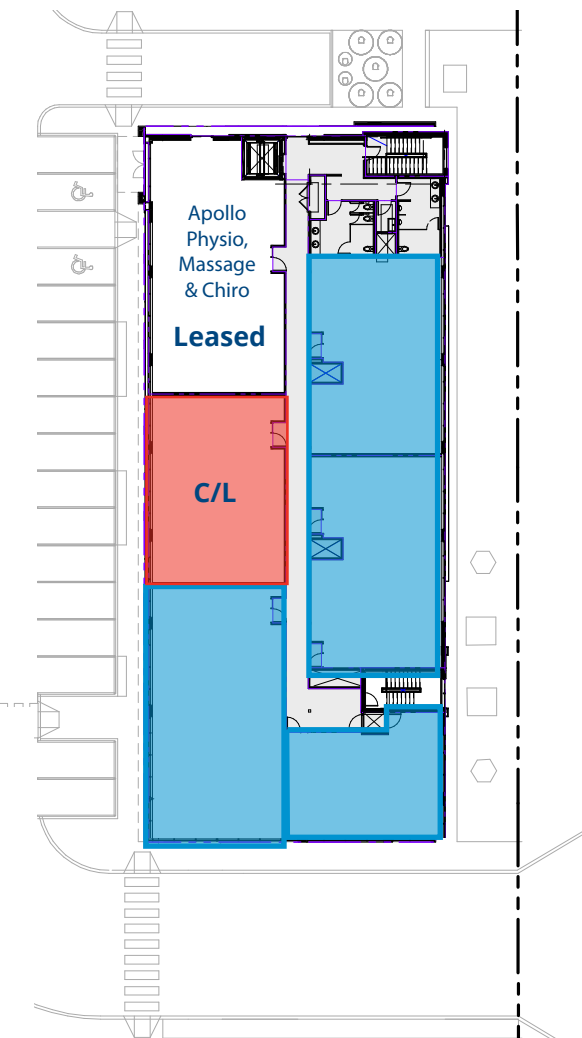
Available

Conditional/Under Offer



Cityscape Drive NE

Cityscape Square Site Plan - Second Floor





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