



BGO
Properties



NORTH HILL CENTRE

CALGARY, AB

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SAFeway 

GYM VMT

NORTH HILL CENTRE CALGARY, AB

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.

WINNERS

DOLLARAMA 

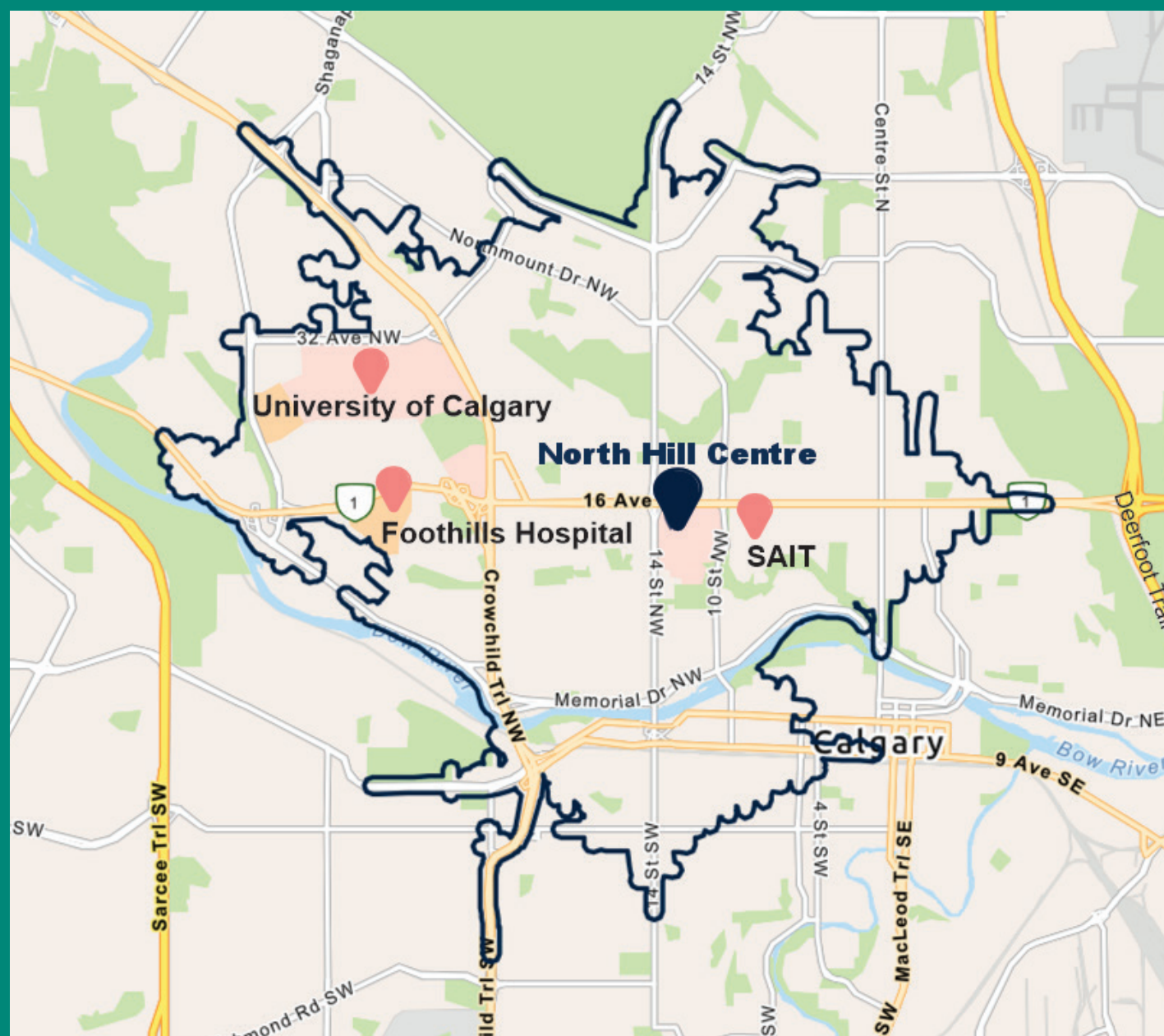
Clothes That Work **Mark's**

SHOPPERS DRUG MART 



DEMOGRAPHICS

TRADE AREA - 8 MINUTE DRIVE TIME



TRADE AREA POPULATION

109,840

TRADE AREA 2028 POPULATION ESTIMATE

122,471

ESTIMATED 5 YEAR POPULATION GROWTH

11.5%



MARITAL STATUS

53% are married/
common-law

FAMILIES WITH CHILDREN

34%

AGE

29% of the population is under the age of 25. The median age of the household maintainer age being approximately 43 years old



AVERAGE HOUSEHOLD INCOME

\$129,241



AVERAGE DISPOSABLE INCOME

\$107,892

SHOPPING/
AVERAGE CURRENT CONSUMPTION PER HOUSEHOLD

\$131,894



HOMEOWNERS

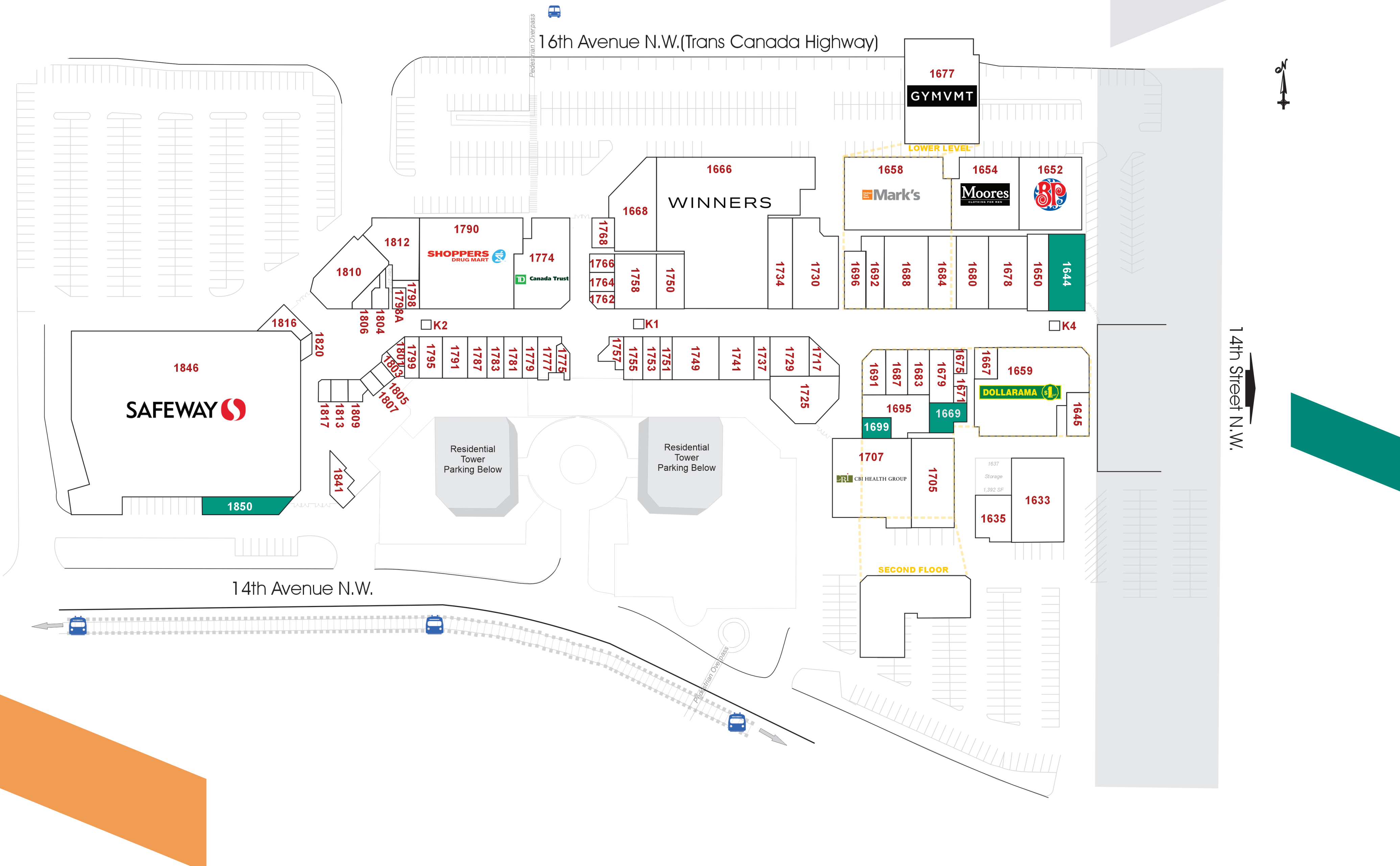
42% own their own home and the majority of homes are less than 30 years old

PROPERTY HIGHLIGHTS

ADDRESS	1632 – 14th Avenue NW Calgary, AB, T2N 1M7
GLA (SQ. FT)	308,598
MALL CRU (SQ. FT)	206,162
CRU SALES (SQ. FT)	\$622.00
FOOD COURT SALES (SQ. FT)	\$1,429.00
NUMBER OF STORES AND SERVICES	76
TRANSIT	Located immediately north of the C Train



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



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BGOProperties.com

BentallGreenOak (Canada)
Limited Partnership, Brokerage



14th Street NW (41,000 VPD)

16th Avenue NW (Trans-Canada Highway) (46,000 VPD)

14th Avenue NW

C-Train



WINNERS

