



# NORTH HILL CENTRE

CALGARY, AB



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WINNERS



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## NORTH HILL CENTRE CALGARY, AB

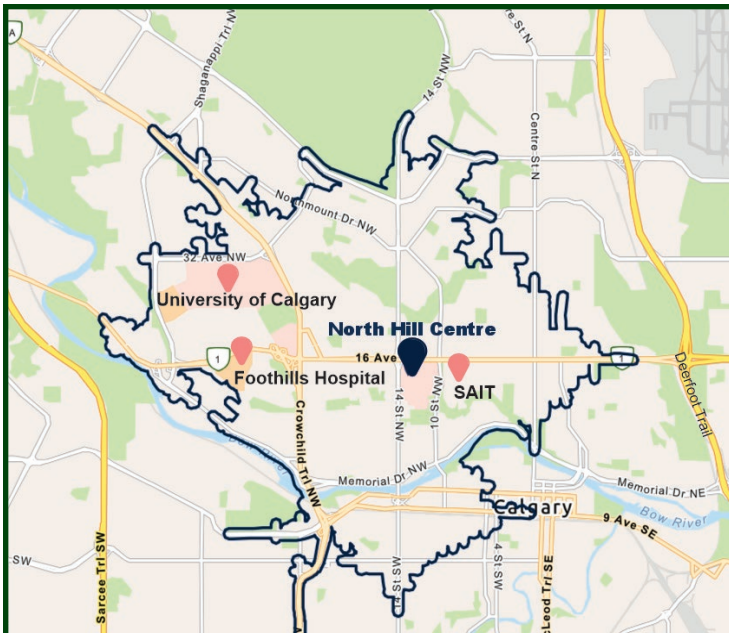
North Hill Shopping Centre is located in north central Calgary in the community of Hounsfield/Briar, a mature market with young urban families that want to live close to the downtown city core only 3 km to the southeast.

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.

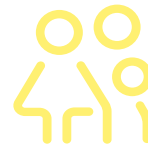


### TRADE AREA MAP



### DEMOGRAPHICS

**8 minute  
drive time**



**35%**

Families with Children



**106,266**

Trade Area Population



**\$142,818**

Average Household Income



**\$101,119**

Average Disposable Income

**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
<b>1644</b>	<b>Available</b>	<b>3,450</b>	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	<b>1699</b>	<b>Available</b>	<b>876</b>	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	Sip of Tea	356
1659	Dollarama	10,131	1717	SNV Fashions	3,182	1779	Tany's Jewellery	1,099	1820	A & W	399
1666	Winners	22,000	1725	Specsavers <i>(Fall 2023)</i>	2,010	1781	Hallmark Express	1,012	1841	North Hill Registry	1,136
1667	Sina Footwear	922	1729	Bluenotes	4,704	1783	Nutrition House	895	1846	Safeway	46,939
1668	Kinjo Sushi	4,556	1730	The Source	2,093	<b>1787</b>	<b>Available</b>	<b>1,030</b>	<b>1850</b>	<b>Available</b>	<b>1,473</b>
<b>1669</b>	<b>Available</b>	<b>1,241</b>	1734	Fido	896	1790	Shoppers Drug Mart	11,819			
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	<b>1795</b>	<b>Available</b>	<b>1,213</b>			
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

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.

# NORTH HILL CENTRE CALGARY, AB



## 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