Units from 1,240 sq.ft. Available

Shoppes @ Beacon Hill - 11877 Sarcee Trail NW, Calgary

SAM TRAFFORD

403.826.0128
samtrafford@leasecorealty.com

JOE GREGORY

403.763.3139
joegregory@leasecorealty.com

Leaseco Realty Inc.
#401 - 3007 14th St SW
Calgary. AB T2T 3V6
LeasecoRealty.com

The contents of this brochure are for informational purposes only and have no precedent on subsequent discussion or agreements.

PROPERTY OVERVIEW

11877 Sarcee Trail NW

Strategically positioned at **112th Avenue and Sarcee Trail NW**, Shoppes at Beacon is surrounded by the **rapidly growing communities** of Sage Hill, Evanston, Nolan Hill, Sherwood, and Kincora—offering a **strong and expanding customer base**. With minimal congestion and **seamless access**, the property is just 25 minutes from downtown Calgary, making it an ideal destination for both local residents and commuters.

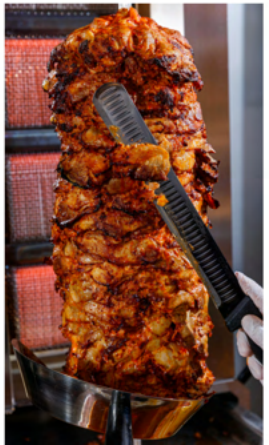
Highlights

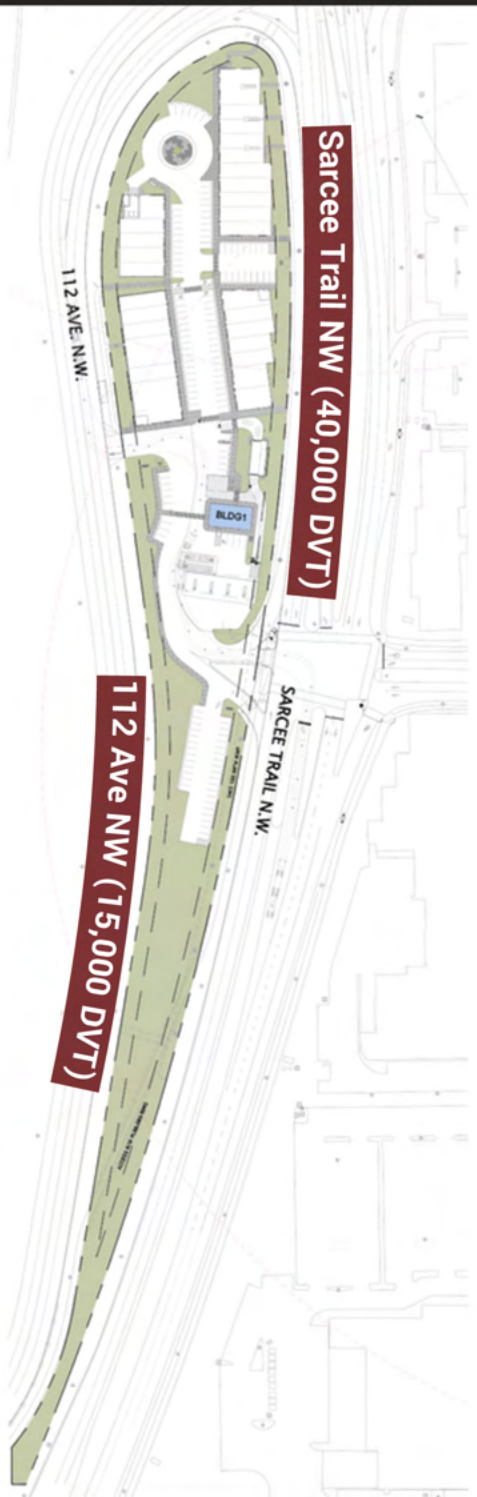
- High Consumer Spending and Demographics
- Exceptional Traffic and Visibility
- Flexible Leasing Options
- Convenience and Accessibility
- Growth Potential and Tenant Mix

Net Rentable Area	From 1,240 sq.ft. Available
Basic Rent	Market
Est. Op Costs (2025)	$14 per sq.ft.
Tenant Incentives	Negotiable
Parking	154 Stalls + 4 Handicap Stalls
Zoning	C-COR3
Year Built	2020
Storeys	1
Signage	Potential Exposure to Sarcee + 2 Potential Pylon

SHOPPES @ BEACON HILL

This vibrant commercial hub is home to a diverse mix of established businesses, including dental clinics, beauty salons, and retail outlets, fostering a dynamic, **high-traffic environment**. The site boasts **exceptional visibility and accessibility**, directly benefiting from its prime location across the street from major retailers such as **Costco**, **Canadian Tire**, **The Brick**, **GoodLife Fitness**, **Dollarama**, and **Sport Chek**—drawing a steady flow of **customers year-round**. Multiple units are available in this thriving retail district, providing an excellent opportunity for businesses looking to establish a presence in North Calgary.





SITE HIGHLIGHTS

High Consumer Spending and Demographics

- The surrounding communities are home to a growing population of young families of professionals with strong disposable income.
- North Calgary continues to see rapid residential expansion, increasing long-term demand for retail and services.

Exceptional Traffic and Visibility

- Positioned along Sarcee Trail NW, a major roadway with an average of **40,000 daily vehicle traffic**, and 112th Ave NE, with **15,000 daily vehicle traffic**.
- These roadways on either side of the centre facilitate a smooth flow of traffic through the centre, ideal for pickup and delivery-focused businesses.
- National retailers like Canadian Tire and Costco draw high customer volumes

Flexible Leasing Options

- Multiple unit sizes are available, with the potential to merge adjacent available units

Convenience and Accessibility

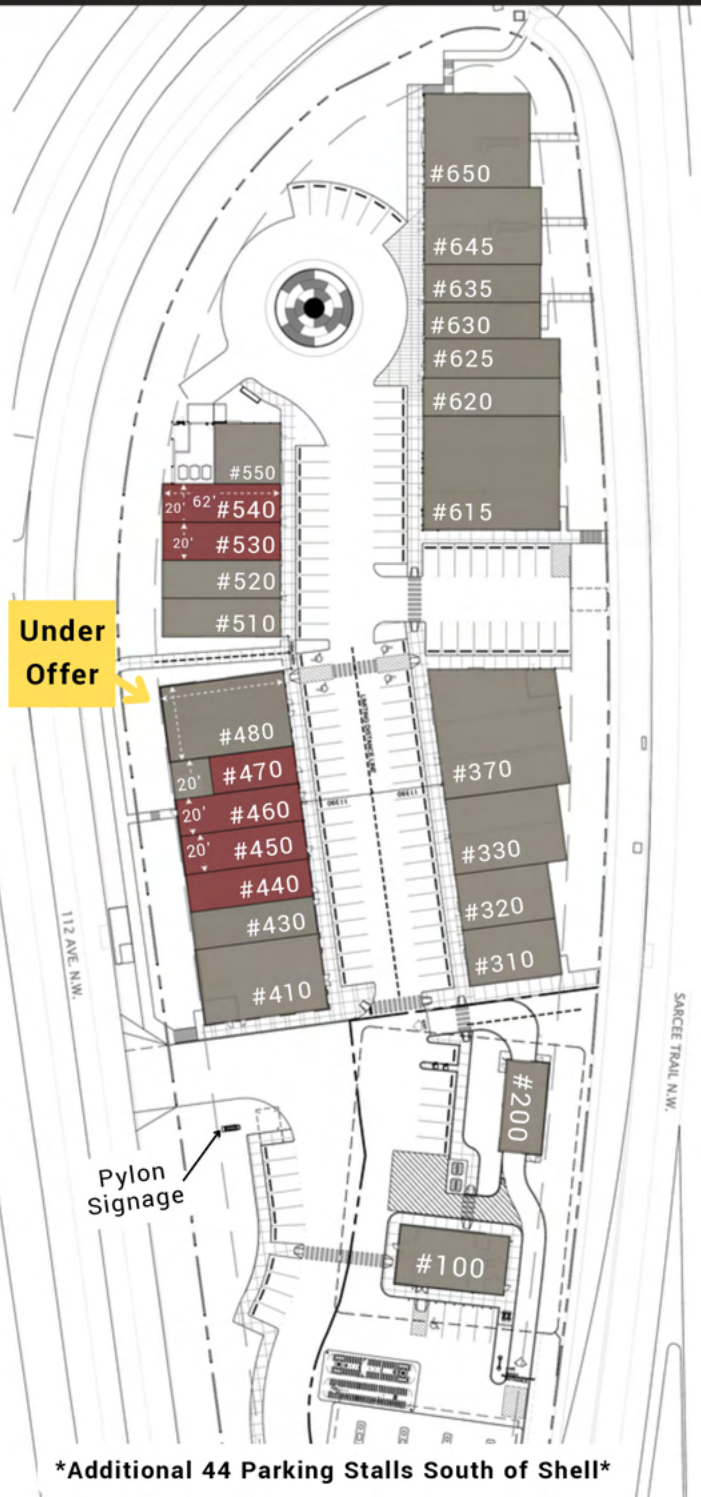
- Ample on-site parking ensures easy access for customers and employees.
- Proximity to public transit and major roadways enhances convenience.

Growth Potential and Tenant Mix

- The presence of medical clinics, beauty salons, and specialty retailers creates built-in foot traffic.
- Benefit from the traffic from established brands.

Competitive Rates

- Basic Rent rates are competitive with the adjacent RioCan site and other commercial developments in the area.



Additional 44 Parking Stalls South of Shell

CURRENT TENANT MIX & AVAILABILITIES

Building 1 & 2

Shell

Building 3

#310 Leaf Life cannabis

#320 EUPHORIA Vape, Cigars and Bongs

#330 Happy Choice Nails & Spa

#370 GOLFTEC

Building 4

#410 LIQUORVILLE WINE . SPIRITS . CRAFT BEER

#430 RELIEF RECALL Massage and Wellness

#440 - 1,310 sq.ft. Available

#450 - 1,310 sq.ft. Available

#460 - 1,310 sq.ft. Available

#470 - 935 sq.ft. Available

#480 Specialty Grocery (Under Offer)

Building 5

#510 THE BLIND SHOP

#520 ETCH HAIR DESIGN

#530 - 1,240 sq.ft. Available

#540 - 1,552 sq.ft. Available

#550 Beacon Hill Barber

Building 6

#615 Dr. Bishop & Associates

#620 D'LUX HAIR VAULT & BEAUTY SUPPLY

#625 EVLUNI PSYCHOLOGY

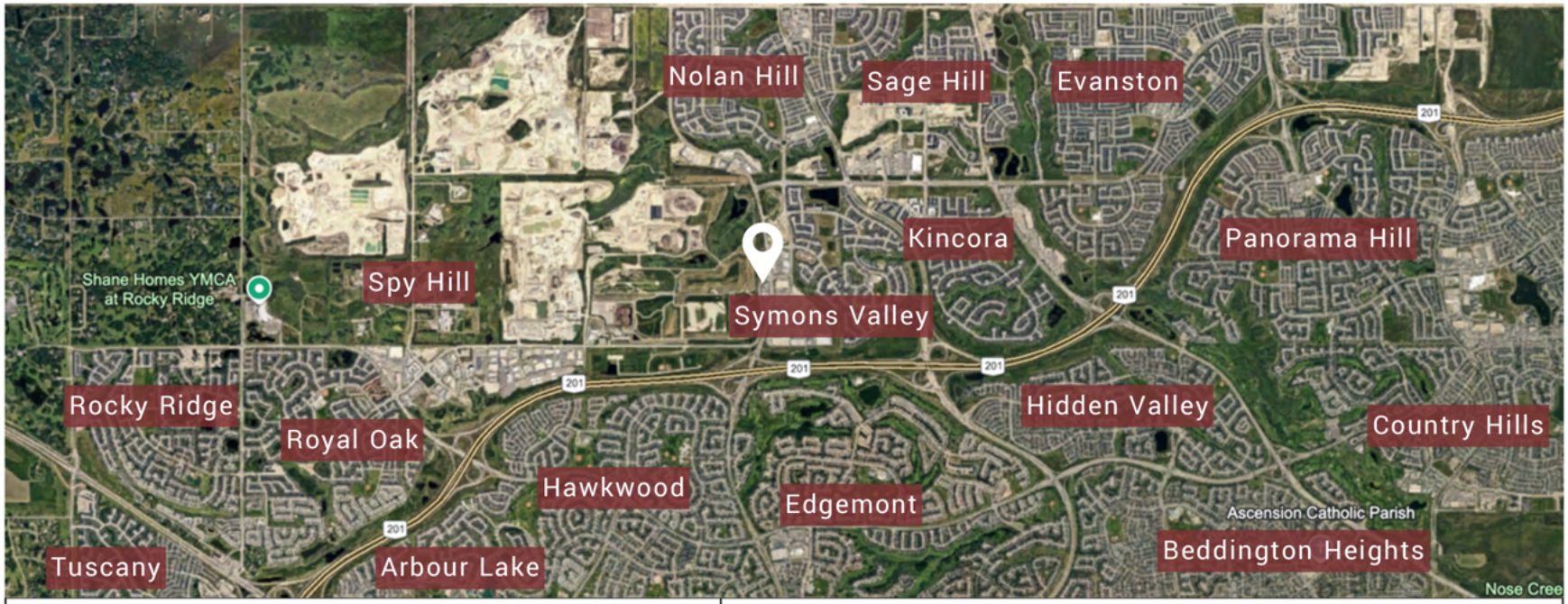
#630 AMAZONIA AQUATICS

#635 COOL DRINKS

#645 BLISSFINITY INNOVATE. DECORATE. ELEVATE.

#650 ApolloDental

TRADE AREA DEMOGRAPHICS (5 KM RADIUS)



Avg. Household Income: $149,293 (2022) | $162,726 (2027 projection)	Adjacent communities: Symons Valley, Hamptons, Nolan Hill, Evanston, Hawkwood, Citadel, Hidden Valley, etc.
On average, dual income households with 39.5-year-old parents with less than 3 kids.	Area population: 129,366 in 2022 (projected to be 139,456 in 2027) with 89% English-speaking residents.

Expenditures per person per year:	Food	Health Care	Recreation	Personal Care	Liquor Tabacco
	$15,188	**$5,851**	**$6,5321**	**$2,231**	**$4,065**

THE COMMERCIAL AREA

DVT = Daily Vehicle Traffic
Daytime traffic of shopping centres:

- 42,500 on Weekdays (estimated 2025)
- 57,000 on Weekends (estimated 2025)

Major Businesses In the Area

- Baekjeong Korean BBQ House
- Canadian Tire
- CIBC Bank
- Costco Wholesale
- Dollarama
- Edo Japan
- Fabricland
- GOLFTEC
- GoodLife Fitness
- Goodwill Thrift Store
- HER GYM Club
- HomeSense
- Hone Depot
- Liquorville
- Mark's
- Montanas
- Popeyes Louisiana Kitchen
- Shoppers Drug Mart
- Shell Car Wash
- Shell Gas Station
- Sport Chek
- Stacked Pancakes & Breakfast House
- Staples
- Subway
- Supplement King
- The Brick
- The Samosa Factory
- Tommy Gun's
- Winners

Leaseco Finds the Right Tenants for Your Properties

Leaseco Realty Inc. is a full-service commercial real estate brokerage with over 60 years of combined experience. Our “boutique” approach to leasing allows the team to dedicate ample focus to each project, greatly benefiting our clients.

Leaseco manages the Certus Developments portfolio - over 30 properties, more than 200 tenants, and over 500,000 square feet of space - which sits at less than 1% vacant on average.

Our team collaborates with tenants from the initial meetings, through the leasing and renewal negotiation processes.
Our strong relationship-building values keep us connected with numerous prominent tenants in through Alberta and nationwide.

SAM TRAFFORD
403.826.0128
samtrafford@leasecorealty.com

JOE GREGORY
403.763.3139
joegregory@leasecorealty.com

Leaseco

#401- 3007 14th St. SW
Calgary, AB
T2T 3V6

The contents of this brochure are for informational purposes only and have no precedent on subsequent discussion or agreements.