

# Bow River Shopping Centre

3412 69 St NW, Calgary, AB

FOR LEASE

Peter Stuart  
Senior Manager, Leasing | Salesperson  
pstuart@salthillcapital.com | 416.238.8147



## Highlights

Bow River Shopping Centre is a 121,595 sf neighbourhood Centre in the north-western quadrant of Calgary. Located along the Trans-Canada Highway, this recently developed property offers highly visible units, ample parking for customers and easy access to the major roads. The surrounding area is densely populated with a mix of residential and commercial properties, providing a strong customer base for businesses in the area.

A mix of well-established tenants as well as a prime location with proximity to schools, Alberta Children's Hospital and Calgary Olympic Park, ensure the property will continue to provide businesses with the opportunity for financial success.

- Anchor tenants include Real Canadian Superstore, Dollarama, and Real Canadian Liquor Store.



## Demographics | 3km Radius



Population

54,215



Number of Households

22,232



Median Age

52



Household Income

\$151,700



People Per Household

2.43

\*Data from 2023 Environics Analytics.



# Bow River Shopping Centre

3412 69 St NW, Calgary, AB

FOR LEASE

Peter Stuart  
Senior Manager, Leasing | Salesperson  
pstuart@salthillcapital.com | 416.238.8147



- A. Real Canadian Superstore (85,863 sf)
- B. Dollarama (10,330 sf)
- C. Real Canadian Liquor Store (6,941 sf)

- D110. Artemis Dental (2,399 sf)
- D130. Wayback Burgers (1,593 sf)
- D140. Edo Japan (1,432 sf)
- D150. Great Clips (1,516 sf)
- D190. Petvalu (3,815 sf)

- E110. Bowmont Animal Hospital (5,007 sf)
- E160. Subway (1,156 sf)
- E180. BarBurrito (1,218 sf)