

certus



LEASING SEP. 1, 2024

**#3113, 8650
112 AVE NW**

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WHY ROYAL OAK?

Royal Oak Park is a mixed-use commercial development that spans 9.5 acres in the Royal Vista Business Park, offering a modern shopping and dining experience for the growing Royal Oak community.

Adjacent to major retailers such as Walmart, Sobey's, London Drugs, and Evolve Strength Gym & Fitness.

Royal Oak Park is located north of the Stoney Trail Provincial Highway and is accessible via the Country Hills Boulevard intersection. The Stoney Trail highway is the high-traffic road that connects Calgary's growing suburban neighbourhoods.



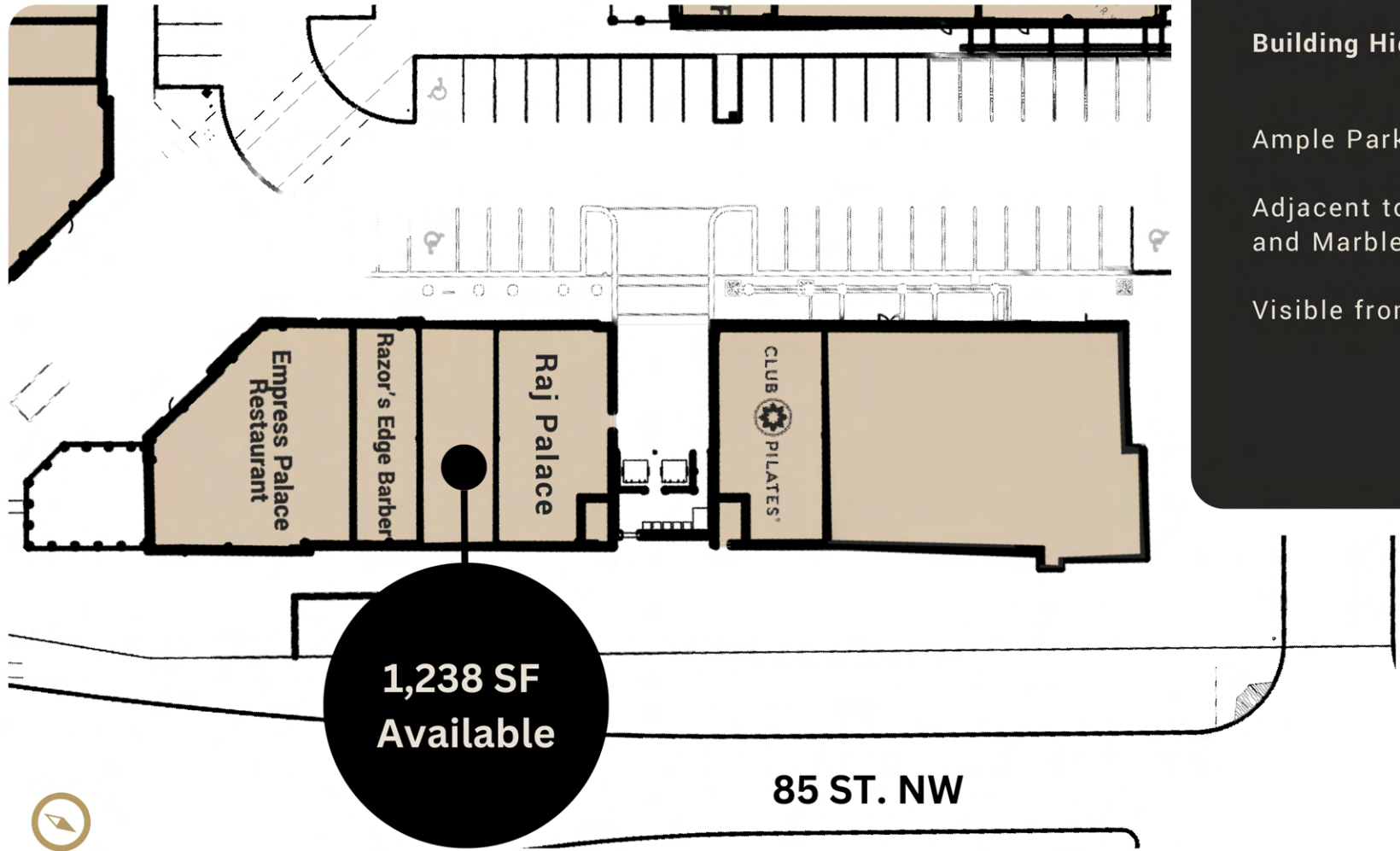
THE DETAILS

We have a 1,238 SF Retail space available between Raj Palace and Razor's Edge - perfect for a unique retail and restaurant offering or a new franchise location.

RENTABLE AREA	1,238 SF
BASIC RENT	Market
CAM	\$10.42 per SF
TAX	\$11.06 per SF
TENANT INCENTIVES	Available



FLOOR PLAN



Building Highlights:

Ample Parking

Adjacent to Club Pilates and Marble Slab

Visible from 85 St. NW

SITE PLAN



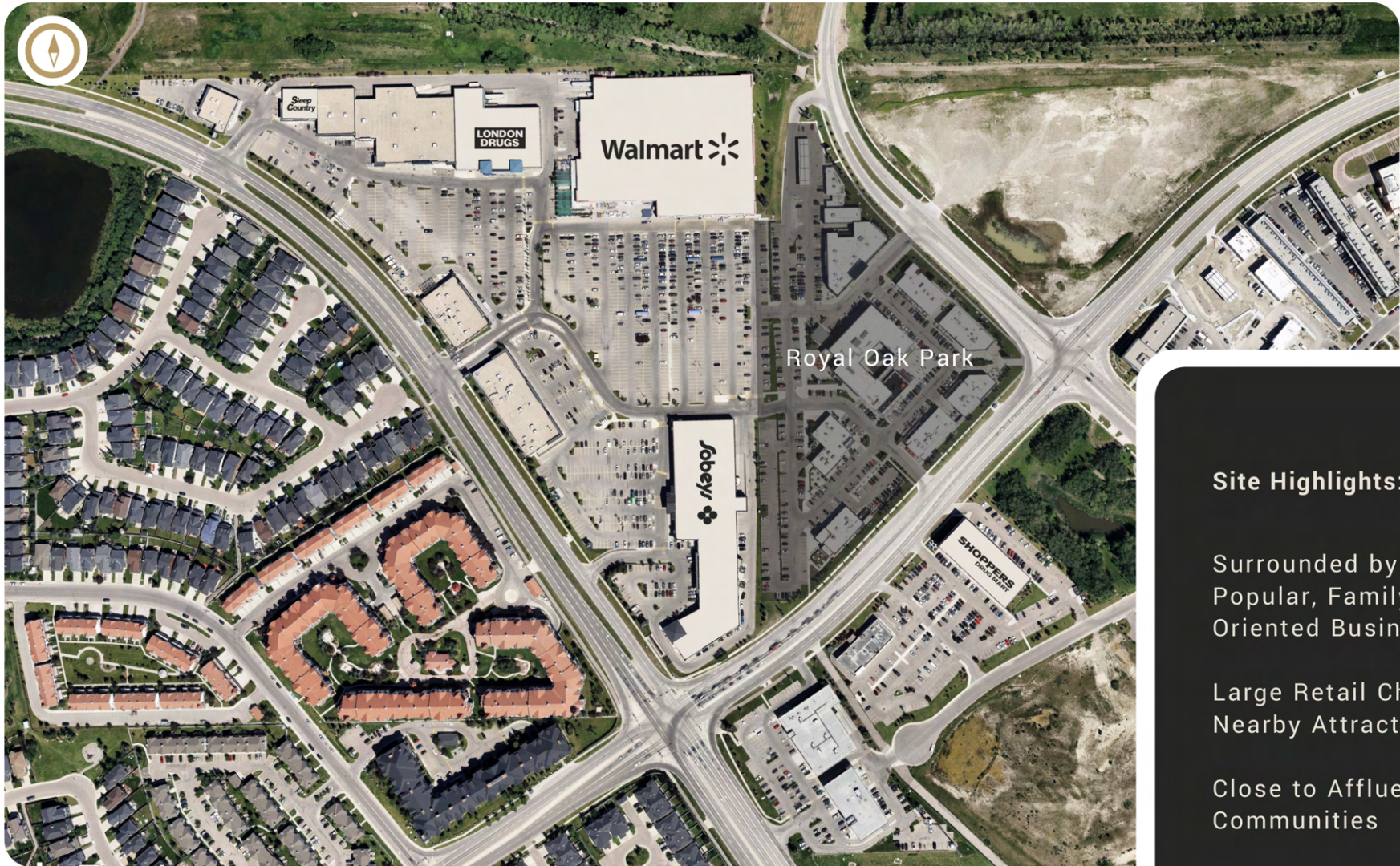
Site Highlights:

Surrounded by Family-Oriented Businesses

Nearby Popular Franchises

Adjacent to Affluent Neighbourhoods

SITE PLAN



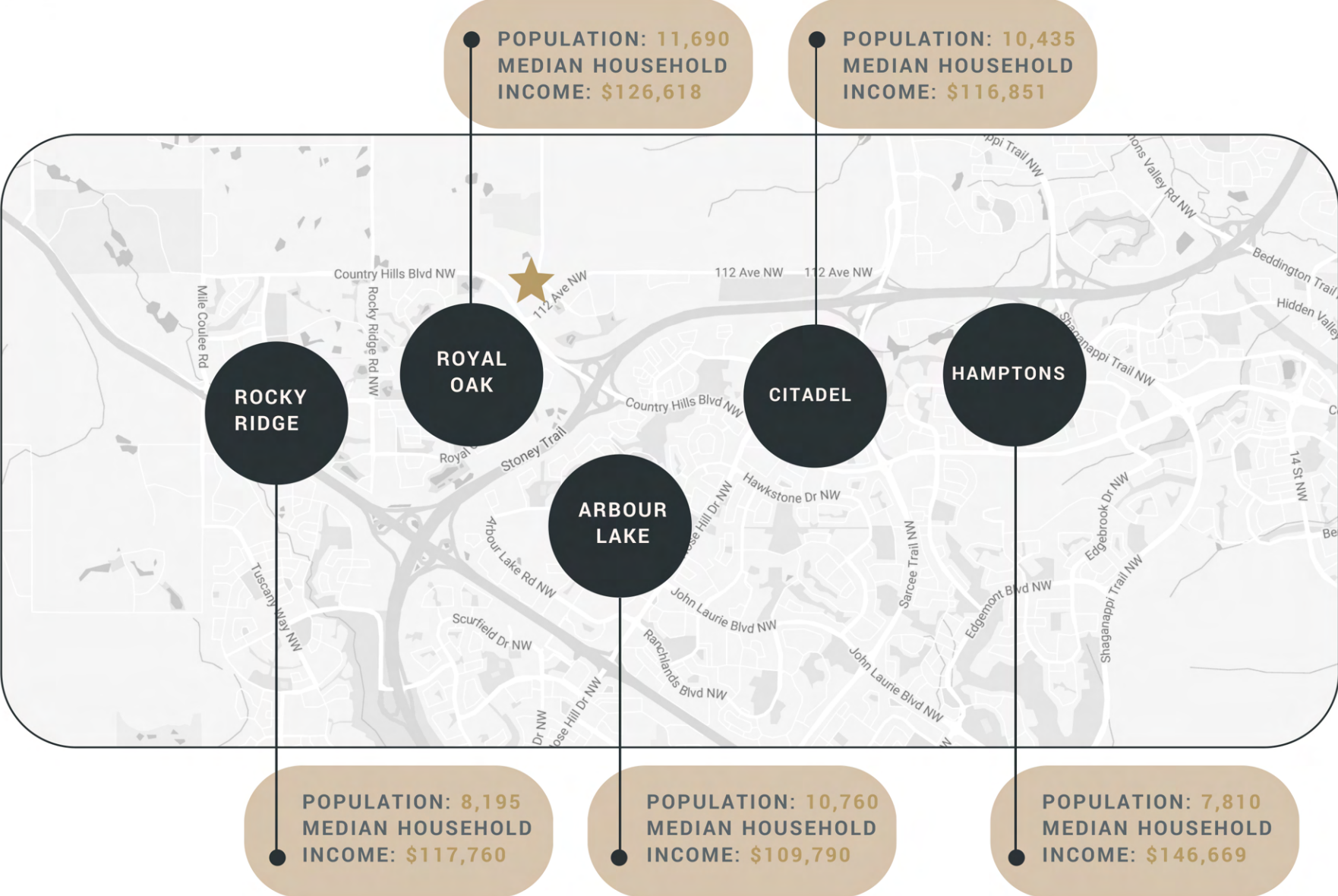
Site Highlights:

Surrounded by Popular, Family-Oriented Businesses

Large Retail Chains Nearby Attract Traffic

Close to Affluent Communities

THE AREA



DEMOGRAPHICS

	0-1KM0		0-3KM		0-5 KM	
	TOTAL	EXPENDITURE PER HOUSE	TOTAL	EXPENDITURE PER HOUSE	TOTAL	EXPENDITURE PER HOUSE
FOOD	\$11,029,294	\$9,046	\$169,873,747	\$10,328	\$463,051,321	\$11,617
CLOTHING	\$ 4,415,167	\$3,622	\$72,389,053	\$4,401	\$206,980,637	\$5,193
RECREATION	\$ 8,122,668	\$6,664	\$118,771,308	\$7,221	\$306,510,927	\$7,690
PERSONAL CARE	\$ 1,815,524	\$1,489	\$28,862,527	\$1,755	\$77,899,491	\$1,954



Average Household Income \$117-200k per annum



Young families from diverse ethnic backgrounds with two income households.



Adjacent communities: Hamptons, Rocky Ridge, Beacon Hill, Bears Paw, Arbour Lake, Citidel



Area population: 131,000 as of the 2016 census with large Chinese, Korean, and Filipino population.

WHY CERTUS DEVELOPMENTS INC.?
**MORE THAN DEVELOPING SPACES FOR
PEOPLE TO SHOP, WORK, AND LIVE.**

At Certus, we empower forward-thinking companies and leaders to grow, create, and achieve their dreams. We create destinations people want to visit by putting our tenants at the centre of everything we do.



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