

FOR LEASE
5,280 SF AVAILABLE

Royal Oak Park

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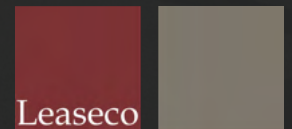
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WHY CERTUS?

WE DO MORE THAN DEVELOP SPACES FOR PEOPLE TO SHOP, WORK AND LIVE. WE CREATE PLACES PEOPLE WANT TO BE.

At Certus, we empower forward-thinking companies and leaders to grow, create and achieve new possibilities. We do this by creating destinations that people want to visit by putting our tenants' customers at the centre of everything we do. All of our projects are productive collaborations with our clients—to help create the next generation of buildings that meet and exceed the needs of consumers, manufacturers, retailers, and communities.

We are a fully integrated development firm that offers end-to-end property solutions from concept to completion. We actively curate each property's mix of tenants to produce more thoughtful and relevant experiences for our clients and the communities we serve. We lease, build, and manage our buildings while also providing other services to retailers and companies looking for assistance with site selection, lease negotiation, project management, concept development, and other related services.

PROPERTY OVERVIEW

ROYAL OAK PARK

8650 112th Avenue NW

Strategically located near the intersection of Stoney Trail and Country Hills Blvd, Royal Oak Park is a mixed-use development in desirable Northwest Calgary. The 110,000 SF project features 40 unique tenants including A-Mart Japanese/Korean Grocery, Milestone's Grill and Bar, Kids & Co. Childcare, Tim Horton's, Five Guy's, Shell, Wow Bakery and more. The Royal Oak Park Shopping Centre is contiguous to and shares a busy common access off of 85th Street NW with the neighbouring Royal Oak Shopping Centre, home to Walmart, London Drugs, and Sobey's. The 85th Street access has become the primary access to Royal Oak Park Shopping Centre, and a major access way for the adjacent Walmart.

AVAILABLE AREA	5,280 SF
MEZZANINE	1,600 SF
CAM	\$8.61 per SF
TAX	\$11.06 per SF
TENANT INCENTIVES	Available
LEASING	Fall 2024





ROYAL OAK PARK

Royal Oak Park is a mixed-use commercial development that spans across 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 a common ring road that connects Calgary's high-growth suburban communities, providing easy access to a growing population and many new suburban neighbourhoods.





ABOUT THE NEIGHBOURHOOD

ROYAL OAK NW

Amenities-rich neighbourhood with a vibrant community life. The newly opened YMCA and Public Library draw families from all over the NW quadrant—ease of access by public transport via bus and LRT.



Average Household Income
\$117-200k per annum



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



Young families from diverse ethnic backgrounds with two-income households.



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

AREA DEMOGRAPHICS



Demographic Snapshot	8650 112th Ave NW (5 km)
POPULATION	131,030
HOUSEHOLDS	8,520
MEDIAN AGE	39 years
AVERAGE VEHICLE - CENTRE STREET NORTH	23,000 VPD
AVERAGE HOUSEHOLD INCOME	\$152,175

Demographic Snapshot	1 km		3 km		5 km	
	TOTAL	EXPENDITURE PER HOUSE HOLD	TOTAL	EXPENDITURE PER HOUSE HOLD	TOTAL	EXPENDITURE PER HOUSE HOLD
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

SITE PLAN

ROYAL OAK PARK SITE PLAN



SITE PLAN

ROYAL OAK PARK SECOND LEVEL SITE PLAN



SITE PLAN

ROYAL OAK AERIAL VIEW





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