

The Gates of Nolan Hill

8 Nolan Hill Blvd NW, Calgary, Alberta

▶ RETAIL SPACE AVAILABLE



▶ SITE INFO

Premium grocery anchored shopping centre with ample surface parking available. Centre serves the growing communities of Nolan Hill, Sage Hill, Simons Valley and Kincona. Exposure to over 20,000 vehicles per day along Shaganappi Trail NW.

- **Available Space:** Unit #212 - 2,264 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$16.37 PSF (est. 2026) + Mgmt Fee

LEASING CONTACT

Houston Peterson Leasing Manager, Associate

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Royop Development Corporation

510 211-11th Avenue SW, Calgary, AB

SITE PLAN AND PHOTOS



BUILDING 1

- #102 Nolan Hill Vet 2,285 sf
- #112 Tamas Eye Care 1,188 sf

BUILDING 2

- #202 Nolan Hill Dental 2,380 sf
- #212 Vacant 2,264 sf
- #222 UV Nails & Spa 977 sf
- #232 Lux Leaf Cannabis 999 sf
- #242 Nolan Hill Barber 984 sf

BUILDING 3

- #300 State & Main 5,559 sf

BUILDING 4

- #402 Nolan Hill Medical 1,448 sf
- #406 Kumon Math & Reading Centre 1,252 sf
- #410 Glowup Lab 1,811 sf
- #412 Nolan Hill Gates Physiotherapy and Massage Clinic 1,010 sf

BUILDING 5

- #502 Papa John's 1,199 sf
- #512 Pho Rise 1,146 sf
- #522 BBQ Chicken 1,184 sf

BUILDING 6

- #602 Kon'ya Japan 2,051 sf
- #612 Tower Cleaners 492 sf

BUILDING 7

- #700 Sobeys 50,658 sf

BUILDING 8

- #800 Petro Canada 2,387 sf

BUILDING 9

- #902 Sobeys Spirits, Wine & Cold Beer 5,537 sf
- #912 Bank of Montreal 2,851 sf
- #922 Dairy Queen 2,271 sf



AREA DEMOGRAPHICS



Population

3 km | Total Population 36,749



Income

3 km | Average Household Income \$142,407



Households

3 km | Total Households 11,593



Spending

3 km | Total Expenditure/Household \$120,437

Demographics information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Royop does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Our rich history spans 60 years in Western Canada. Royop is a leader and expert in development and management. Our leasing strategy is proven to retain and attract best-in-class retailers to our centres. We develop and manage mixed use projects.