







# Trinity Hills

200 Na'a Dr SW, Calgary, AB

Located along the historic Trans-Canada Highway with access to Sarcee Trail and Bowfort Road, Trinity Hills in Calgary serves as the Western gateway between this major city and the Rocky Mountains. Trinity Hills will accommodate a diverse community of residents with over 3,700 residential units of which over 1,700 are now under construction. Owing to the exceptional demand for Trinity's existing rental units, construction has commenced on an additional 178 units with completed expected in 2025.

The residential is bookended with two retail components totaling over 290,000 SF, and is estimated to generate over 2,000 jobs for Calgarians. Town Centre is the grocery anchored component with Save-on-Foods, PetSmart, Bulk Barn, Dollarama, and Olympia Liquor. In the Gateway portion you will find yourself in the lifestyle component of the development, anchored by GoodLife Fitness, Sofa Land, and Beam Radiology. Anchor tenants are now open accompanied by St. Louis Bar & Grill, Easy Financial, Papa John's, and Telus, amongst others. With more retailers slated to open and take possession over the next few months, don't miss the opportunity to join the national retail mix in units of various sizes, including units with patio potential!

The excellent connectivity via surrounding major roadways provide easy access to all of Calgary's top destinations: 15 km to downtown, 7.5 km to the University of Calgary, and only 2 km to Canada Olympic Park, a destination that attracts millions of visitors every year.

Demographics	3 km	5 km	10 km
Total Population	46,343	140,608	520,436
Number of Households	17,352	50,538	201,458
Average Household Income	\$151,297	\$168,705	\$160,092
Median Age	39.7	39.8	39.9

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## Location

South Side of Trans-Canada Highway,  
Between Stoney Trail & Sarcee Trail

## Total Project Size

Retail	290,000 s.f.
Residential	2,050,000 s.f.
Total GFA	2,340,000 s.f.

## Open

Phase I	Fall 2020/Winter 2021
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## Open

Phase II	Summer 2021
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## Under Construction

Phase III	Winter 2025
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## Town Centre Major Tenants

Save-On-Foods	38,400 s.f.
PetSmart	20,100 s.f.
Dollarama	10,600 s.f.
Olympia Liquor	10,400 s.f.
Bulk Barn	4,500 s.f.
Sleep Country	4,200 s.f.

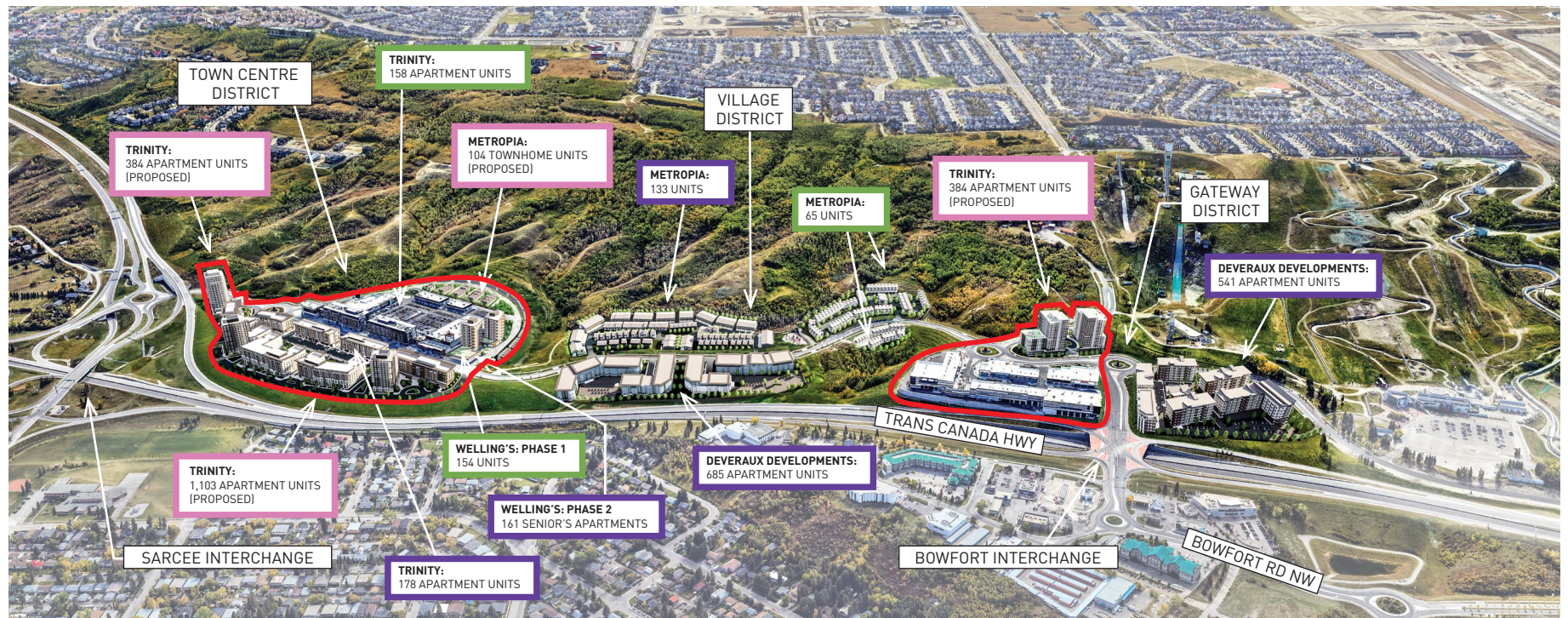
## Gateway Major Tenants

GoodLife Fitness	30,400 s.f.
Sofa Land	18,100 s.f.
Beam Radiology	19,500 s.f.





## TRINITY HILLS RESIDENTIAL SUMMARY



**Completed:** 357 units

**Under Construction – Completion 2024 – 2025:** 1,706 units

**Future Development:** 1,683 units

**Total:** 3,746 units

- █ Trinity Development Group
- █ Completed
- █ Under Construction – Completion 2024 – 2025
- █ Future Development

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## Tenants

Save-On-Foods

PetSmart

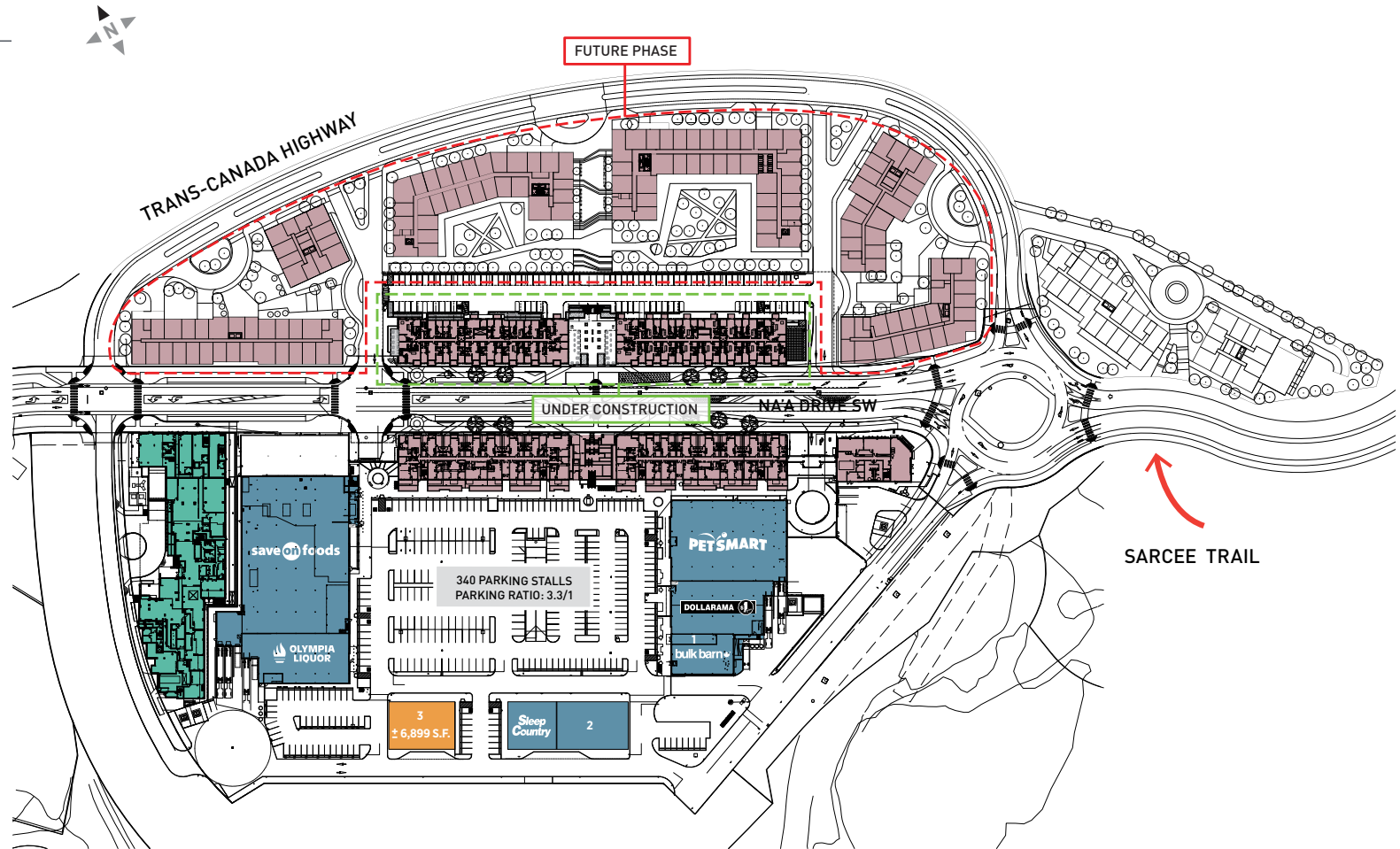
Olympia Liquor

Dollarama

1. COBS Bread

2. Trinity Hills 24 Hour Pet Hospital

3. Future Retail 6,899 s.f.



## UPPER LEVEL TOWN CENTRE

■ Retail Leased 
 ■ Retail Available 
 ■ Residential 
 ■ Seniors Housing 
 ■ Future Retail

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77 Bloor Street West, Suite 1601  
Toronto, ON Canada M5S 1M2  
t: 416.255.8800 f: 416.255.8355

979 Bank Street, Suite 209  
Ottawa, ON Canada K1S 5K5  
t: 613.565.5864 f: 613.565.6380



## Tenants

### Building J7

Unit 1: Welling's of Calgary  
**Unit 2: Available 1,472 s.f.**  
**Unit 3: Available 1,497 s.f.**  
 Unit 4: Canada Snowboard

### Building J1

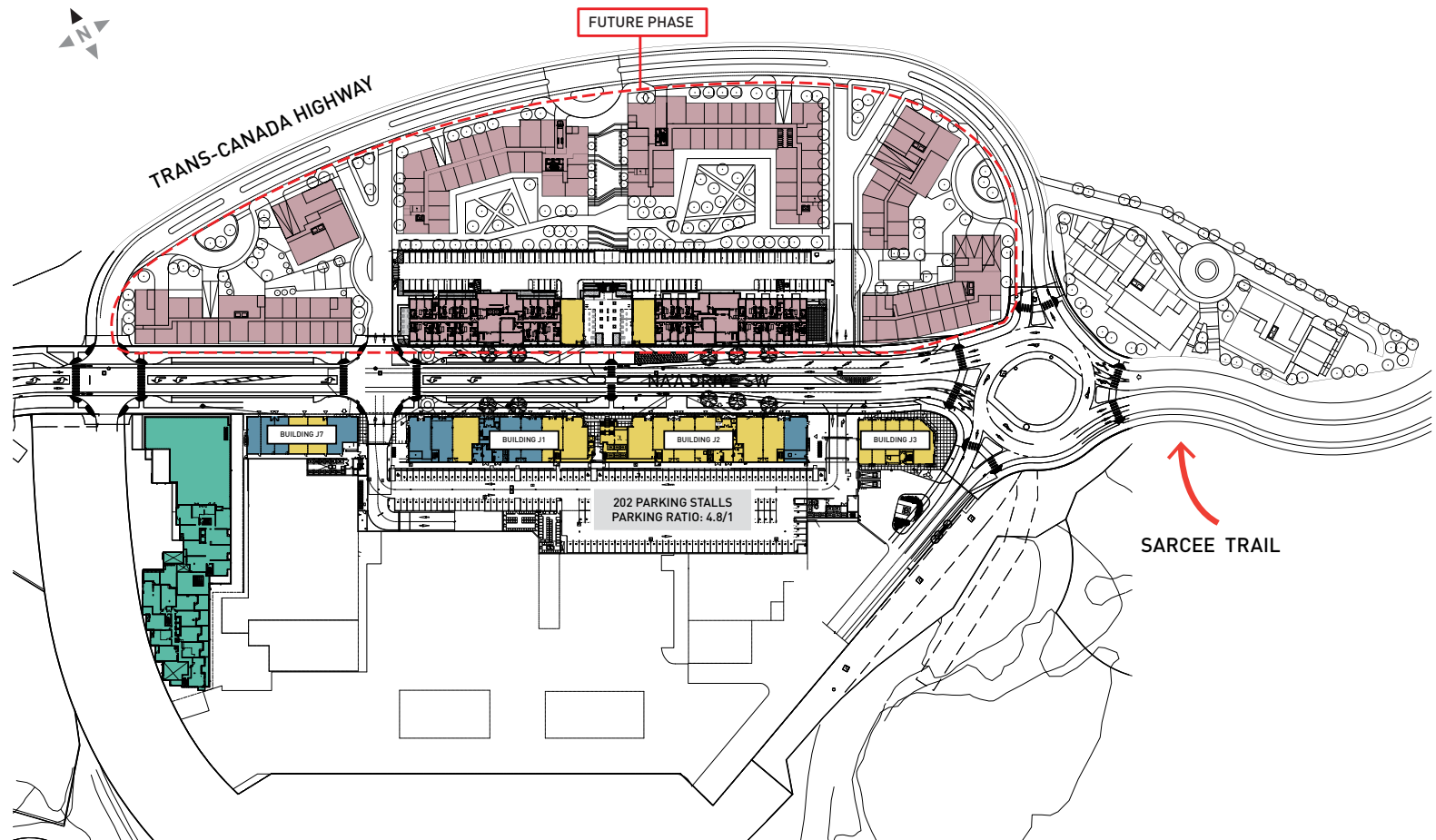
Unit 1: Dentist  
 Unit 2: Elante Rejuvenation  
**Unit 3: Available 2,228 s.f.**  
 Unit 4: Primo Healing Centre  
 Unit 5: Optometrist  
**Unit 6: Available 1,707 s.f.**  
**Unit 7: Available 2,079 s.f.**

### Building J2

**Unit 1: Available 2,105 s.f.**  
**Unit 2: Available 1,690 s.f.**  
**Unit 3: Available 1,931 s.f.**  
**Unit 4: Available 1,660 s.f.**  
**Unit 5: Available 2,234 s.f.**  
**Unit 6: Available 1,743 s.f.**  
 Unit 7: Little Oaks Daycare

### Building J3

**Unit 1: Available 1,274 s.f.**  
**Unit 2: Available 1,223 s.f.**  
**Unit 3: Available 1,037 s.f.**  
**Unit 4: Available 1,013 s.f.**  
**Unit 5: Available 1,783 s.f.**



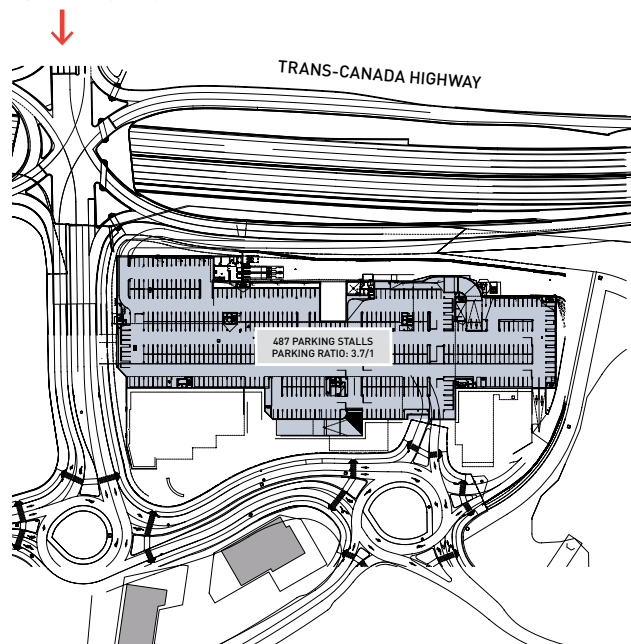
## LOWER LEVEL TOWN CENTRE

■ Retail Leased 
 ■ Retail Available 
 ■ Residential 
 ■ Seniors Housing 
 ■ Future Retail

# Trinity Hills

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FORT INTERCHANGE



## GATEWAY PARKING - LOWER LEVEL

### Tenants

#### Building B1

GoodLife Fitness

1. Reflex Supplements
2. Booster Juice
3. Available 1,185 s.f.
4. Available 1,167 s.f.
5. Available 2,270 s.f.
6. Available 2,466 s.f.

#### Building B2

1. Calgary Flooring Boutique
2. Available 1,215 s.f.
3. Available 1,339 s.f.
4. Available 1,339 s.f.
5. Available 1,339 s.f.
6. Available 1,203 s.f.
7. Available 3,931 s.f.
8. Available 2,580 s.f.

#### 9. St Louis Wings

10. Available 5,122 s.f.

#### Building B3

1. Beam Radiology
2. Sofa Land

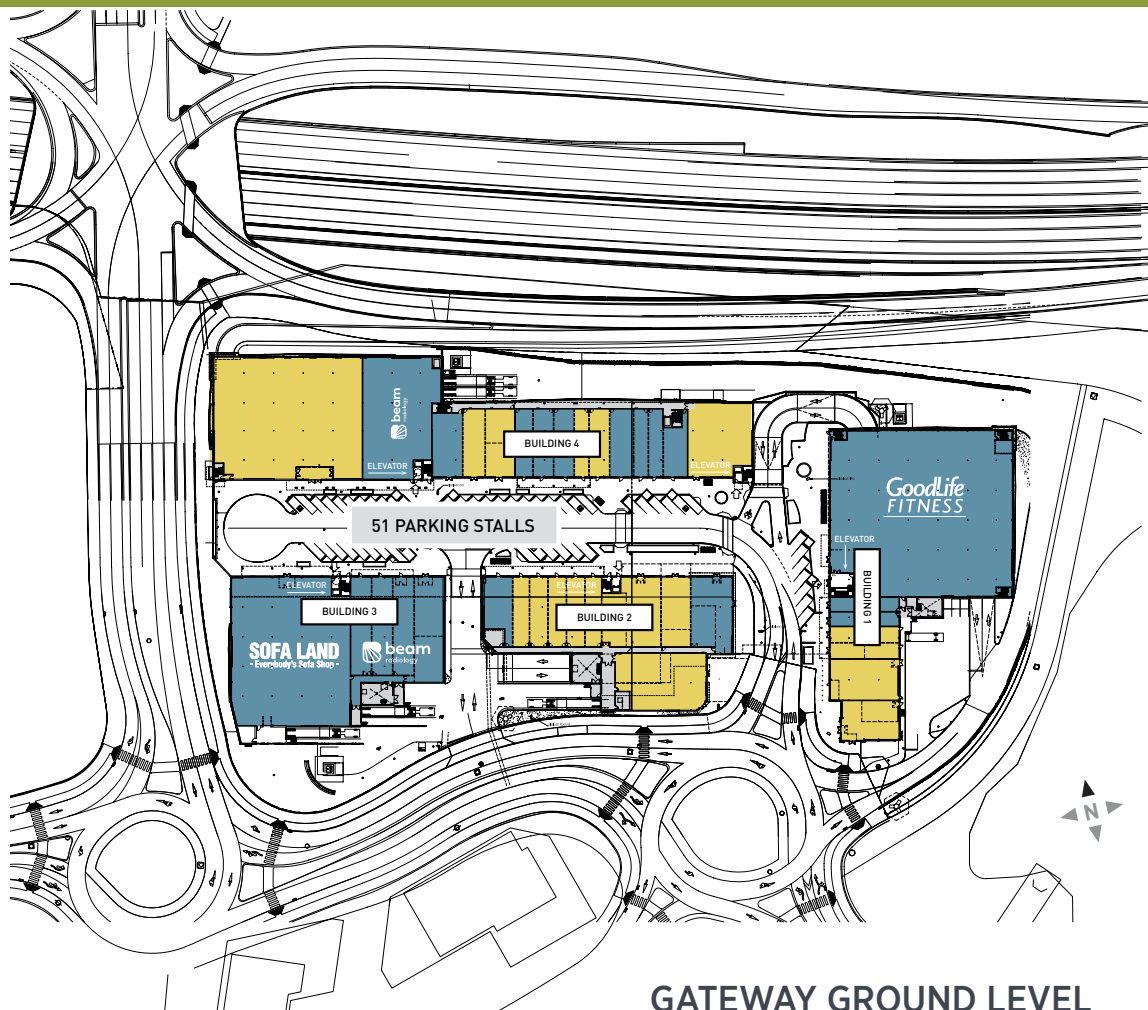
#### Building B4

1. Available 4,913 s.f.
2. Telus
3. Flamingo Vape Shop
4. Flamingo Cannabis
5. Heist Boutique
6. Available 1,450 s.f.
7. Available 1,044 s.f.
8. 365 Golf

#### 9. Easy Financial

10. Papa John's
- 11a. Available 1,582 s.f.
- 11b. Available 2,093 s.f.
12. Available 1,582 s.f.
13. Grinn, Skinecht
14. Beam Radiology
15. Available 17,415 s.f.

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## GATEWAY GROUND LEVEL

■ Retail Leased ■ Retail Available

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Click [here](#) to see aerial videos of Trinity Hills Gateway and Town Centre.



TOWN CENTRE



GATEWAY



TOWN CENTRE



TOWN CENTRE