

THE SHOPS AT
Buffalo Run

Retail for Lease - Costco Anchored

Tsuut'ina Trail (SW Ring Road) & Anderson Road SW, Calgary, AB



The Shops at Buffalo Run

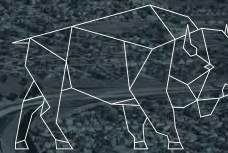
Inspired by the power and splendour of the buffalo and its roaming spirit – The Shops at Buffalo Run honours this extraordinary connection with the land, sky and all living things.





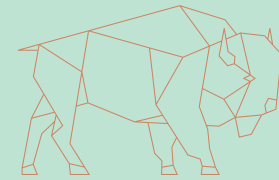
TAZA EXCHANGE

DOWNTOWN CALGARY



THE SHOPS AT
Buffalo Run

COSTCO
WHOLESALE



THE SHOPS AT
Buffalo Run

Introducing The Shops at Buffalo Run

The Shops at Buffalo Run, the newest retail district at Taza Exchange will include ~257,000 square feet of development adjacent to the new Costco located along Buffalo Run Blvd. Construction is set to continue into next year, with tenant openings beginning in the fall of 2022. There will be a total of 60 new tenants on the site.

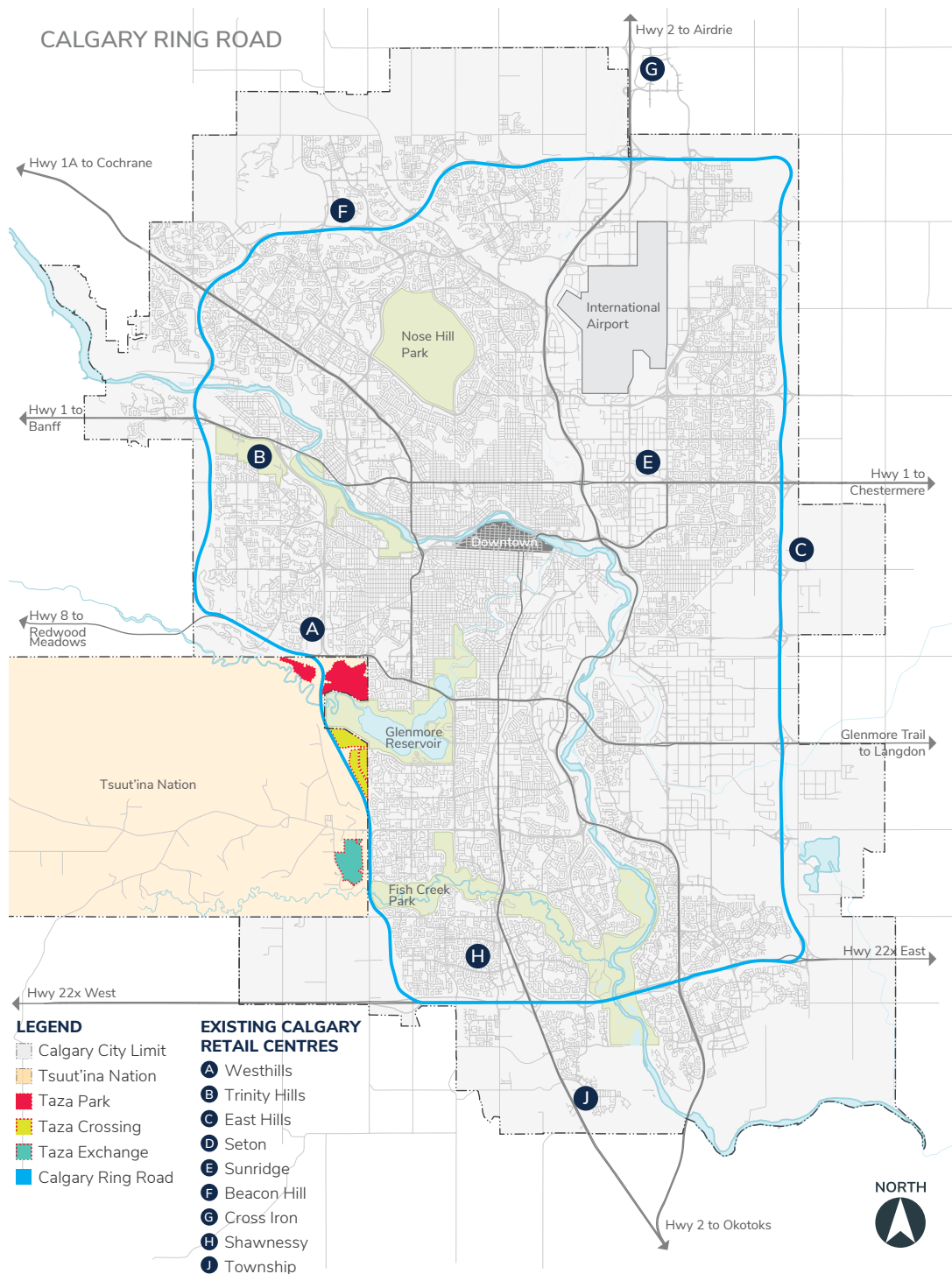


Retail Opportunities

The Shops at Buffalo Run at Taza Exchange will include new large and small format opportunities available in this regional and entertainment centre located in SW Calgary. The site will feature traditional retail and mixed use buildings, and will be home to both international and local retailers.

Anchored by Costco Wholesale and Sarcee Seven Chiefs Sportsplex, this site will be home to numerous uses including fashion, entertainment, quick service restaurants, medical and banks.





Optimal Location

Ring Road

The Tsuut'ina Trail section of the southwest ring road south of Glenmore Trail was completed in fall 2021 and services over 70,000 vehicles per day.

The completion of the ring road has changed traffic and shopping patterns for southwest Calgary by adding a major thoroughfare and shifting retail focus to the west away from Macleod Trail.

Speed to Market

Because of its location at Tsuut'ina, The Shops at Buffalo Run has a simple, accelerated, and hassle free permitting processes.

Property Taxes

Property taxes for the Shops at Buffalo Run are lower than the City's average.



Trade Area Demographics



42,330

2023 Projected households
in 5 km radius



111,564

2023 Projected population in
5 km radius



\$157,758

2023 Projected avg. household
income in 5 km radius



26,000 VPD

Anderson Road

70,000 VPD

Tsuut'ina Trail

Leasing Availability

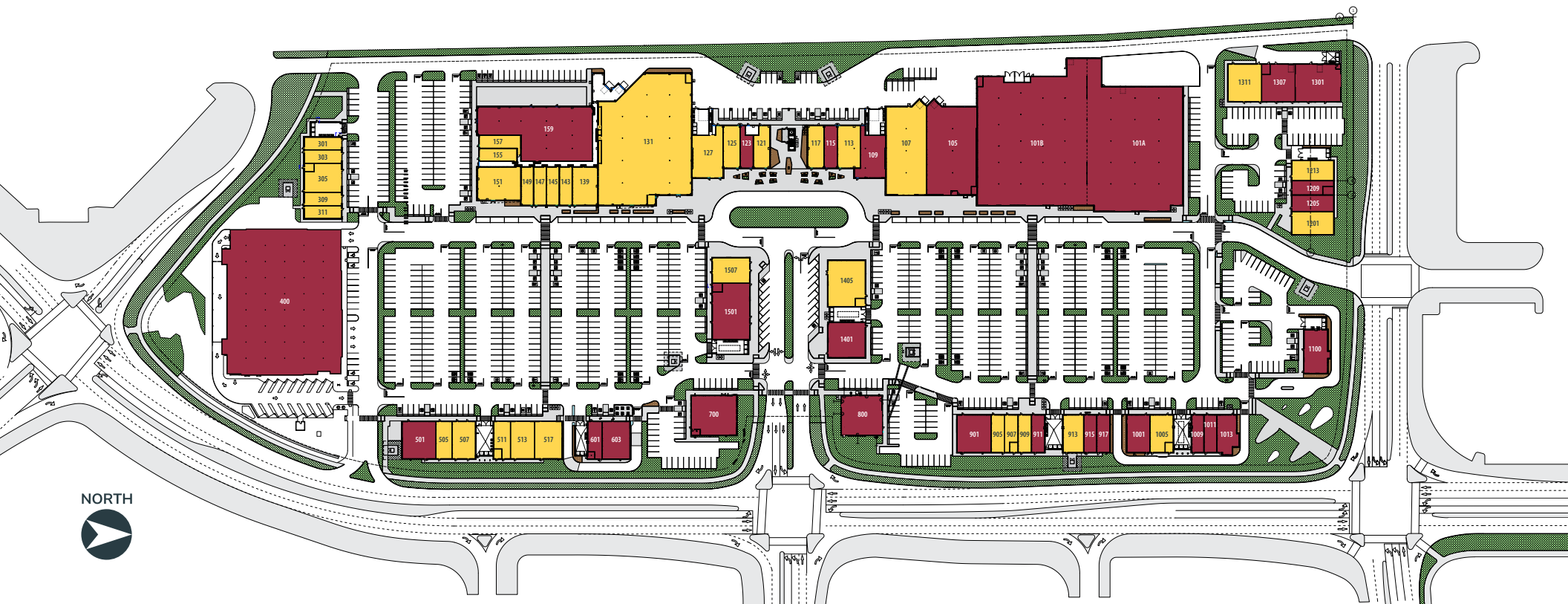
AVAILABILITIES							
107	8,957 sq. ft.	145	1,216 sq. ft.	309	1,211 sq. ft.	909	1,246 sq. ft.
113	2,407 sq. ft.	147	1,216 sq. ft.	311	1,250 sq. ft.	913	1,974 sq. ft.
117	1,816 sq. ft.	149	1,216 sq. ft.	505	1,491 sq. ft.	1005	2,000 sq. ft.
121	1,683 sq. ft.	151	3,559 sq. ft.	507	2,214 sq. ft.	1201	2,500 sq. ft.
125	1,772 sq. ft.	155	1,190 sq. ft.	511	1,400 sq. ft.	1213	2,220 sq. ft.
127	3,559 sq. ft.	157	1,362 sq. ft.	513	2,201 sq. ft.	1311	3,302 sq. ft.
131	26,354 sq. ft.	301	1,233 sq. ft.	517	2,564 sq. ft.	1405	4,097 sq. ft.
139	2,418 sq. ft.	303	1,241 sq. ft.	905	1,250 sq. ft.	1507	2,393 sq. ft.
143	1,213 sq. ft.	305	2,465 sq. ft.	907	1,011 sq. ft.		

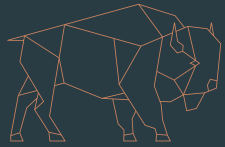


LEASED



AVAILABLE





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Buffalo Run

Leasing Information

Tsuut'ina Trail (SW Ring Road) &
Anderson Road SW, Calgary, AB

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