



RETAIL SPACE
FOR LEASE

THE BEAT AT SPRING CREEK
CANMORE, ALBERTA

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WALK TO A NEW BEAT IN SPRING CREEK.

**THE HEART OF THE ACTION OF THIS CAREFULLY-CRAFTED,
NEIGHBOURHOOD AT THE HEART OF DOWNTOWN
CANMORE.**

The Beat is the main crossroads of the entire development – a defining aspect in the sense of arrival as traffic enters through Spring Creek Gate and transitions through the Beat onto either end of Spring Creek Drive.

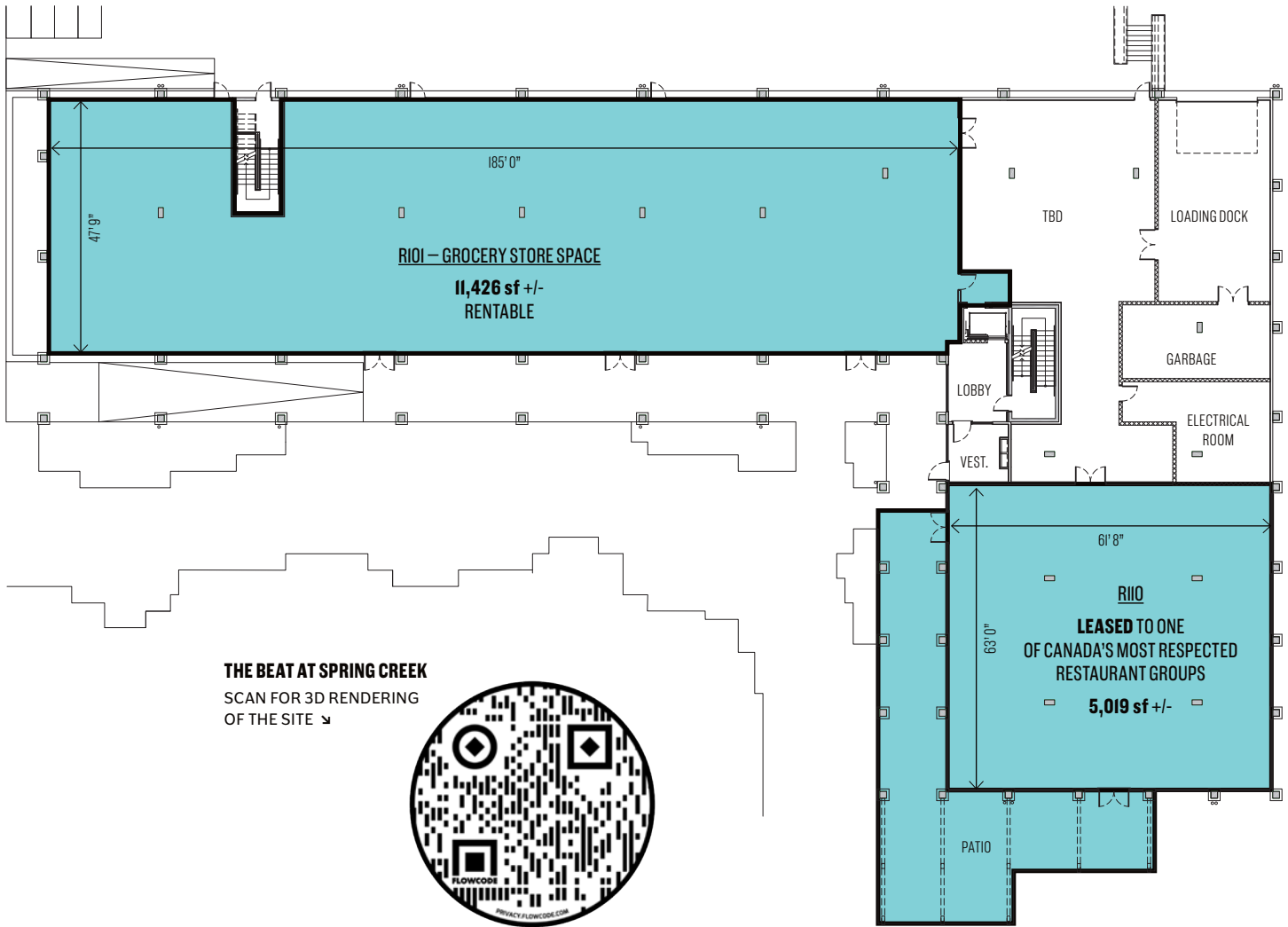
Currently containing 500 completed units, and in the coming build out there will be 1000 residential units split with 300 being designated for tourists/short term vacation rentals. Plus, Canmore's Crown Jewel the Malcolm Hotel having 124 hotel rooms and conference centre, with an additional 116 hotel rooms being added in a future hotel expansion. Our breathtaking Spring Creek location offers effortless access to Canmore's charming shops, art galleries and restaurants, as well as the exhilarating mountain attractions and adventures of the Bow Valley.

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FLOOR PLAN



PROPERTY INFORMATION

LOCATION

1020 B SPRING CREEK DRIVE, CANMORE, AB

AVAILABLE FOR LEASE

R101: 11,426 SQ. FT. +/-
R110: LEASED TO ONE OF CANADA'S MOST RESPECTED RESTAURANT GROUPS

AVAILABLE

SPRING 2022

TERM

5 - 10 YEARS

OPERATING COSTS

\$10.00 / SQ. FT.

TAXES

INCLUDED IN OPERATING COSTS

UTILITIES

SEPARATELY METERED

LEASE RATE

MARKET

PARKING SPACES

21 COMMERCIAL
12 VISITOR

DEMOGRAPHICS

AVERAGE INCOME

2020

2KM

\$162,091

3KM

\$158,249

5KM

\$154,375

MEDIAN AGE OF POP.

2020

41.60

41.00

40.90

POPULATION

SEE NEXT PAGE

VISIT US

300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

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GENERAL INFORMATION — THE BEAT AT SPRING CREEK

THE BEAT SHARES AN OUTDOOR COMMON AREA— A DEFINING ASPECT UPON ARRIVAL AS TRAFFIC ENTERS THROUGH SPRING CREEK GATE AND TRANSITIONS THROUGH THE BEAT ONTO EITHER END OF SPRING CREEK DRIVE.

DESIGNED WITH PEDESTRIAN FRIENDLINESS IN MIND, A ONE-WAY LANE WRAPS AROUND THE BEAT, PROVIDING ACCESS TO THE COMMERCIAL USES ALONG ITS NORTH AND EAST FAÇADES.

CENTRALLY LOCATED, JUST MINUTES FROM DOWNTOWN CANMORE, THIS SPECIAL SPACE IS LOCATED IN ONE CANMORE'S HIGH-DENSITY AREAS. SURROUNDED BY MOUNTAIN VIEWS, THIS AREA IS A CHOICE LOCATION FOR LOCALS AND VISITORS ALIKE BECAUSE OF ITS EASY WALKING AND BIKING TRAILS.

THE AREA HAS A BUSY, EASY TRAFFIC FLOW STREET FOR VEHICLE ACCESS.

POPULATION

- COMBINED PERMANENT FROM LAKE LOUISE TO MORLEY WEST EDGE: 2017 – 23,252
- AS PER THE 2016 FEDERAL CENSUS PERMANENT POPULATION IS: 13,992
- ESTIMATED 2018 POPULATION: 14,700 PER A 2.5% INCREASE PER YEAR
- NON-PERMANENT (CANMORE) LAST COUNTED IN 2014: 3,890

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GENERAL INFORMATION – CANMORE & DEMOGRAPHICS

CONTAINING MULTIPLE WALKING/BIKING TRAILS THE BEAT IS EASILY CONNECT TO DOWNTOWN CANMORE AND THE LOCAL/VISITING POPULATIONS. IN 2019 NEARLY 4 MILLION TOTAL VISITS WERE MADE TO THE BANFF NATIONAL PARK TOURISM REGION BY RESIDENTS OF ALBERTA, OTHER PARTS OF CANADA, THE UNITED STATES, AND OVERSEAS, UP NEARLY 4% FROM 2018. THIS ACCOUNTED FOR 13% OF ALL VISITS TO THE PROVINCE; IN WHICH ACCOMMODATION, AS WELL AS FOOD AND BEVERAGE WERE THEIR TOP SPENDING CATEGORIES.

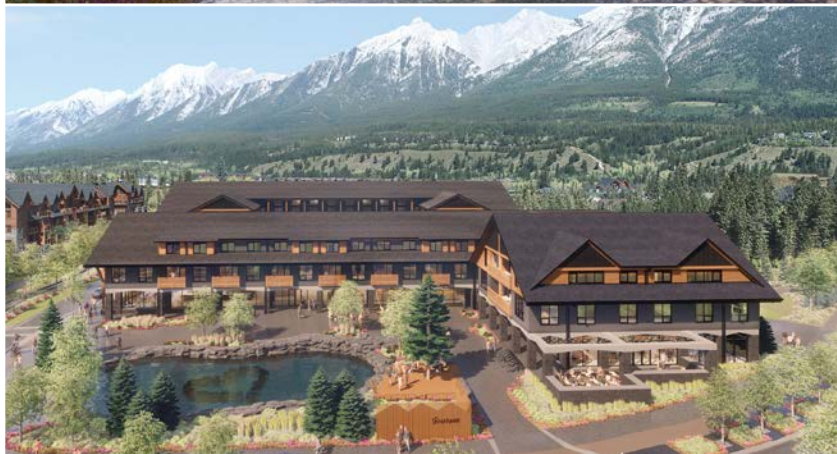
THE TOURIST DESIGNATED CONDOS LOCATED ABOVE THE RESTAURANT AND GROCERY STORE WILL BE RENTED NIGHTLY AND ARE EXPECTED TO HAVE HIGHEST USE OF THE AREA BELOW. WITH 55% OF ALL VISITS TO THE REGION INVOLVING AT LEAST ONE OVERNIGHT STAY THIS EQUATED TO APPROXIMATELY 2.37 MILLION OVERNIGHT VISITS. WITH THE MAIN PURPOSE FOR VISITING THE AREA AS PLEASURE THIS MAKES FOR THE PERFECT DEMOGRAPHIC FOR THOSE WANTING TO SPEND, NOT ONLY ON THE ESSENTIALS BUT TO TREAT THEMSELVES TOO.

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**WE'RE A BOUTIQUE COMMERCIAL REAL ESTATE
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