





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 almost 4,000 residential units planned across luxury apartments, modern townhomes, and seniors housing. Owing to the exceptional demand for Trinity's existing rental units, a further 186 units are anticipated to commence construction in Q2 2023.

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 a North American renowned radiology clinic, Beam Radiology. All anchor tenants are now open accompanied by Booster Juice, 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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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	14,100 s.f.



TRINITY HILLS RESIDENTIAL SUMMARY



Completed: 357 units

Under Construction – Completion 2024: 1,520 units

Construction Starting 2023: 186 units

Future Development: 1,683 units

Total: 3,746 units

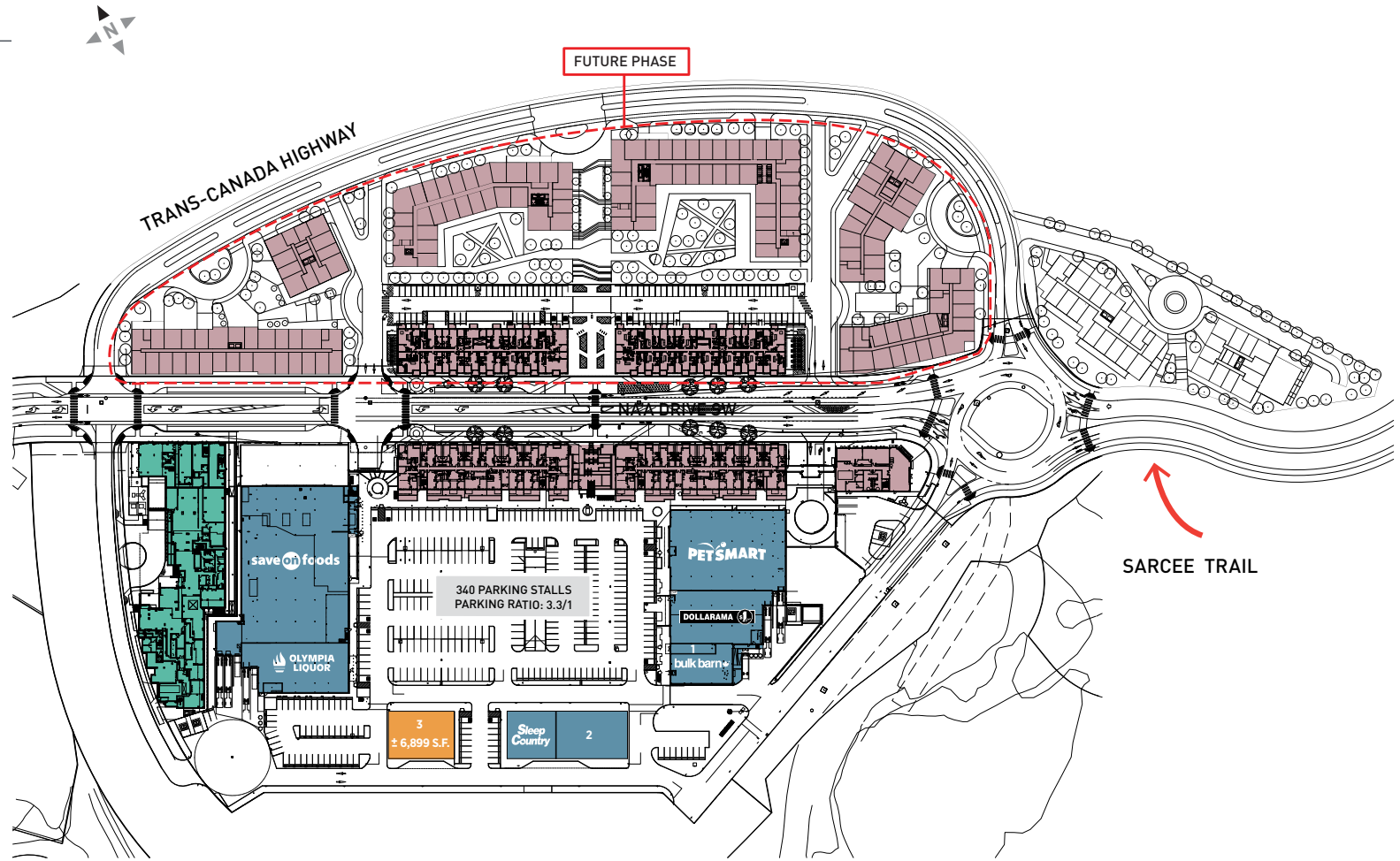
- █ Trinity Development Group
- █ Completed
- █ Under Construction – Completion 2024
- █ Construction Starting 2023
- █ Future Development

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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

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

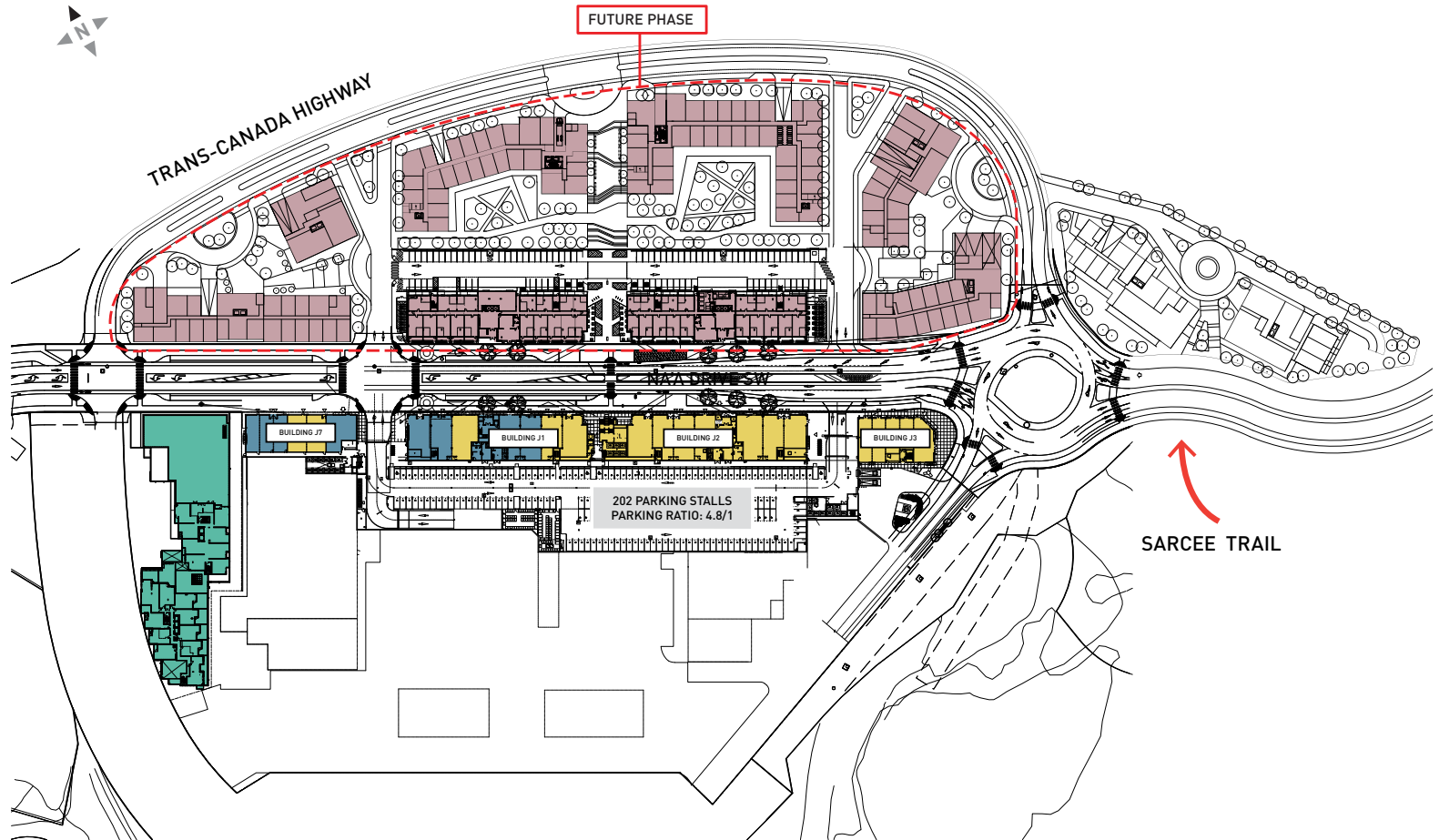
Unit 1: Dentist
 Unit 2: Elante Rejuvenation
Unit 3: Available 2,228 s.f.
 Unit 4: Primo Healing Centre
 Unit 5: Optometrist
Unit 6: Available 1,707 s.f.
Unit 7: Available 2,079 s.f.

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: Available 1,546 s.f.

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.

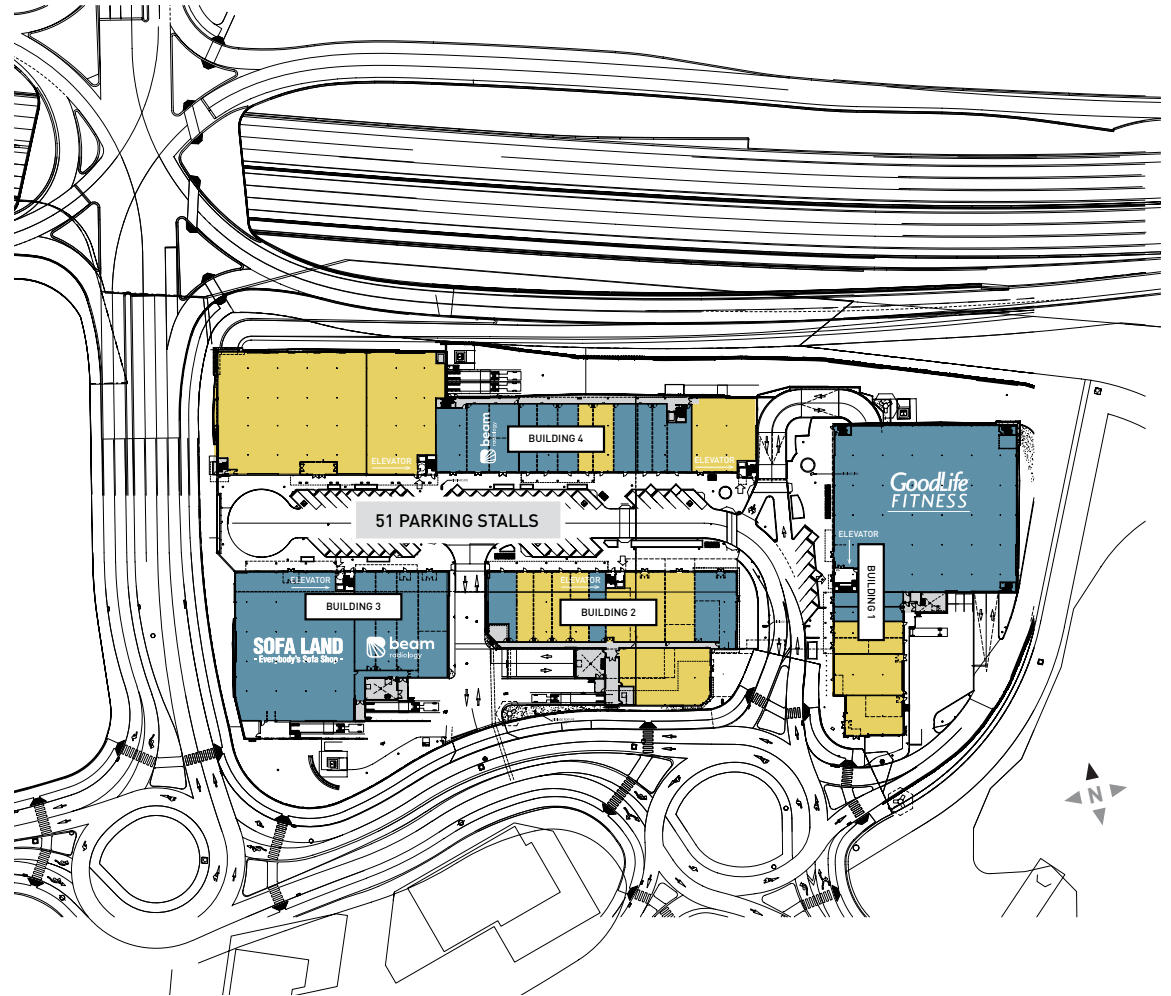
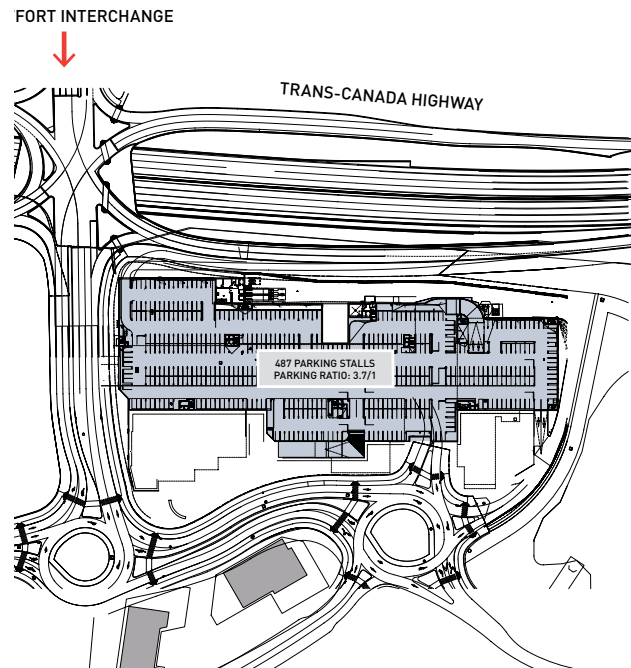


LOWER LEVEL TOWN CENTRE

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

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GATEWAY PARKING - LOWER LEVEL

Tenants

Building B1

1. GoodLife Fitness
2. Reflex Supplements
3. Booster Juice
4. Available 1,185 s.f.
5. Available 1,167 s.f.
6. Available 2,270 s.f.
7. 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. Bridge Furniture
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
11. Beam Radiology
12. Grinn, Skinecht
13. Available 9,000 s.f.
14. Available 19,006 s.f.

GATEWAY GROUND LEVEL

■ Retail Leased ■ Retail Available



TOWN CENTRE



GATEWAY



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