Bow Valley Square is one of Calgary’s most iconic office developments, located in the heart of Calgary’s downtown core. This four tower office complex anchored with three levels of retail has recently undergone a dramatic interior renovation. Its central downtown location, including over 50 shops, services and restaurants, make Bow Valley Square an unbeatable combination of location and convenience. Bow Valley Square is connected to Calgary’s Plus 15 pedestrian network for rapid year-round access to dozens of office and retail destinations. Bow Valley Square is less than one block from the C-Train line and can be directly accessed from numerous Calgary Transit bus routes. The complex also has direct access to major thoroughfares and has a generous parking ratio, with more than 750 stalls in the heated, underground parking facility.

### Presenting
**Bow Valley Square**

### By the Numbers*

| Year Built | 1972 |
| Year Renovated | 2014 |
| Complex Area | 1.5 million SF |
| Retail Gross Leasable Area | 42,799 SF |
| Complex Occupants | 4,200 |
| Parking Stalls | 750 |
| Food Court Seats | 450 |
| Food Court Units | 8 |
| Retail Units | 43 |
| Skilled | 750 |
| Daytime Population Within 5 KM Radii | 508,550 |
| Residential Population Within 5 KM Radii | 102,863 |
| Average House Hold Income in 5 KM Radii | $120,143 |
| Average Homeowner Discretionary Income | $51,465 |

### Consumer Overview

- **508,550**
- **102,863**
- **$120,143**
- **$51,465**

### Shopper Profile

- **51%** Male
- **49%** Female
- **$108.57** Average spend per visit
- **35-44** Age of principal consumers

### Shopping Expenditures by Shoppers Earning Over $150,000

- **62%**
- **27%**
- **27%**

### Retail Collection

- **Cork Fine Wine**
- **Bow Valley Jewellers**
- **Printing House**
- **Freshii**
- **Well Juicery**
- **Dining Collection**
- **Butcher & Baker**
- **VD Kitchen & Bar**
- **Office Tenants**
- **KPMG**
- **Tourmaline**
- **Services**
- **Bow Valley Dental**
- **Gateway Newsstand**
- **Best of Seven Barbers**

### Average Household Discretionary Income

- **$51,465**

### Average Household Income in 5 KM Radius

- **$120,143**

### Daytime Population within a 5 KM Radius

- **508,550**

### Residential Population within a 5 KM Radius

- **102,863**

### Find a Home for Your Brand amongst a Group of Respected Retailers

Bow Valley Square offers a thoughtful selection of retailers and brands to cater to the discerning tastes and varied needs of our customers.

- **Retail Collection**
  - Cork Fine Wine
  - Bow Valley Jewellers
  - Printing House
- **Dining Collection**
  - Freshii
  - Well Juicery
  - Butcher & Baker
  - VD Kitchen & Bar
- **Office Tenants**
  - KPMG
  - Tourmaline
- **Services**
  - Bow Valley Dental
  - Gateway Newsstand
  - Best of Seven Barbers

---

**www.oxfordproperties.com**

---

**www.oxfordproperties.com**