

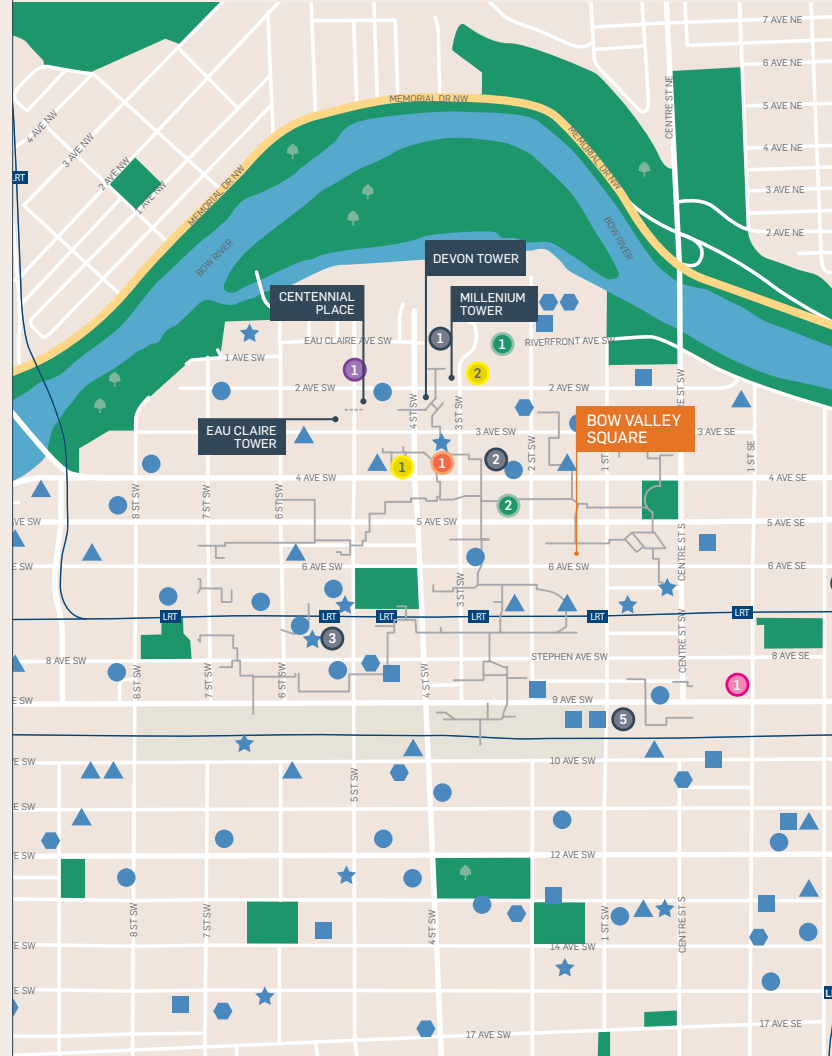
# ACCESSIBILITY: CALGARY PLUS 15

**LEGEND**

- LRT Line
- LRT Station
- Calgary Plus 15
- Open Spaces

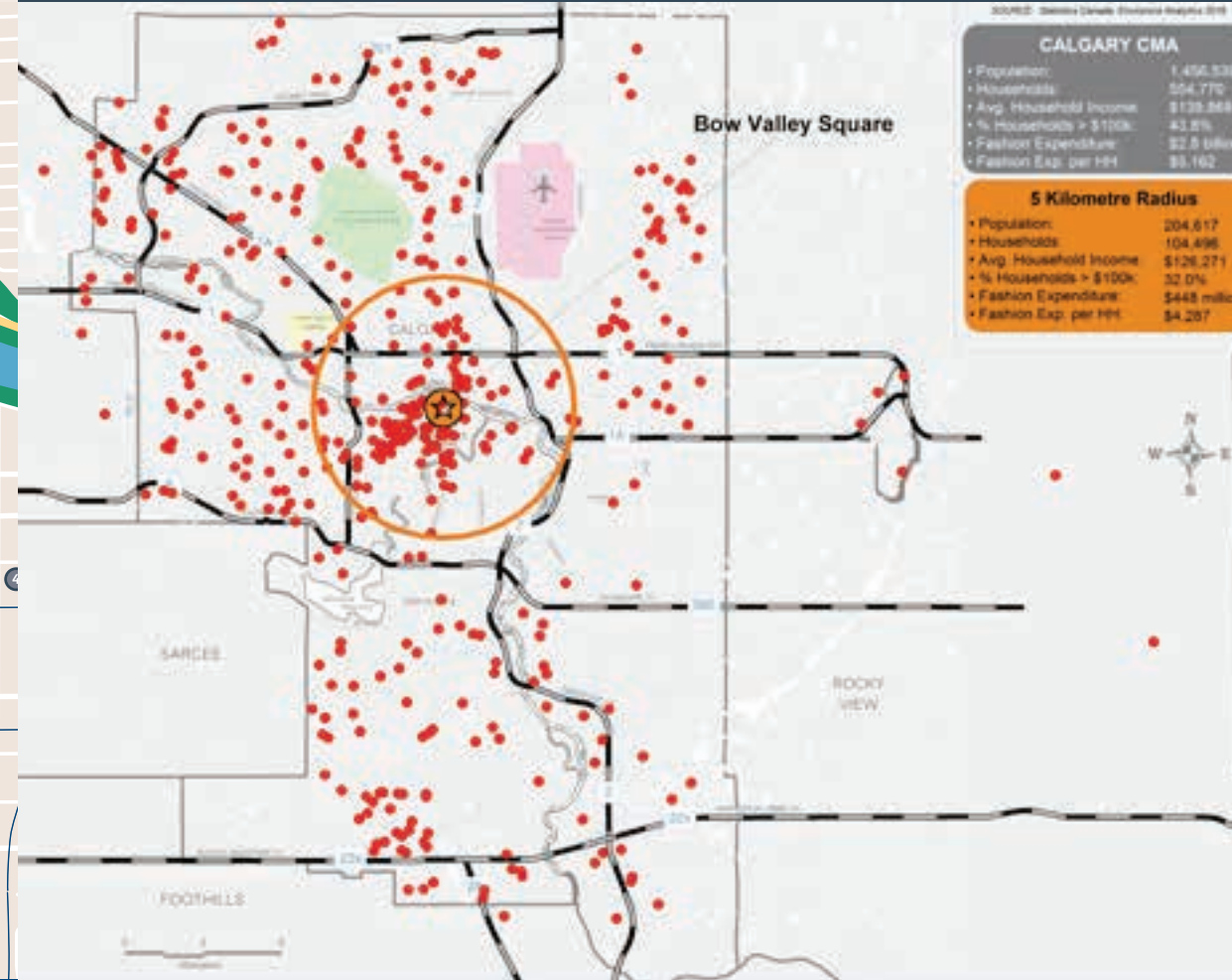
**SITES OF INTEREST**

- HOTELS**
  - Sheraton
  - Westin
  - InterContinental
  - Hyatt Regency
  - The Fairmont Palliser
- DEVELOPMENTS**
  - Great West Life Development
- BUSINESS**
  - Shell Centre
- MUSEUMS**
  - Glenbow Museum
- RESTAURANTS**
  - Caesar's Steakhouse
  - Joey
- CONDOS**
  - Completed within the last 5 years
  - Completed within the last 2 years
  - Under Construction
  - Development Permit Approved
  - Development Permit in Planning Approval Process
- RECREATION**
  - Eau Claire Market
  - Calgary Petroleum Club



Bow Valley Square

# TRADE AREA & CUSTOMER DRAW



[www.oxfordproperties.com](http://www.oxfordproperties.com)

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URBAN RETAIL



## BOW VALLEY SQUARE URBAN RETAIL

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# PRESENTING BOW VALLEY SQUARE

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.

## BY THE NUMBERS\*



**1972**  
YEAR BUILT



**2014**  
YEAR RENOVATED



**1.5 million SF**  
COMPLEX AREA



**42,799 SF**  
RETAIL GROSS LEASABLE AREA



**4,200**  
COMPLEX OCCUPANTS



**450**  
FOOD COURT SEATS



**8**  
FOOD COURT UNITS



**43**  
RETAIL UNITS



**\$595**  
SALES PSF



**750**  
PARKING STALLS



**27%**  
DOWNTOWN WORKERS SHOPPING AT CENTRE



**62%**  
EXPENDITURES BY SHOPPERS EARNING OVER \$150,000

### CONSUMER OVERVIEW



**508,550**  
DAYTIME POPULATION WITHIN A 5 KM RADIUS



**102,863**  
RESIDENTIAL POPULATION WITHIN A 5 KM RADIUS



**\$120,143**  
AVERAGE HOUSEHOLD INCOME IN 5 KM RADIUS



**\$51,465**  
AVERAGE HOUSEHOLD DISCRETIONARY INCOME

### SHOPPER PROFILE



**51%**  
FEMALE



**49%**  
MALE



**\$108.57**  
AVERAGE SPEND PER VISIT



**35-44**  
AGE OF PRINCIPAL CONSUMERS

## BE IN GOOD COMPANY



#### 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

|                      |                          |
|----------------------|--------------------------|
| CorkFine Wine        | Joseph's Men's Wear      |
| Bow Valley Jewellers | Morning Sun Health Foods |
| Printing House       | Stephen Lowe Art Gallery |

#### Dining Collection

|                  |                      |               |
|------------------|----------------------|---------------|
| Freshii          | Olly Fresco's        | Starbucks     |
| Well Juicery     | A&W                  | Analog Coffee |
| Butcher & Baker  | Township Bar & Grill | Tim Hortons   |
| VO Kitchen & Bar | Taco Time            | Second Cup    |

#### Office Tenants

|            |                |
|------------|----------------|
| KPMG       | Secure Energy  |
| Tourmaline | Scotia Capital |

#### Services

|                       |                   |        |
|-----------------------|-------------------|--------|
| Bow Valley Dental     | Licensing Company | CIBC   |
| Gateway Newstands     | Iris              | RBC    |
| Best of Seven Barbers | H&R Block         | Rogers |