



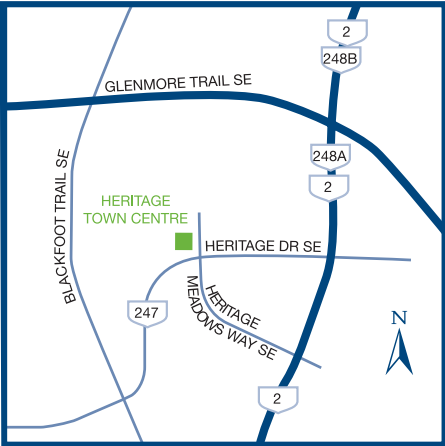
HERITAGE TOWNE CENTRE

Calgary, Alberta

Heritage Towne Centre is a 131,614 square foot power centre surrounding Calgary’s south Costco store. Conveniently located on Heritage Drive just west of the Deerfoot Trail, the centre’s eight buildings contain a variety of products, services, and food providers.



**BEST PERFORMING COSTCO
IN NORTH AMERICA
LOCATED ON SITE**



HERITAGE TOWNE CENTRE
5-284 Heritage Gate SE
Calgary, AB T2H 3A7
Phone 403-266-1695

CENTRE PROFILE

Total Square Feet	131,614
Total SF of CRU Tenants	32,090
Number of Stores/Services	13
Number of Levels	1
Number of Parking Spaces	652

MAJOR TENANTS

Team Town Sports	34,284 SF
Ashley Furniture	30,580 SF
Perfect Home	19,917 SF
Freestanding	14,744 SF

MARKET DEMOGRAPHICS

Primary Trade Area	
Population	103,586
Number of Households	45,157
Average Household Income	\$147,714

Secondary Trade Area	
Population	562,774
Number of Households	248,086
Average Household Income	\$133,367

Source:
Market Demographics: Environics Analytics,
DemoStats Trends, 2023.

HERITAGE TOWNE CENTRE

TENANT LIST

FURNITURE, HOME FURNISHINGS & DÉCOR

Steinway Piano Gallery	76
Structube	28
Urban Barn	64

GENERAL MERCHANDISE AND VARIETY

Dollarama	52
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FAST FOOD

Guac Mexi Grill	68
The Noodle Box	9

SERVICES

C U Smile Dental	15
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FREESTANDING

Boston Pizza	7
Co-Op Gas Bar	6
Tim Hortons/Wendy's	5

MAJOR TENANTS

Ashley Furniture	80
Perfect Home	38/48
Team Town Sports	33

LEASING INQUIRIES

55 City Centre Drive, Suite 800, Mississauga, ON L5B 1M3
Phone 905-281-3800 Toll Free 1-800-928-6255
leasing@morguard.com
morguard.com



Real Estate Potential. **Realized.**

HERITAGE TOWNE CENTRE

