



Anthem 

HIGHSTREET

AT CORNERSTONE



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The Vision

Highstreet at Cornerstone will create a much-needed shopping and service hub in the developing community of Cornerstone in NE Calgary.

The project will offer approximately 143,100 sqft of retail, service and professional space, exceptional visibility from Country Hills Blvd, and ample parking. Tenants will include: a 50,000 sqft Chalo! Fresh Co., a 17,000 sqft Shoppers Drug Mart, two drive-thru caf  s/restaurants, full-service financial institutions, medical/professional offices and a wide variety of other complimentary uses.

The project is designed to be a high-quality retail shopping centre, incorporating a modern design, strong pedestrian connectivity, several large outdoor plazas with extensive landscaping, and a distinctive high-street that will serve as the focal point for the project.





Demographics

TRADE AREA



Population

95,717



Average Residents Per Household

3.23



Number of Households

29,645



Population Change

+18.5%

form 2015

CORNERSTONE



Population

~4,000



Expected Population at Completion

31,311



Average Residents Per Household

3.13



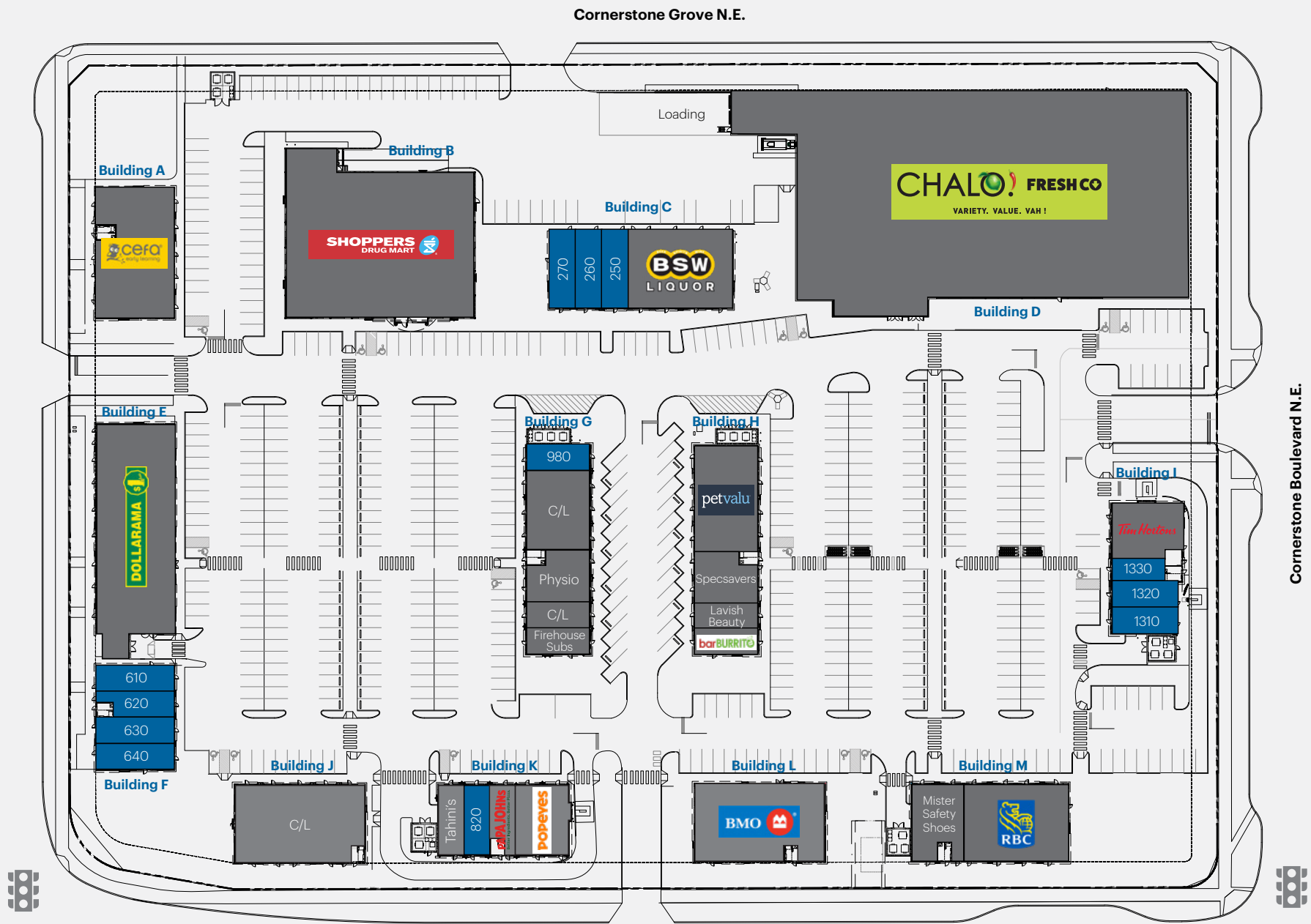
Expected Completion

2030

Project Rendering



Site Plan

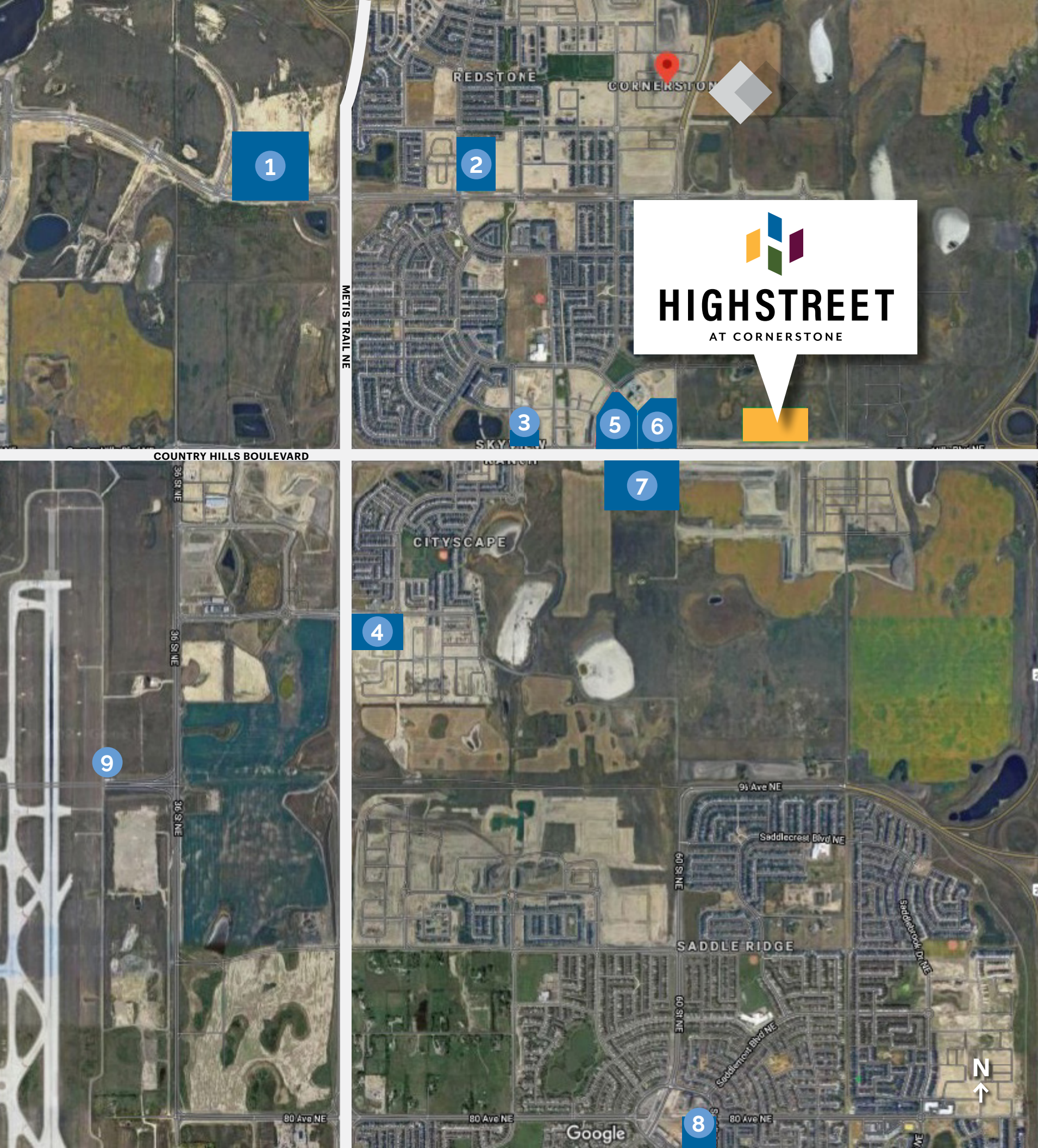


Building	Unit	Sq.Ft.	Tenant
A	400	6,064	CEFA
B	300	17,123	Shoppers Drug Mart
C	210-240	4,657	BSW Liquor
	250	1,210	Available
	260	1,210	Available
	270	1,210	Available
D	100	50,320	Chalo! Fresh Co
E	510	9,698	Dollarama
F	610	1,217	Available
	620	1,052	Available
	630	1,212	Available
	640	1,218	Available
G	910	1,187	Firehouse Subs
	920	822	Conditionally Leased
	930/940	1,833	Physio
	950-970	3,013	Conditionally Leased
	980	1,004	Available
H	1010	1,023	BarBurrito
	1020	1,010	Lavish Beauty
	1030/1040	1,836	Specsavers
	1050	4,021	Pet Valu
	1310	1,011	Available
I	1320	1,008	Available
	1330	926	Available
	1340/1350	2,246	Tim Hortons
J	710-750	6,053	Conditionally Leased
K	810	1,100	Tahini's
	820	1,100	Available
	830	955	Papa Johns
	840/850	2,244	Popeye's
L	1110	6,040	BMO
M	1210/1220	2,250	Mister Safety Shoes
	1240	4,826	RBC





Competitive Analysis



- 1 StoneGate Common (One Properties)**
Walmart, Canadian Tire
- 2 Redstone Market Square (Qualico Commercial)**
Staples, Rexall, CIBC
- 3 Sky Pointe Market (LaCaille Developments)**
Pizza 73, Independent Medical/Dental/Optical, Independent Pharmacy, Star Liquor, JB Nails, Shell Gas Station & C Store
- 4 Cityscape Corner (Bri-Mor Developments)**
7/11 Store and Gas Bar, Crown Cellars Liquor, Subway, Independent Optical/Dental, Pizza, Indian Restaurant, Saniha Punjab Grocery Store
- 5 Skypointe Landing (LaCaille Developments)**
Independent Medical/Dental/Pharmacy, Fruiticana, Anytime Fitness, Scotiabank/ TD Canada Trust, McDonalds, Edo Japan/KFC/Pizza/Ice Cream, Barber/Nails/ Spa & Salon, Cannabis/Smoke Shop, Kumon/Preschool, Mediterranean/Indian Restaurants, 15,500 sq ft vacant
- 6 Skypointe Landing - Future Phase**
- 7 Future Retail - No Plans**
- 8 Saddletown (Crombie REIT/Independent)**
Safeway, Safeway Liquor, ATB/Scotiabank/RBC/CIBC/TD, Independent Medical/Dental/Optometry, Subway/Shawarma/ Chicken/Punjabi, Boston Pizza, Pet Planet, Indian Restaurant
- 9 Calgary International Airport**





The Community

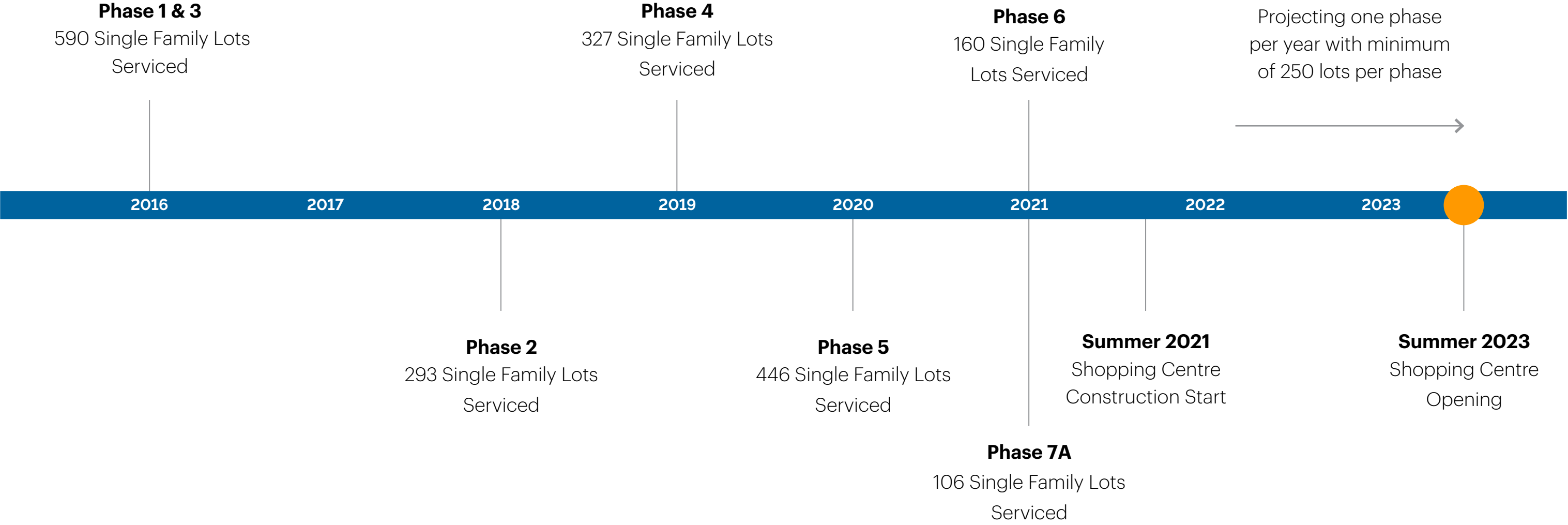
The Cornerstone community is over 1,100 acres in size and is currently home to approx. 1,400 homes, complimented by completed and future amenities for your family to enjoy.

Cornerstone has been the top selling community in Calgary's Northeast for four years. It is ideally located, nestled inside of Stoney Trail to the East and along either side of Country Hills Blvd. The area offers a wide array of already completed local amenities for the family including four large parks, a wetland area, a storm pond and three playgrounds. As Cornerstone will be Calgary's largest community, careful consideration has been given to accessibility with 5 major access points, making it easy for people to come and go. Quick access to Stoney Trail and Country Hills ensures residents can also access major regional amenities like Crossiron Mills, Cardel Rec Centre and Deerfoot City, and major service hubs like Peter Lougheed Hospital and the Calgary International Airport.

As the Cornerstone community grows, so too will the number and quality of local amenities. At completion, Cornerstone will feature all the shops, services, schools and recreation areas that its residents desire.









Parks West Mall
Hinton, AB

Waterfront
Calgary, AB

Station Square
Burnaby, BC

Port Place
Nanaimo, BC

Drake Landing
Calgary, AB

SOCO
Coquitlam, AB

Centre Village Mall
Lethbridge, AB

About Us



Founded in 1991, Anthem is a team of over 500 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 320 residential, commercial and retail projects across western North America.

Our growing residential portfolio includes 20,500 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome and single family communities.

We own, co-own, manage or have previously owned over 9 million square feet of retail, industrial, residential rental and office space. We have developed more than 60 communities across 8,500 acres of land in Alberta, British Columbia and California.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

We are Growing Places.



HighstreetAtCornerstone.com

The developer reserves the right to make changes and modifications to the information contained herein. Renderings and photography are representational only and are not necessarily accurate, and final design, construction and features may differ. The developer may also make such further development modifications as are permitted by the disclosure statement, as may be amended, the contract of purchase and sale between a purchaser and developer (if applicable), or otherwise. Please contact a developer sales representative for details. E & O.E.

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