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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 offers 142,000 sf of retail, service and professional space, exceptional visibility from Country Hills Blvd, and ample parking. Anchored by Chalo! Fresh Co., Shoppers Drug Mart, Dollarama, BMO, RBC, and a wide variety of other complementary businesses.

The project has been designed and constructed as a high-quality retail shopping centre, incorporating a modern design, strong pedestrian connectivity, several large outdoor plazas, and a distinctive high street area that will serve as the focal point for the project.





Demographics*

* Environics Analytics 2024 | Statistics Canada (3km radius)



Population
54,331



Households
15,051



Family Status
63%
Couple with children at home



Median Age
38.5



Population Projected
+12.1%
(Over the next five years)



Avg. Household Income
\$122,115

Travell Distance



7.8 km | 16 mins
from Calgary International Airport



22 km | 20 mins
from Downtown Calgary

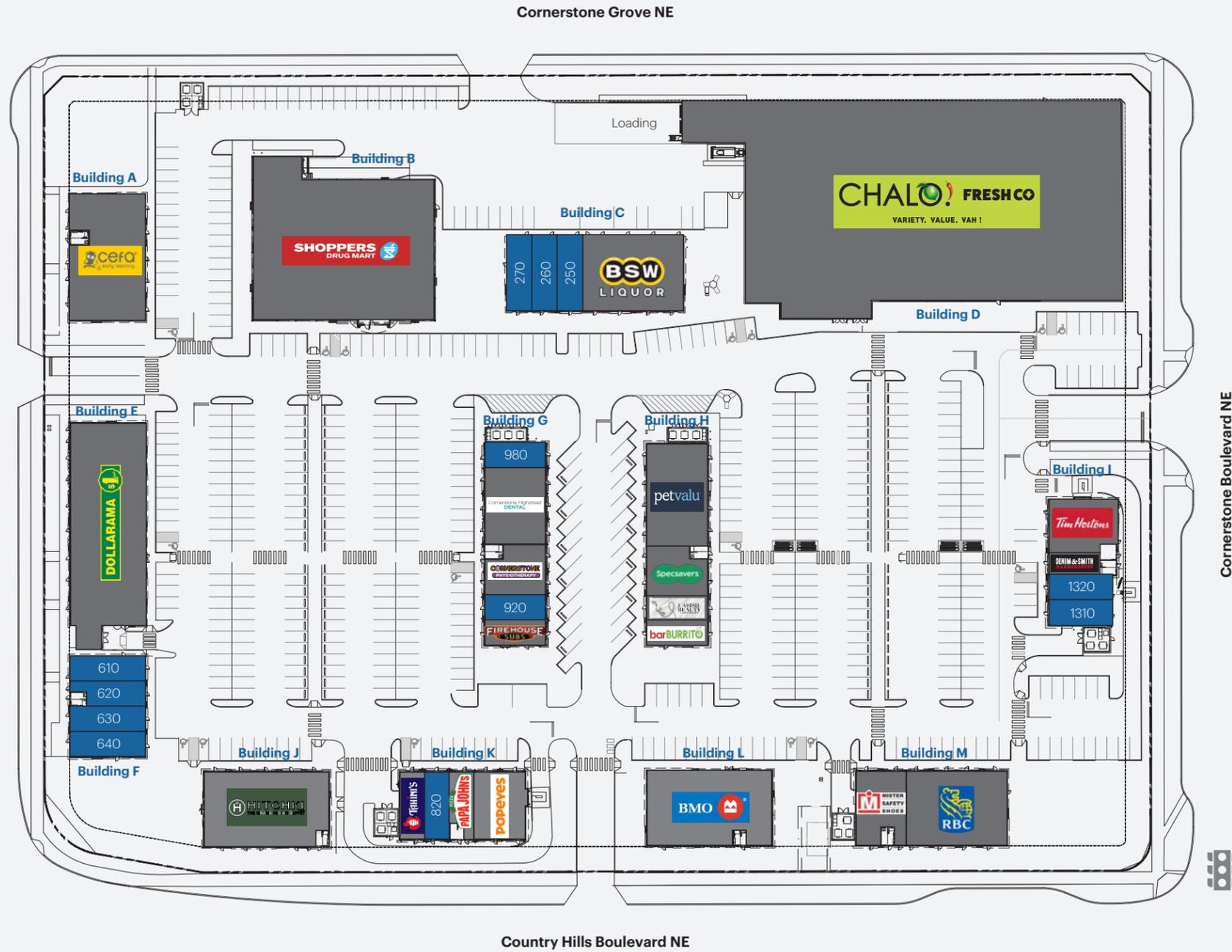
Overall



Country Hills Boulevard NE



Site Plan

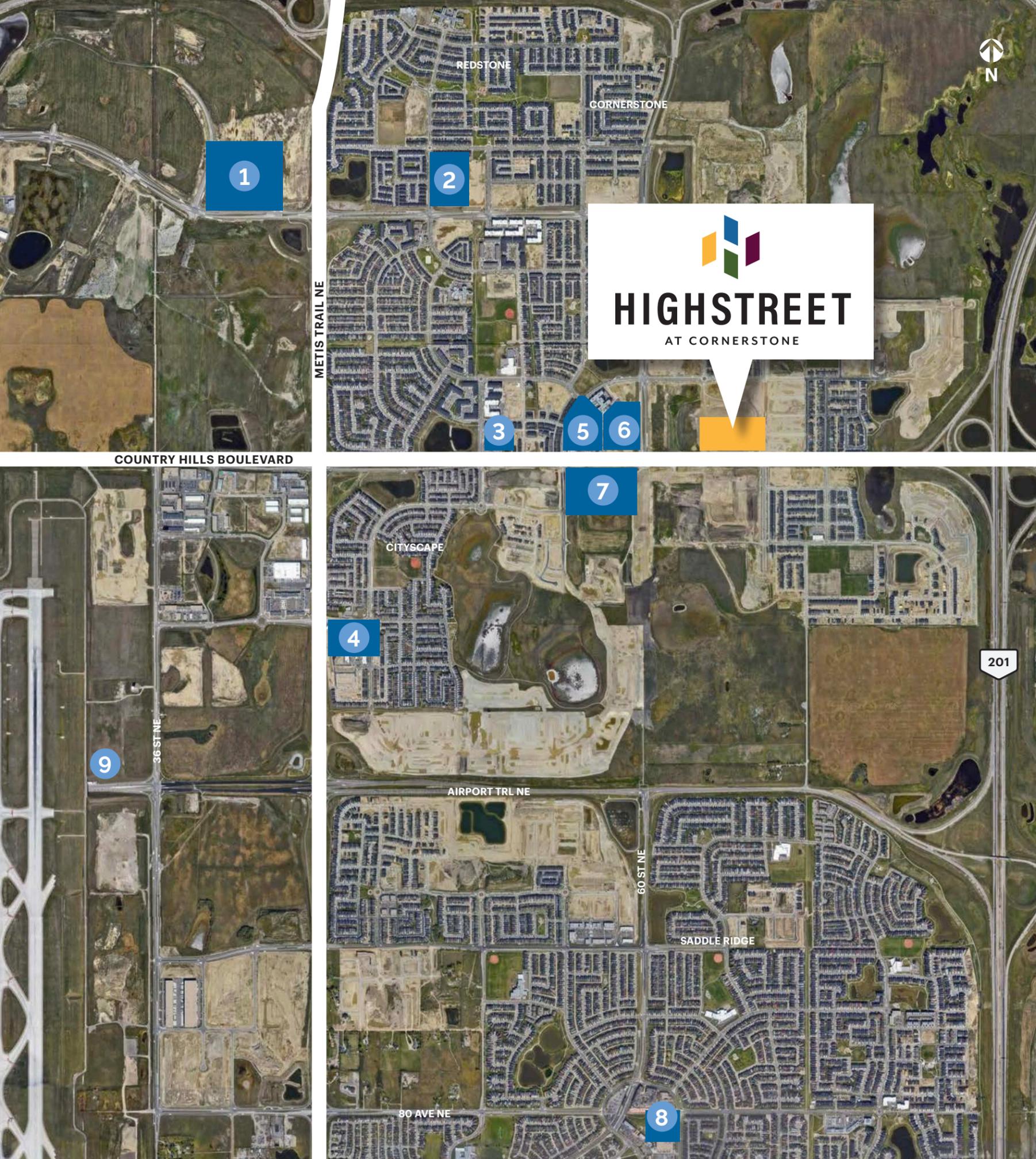


Building	Unit	Sq.Ft.	Tenant
A	400	6,064	CEFA
B	300	17,123	Shoppers Drug Mart
C	210-240	4,657	BSW Liquor
	250	1,210	Available
	260	1,210	Available
	270	1,210	Available
D	100	50,320	Chalor Fresh Co
E	510	9,698	Dollarama
F	610	1,217	Available
	620	1,052	Available
	630	1,212	Available
	640	1,218	Available
G	910	1,187	Firehouse Subs
	920	822	Available
	930/940	1,833	Physio
	950-970	3,013	Dental
	980	1,005	Available
H	1010	1,023	BarBurrito
	1020	1,010	Lavish Beauty
	1030/1040	1,836	Specsavers
	1050	4,021	Pet Valu
I	1310	1,011	Available
	1320	1,008	Available
	1330	926	Denim & Smith
	1340/1350	2,246	Tim Hortons
J	710 - 750	6,053	Hitchki
K	810	1,109	Tahini's
	820	1,111	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/Optomtry, 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.





180
ACRES OF NATURAL
WETLANDS

OVER
3,000
FUTURE EMPLOYMENT
OPPORTUNITIES CLOSE TO HOME

 **CORNERSTONE**

5
FUTURE
SCHOOL SITES

14
KILOMETRES
OF PATHWAYS

3
EXISTING
PLAYGROUNDS

95
ACRES OF DEDICATED
LAND FOR PARKS

2
ADJACENT FUTURE
MAJOR TRANSIT
PLAZAS, INCLUDING
LRT STATIONS

5
MAJOR ACCESS
POINTS PROVIDE EASE
OF TRANSPORTATION
TO AND FROM HOME

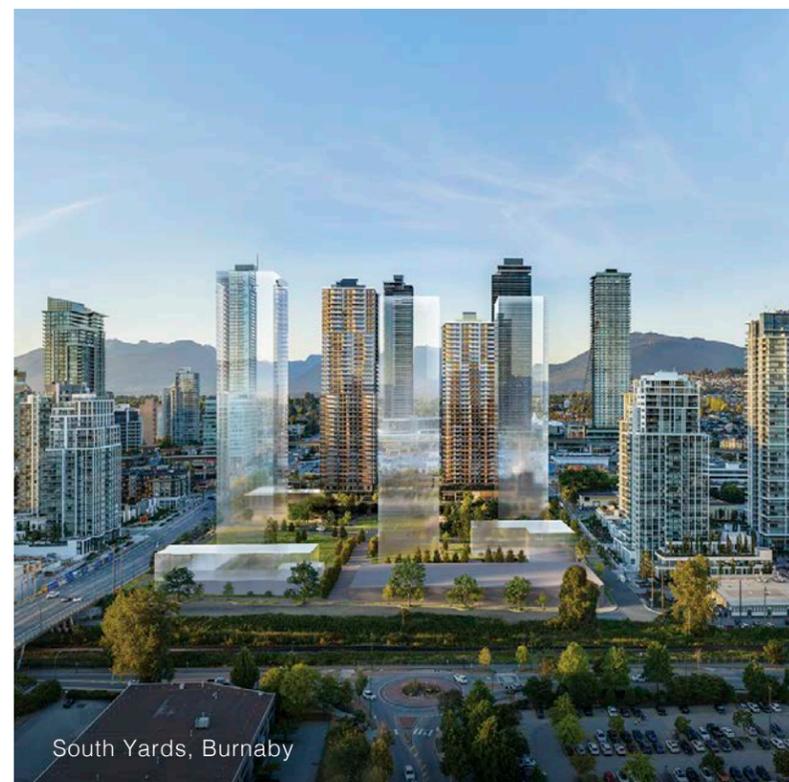
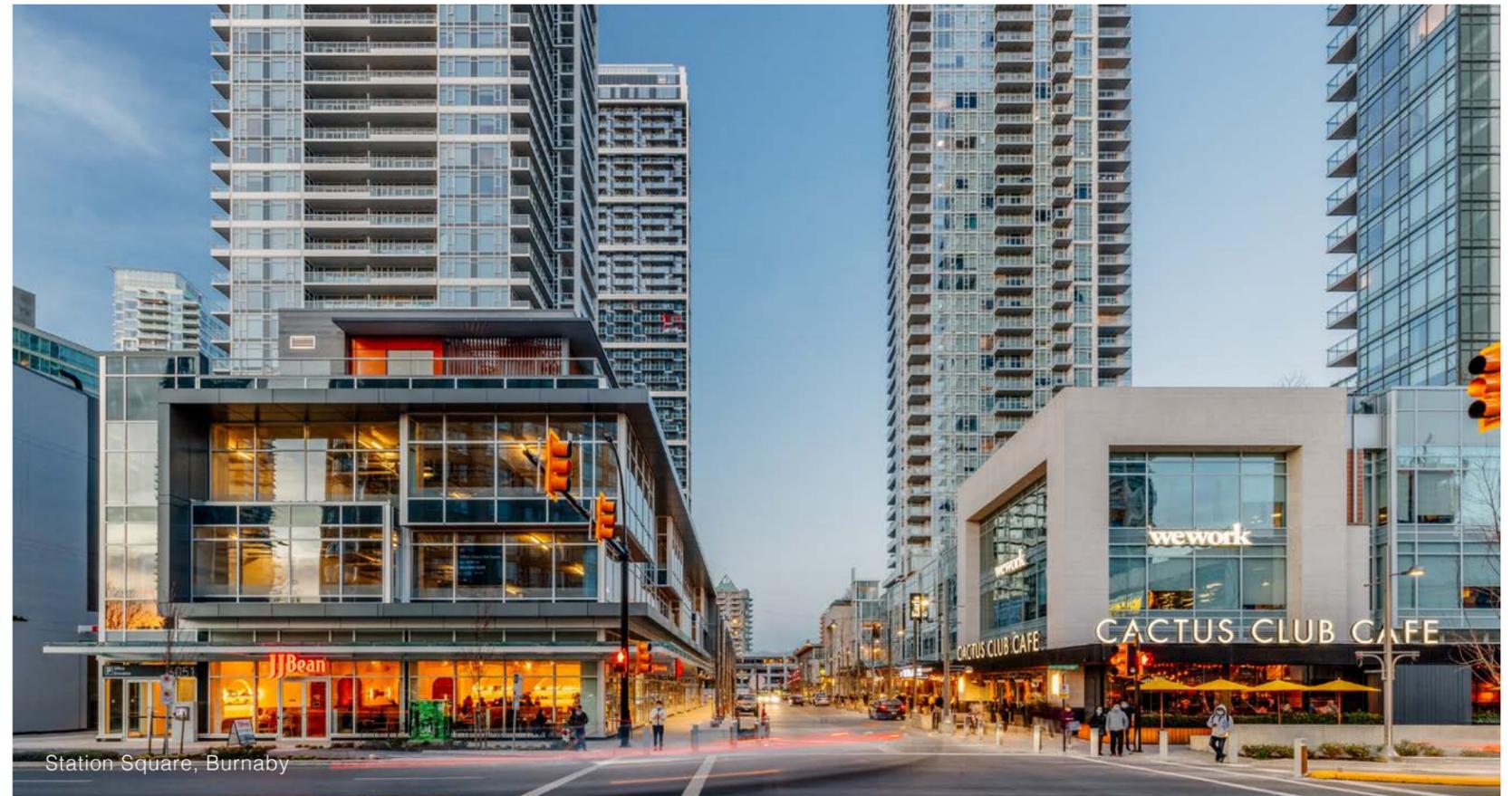


Founded in 1991, Anthem is a team of 500 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 320 residential, commercial and retail projects across western North America.

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, rental and single family communities.

We own, co-own, manage or have previously owned over 9 million square feet of retail, industrial 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

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