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Gateway at Trinity Hills

2200 Na'a Dr SW, Calgary, AB

Located along the historic Trans-Canada Highway with access to Sarcee Trail and Bowfort Road, Trinity Hills in Calgary serves as the Western gateway between this major city and the Rocky Mountains. Trinity Hills will accommodate a diverse community of residents with over 3,700 residential units of which over 1,700 are now under construction. Owing to the exceptional demand for Trinity's existing rental units, construction has commenced on an additional 178 units with completion expected in 2025.

Gateway at Trinity Hills is the lifestyle component of the development, anchored by GoodLife Fitness, Sofa Land, and Beam Radiology. Anchor tenants are now open accompanied by St. Louis Bar & Grill, Easy Financial, Papa John's, and Telus, amongst others. With retailers such as national coffee chain Second Cup and boutique spa concept Cedar & Steam slated to take possession over the next few months, there has never been a better time to join the premium tenant mix Gateway has to offer. Don't miss the opportunity to join the national retail mix in units of various sizes, including units with patio potential!

Demographics	3 km	5 km	10 km
Total Population	47,505	137,970	516,061
Number of Households	18,947	53,104	212,039
Average Household Income	\$158,454	\$162,932	\$152,869
Median Age	40.6	41.0	39.6

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Location

South Side of Trans-Canada Highway,
Between Stoney Trail & Sarcee Trail

Total Project Size

Retail	290,000 s.f.
Gateway Retail	141,500 s.f.
Residential	2,050,000 s.f.
Total GFA	2,340,000 s.f.

Opened

Phase I Fall 2020/Winter 2021

Opened

Phase II Summer 2021

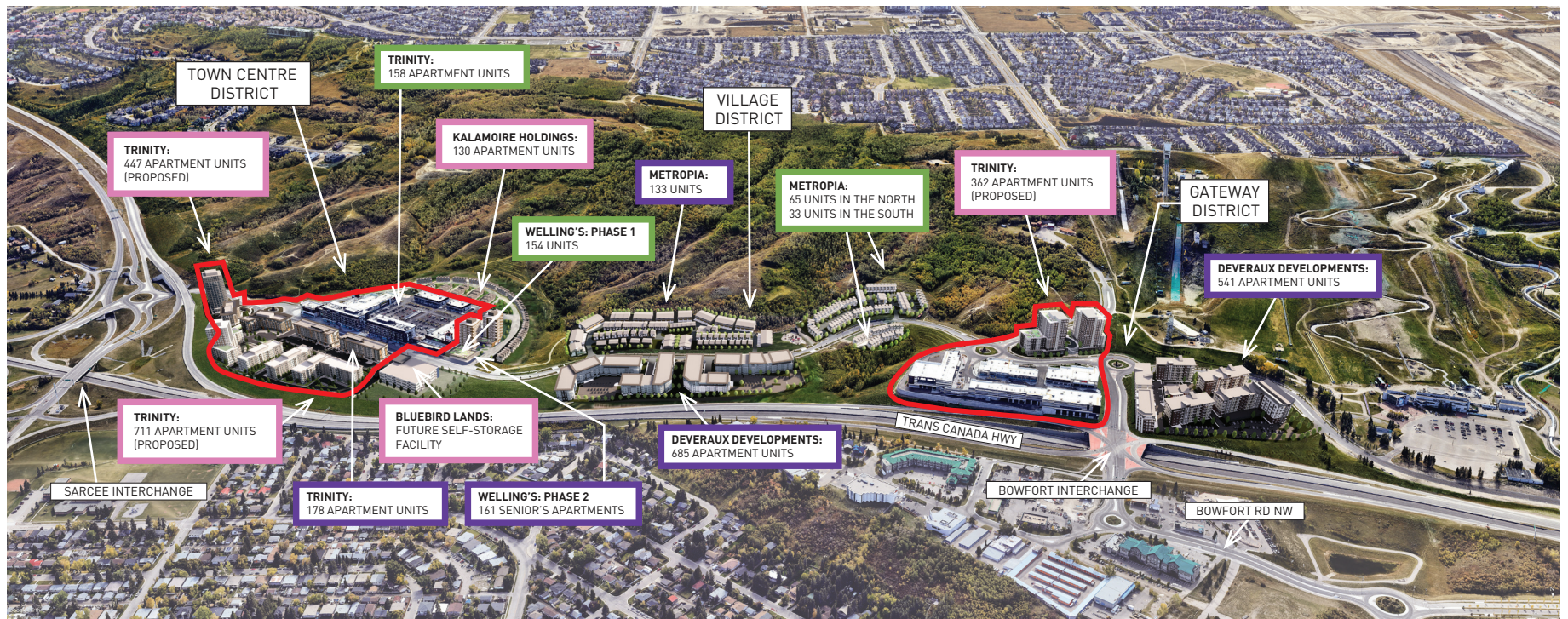
Under Construction

Phase III Spring 2026

Gateway Major Tenants

GoodLife Fitness	30,400 s.f.
Beam Radiology	22,100 s.f.
Sofa Land	18,100 s.f.





Completed: 357 units

Under Construction – Completion 2024 – 2025: 1,706 units

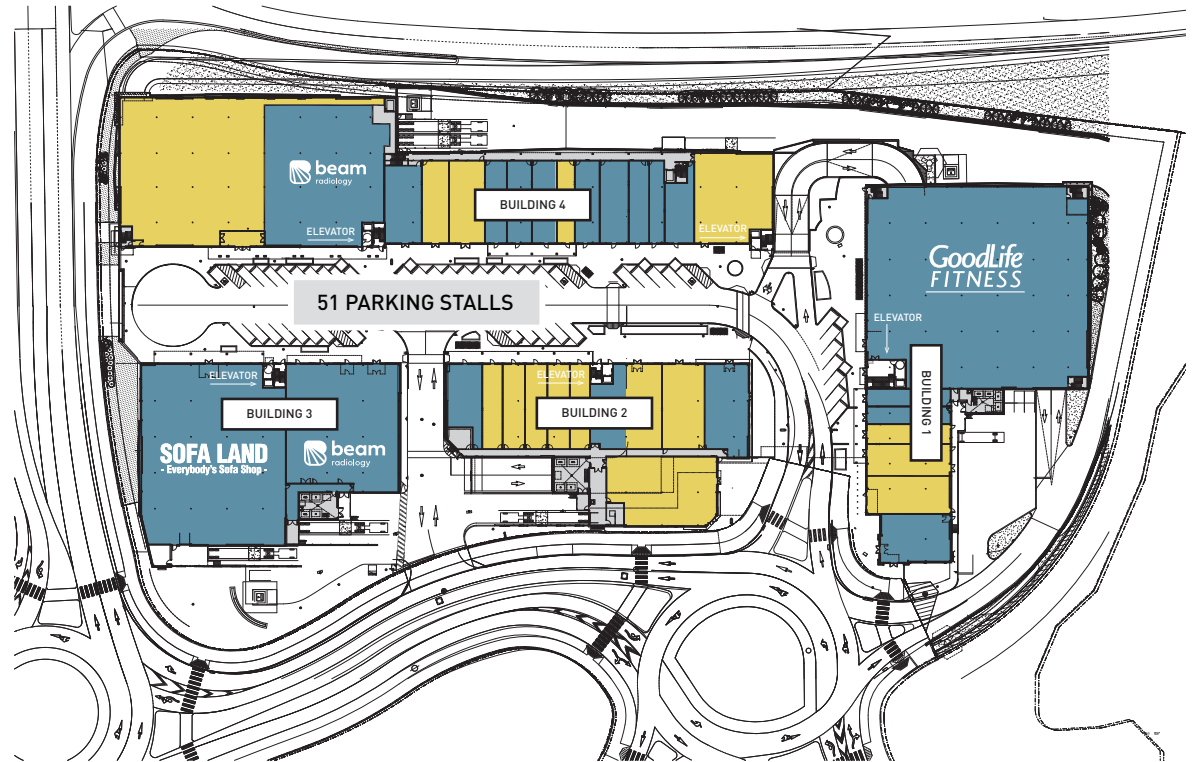
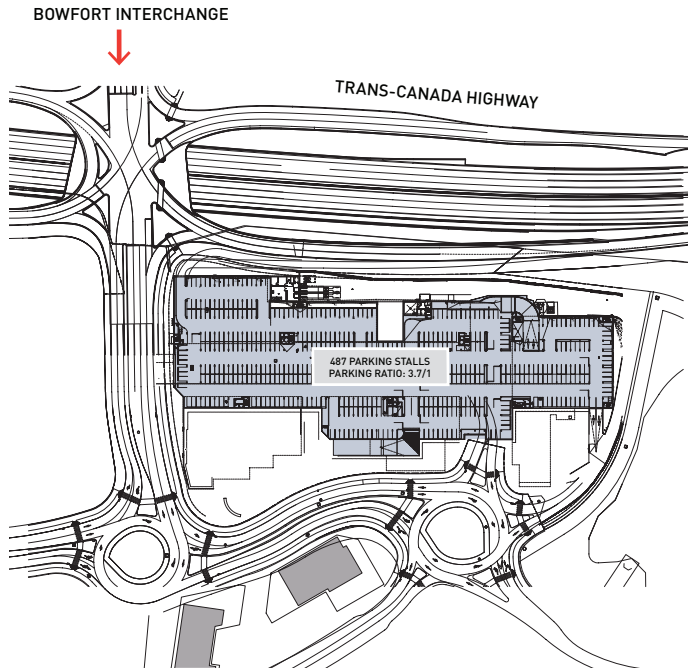
Future Development: 1,683 units

Total: 3,746 units

- ▬ Trinity Development Group
- ▬ Completed
- ▬ Under Construction – Completion 2024 – 2025
- ▬ Future Development

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GATEWAY PARKING - LOWER LEVEL

Tenants

Building B1

- GoodLife Fitness
1. Reflex Supplements
 2. Booster Juice
 3. Available 1,138 s.f.
 4. Available 1,901 s.f.
 5. Available 2,270 s.f.
 6. Cedar & Steam

Building B2

1. Available 5,241 s.f.
2. St Louis Wings
3. Available 2,580 s.f.
4. Available 3,931 s.f.
5. Canada Snowboard
6. Available 1,339 s.f.
7. Available 1,339 s.f.

8. Available 1,339 s.f.

9. Available 1,215 s.f.
10. Calgary Flooring Boutique

Building B3

1. Beam Radiology
2. Sofa Land

Building B4

1. Available 4,985 s.f.
2. Telus
3. Flamingo Vape Shop
4. Flamingo Cannabis
5. Heist Boutique
6. Second Cup
7. Available 1,044 s.f.
8. 365 Golf

9. Easy Financial

10. Papa John's
11. Available 2,094 s.f.
12. Available 1,582 s.f.
13. Grinn, Skinecht
14. Beam Radiology
15. Available 15,649 s.f.

GATEWAY GROUND LEVEL

■ Retail Leased ■ Retail Available

