



# SETON NORTH RETAIL DISTRICT

PHASE III CONSTRUCTION NOW COMPLETED



**Brookfield**  
Residential

[setonurbandistrict.com](http://setonurbandistrict.com)





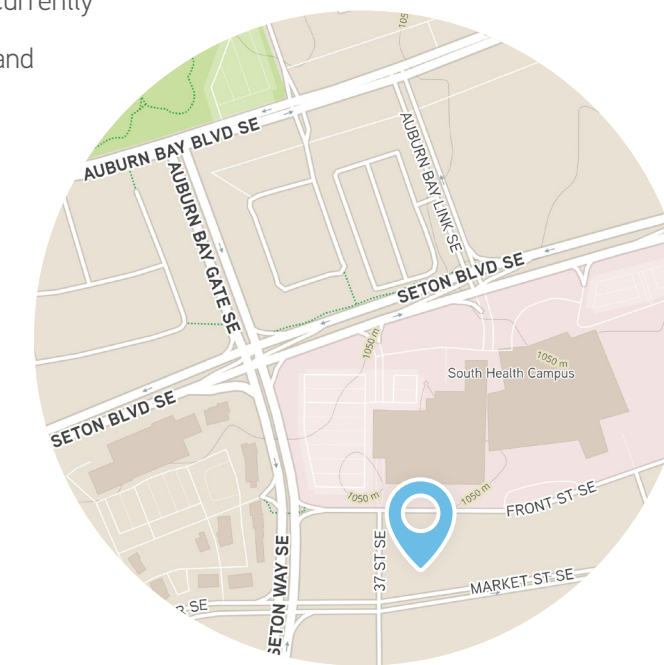
# DISCOVER SETON

from business to leisure



Seton will provide Calgary its first true “Town Centre” format, anchored by the new South Calgary Health Campus. Brookfield Residential has master planned a vibrant “downtown” setting in a suburban location, including large & medium format retail, trendy restaurants, financial institutions and a wide variety of local shops and services. At full build out, Seton will provide the approximately 120,000 residents living in the primary trade area all the amenities associated with inner city living.

In addition to the South Calgary Health Campus, the Seton area currently offers two Marriott hotels, the Seton Seniors Community of Care and Wellness, the Gateway Retail District, a Real Canadian Superstore and the City of Calgary’s Multi-Service / Fire Station #41 facility. A new state of the art, and world’s largest recreation centre and public library opened in 2019. New additional development include higher density residential area, a 16 acre regional park, seniors residences, and a 3rd hotel. Recent openings include a public high school for 1,800 students and Calgary’s first VIP Cineplex theatre. In the future up to 1.5 million SF of office and professional space, which will all be serviced by the impending south-east leg of the LRT Green Line.





# WHAT'S NEARBY?



Public High School (Completed- 1,800 Students)

Seton Recreation Centre (Completed- World's Largest)

17 Acre Park (And Approximately 1,040 Residential Units)

142 Condo Unit Complex (Completed)

238 Rental Units (Completed)

Future Offices

Supportive and Long Term Care Facility (Phase I and II)

Independent Living Seniors Facility (Completed)

Tri - Services (Completed)

Real Canadian Superstore (Completed)

Seton Professional Centre (Completed)

South Calgary Health Campus (Phase I Open)

Cineplex Odeon VIP Theatre (Completed)

Design District Retail (Future)

Courtyard by Marriott Calgary South Hotel (225 Rooms, Completed)

Save On Foods (Completed)

Shoppers Drug Mart (Completed)





# PHASE II REGIONAL SHOPPING

where life connects



Phase III of Seton regional retail is located on the west side of Seton along Deerfoot Trail.

All turns lighted intersection at Seton Boulevard and Seton Way as well as Seton Way and Seton Crescent, coupled with all turns intersection on Seton Crescent and right-in, right-out access points on Seton Way provided.

**AVAILABLE SPACE** 65 Acres  
700,000 SF (+/-)

**PARKING** Approximately 1,700 stalls

**ANCHOR TENANTS** Real Canadian Superstore, Cineplex VIP, Dollarama, Petland, Evolve, banks, restaurants, Save-on-Foods, Shoppers Drug Mart, Active Start Childcare

**AESTHETICS** Architectural controls to ensure high quality aesthetics are maintained throughout the entire project

**ACCESS** Inter-connecting drive isle with “CRU retail” development to the north will ensure ease of access throughout all of Seton retail.

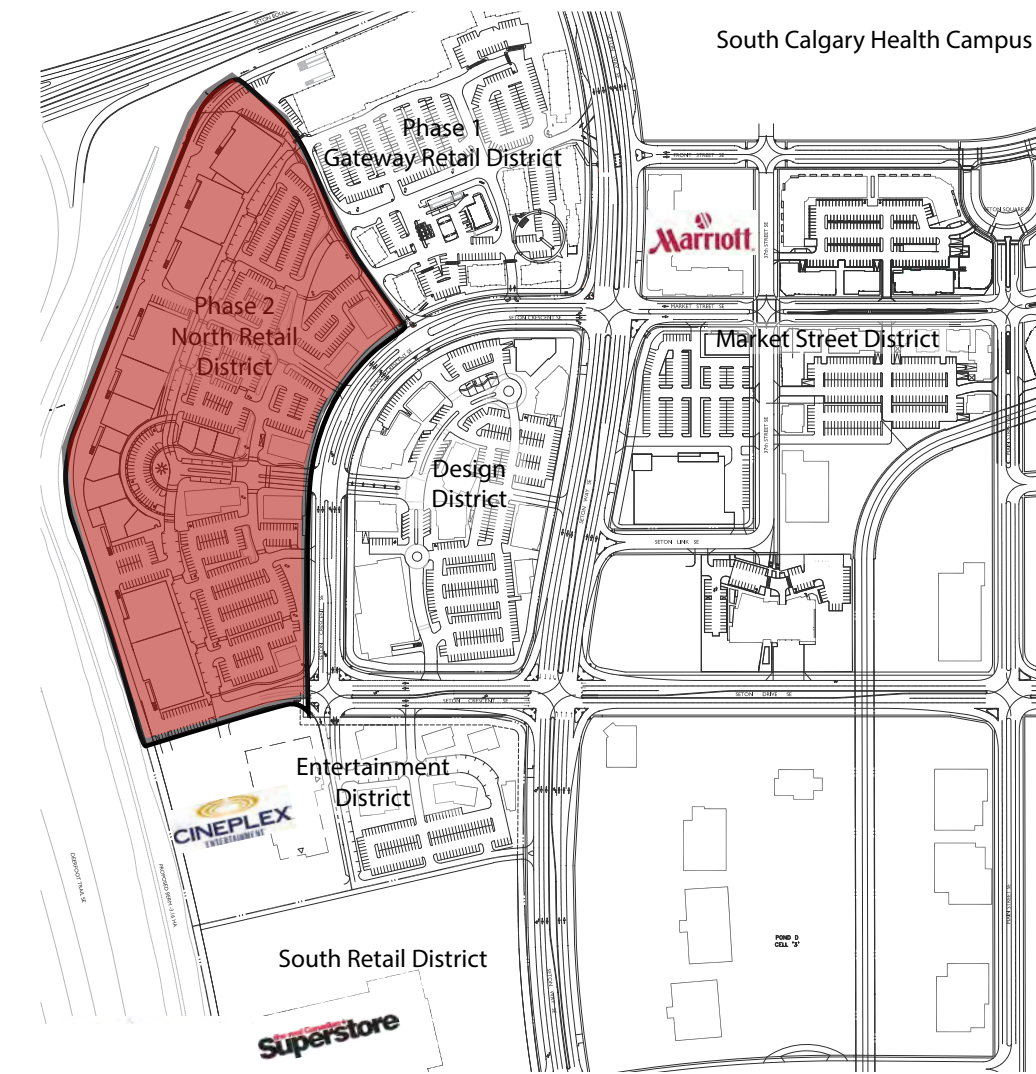
**COMPLETION** Phase 4 is scheduled for 2026 opening







# REGIONAL SHOPPING CENTRE



Seton as a Regional Shopping Centre is located at the primary access / entrance point of Seton at Seton Boulevard and Seton Way. Accessible easily from Deerfoot Trail north and south allowing for greater accessibility, in turn extending the total trade area.

All turns intersections are as follows:

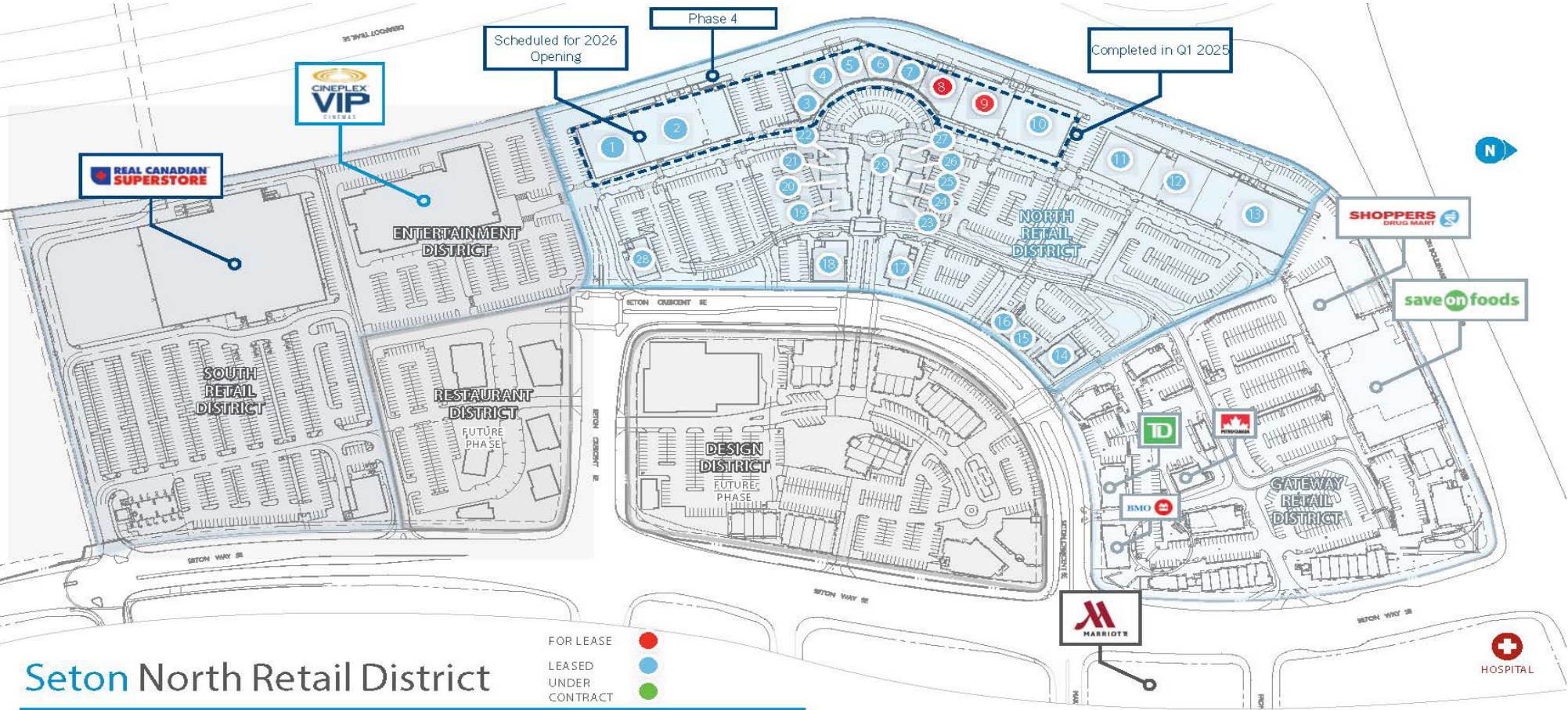
- Seton Way and Seton Blvd
- Seton Way and Seton Crescent North
- Seton Way and Seton Crescent South

Regional Shopping Centre Statistics

- Over 65 acres of Retail
- Approximately 700,000 SF.
- Tenant mix will include large format Anchor Tenants, Big Box, Jr. Box and smaller retailers to create “City of its own feeling”
- Interconnected with community, hospital and parks

# PHASE 2 REGIONAL SHOPPING CENTRE

## Site Plan



## Seton North Retail District

1	Up to 11,000 SF	5		8	4,705 SF	9	6,386 SF	13		17		21		25	
2	Up to 28,039 SF	6		10		14		18		22		26			
3		7	a)  b)  c)  d) 	11		15		19		23		27			
4	Seoul Korean BBQ			12		16		20		24		28	Tini Vietnamese		
												29			



# PHASE I REGIONAL SHOPPING SITE PLAN

# PHASE I REGIONAL SHOPPING



Phase I of Seton regional retail is located at the primary access / entrance point of Seton at Seton Boulevard and Seton Way.

All turns lighted intersection at Seton Boulevard and Seton Way as well as Seton Way and Seton Crescent, coupled with all turns intersection on Seton Crescent and right-in, right-out access points on Seton Way provided.

## PHASE 1 SITE STATISTICS

- 12.9 acres
- 129,285 SF (+/-). Fully Leased
- Approximately 506 parking stalls
- Anchored by Save-On Foods, Shoppers Drug Mart, Bank of Montreal, TD Bank
- Architectural controls to ensure high quality aesthetics are maintained throughout the entire project
- South Calgary Health Campus immediately to the east
- Inter-connecting drive isle with “box retail” development to the south will ensure ease of access from Site 1 to the balance of the regional retail



# DEMOGRAPHICS

2024 SNAPSHOT	0-1 KM FROM SITE		0-3 KM FROM SITE		0-5 KM FROM SITE	
POPULATION	NO. OF PEOPLE	%	NO. OF PEOPLE	%	NO. OF PEOPLE	%
TOTAL POP.	11,281		67,081		148,714	
0-4 YEARS OF AGE	764	6.7%	4641	6.91%	10,005	6.73%
5-19 YEARS OF AGE	2,887	25.6%	15,326	22.84%	32,046	21.55%
20-24 YEARS OF AGE	530	4.7%	3,078	4.58%	7,692	5.15%
25-34 YEARS OF AGE	1,325	11.7%	8,814	13.14%	21,006	14.13%
35-44 YEARS OF AGE	2,497	22.1%	14,013	20.89%	30,303	20.38%
45-54 YEARS OF AGE	1,765	15.6%	9653	14.3%	21,166	14.23%
55-64 YEARS OF AGE	748	6.6%	5,505	8.21	12,802	8.61%
65-74 YEARS OF AGE	457	4.05%	3,988	5.95%	9,005	6.06%
75+ YEARS OF AGE	308	2.7%	2064	3.08%	4688	3.15%
MEDIAN AGE	35.4		36.2		36.1	

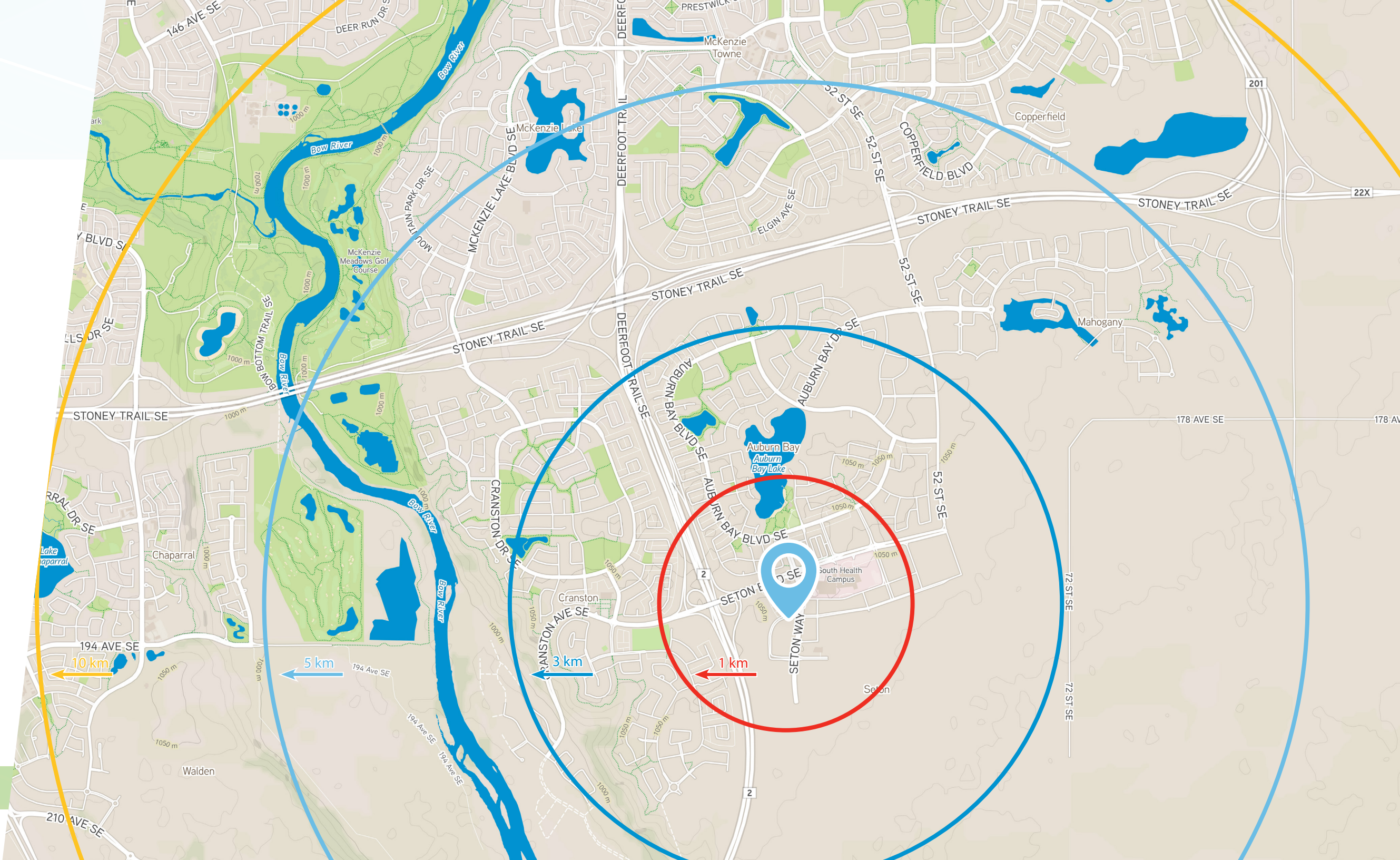
AVERAGE HOUSEHOLD INCOME	\$176,802		\$172,071		\$159,988	
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## POPULATION 0-10 KM FROM SITE

- > 282,074 Residents as of 2024
- > 25% Projected Growth (2024 - 2034)

## INCOME 3KM FROM SITE

- > Average Household Income of \$172,071







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