



Blackstone

For Lease

1340 Northmount Drive NW | Calgary AB
High-Exposure Retail in the Heart of Brentwood

Brentwood Shopping Centre



1340 Northmount Drive NW, Calgary AB

High-Exposure Retail in the Heart of Brentwood

PROPERTY DETAILS

Unit Size	540± SF
Net Rate	Market
Op Costs	\$15.50 PSF (Est. 2025)
Availability	August 1, 2025
District	Brentwood
Zoning	C-N2
Parking	8 surface stalls

- **Prime Brentwood Location:** Situated in the heart of a well-established NW community near the University of Calgary
- **Ample Parking:** 8 dedicated surface stalls with additional customer parking available
- **Highly Accessible:** Quick access to major routes including Crowchild Trail, Shaganappi Trail, and John Laurie Blvd
- **Transit & Walkability:** High walk score with convenient access to public transit
- **Busy Retail Node:** Surrounded by established retailers and steady local traffic
- **Proximity to Amenities:** Minutes from Brentwood Village featuring Homesense, London Drugs, Starbucks, FreshCo, and Dollarama
- **Outdoor Appeal:** Close to Nose Hill Park, offering year-round recreational traffic
- **Ideal for Retail:** Perfect for a variety of retail or service-based businesses
- **Separately Metered:** Provides control over utilities and operating costs



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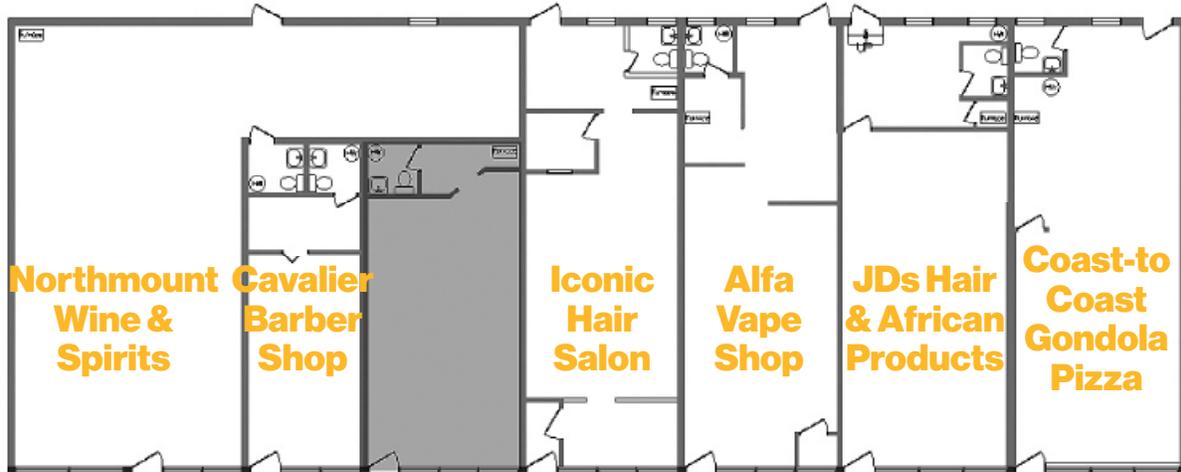
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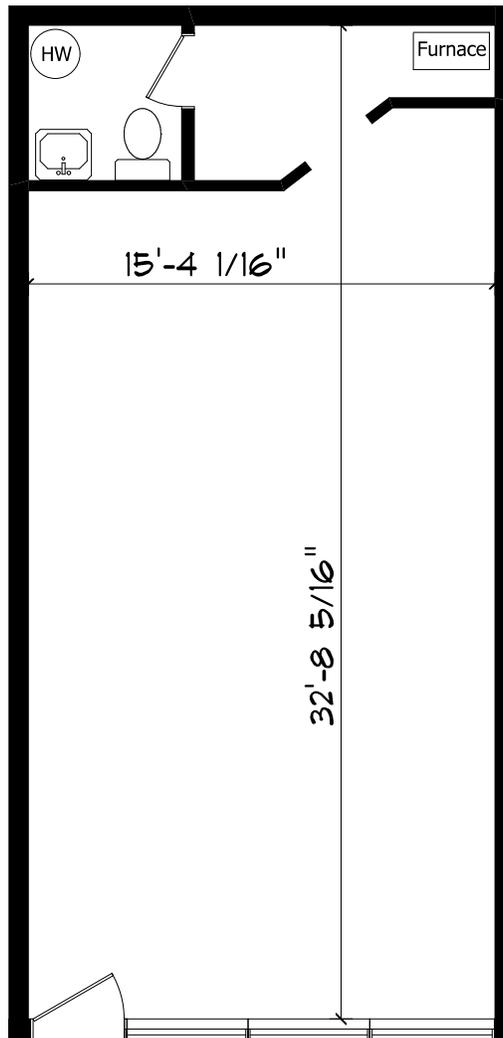
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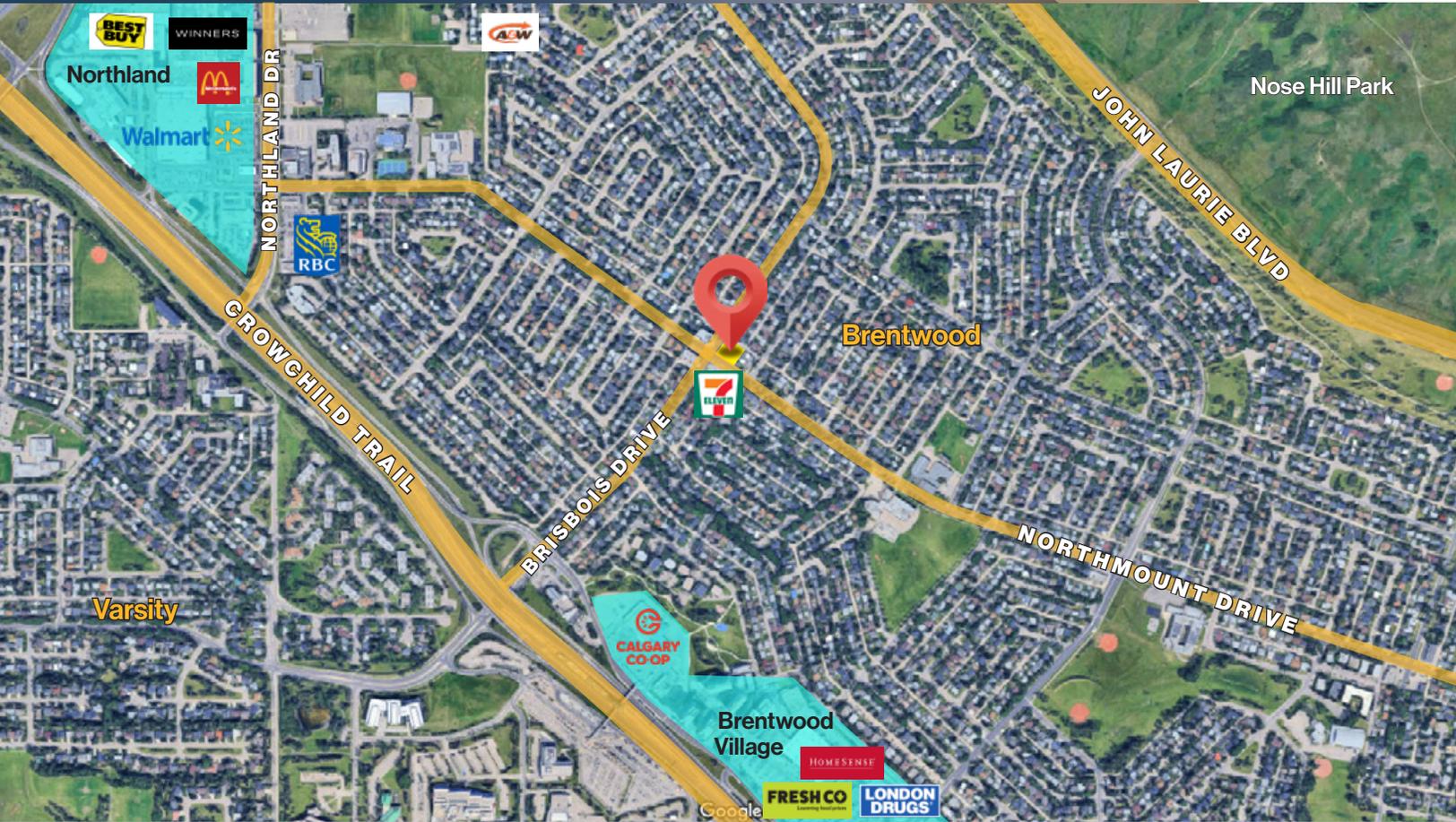


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NEIGHBORHOOD
Brentwood



POPULATION
49,925



MEDIAN AGE
38.4



HOUSEHOLD INCOME
\$85,649



TRAFFIC COUNT
88,000 VPD | Crowchild Tr & Brisbois Dr
8,000 VPD | Northmount Dr & Bennet



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For more information, please contact one of our associates.

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