



COSTCO ANCHORED DEVELOPMENT | ESTIMATED Q4 2026 POSSESSION

# BINGHAM CROSSING

Highway 1 & Range Road 33  
Rocky View, AB

**NOW PRE-LEASING**

## 127,500+ SF

**PHASE 1 - HIGH STREET RETAIL PLAZA**

**Brodie Henrichsen\***  
Executive Vice President  
+ 1 604 628 4331  
brodie.henrichsen@jll.com

**Ron Odagaki**  
Associate Vice President  
+1 403 456 3245  
ron.odagaki@jll.com

**Lauren Yanick**  
Associate  
+1 403 456 3136  
lauren.yanick@jll.com

\*Personal Real Estate Corporation





# Highlights



**Multi-phase 309 Acre mixed use project** anchored by a 170,000 SF Costco set to take possession late 2025



**Preleasing is underway** for the first phase of retail, estimated to be 270,000 SF of GLA plus Costco



**Retail Plaza** will be oriented in an open air high street setting, creating a vibrant pedestrian friendly atmosphere



**Major improvements to the Highway 1/Range Road 33** providing better circulation for vehicular traffic



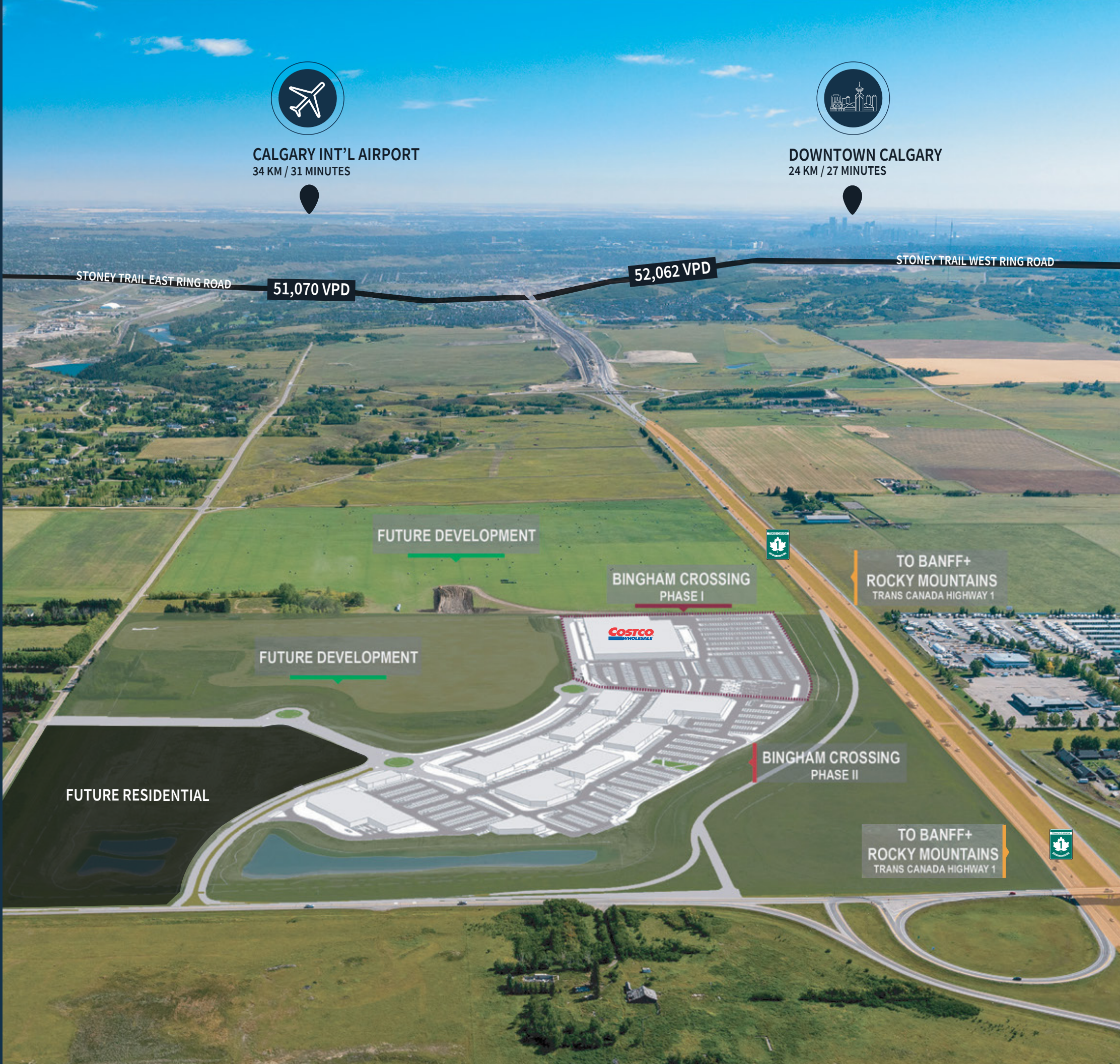
**Ring Road now open** has enhanced market access, supported economic diversification, and effectively improved transportation efficiency in the region



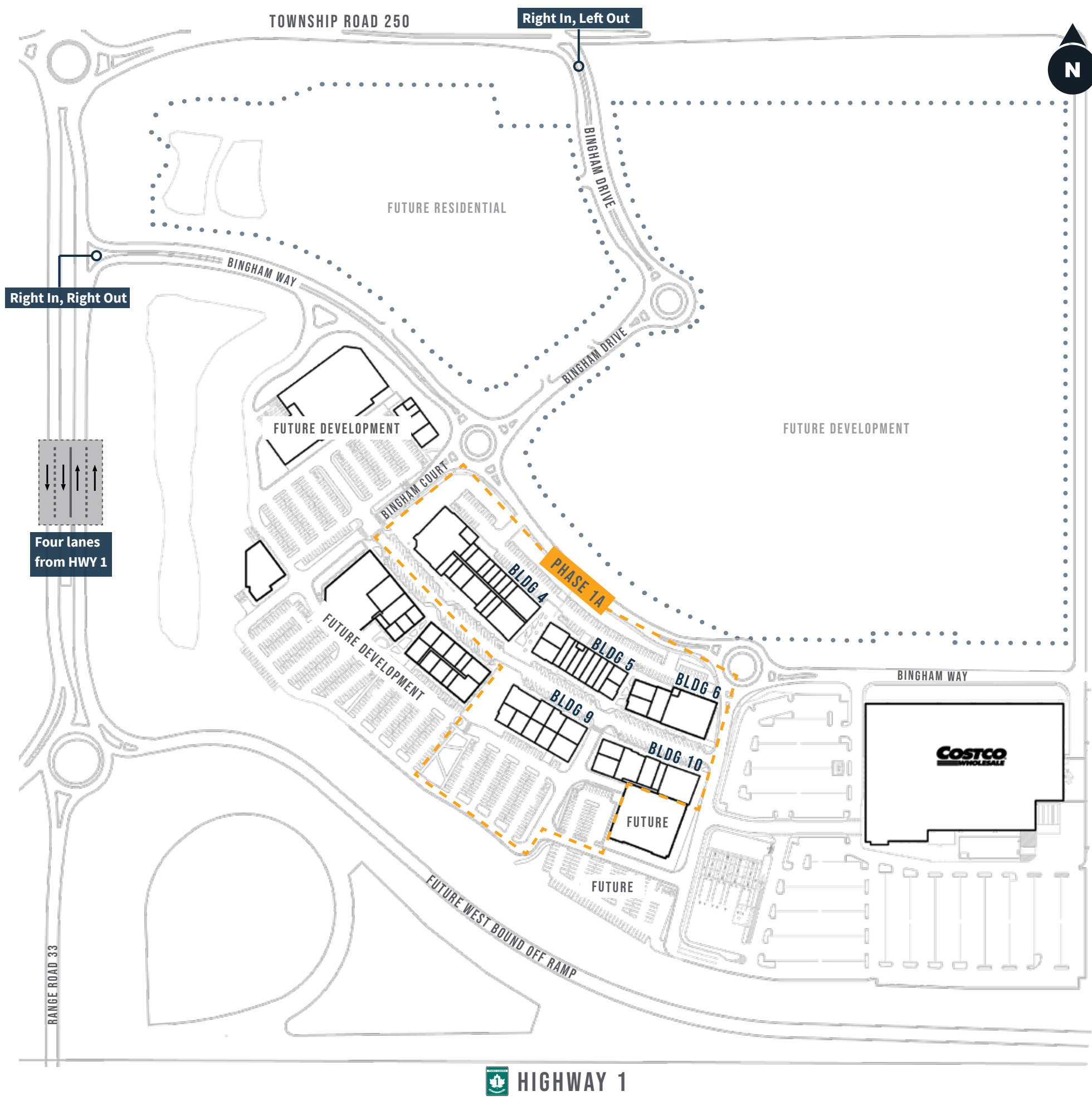
**Set to service the surrounding communities** including reach to the mountain parks and west Calgary



**60,000**  
VEHICLES PER DAY







Fully developed,  
Bingham Crossing will  
be a 309 Acre mixed  
use development

Trade Area Demographics



223,530  
Population

8.9%  
Growth Rate  
(2019-2023)

14%  
Growth Rate  
(2023-2028)



83,137  
Total Households

\$173,469  
Average Household  
Income



\$163,311  
Total Expenditure  
(avg per household)



## Phase 1

Building 4 - 43,607 SF

Building 5 - 20,172 SF

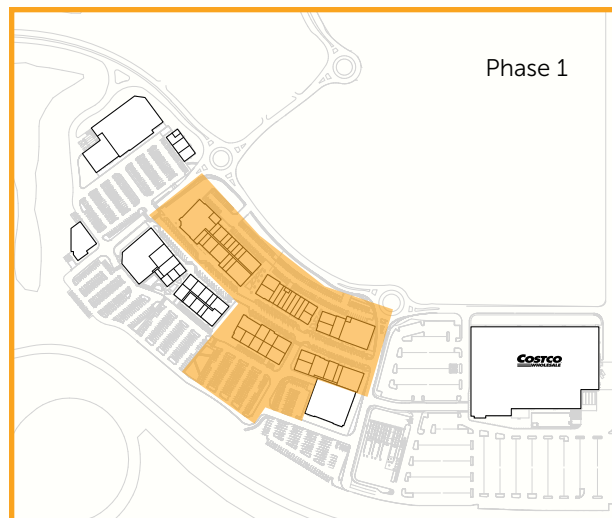
Building 6 - 19,934 SF

Building 9 - 22,168 SF

Building 10 - 21,630 SF

### Note

- Number of CRU's in buildings subject to change pending signing of leases
- All internal demising walls subject to change pending signing of leases



**BUILDING 5 - CONCEPT RENDER**

**BUILDING 9 - CONCEPT RENDER**





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JLL Calgary Office | 403.456.2233 | Suite 3900, 855 – 2nd Street SW Calgary, AB T2P 4J8