




**open**  
PROPERTY  
GROUP

# THE SHOPS AT BUFFALO RUN

 11501 Buffalo Run Blvd  
Tsuut'ina, Alberta

*Experience the Vision -  
Watch the Site Video Here!*



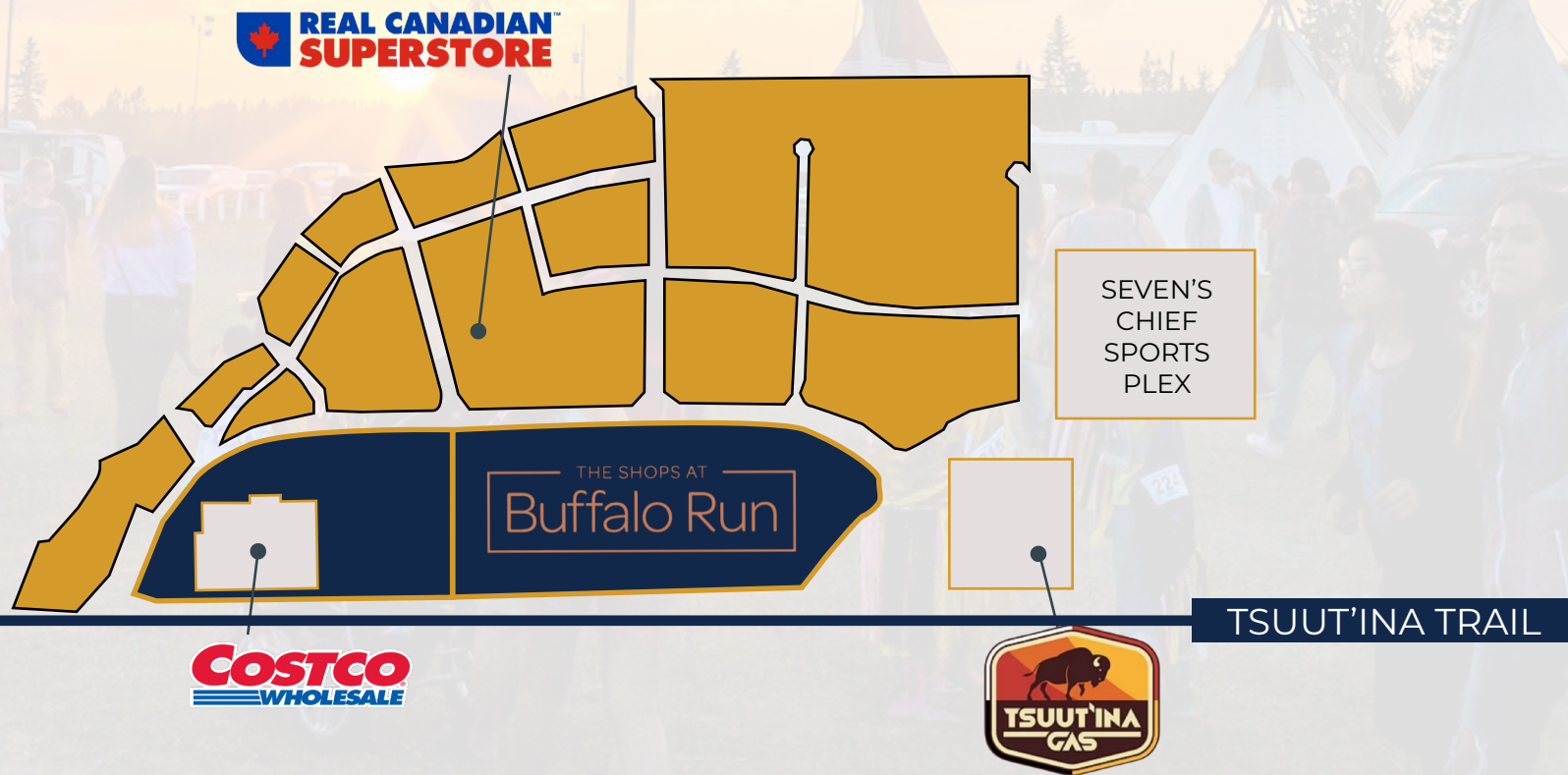
# TAZA DEVELOPMENT

Spanning 1,200 acres, Taza is one of the largest First Nation development projects in North America. With three distinct Villages, its legacy encourages economic prosperity, entrepreneurial spirit and a shared vision for the future. This major regional destination features high-quality shopping, dining, and recreation—all presented in a vibrant location where Tsuut'ina and Calgary intersect.



# WHY THE SHOPS AT BUFFALO RUN?

This thoughtfully designed development celebrates and integrates Tsuut'ina culture, creating a distinctive shopping and dining destination rooted in authenticity and community. Guided by Tsuut'ina cultural advisors and Elders, the project incorporates meaningful architectural elements, Dené language, and public art to honour and preserve local traditions while offering visitors an opportunity to engage with and learn about Tsuut'ina heritage. With a diverse mix of retail, service, and dining offerings, the centre not only enhances the overall visitor experience but also serves as a key economic driver, supporting employment and long-term growth within the Tsuut'ina Nation while acting as a cultural bridge between the community and the broader region.



# THE DETAILS

**Area** 1,319 sf - 4,318 sf

**Rate** Market

**Additional Rent** Retail: \$15.53 (2026)  
Office: \$16.48 (2026)

**Term** 10 Years

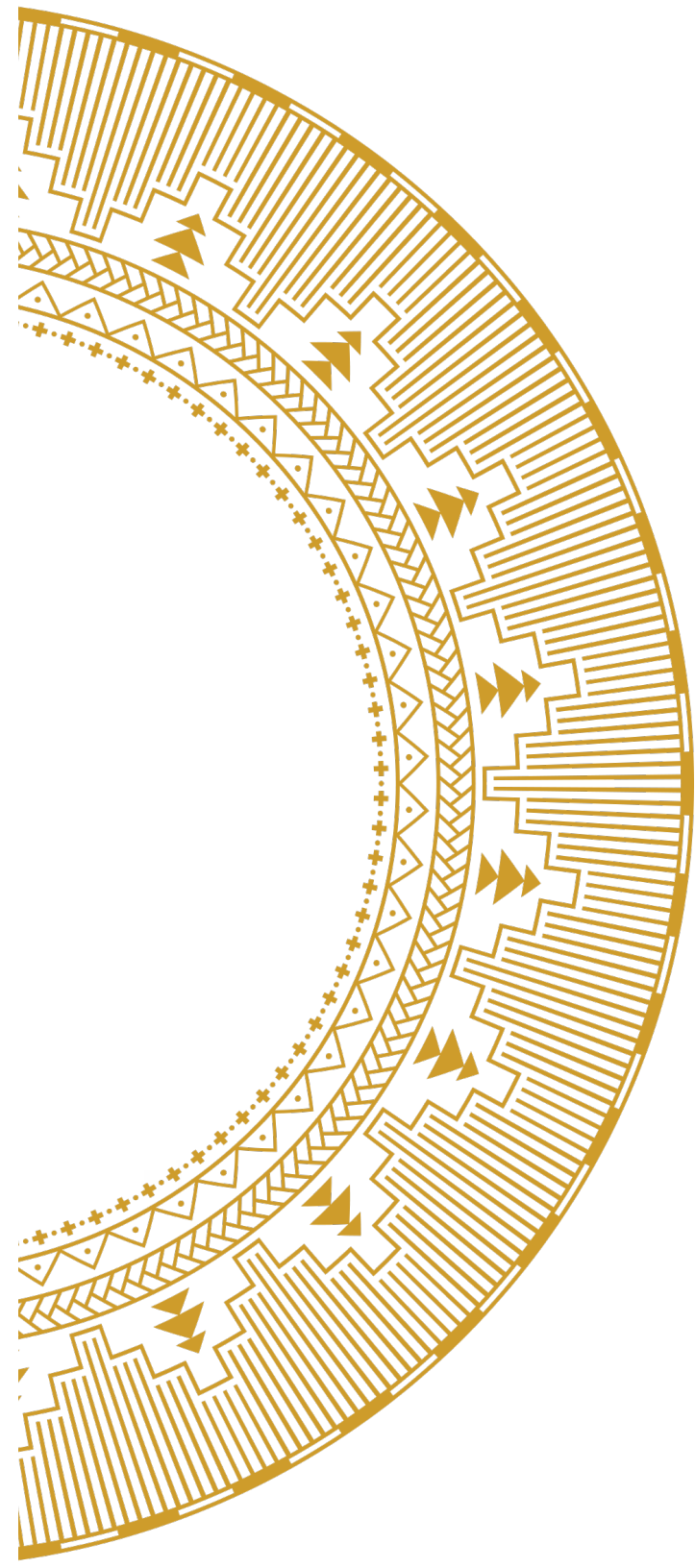
**Parking** Ample Surface

**Availability** Immediate

## SNAPSHOT

- Dominant retail destination featuring a curated mix of leading national brands and strong local operators, including Gold's Gym, Dollarama, Petfinity, Wee Wild Ones, Petzoic Animal Hospital, True Blue Swim School, BMO, TD, Tim Hortons, Servus Credit Union, BarBurrito, and more
- ±278,843 sq. ft. of premium retail space with a diverse mix of shopping, services, and dining
- Strategically positioned along Tsuut'ina Trail on the Southwest Ring Road - one of Calgary's most significant transportation corridors
- Ample on-site parking and convenient site circulation designed for high customer volumes
- Rapidly growing trade area supported by ongoing residential and commercial development in Southwest Calgary
- Vibrant, community-oriented shopping environment designed to encourage longer visits and repeat traffic

TOGETHER WITH TSUUT'INA



# SITE PLAN



CLICK HERE TO WATCH THE SITE VIDEO

## JOIN THE MIX!

101. Petzoic Vet Hospital  
 103. Petfinity  
 105. Dollarama  
 107. True Blue Swim School  
 109. Buffalo Run Dental  
**113. Available: 2,585 sf**  
 115. Aurora Nails  
**117. Available: 1,952 sf**  
**121. Available: 1,809 sf**  
 123. Buffalo Run Pharmasave  
 125. Children's Dental Health Care  
 131. Gold's Gym  
 139. Delicious Jem's Market

143. Chopped Leaf  
 145. Taza Barbershop  
**147. Under Offer: 1,321 sf**  
 149. Nabi Flowers  
 151. Pur and Simple  
**155. Available: 1,336 sf**  
**157. Available: 1,569 sf**  
 159. Wee Wild Ones  
 201. Stoney Nakoda  
 203. AIOC  
 207. Leased  
 209. Makwa7  
 211. Fasken Law

213. Aubin Consulting  
 219. Leased  
 221. Springbank Psychology  
 301. Fit Foundation  
 309. Warriors Supplements  
 311. Booster Juice  
 501. TiNi Vietnamese  
 505. Wayback Burger  
 507. My Liquor  
 511. Thai Express  
**513. Under Offer: 2,294 sf**  
**517. Under Offer: 2,642 sf**  
 601. Papa John's

603. Dairy Queen  
 701. TD Canada Trust  
 801. BMO  
 901. Servus Credit Union  
 905. Envi Optical Store  
 907. Telus  
 909. Foggy Gorilla  
 911. Almira's  
**913. Available: 2,030 sf**  
 915. Hair Time  
 917. Subway  
 1001. Complete Health Chiro  
**1005. Available: 2,086 sf**

1009. BarBurrito  
 1011. Canna Cabana  
 1013. KFC  
 1100. Tim Horton's  
 1201. Peace Hills Trust  
 1205. Who's Kitchen  
 1207. Happy Cup Bubble Tea  
**1209. Available: 2,212 sf**  
 1301. Mattress Mattress  
 1307. Cupboards Express  
 1311. Pure Passion Dance  
 1401. Lab Rehab & Performance  
**1405. Under Offer: 4,318 sf**  
 1500: Leased



Leased



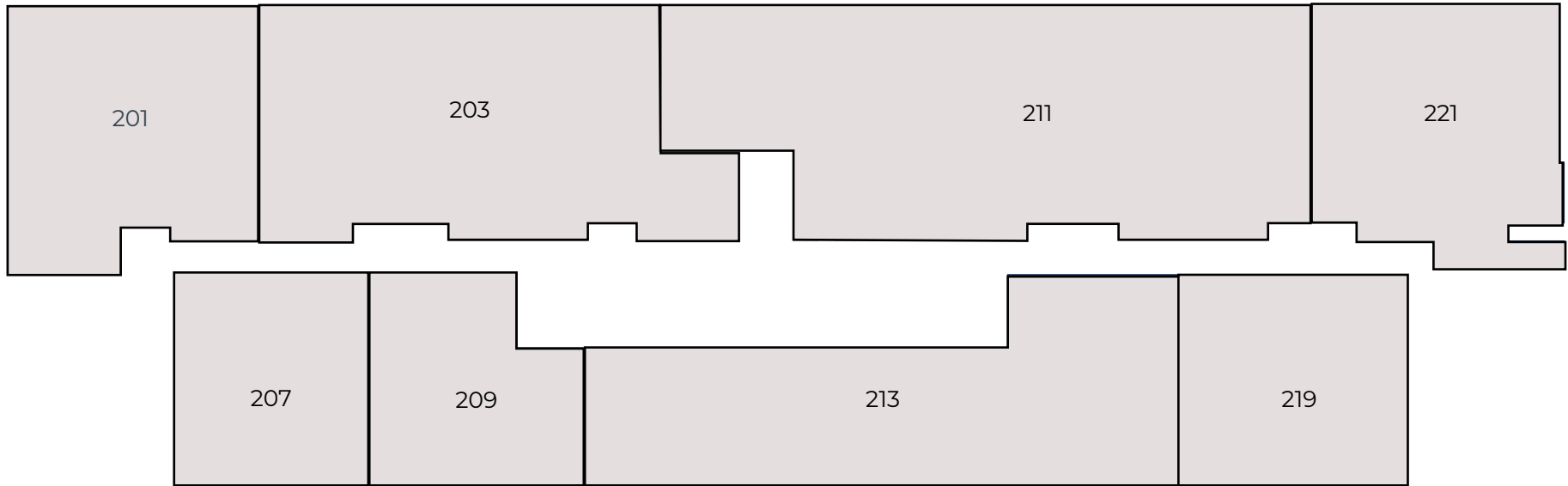
Under Offer



Available

# SITE PLAN

## OFFICE SPACE



CLICK HERE TO WATCH THE SITE VIDEO

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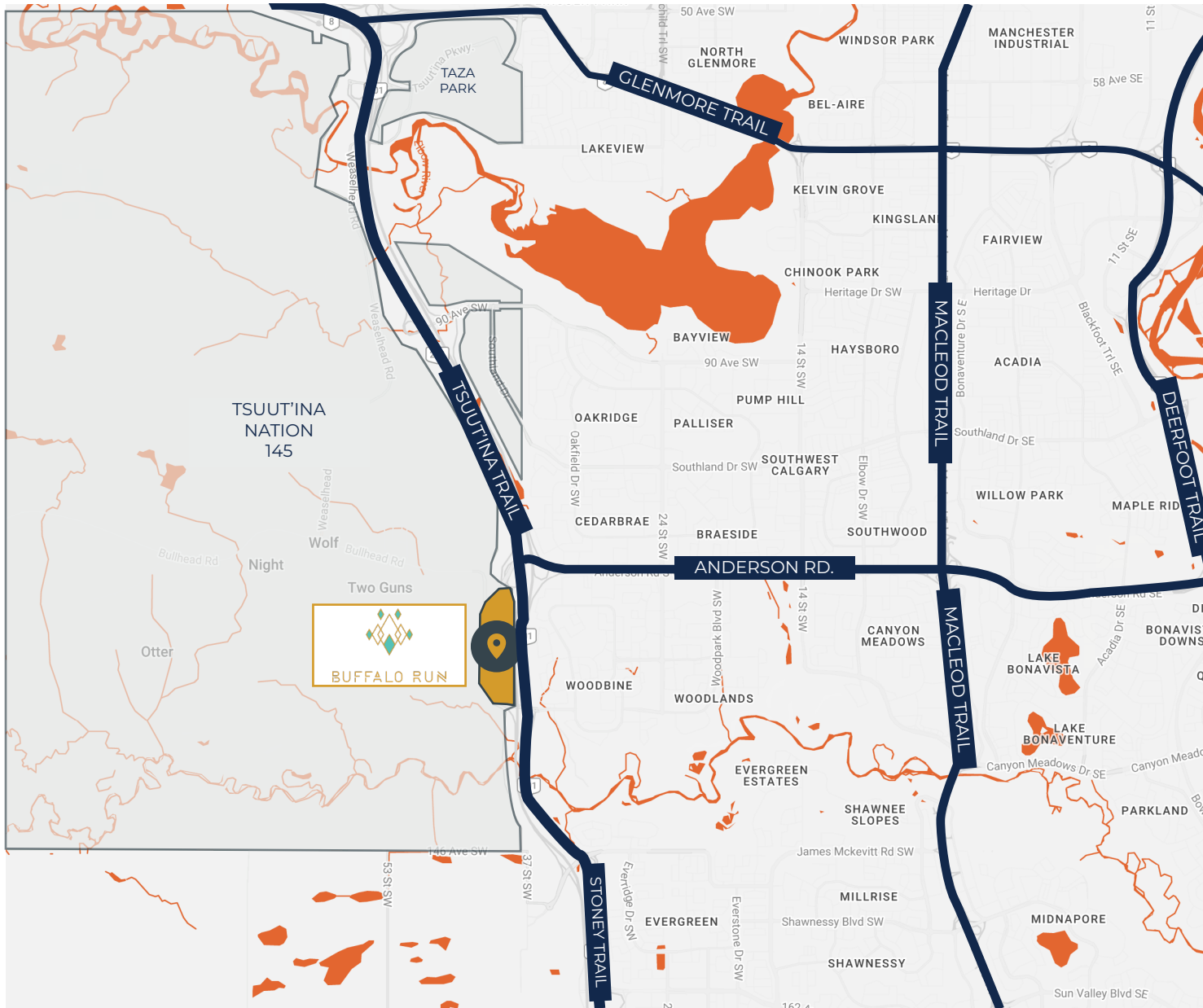
Available

# VISUALS





# PERKS



# LOCAL MARKET

Within 5KM

90,000  
Population



43  
Avg. Age



\$69,568  
Avg. Household \$



80,000  
VPD (Tsuut'ina Trail)





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# BUILT TO KEEP RETAIL OPEN AND EVOLVING.

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