Montrose is the Town of High River’s first master planned community. Highly accessible location with great visibility and frontage along three roads. Shadow anchored by the Calgary Co-op Supermarket and Liquor Store. Opportunities for units from 1,200 SF in 2017, and up to 25,000 SF in the second phase.
Montrose Plaza

Overview

- Average Household Income: $99,530
- GLA: 46,000 SF
- Site Size: 4 Acres

Population

<table>
<thead>
<tr>
<th>Year</th>
<th>3 kms</th>
<th>5 kms</th>
<th>10 kms</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>14,939</td>
<td>16,033</td>
<td>17,224</td>
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<tr>
<td>2022</td>
<td>16,471</td>
<td>17,412</td>
<td>18,720</td>
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<td>2027</td>
<td>18,197</td>
<td>18,939</td>
<td>20,384</td>
</tr>
</tbody>
</table>

Details

- Retail Opportunities
  - B: 1,600 SF
  - C: 3,000 SF

Aerial

- 12 Ave. SE
- 3rd St. SE
- Monteith Dr.
- PHASE ONE
- PHASE TWO

Renderings

- 12 Avenue SE
- Monteith Dr.
- PHASE 1
- PHASE 2

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