

BUFFALO RUN

FOR LEASE

11501 Buffalo Run Blvd
Tsuut'ina, Alberta

THE DETAILS

Area	1,319 sf - 5,174 sf
Rate	Market
Additional Rent	Retail: $15.53 (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, Wee Wild Ones, Petzoic Animal Hospital, True Blue Swim School, BMO, TD, Tim Hortons, 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
- 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

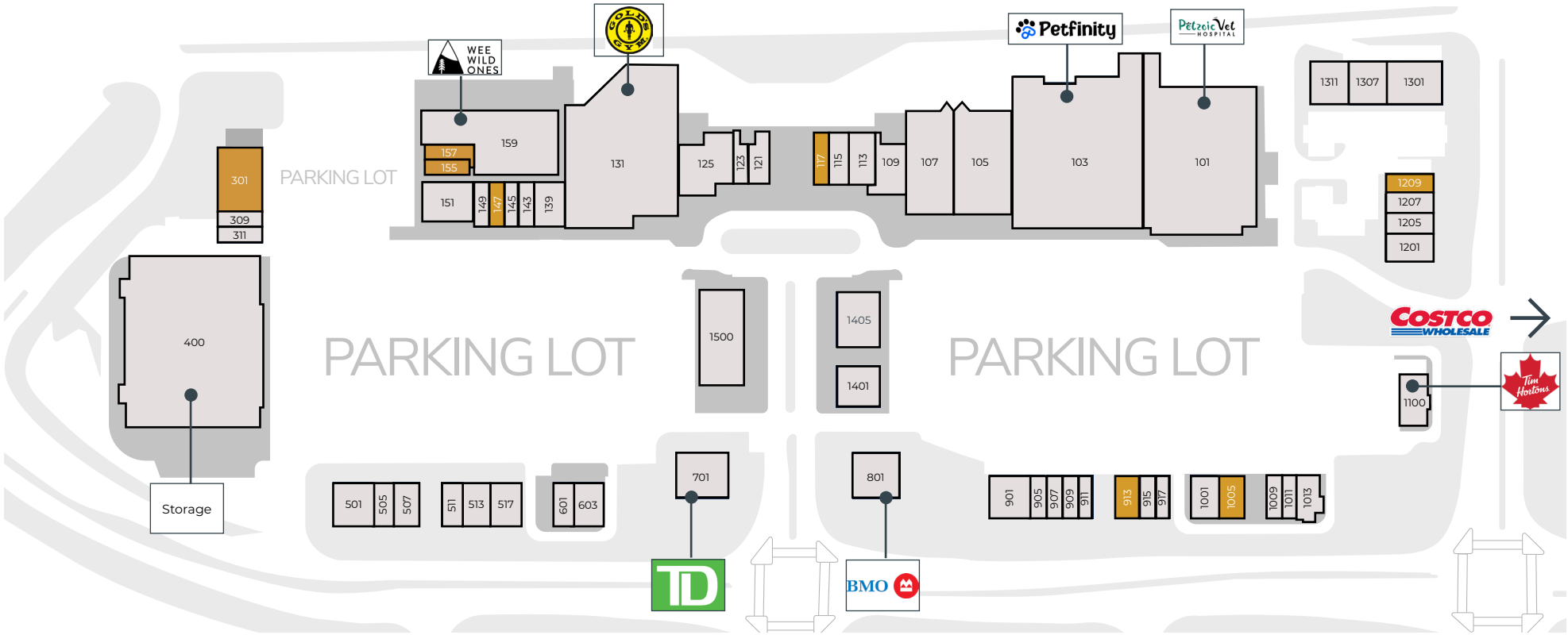








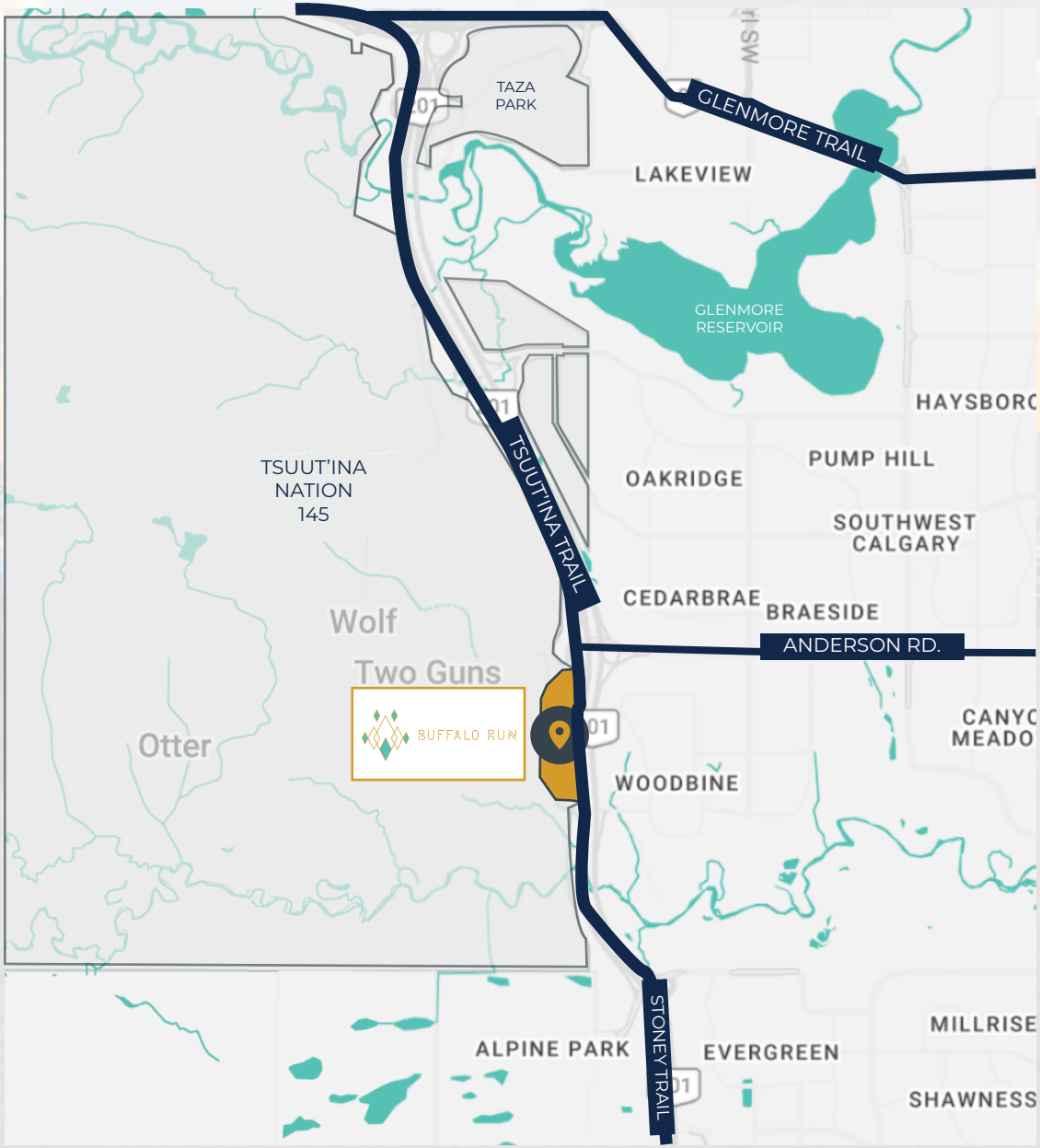
THE SHOPS AT BUFFALO RUN



Leased Under Offer Available

101. Petzoic Vet Hospital
103. Petfinity
105. Dollarama
107. True Blue Swim School
109. Buffalo Run Dental
113. Leased
115. Aurora Nails
117. Available: 1,952 sf
121. Leased
123. Buffalo Run Pharmasave
125. Children's Dental Health Care
131. Golds Gym
139. Delicious Jem's Market
143. Chopped Leaf
145. Taza Barbershop
147. Available: 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. Available: 5,174 sf
309. Warriors Supplements
311. Booster Juice
501. TiNi Vietnamese
505. Wayback Burger
507. My Liquor
511. Thai Express
513/517. Manna Domus
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. Ace & Irons
1500: Jolly Bubble

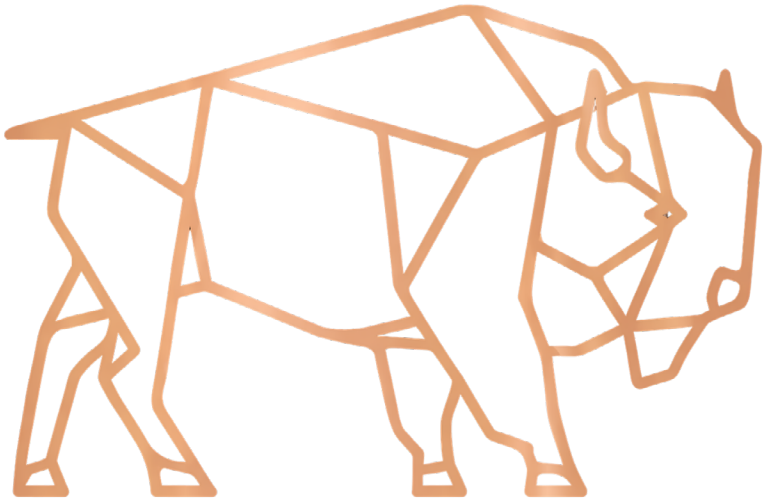
CONNECTED BY DESIGN





WHY BUFFALO RUN?

- Thoughtfully designed development celebrating and integrating Tsuut'ina culture through an authentic shopping and dining destination rooted in community.
- Guided by Tsuut'ina cultural advisors and Elders, with meaningful architectural elements, Dené language, and public art woven throughout the project.
- Honours and preserves local traditions while creating opportunities for visitors to engage with and learn about Tsuut'ina heritage.
- Diverse mix of retail, service, and dining uses enhances the overall visitor experience and destination appeal.
- Serves as a key economic driver for the Tsuut'ina Nation, supporting employment, investment, and long-term growth.
- Acts as a cultural bridge between the Tsuut'ina community and the broader Calgary region.



LOCAL MARKET

Within 5KM

125,163
Population

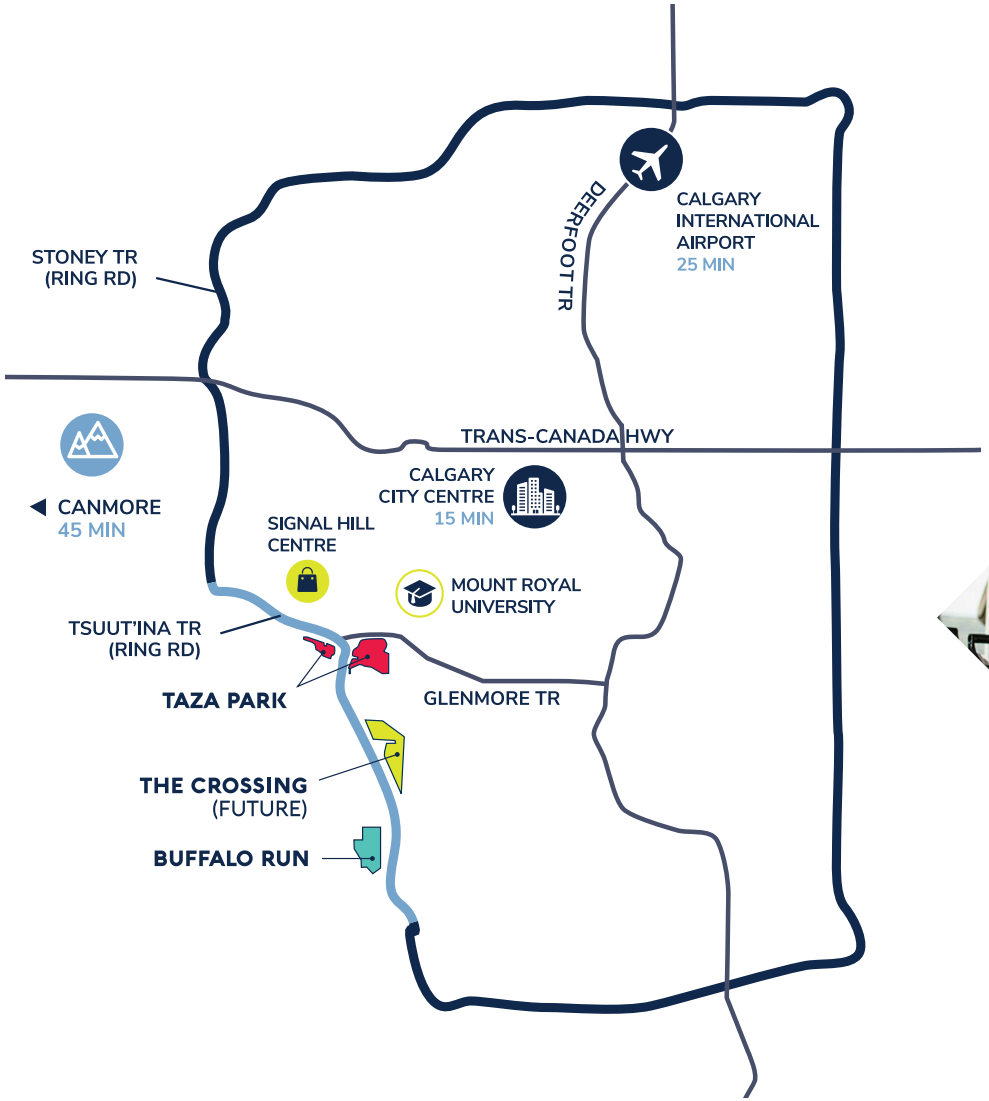
47,372
Households

$139,512
Avg. Household Income

72,000
VPD (Tsuut'ina Trail)

TAZA DEVELOPMENT

Spanning 1,200 acres, Taza is one of the largest First Nation development projects in North America. With three distinct villages, Taza Park, The Crossing and Buffalo Run, 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.





TAZA

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