




open
PROPERTY
GROUP

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BUFFALO RUN

FOR LEASE

 11501 Buffalo Run Blvd
Tsuut'ina, Alberta

THE DETAILS

Area	1,319 sf - 4,318 sf
Rate	Market
Additional Rent	Retail: \$15.53 (2026)
Term	10 Years
Parking	Ample Surface
Availability	Immediate

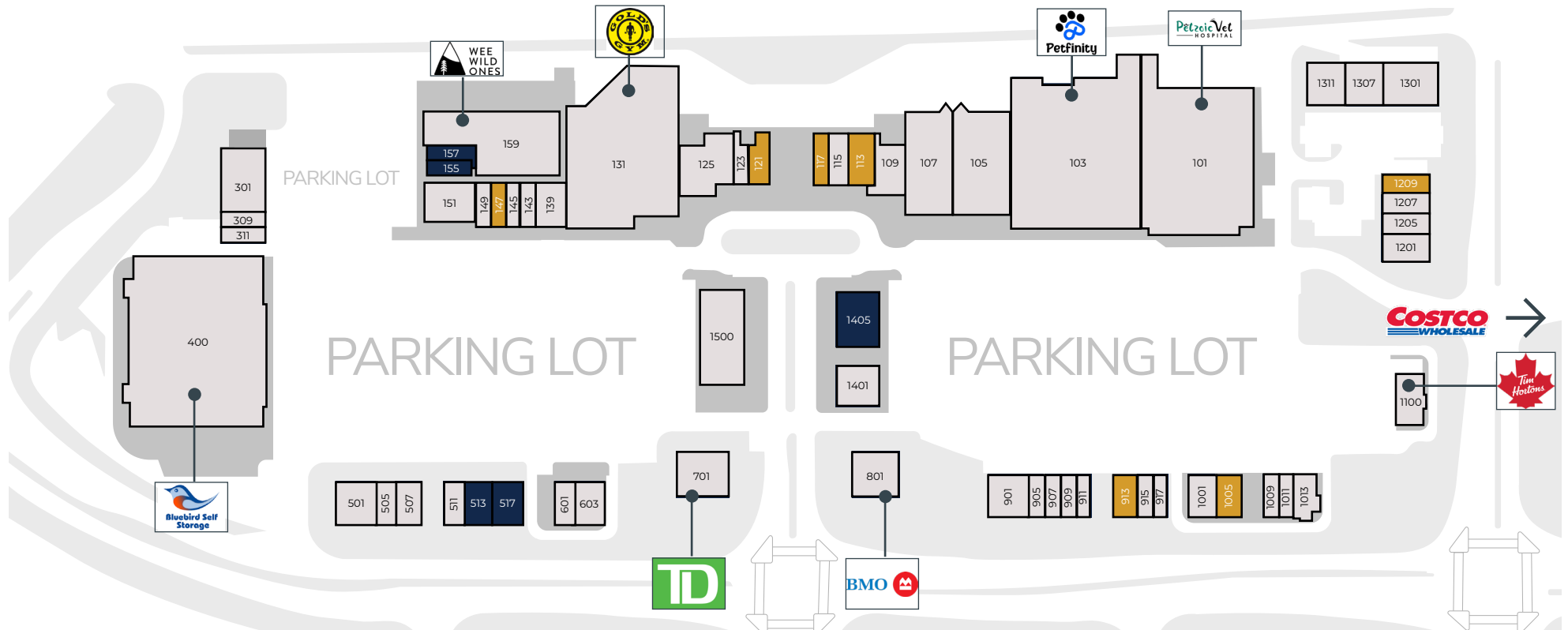


SNAPSHOT

- 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



CLICK HERE TO WATCH THE SITE VIDEO



Leased



Under Offer



Available

- 101. Petzoic Vet Hospital
- 103. Petfinitly
- 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. Golds Gym
- 139. Delicious Jem's Market

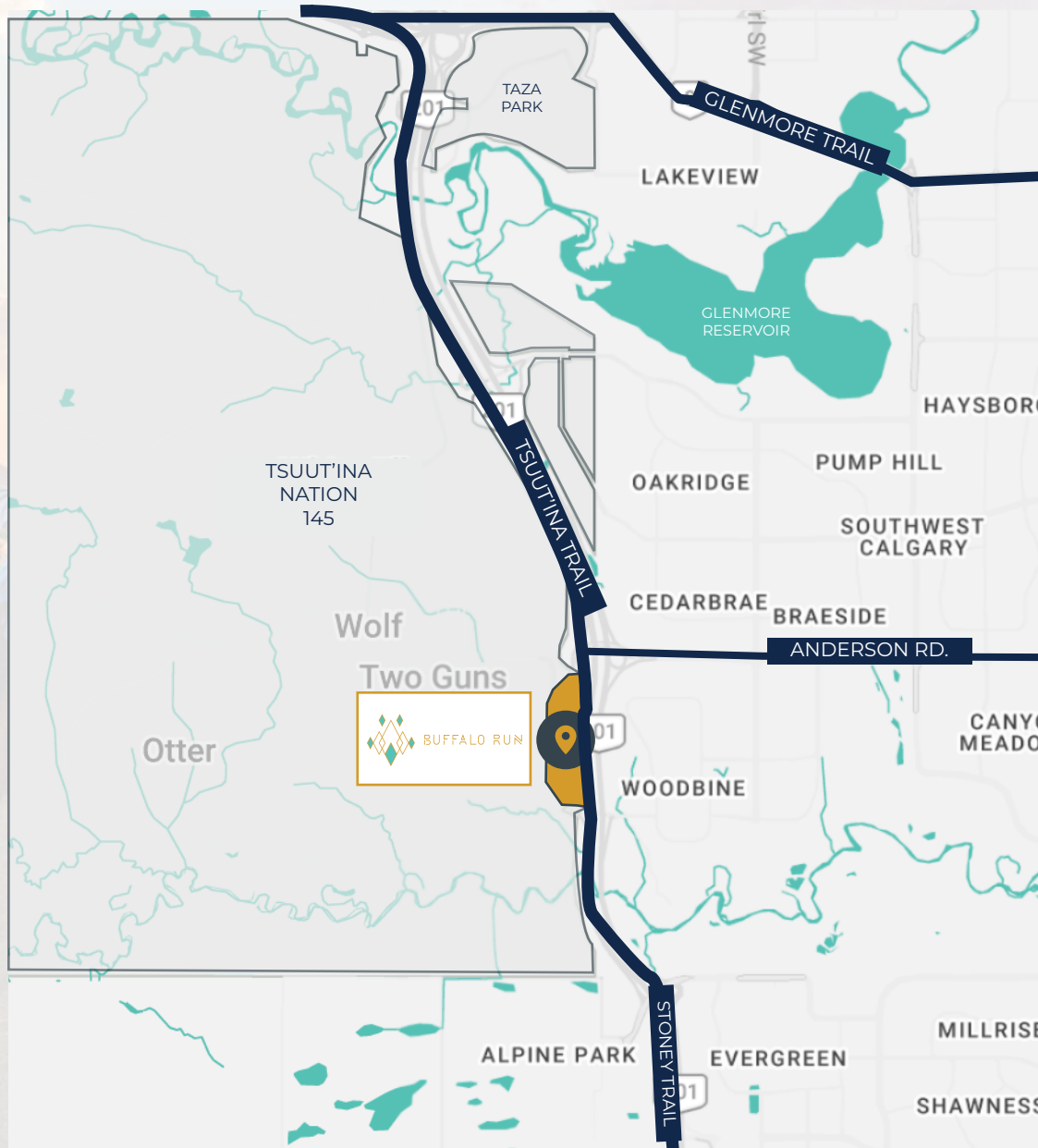
- 143. Chopped Leaf
- 145. Taza Barbershop
- 147. Under Offer: 1,321 sf
- 149. Nabi Flowers
- 151. Pur and Simple
- 155. Under Offer: 1,336 sf
- 157. Under Offer: 1,569 sf
- 159. Wee Wild Ones
- 201. Stoney Nakoda
- 203. AIOC
- 207. Leased
- 209. Makwa7
- 211. Fasken Law

- 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

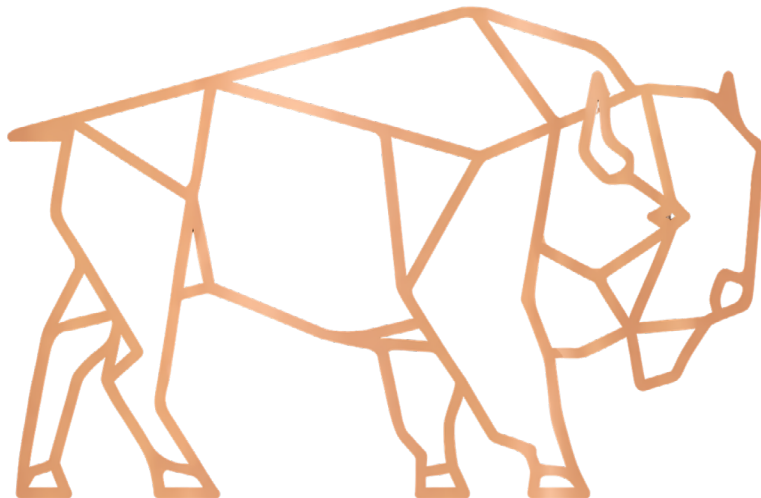
- 1009. BarBurrito
- 1011. Canna Cabana
- 1013. KFC
- 1100. Tim Horton's
- 1201. Peace Hills Trust
- 1205. Who's Kitchen
- 1207. Happy Cup Bubble Tea
- 1209. Available: 2,212 sf
- 1301. Mattress Mattress
- 1307. Cupboards Express
- 1311. Pure Passion Dance
- 1401. Lab Rehab & Performance
- 1405. Under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

90,000

Population



43

Avg. Age



\$69,568

Avg. Household \$



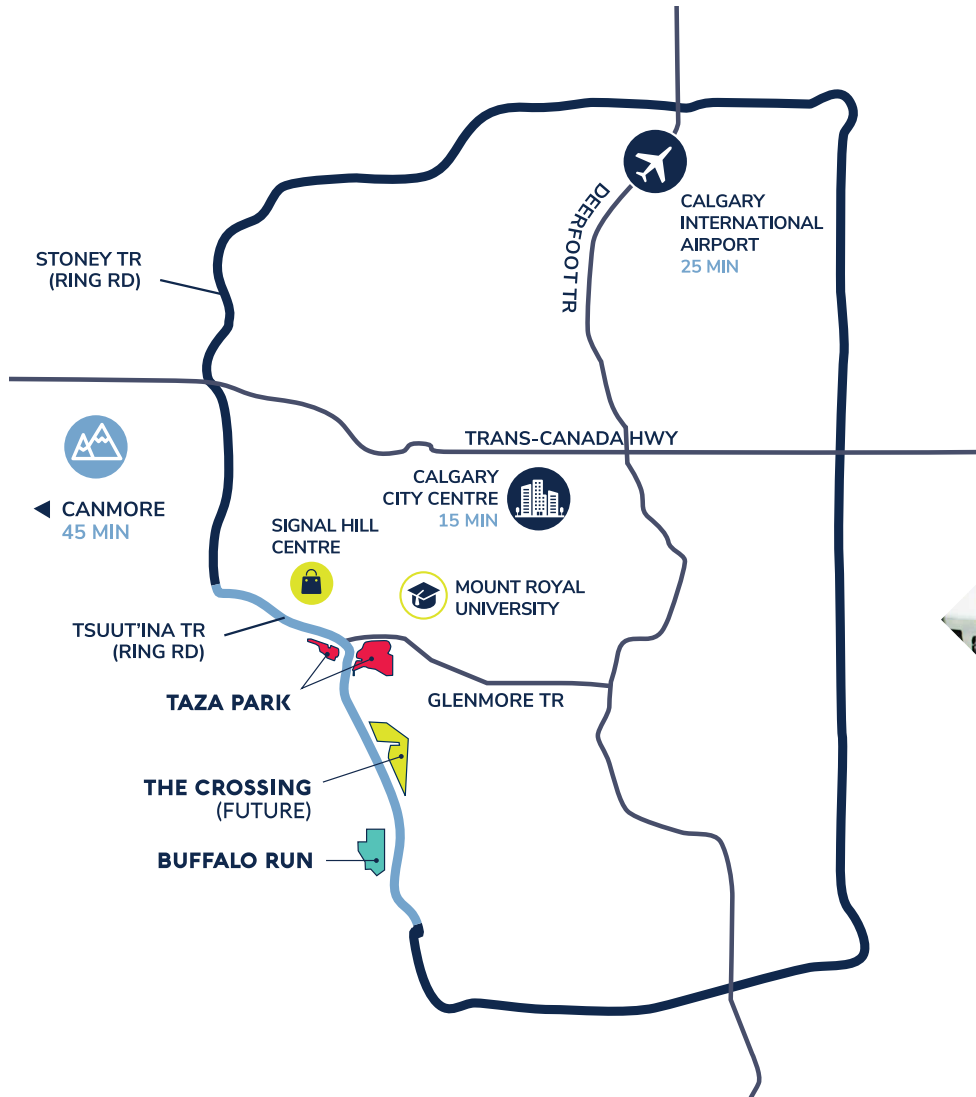
80,000

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.





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