# CHINOOK PARK PLAZA

5809 Macleod Trail SW, Calgary


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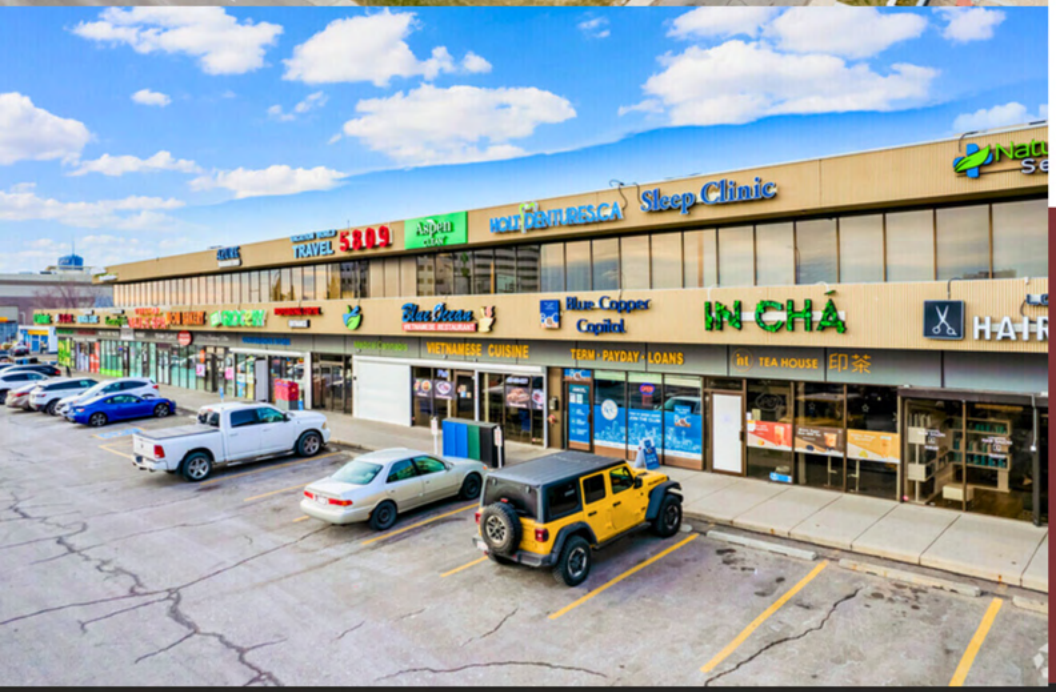


# PROPERTY OVERVIEW

## 5809 Macleod Tr. SW, Calgary

Position your business for success at Chinook Park Plaza, a high-visibility retail centre on Macleod Trail SW - one of Calgary's busiest commercial corridors with over **120,000 vehicles passing by daily.** Chinook Park Plaza is ideal for retail, medical, and personal service users seeking a high-traffic, amenity-rich location.

**Across from the CF Chinook Centre**—and surrounded by dense residential areas, offices, and transit.

**The building is under new ownership with upgrades to come:**

- Common corridors upgrades (New ceiling, paint, and LED lighting)
- New signage
- Updated lobby with tenant directory
- New paint on exterior
- New tenant signage with black backers
- Updated pylon sign

| | |
|---|---|
| Basic Rent | Market |
| CAM + Utilities (2025) | $13.22 / sq.ft. |
| Property Tax (2025) | $9.78 / sq.ft. |
| Tenant Inducements | Negotiable |

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## MAIN LEVEL

| | |
|---|---|
| Suite 104 | 1,528 sq.ft. |
| Suite 105b | 2,088 sq.ft. |

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Chinook Park Plaza offers unmatched exposure and convenience in one of Calgary's busiest commercial districts. With necessary services like **H&R Block, Remedy's Rx, and Health Watch Medical Clinic**, and local restaurants like **Blue Ocean Vietnamese, Osullivan's,** and **Wow Bakery -** this plaza draws consistent daily traffic from both commuters and destination shoppers. The available units (shown in blue) offer flexible floor plans ideal for a variety of uses and **benefit from excellent signage visibility and front-facing parking**.

Parking Lot (74 stalls)

Parking Lot (57 stalls)

# SECOND LEVEL

| | |
|---|---|
| Suite 202 | 1,012 sq.ft. |
| Suite 207 | 3,436 sq.ft. |

With just three units remaining, the second level offers a rare opportunity for businesses seeking space in one of Calgary's most energetic commercial districts. With all spaces being partially built, this makes for a **cost-efficient transition into your new office.**

The available east-facing suites enjoy **exceptional natural light** throughout the day—ideal for **wellness clinics, professional services, creative studios, or modern offices** with an uplifting work environment.

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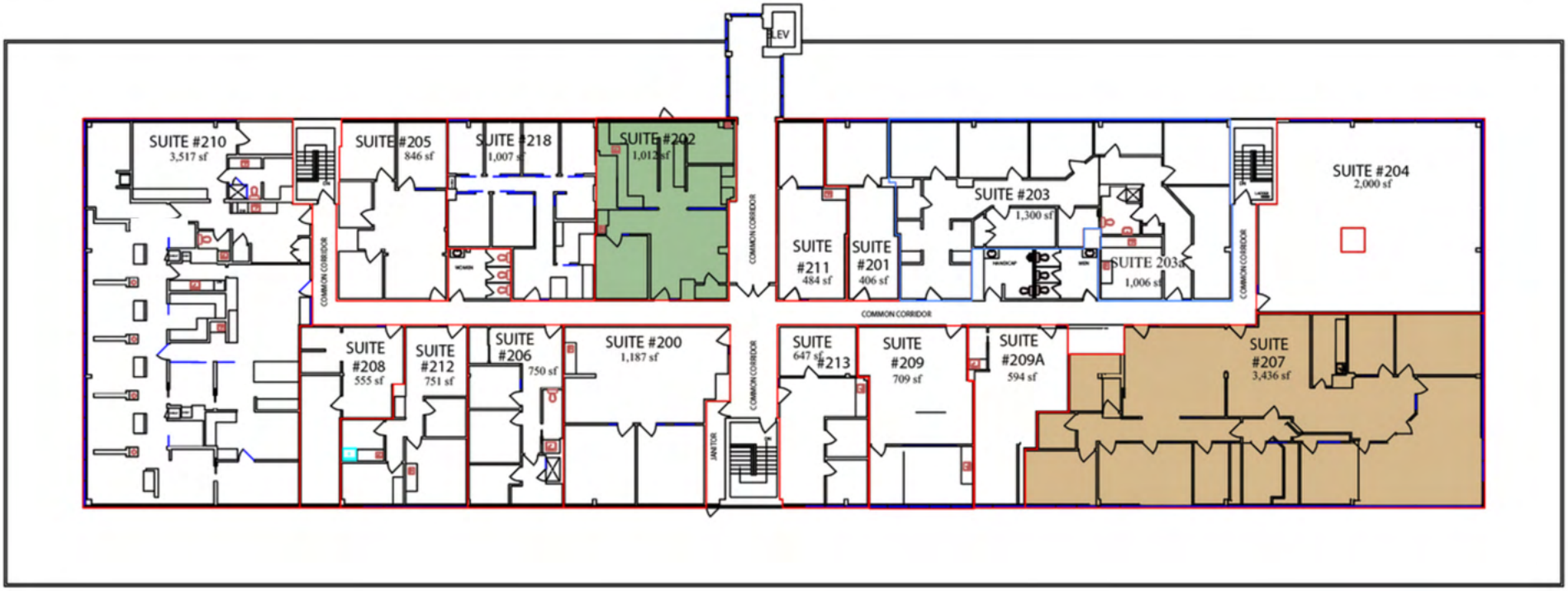
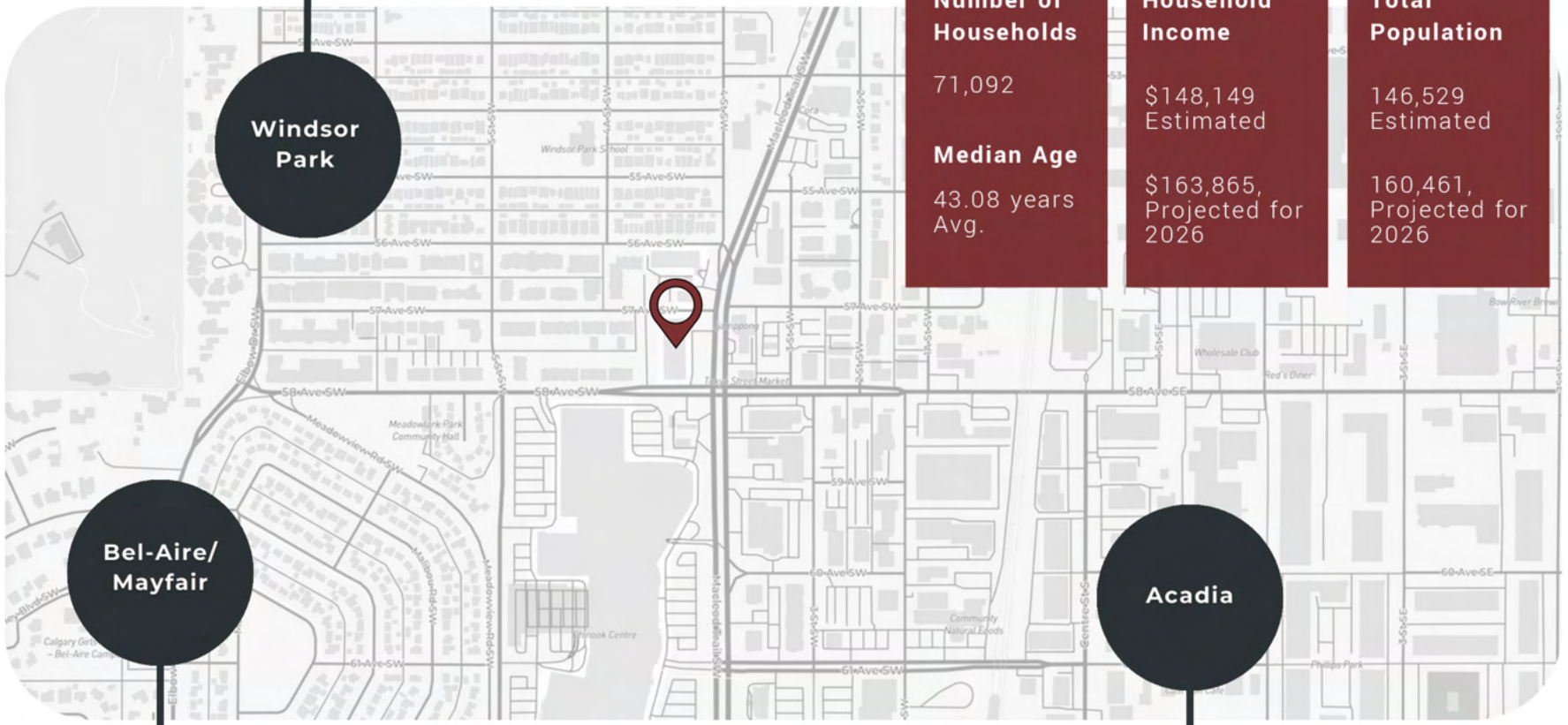


# DEMOGRAPHICS

**5 KM**




**Number of Households**

71,092

**Median Age**

43.08 years Avg.

**Household Income**

$148,149 Estimated

$163,865, Projected for 2026

**Total Population**

146,529 Estimated

160,461, Projected for 2026

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# HOUSEHOLD SPENDING (APPX. 5KM RADIUS)

| EXPENDITURE CATEGORY | 5 km Radius | | Calgary, AB | |
|---|---|---|---|---|
| | TOTAL | AVG. EXPENDITURE PER HOUSE HOLD | TOTAL | AVG. EXPENDITURE PER HOUSE HOLD |
| SHELTER (MORTGAGES) | $1,575,705,432 | $22,164 | $14,291,450,638 | $23,397 |
| FOOD | $1,094,336,502 | $15,393 | $9,709,863,337 | $15,896 |
| HOUSEHOLD FURNISHINGS AND EQUIPMENT | $373,767,699 | $5,258 | $3,296,583,772 | $5,397 |
| TOTAL PERSONAL INSURANCE PREMIUMS AND RETIREMENT/PENSION CONTRIBUTIONS | $439,135,597 | $6,177 | $3,594,830,358 | $5,885 |
| NET PURCHASE PRICE OF OWNED RESIDENCES | $200,470,701 | $2,820 | $4,223,955,850 | $6,915 |

## THE AREA

On average in a 5-kilometer radius, the household income of the surrounding communities is $118,108 (over $20,000 more than Calgary's average) with the lowest being $72,500 and the highest at $316,000.

**Landmarks and Anchor Businesses**

This prime location boasts incredible exposure and high traffic counts with competitive rates to the CF Chinook Centre.

**Daily Vehicle Traffic (DVT)**
117,000 Avg.

**Daytime Population**
203,775 Avg.

All turns access Macleod Tr.

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WHY LEASECO REALTY INC.?

**CONNECTING THE RIGHT TENANTS WITH THE RIGHT OPPORTUNITIES.**

Leaseco is a fully integrated real estate company delivering end-to-end solutions, from project conception to development, leasing, and management. This keeps us accountable while we drive forward with our tenant-focused values.

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