

3,870.5 – 10,777 sf

Main Floor Retail/Flex • Multiple Units

1,070 – 3,947 sf

2nd Floor Office • Multiple Units

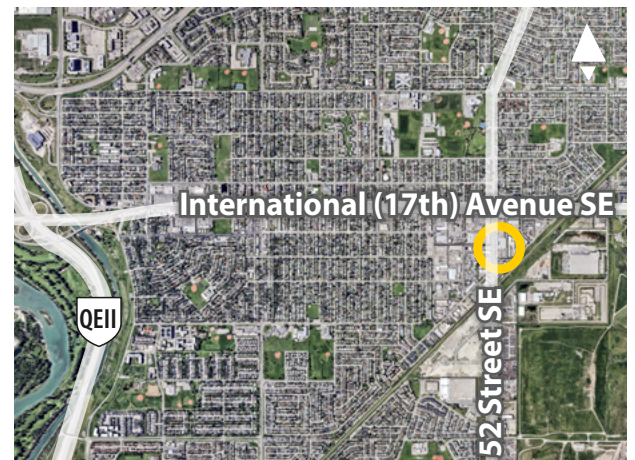


RETAIL / FLEX/ OFFICE SPACE IN FOREST LAWN FOR LEASE

Clayburn Centre

1830 52nd Street SE, Calgary

- » High-traffic location in SE Calgary
- » Only half-block from International Avenue



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



Area Demographics

(2 km radius)



Population

34,532



Median Age

39.7



Average

Household Income \$87,292



Current Consumption / Person



\$11,494

FOOD



\$4,282

HEALTH CARE



\$3,851

RECREATION



\$1,648

PERSONAL CARE



\$2,873

LIQUOR/TOBACCO



\$3,068

CLOTHING



Traffic Count 28,000 VEHICLES DAILY ON 52 STREET SE



- » Professionally managed building.
- » Ample customer parking available.
- » The parking lot was completely repaved in the summer of 2024.

LEASE INFORMATION

ADDRESS: 1830 52nd Street SE, Calgary

ZONING: C-Cor3

AVAILABLE FOR LEASE:

MAIN FLOOR – RETAIL/FLEX:

- » 10,777 sq. ft. – Unit 120 **C/L**
 - » 4,316 sq. ft. – Unit 146
 - » 3,870.5 sq. ft. – Unit 142R
 - Available July 2025
- 8,186.5 sq. ft.

» 2,280 sq. ft. – Unit 132 **LEASED**

2ND FLOOR – OFFICE:

- » 1,110 sq. ft. – Unit 201
 - » 1,617 sq. ft. – Unit 202
 - » 1,197 sq. ft. – Unit 207
 - » 1,133 sq. ft. – Unit 208
 - » 1,070 sq. ft. – Unit 220
 - Available on 90-day notice
- 3,947 sq. ft.

TERM: Flexible

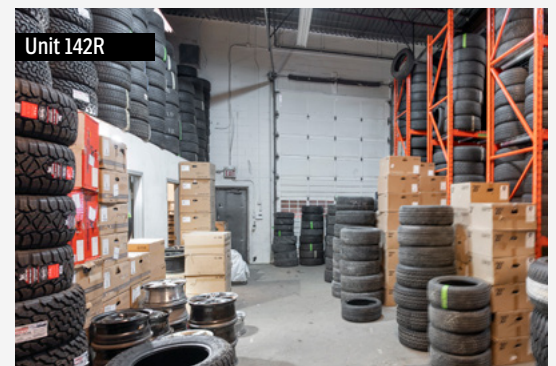
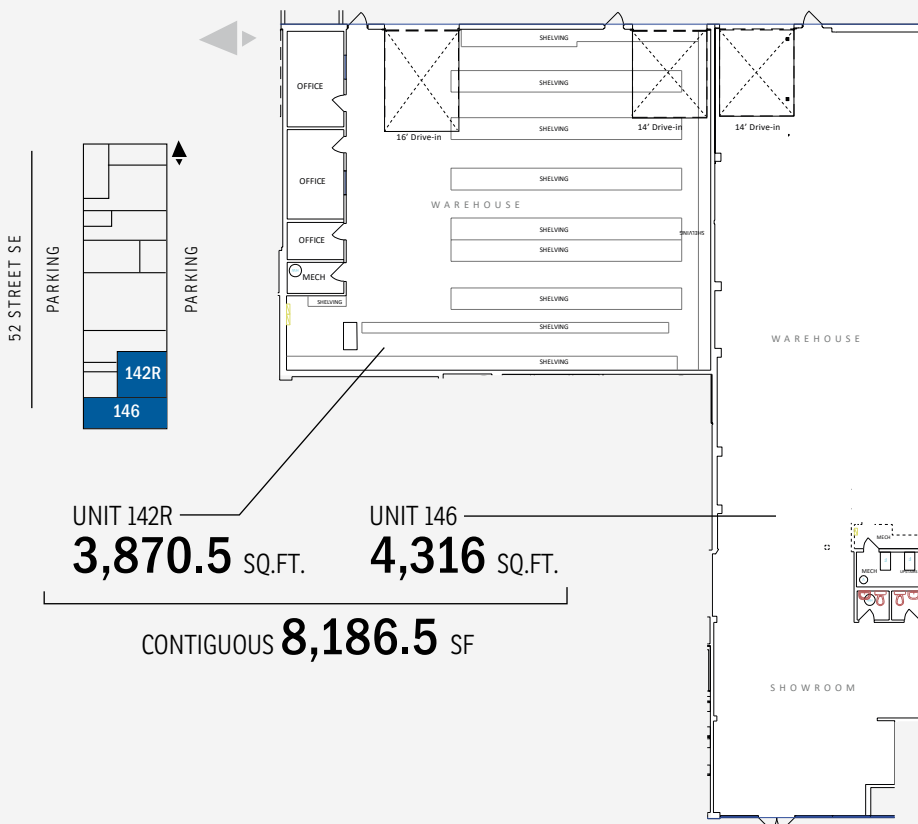
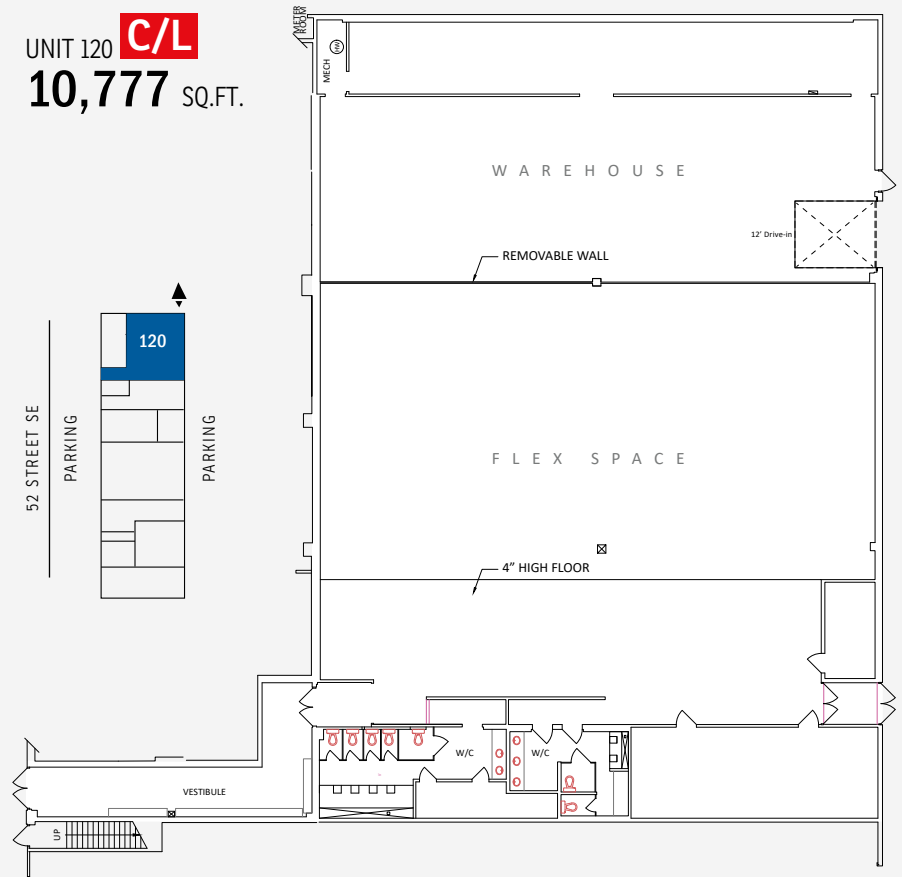
PYLON SIGNAGE: Available

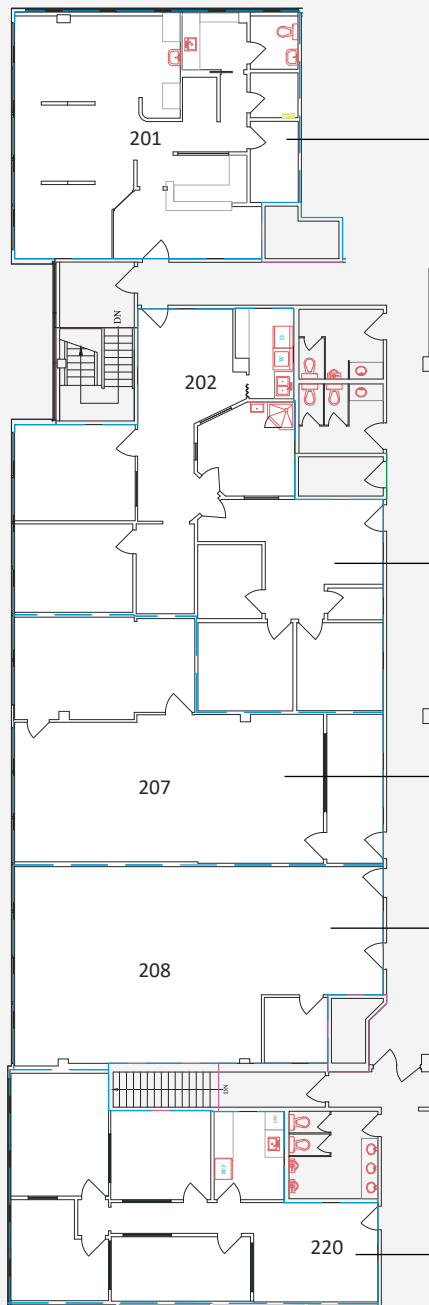
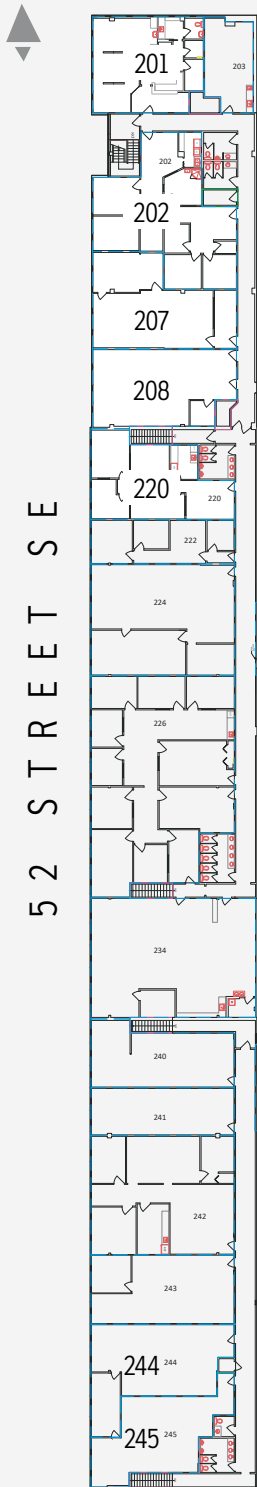
OP. COSTS AND TAXES:

- » Main floor – \$6.97 per sq. ft. (includes water)
- » 2nd floor – \$12.23 per sq. ft. (includes utilities)

NET RENT: Market rate

UNIT 120 **C/L**
10,777 SQ.FT.





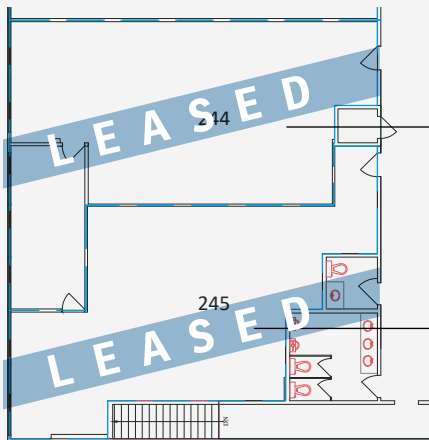
UNIT 201
1,110 SQ.FT.

UNIT 202
1,617 SQ.FT.

UNIT 207
1,197 SQ.FT.

UNIT 208
1,133 SQ.FT.

UNIT 220
1,070 SQ.FT.
• Available on 90-day notice



UNIT 244
1,158 SQ.FT.

UNIT 245
948 SQ.FT.

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LOCAL EXPERTISE MATTERS