

Ranchlands Village

1829 Ranchlands Boulevard NW | Calgary, Alberta



Retail Leasing Opportunity



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RONMOR

PROPERTY OVERVIEW



Located in the mature and established community of Ranchlands Crossing



Elevator access for second floor office tenants



Close to Crowfoot LRT station



Excellent access to Crowchild Trail, Nose Hill Drive, and Stoney Trail NW



Nearby amenities include grocery, movie theatres, YMCA, and a public library



Highly visible corner on Nose Hill Drive and Ranchlands Boulevard

Vacancy Information

Landlord's Legal Name: Ranchlands Plaza Ltd.

Rentable Area: 1,415 SF | Unit 218
779 SF | Unit 232

Availability: Unit 218 | October 1/26
Unit 232 | Immediate

Lease Rate: Market

Annual Operating Costs: \$24.74 PSF

Term: 5-10 years



LOCATION

1829 Ranchlands Boulevard NW | Calgary, Alberta



1 Crowfoot LRT Station

2 Tim Horton's

3 Royal Bank of Canada

4 RONA

5 Cineplex Odeon

6 Safeway

7 Calgary Co-op Grocery / Gas / Liquor

8 Starbucks

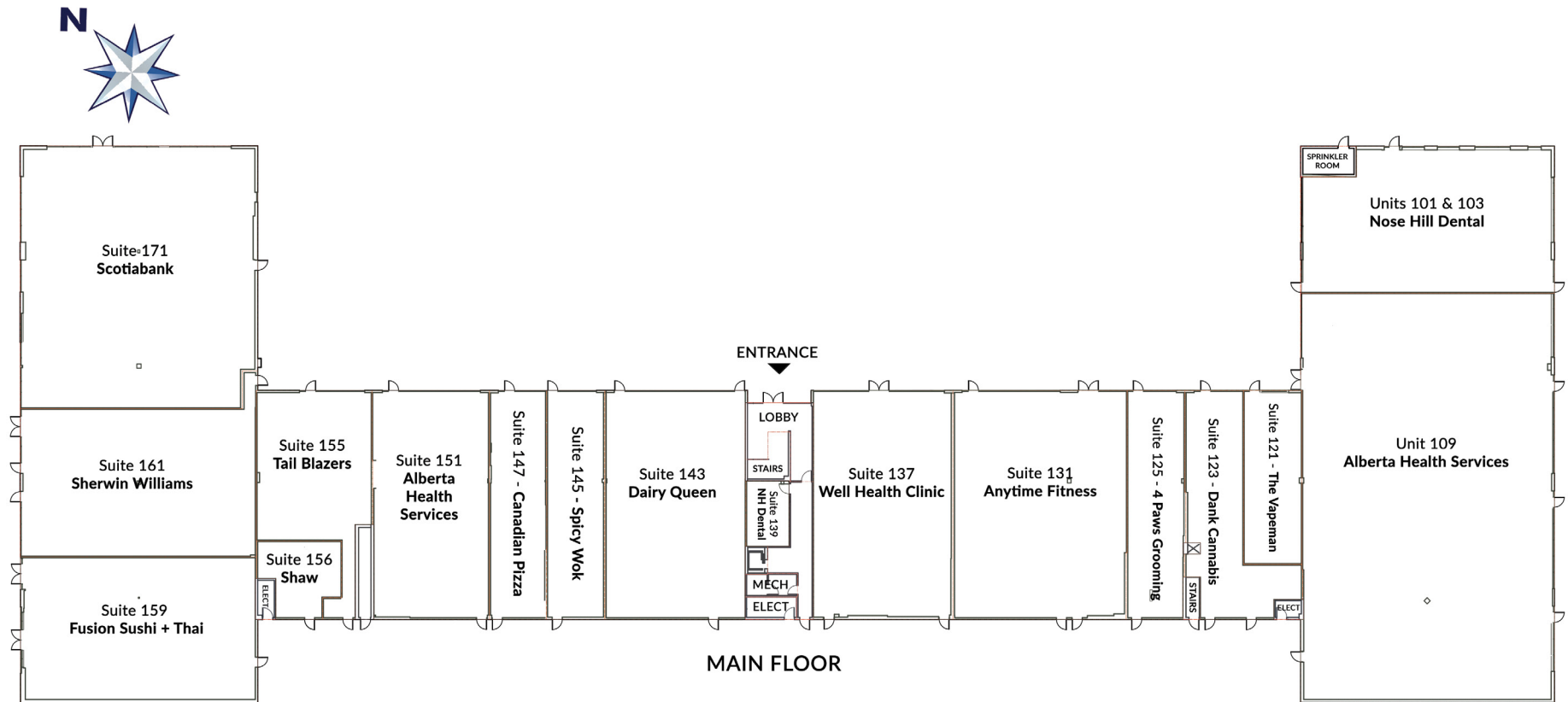
9 Melcor YMCA at Crowfoot

FLOOR PLAN | MAIN



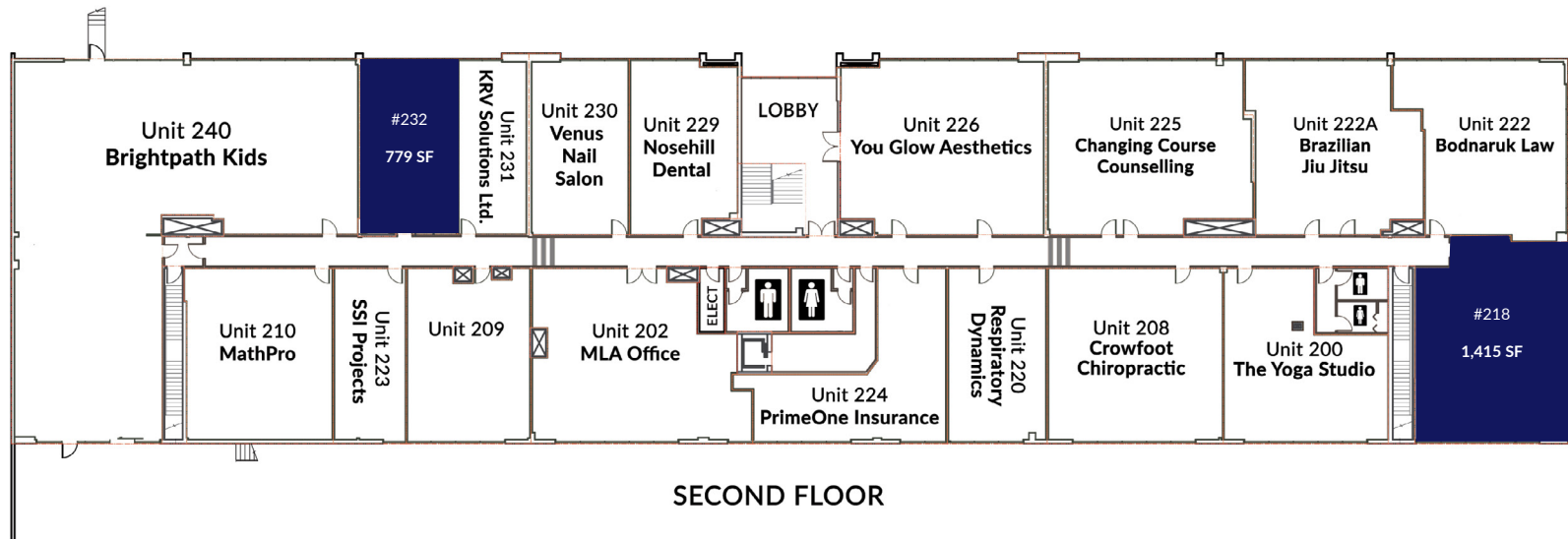
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FLOOR PLAN | MAIN



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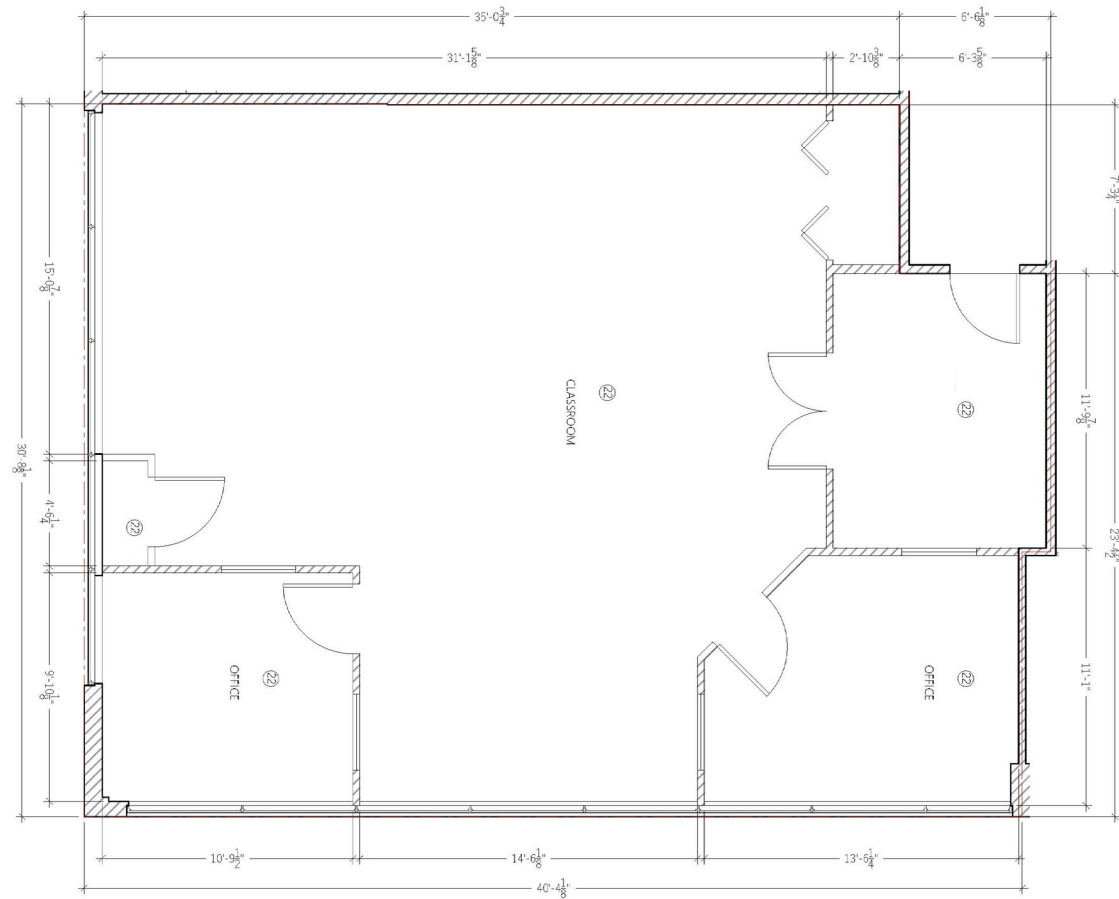
FLOOR PLAN | SECOND



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FLOOR PLAN

Unit 218 | 1,415 SF - Fixtured Children's Educational Centre



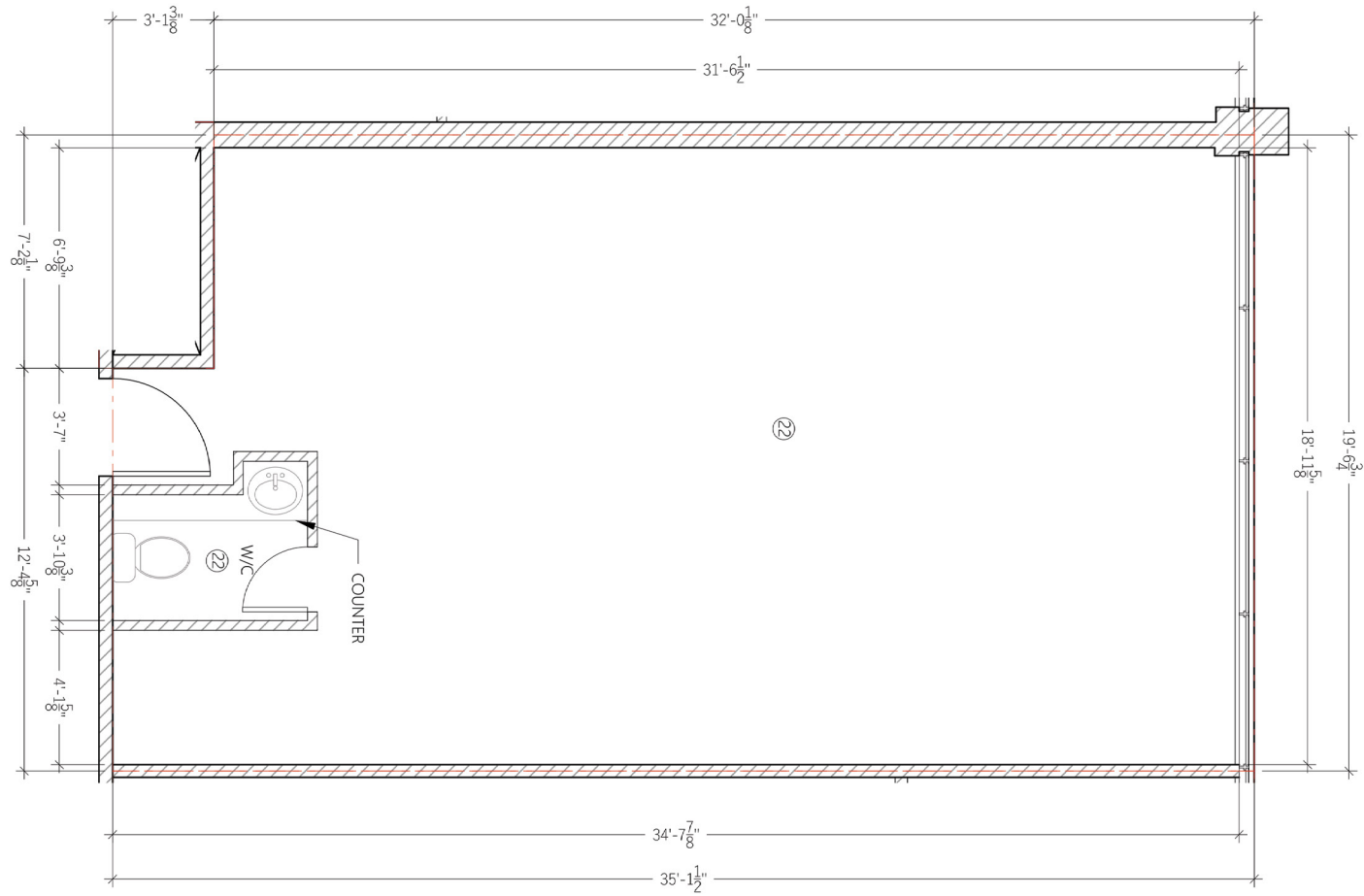
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PHOTOS | SUITE 218



FLOOR PLAN

Unit 232 | 779 SF - Second Floor Office (recently improved)



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PHOTOS | SUITE 232



CENTRE PHOTOS



IDEAL USES

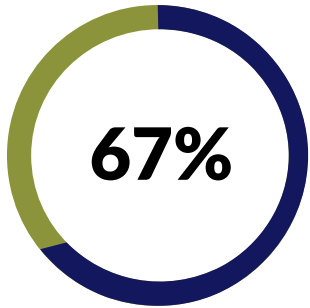


DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	8,177	65,302	144,346
Daytime Population	Sum	7,160	44,088	95,672
Total Households	Sum	3,023	23,062	51,489



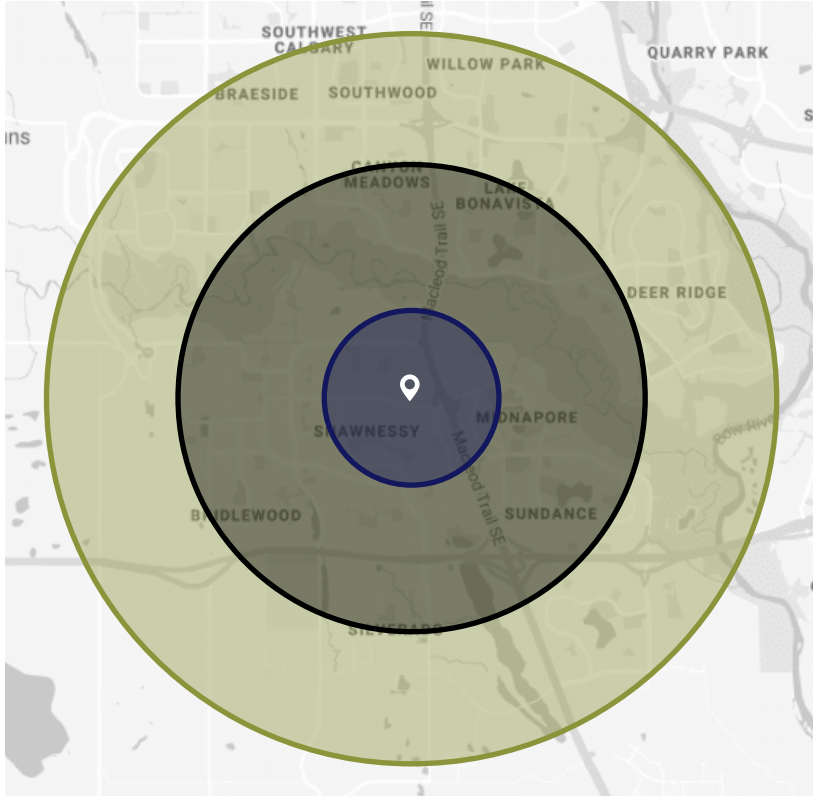
Median age
42 years old



Employment Rate
within 1 km radius



Median Household Income
\$93,231



● 1 km Radius
 ● 3 km Radius
 ● 5 km Radius


 Primary age group
22-37
 year olds



A **MAJORITY** of the population is **university educated**