

1,239 sf

Unit 2126 C/L

9,420 sf

Unit 3130 (former gym)

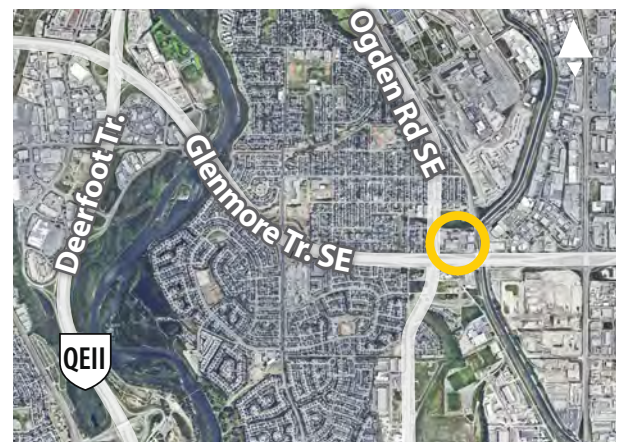


## RETAIL SPACE FOR LEASE

### Glenmore Court Mall

2126 & 3130 Glenmore Court SE, Calgary

- » Located at intersection of Calgary's major arteries – Glenmore Trail and Ogden Road SE



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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LOCAL EXPERTISE MATTERS



Glenmore Court Mall is well-positioned at the intersection of Glenmore Trail and Ogden Road SE, benefiting from the high daytime employment in the nearby Ogden and Foothills industrial areas.



Strong local exposure and accessibility from the nearby communities of Ogden, Lynwood, and Riverbend.



## AREA DEMOGRAPHICS (3 km radius)

Population **24,217**      Median Age **42.6**

Average Household Income **\$136,689**

### Current Consumption / Household

**\$14,484**  
FOOD

**\$3,474**  
HEALTH CARE

**\$6,058**  
RECREATION

**\$2,323**  
PERSONAL CARE

**\$1,985**  
LIQUOR/TOBACCO

**\$3,106**  
CLOTHING

Traffic Count **80,000** VEHICLES DAILY ON GLENMORE TR  
**13,000** VEHICLES DAILY ON OGDEN RD

# LEASE INFORMATION

MUNICIPAL ADDRESS:  
2126 & 3130 Glenmore Court SE  
Calgary

AVAILABLE FOR LEASE:

1,239 sq. ft. – Unit 2126 **C/L**

9,420 sq. ft. – Unit 3130

- Former gym.
- Rubber flooring in the open area and studio.
- Changing rooms with showers.
- Outdoor fenced space.

~~854 sq. ft. – Unit 3134~~ **LEASED**

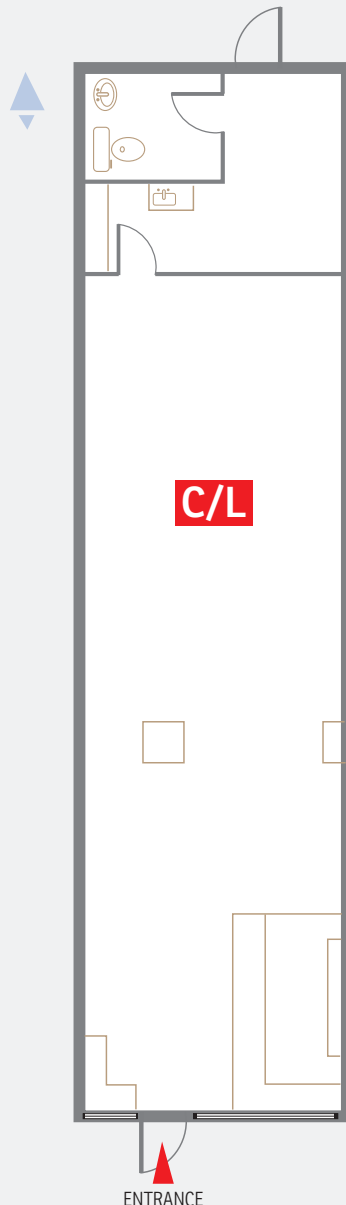
PARKING:  
110 common surface stalls

OP. COSTS AND TAXES:  
\$8.00 per sq. ft. (est.)  
Utilities separately metered.

NET RENT: Market

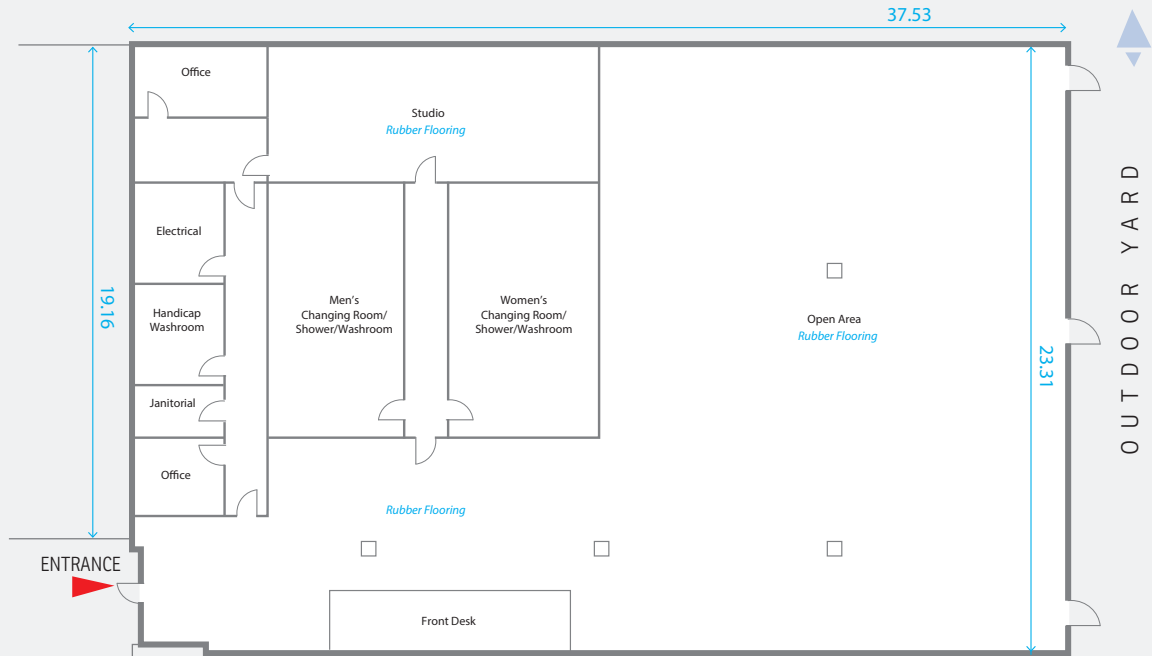
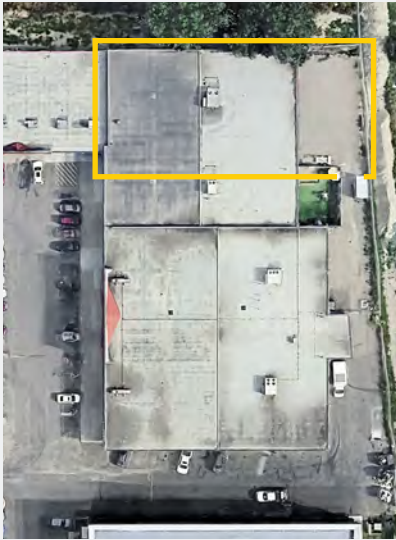


UNIT 2126  
**1,239** SQ.FT.



Not to scale. For reference only.

UNIT 3130  
**9,420** SQ.FT.



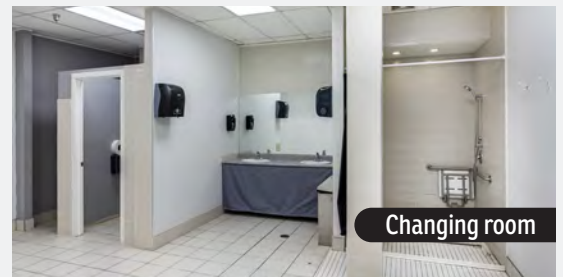
*Not to scale. May not be exactly as shown. Dimensions are for reference only and TBV.*



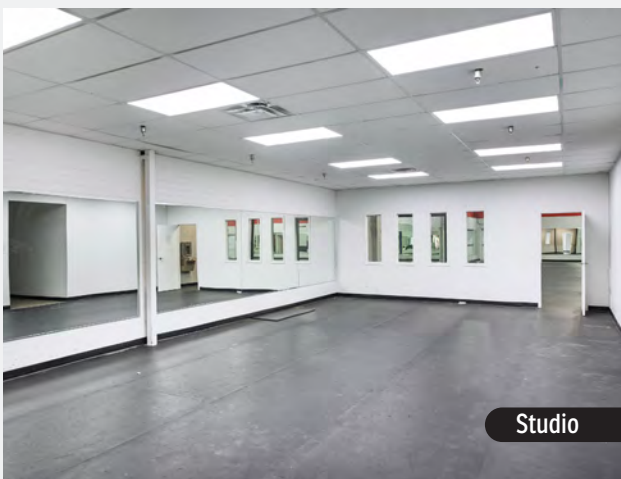
**Open area**



**Front desk**



**Changing room**



**Studio**



**Outdoor yard**

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