

1,722 sf – 15,000 sf



RETAIL SPACE FOR LEASE

Village Square Mall

2640 52nd Street NE, Calgary

- » Well-established community of Pineridge.
- » New interior anchor opportunity (±15,000).



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Andrew Sherbut, VICE PRESIDENT, PARTNER

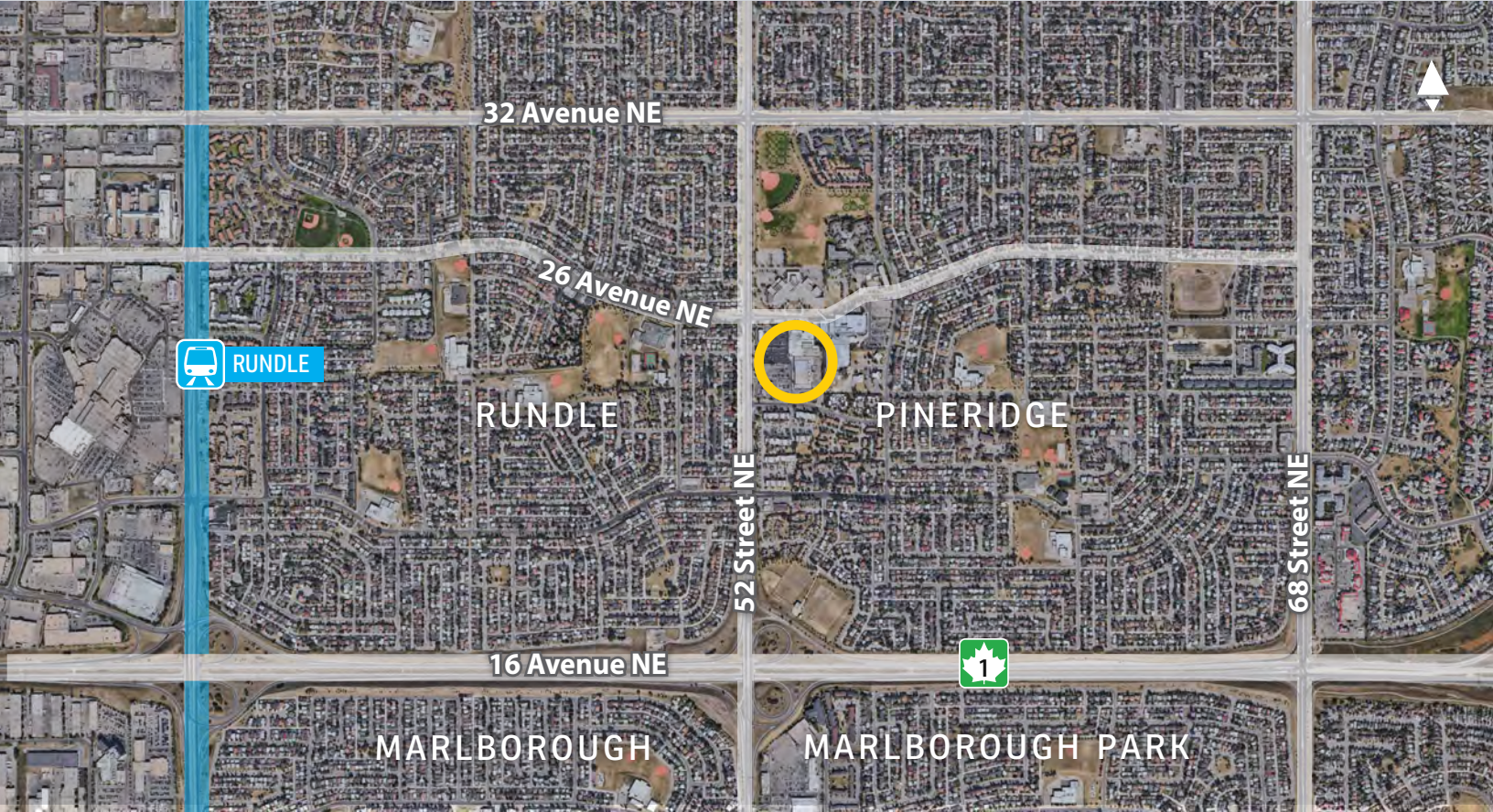
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LOCAL
EXPERTISE
MATTERS






- » Located in the well-established community of Pineridge.
- » Direct exposure and access from 52nd Street NE.
- » Excellent connectivity to 16 Avenue NE and 32 Avenue NE.







52 STREET NE
38,000 vehicles daily

AREA DEMOGRAPHICS

(3 km radius)

 Population	87,642	 Median Age	38.8
 Average Household Income	\$94,465		

Current Consumption / Household

 \$12,793 FOOD	 \$4,995 HEALTH CARE
 \$3,681 RECREATION	 \$1,834 PERSONAL CARE
 \$2,303 LIQUOR/TOBACCO	 \$3,015 CLOTHING

 Traffic Count	38,000	VEHICLES DAILY ON 52 STREET NE
	5,000	VEHICLES DAILY ON 26 AVENUE NE

- » Abundance of on-site parking.
- » Existing amenities in the shopping complex include Shoppers Drug Mart, Dollarama, RBC Royal Bank, Gold's Gym, McDonalds, Tim Horton's, gas station and more.
- » Adjacent to Lester B. Pearson High School and Village Square Leisure Centre.
- » Multiple bus stops right outside the door.

LEASE INFORMATION

MUNICIPAL ADDRESS:
2640 52nd Street NE, Calgary

AVAILABLE FOR LEASE:

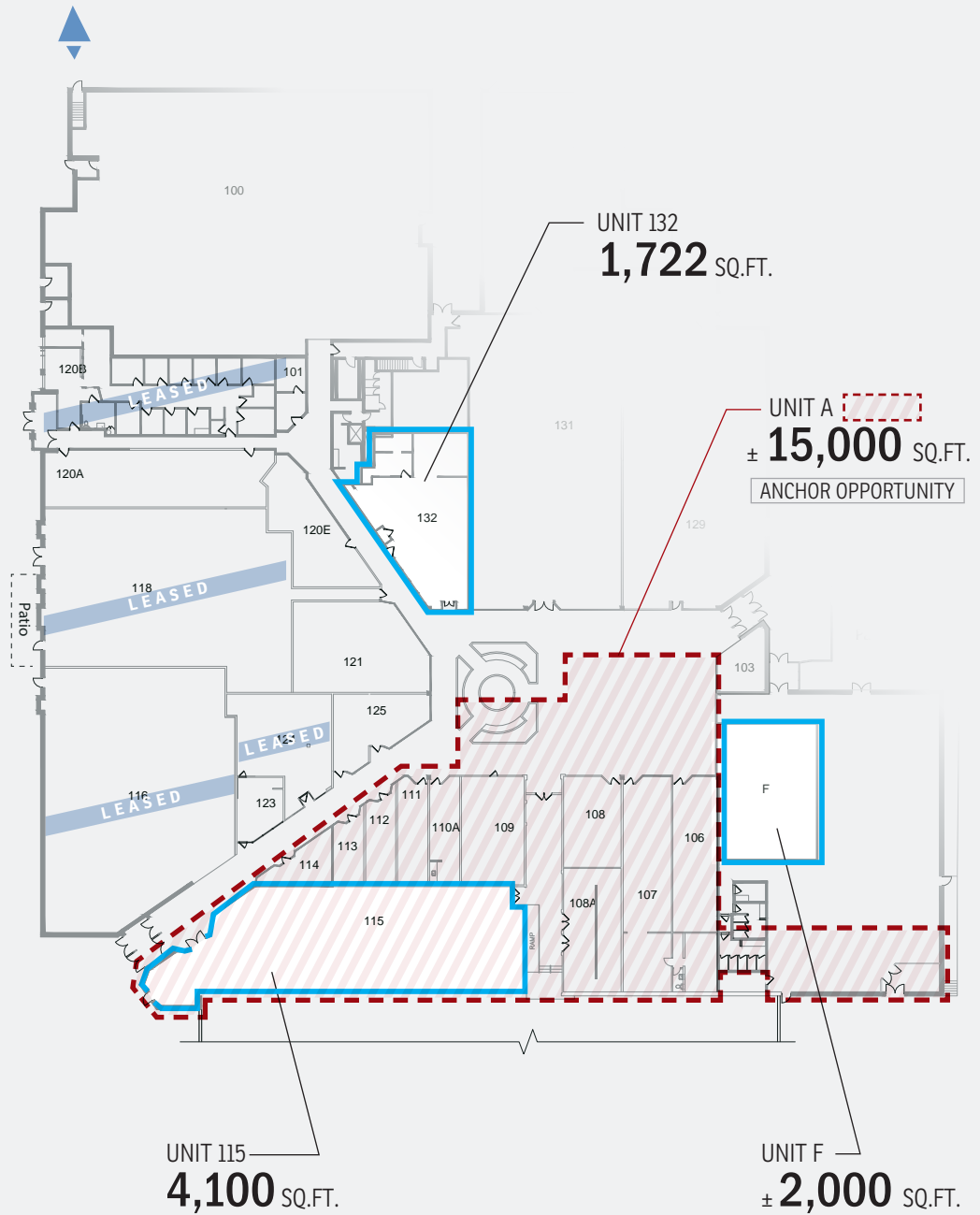
- » 4,100 sq. ft. – Unit 115
 - Available May 1, 2026.
- » 1,722 sq. ft. – Unit 132
- » ±2,000 sq. ft. – Unit F
 - Available on 60-day notice.
 - To be remeasured.
- » ±15,000 sq. ft. – Unit A
 - Anchor opportunity.
 - Availability – please inquire.
- » ~~2,190 sq. ft. – Unit 120B – LEASED~~

OP. COSTS AND TAXES:
\$27.17 per sq. ft. (est., 2026)

NET RENT: Market rates

NOTES:

- » Flexible lease term available.
- » Not suitable for daycare.
- » Interior units not suitable for restaurant.



UNIT 120B
2,190 SQ.FT.

- Built out as medical clinic.



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