

1,722 sf – 15,000 sf

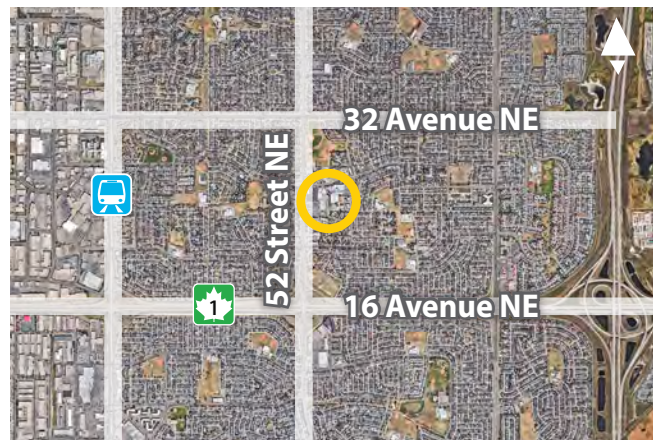


RETAIL SPACE FOR LEASE

Village Square Mall

2640 52nd Street NE, Calgary

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



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Andrew Sherbut, VICE PRESIDENT, PARTNER

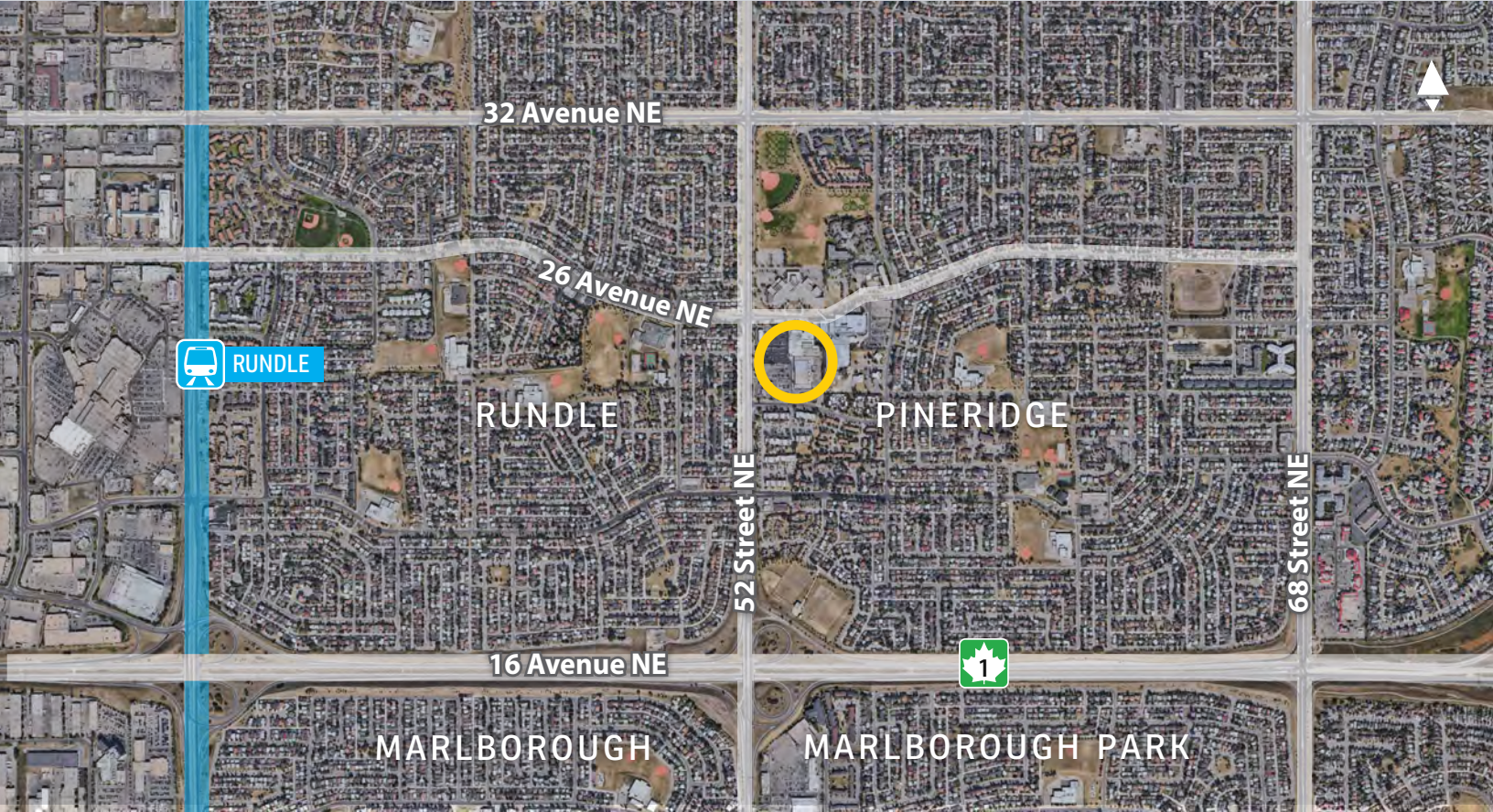
C: 403-607-1819

O: 403-290-0178

asherbut@barclaystreet.com



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.






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:

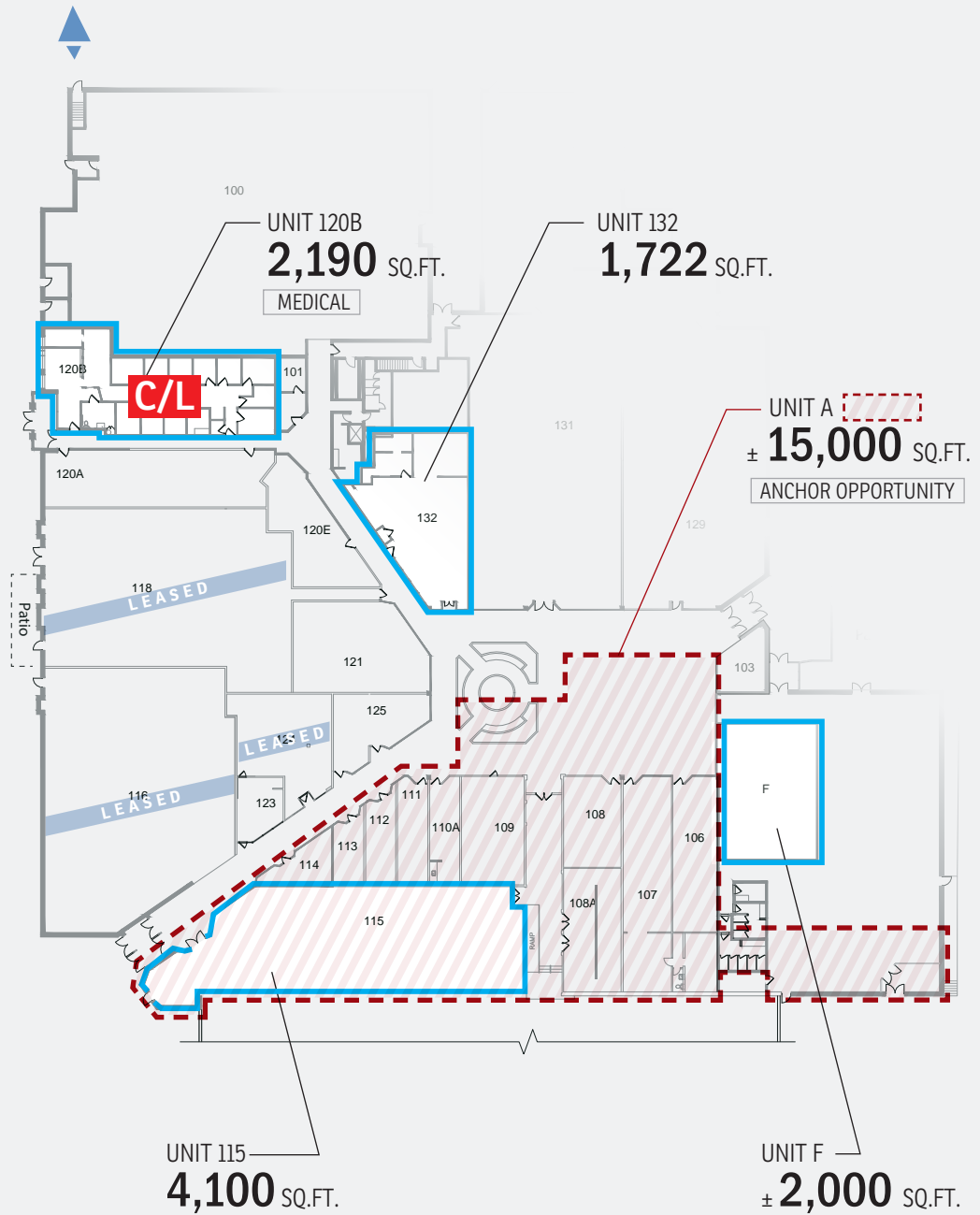
- » 4,100 sq. ft. – Unit 115
 - Available May 1, 2026.
- » 2,190 sq. ft. – Unit 120B **C/L**
 - Built out as medical clinic.
- » 1,722 sq. ft. – Unit 132
- » ±2,000 sq. ft. – Unit F
 - Available on 60-day notice.
 - To be remeasured.
- » ±15,000 sq. ft. – Unit A
 - Anchor opportunity.
 - Availability – please inquire.
- » ~~5,152 sq. ft. – Unit 116 – LEASED~~
- » ~~1,087 sq. ft. – Unit 124 – LEASED~~
- » ~~4,688 sq. ft. – Unit 118 – 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.

C/L



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2026 Barclay Street Real Estate Ltd. All rights reserved.



LOCAL EXPERTISE MATTERS