



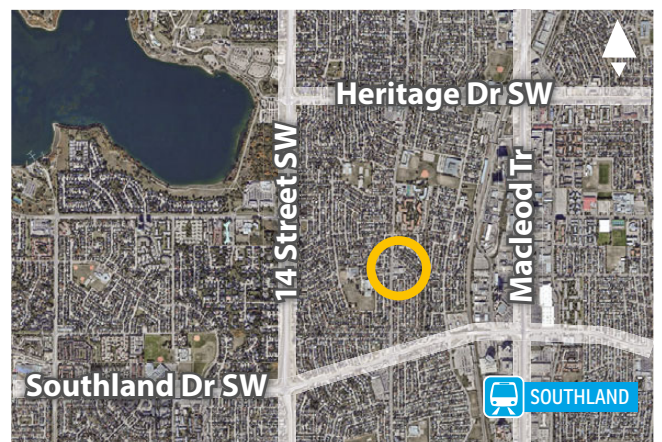
PYLON SIGNAGE  
OPPORTUNITY

C/L

## RETAIL SPACE FOR LEASE

### Haysboro Plaza

9620 Elbow Drive SW, Calgary



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

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LOCAL EXPERTISE MATTERS

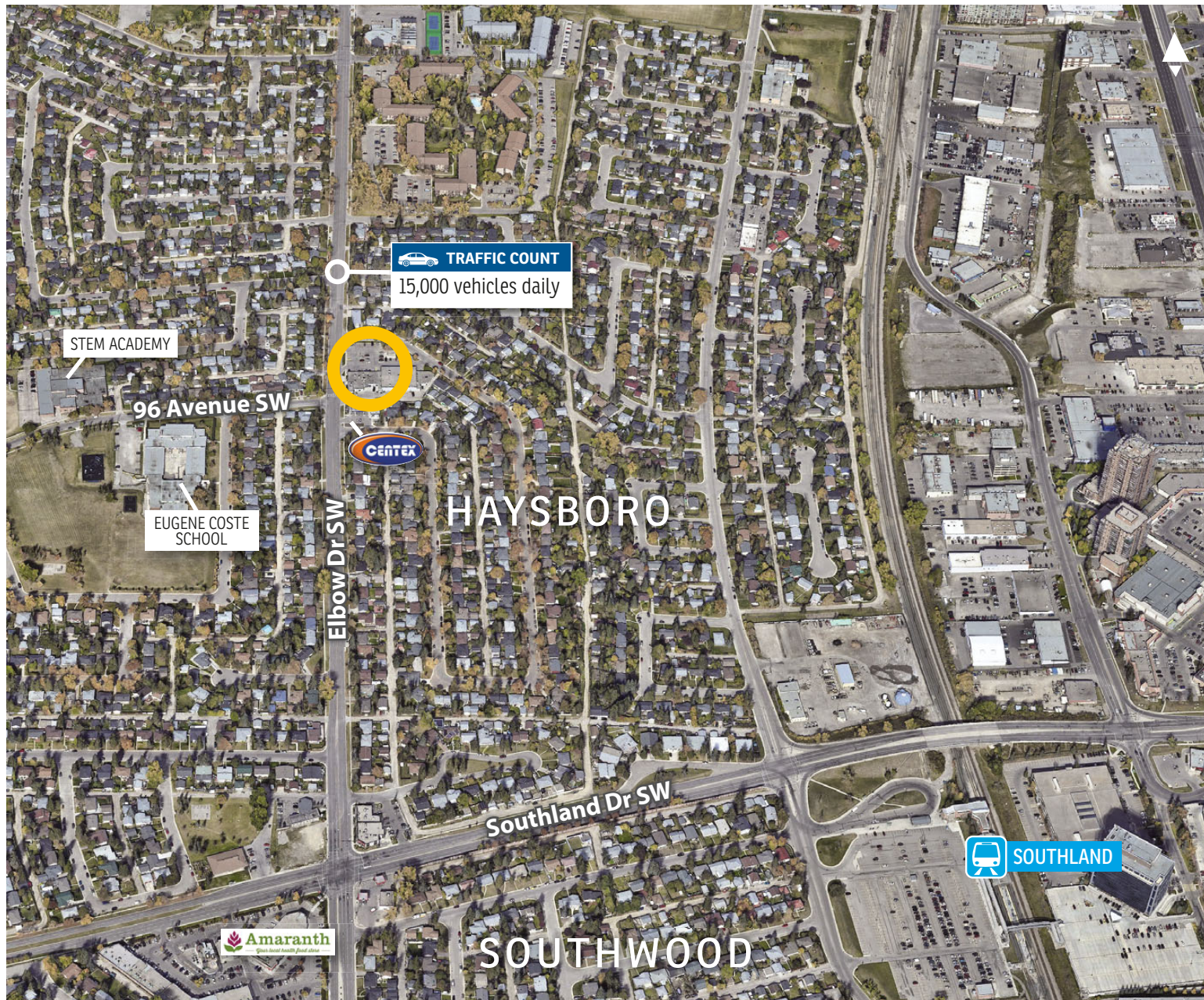


CELEBRATING

50 YEARS

1973-2023





## Area Demographics

(2 km radius)



### Population

34,210  
2022

35,065  
2027 ▲3.1%



### Average Household income

\$118,854  
2022

\$130,300  
2027 ▲10.2%



### Median Age

42.3  
2022

43.6  
2027



### Current Consumption / Person



\$12,837  
FOOD



\$4,925  
HEALTH CARE



\$4,673  
RECREATION



\$1,772  
PERSONAL CARE



\$4,081  
LIQUOR/TOBACCO



### Traffic Count

15,000 VEHICLES DAILY ON ELBOW DR SW





- » Next to the bus stop
- » Ample surface parking.
- » Other tenants in the centre:



**PIZZA 73**

DOUBLE DUTCH

CANNABIS  
LIQUOR STORE

DRIVING SCHOOL

RESTAURANT

DENTAL HYGIENE

CLINIC  
BARBER SHOP

HAIR STUDIO

DAYCARE

## LEASE INFORMATION

**MUNICIPAL ADDRESS:**  
9620 Elbow Drive SW, Calgary

**LAND USE:**  
C-N2 Commercial Neighbourhood

**AVAILABLE FOR LEASE:**  
 » 1,516 sq. ft. – Unit 9 (end cap) **C/L**  
 » 1,200 sq. ft. – Unit 17 **LEASED**

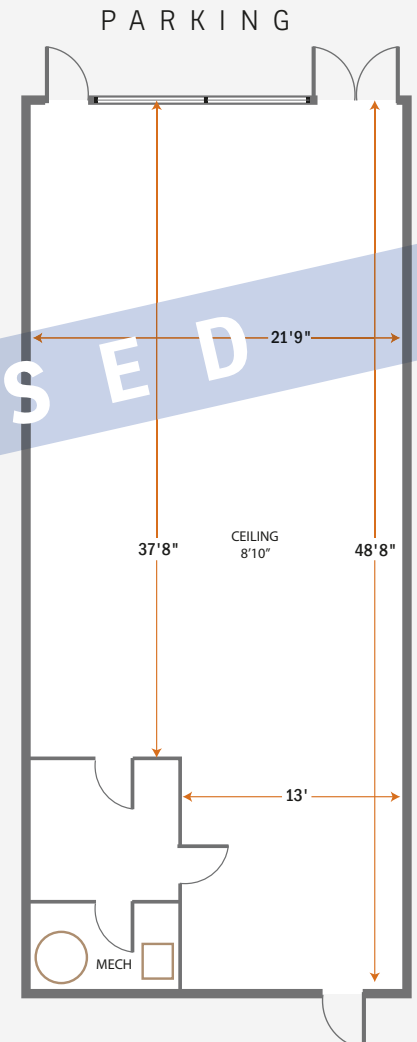
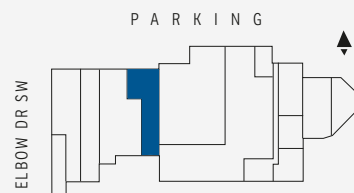
**AVAILABILITY:** Immediate

**PARKING:** Ample surface parking

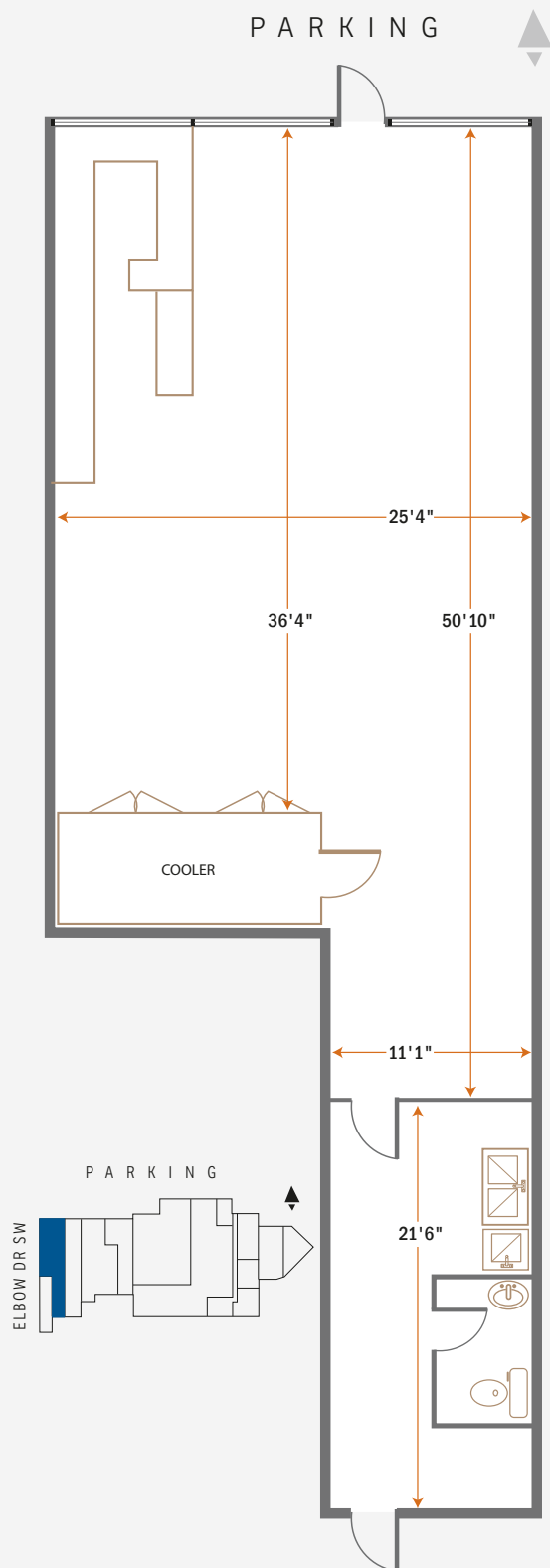
**OP. COSTS AND TAXES:**  
\$16.00 per sq. ft. (est.)

**NET RENT:** Market rates

UNIT 17  
**1,200** SQ.FT.



UNIT 9 **C/L**  
**1,516** SQ.FT.



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