

Admiral Court

6130 - 1A Street S.W. | Calgary, Alberta



Retail Leasing Opportunity



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PROPERTY OVERVIEW



Located two blocks east of CF Chinook Centre and Chinook Professional Tower



Ample on-site parking



Good mix of professional, retail, and personal services within the centre



Exposure to abundant pedestrian and vehicular traffic



Adjacent to Chinook LRT Station and public transportation routes



High daytime population within surrounding employment areas

Vacancy Information

Landlord's Legal Name:	404305 Alberta Ltd.
Rentable Area:	Unit 44 3,243 SF Unit 56 2,338 SF
Lease Rate:	Market
Annual Operating Costs & Taxes:	±\$24.87 PSF (2026)
Availability:	Unit 56 Immediate Unit 44 December 1/26
Term:	5-10 years
Zoning:	Direct Control (DC)



LOCATION

6130 - 1A Street S.W. | Calgary, Alberta



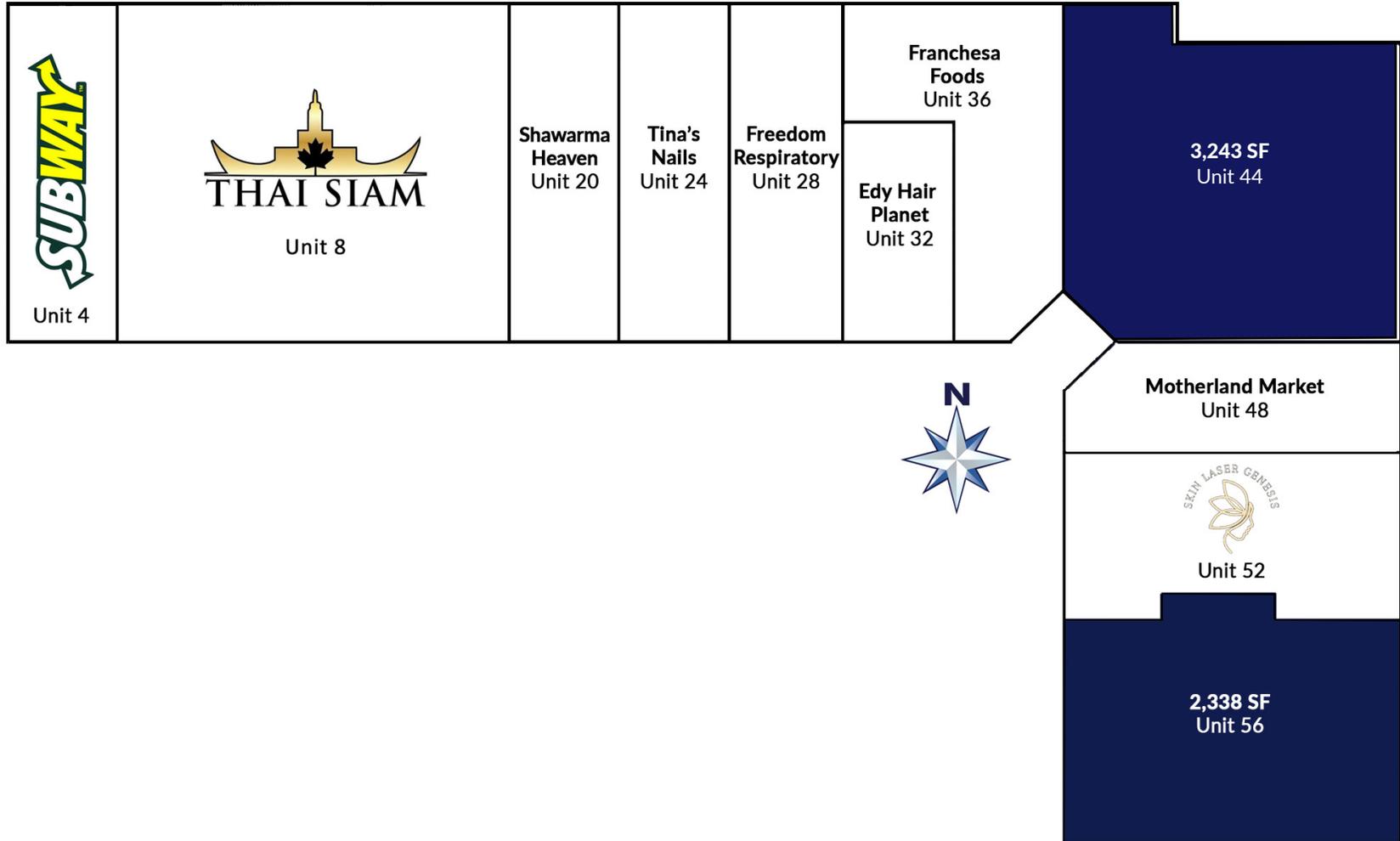
Area Businesses

- 1 Marks
- 2 Dollarama
- 3 Home Depot
- 4 Chinook Centre / Prof. Tower
- 5 CIBC
- 6 PetSmart / Staples
- 7 Scotiabank
- 8 Cadillac Fairview Multi-Family

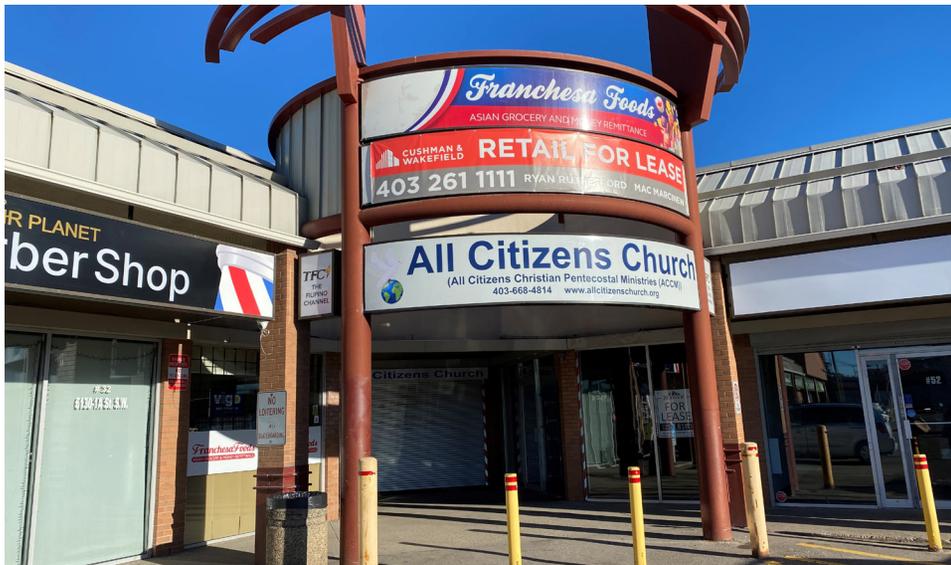
Also in the Area

Cineplex Theatres
Nordstrom
Chinook Medical Clinic

SITE PLAN



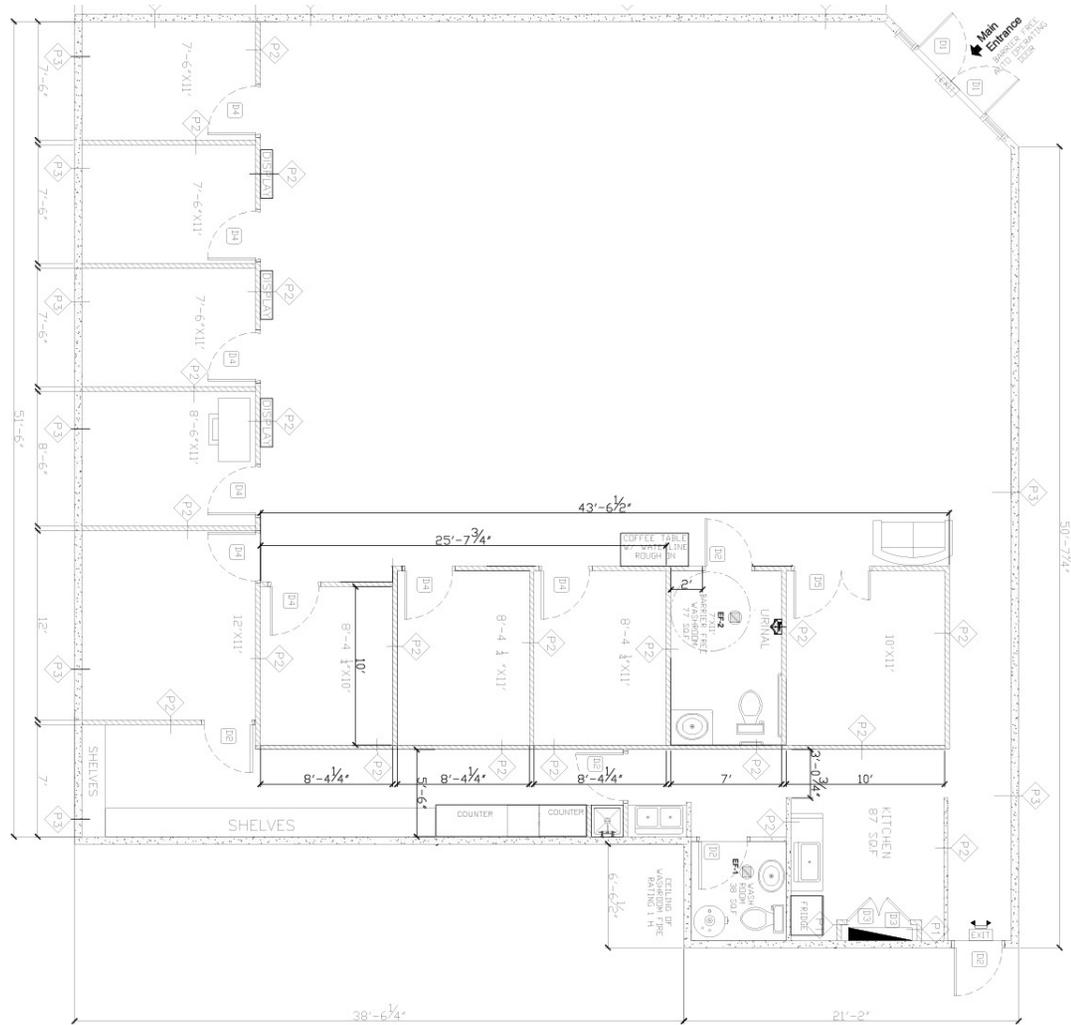
PHOTOS | UNIT 44



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FLOOR PLAN | UNIT 44

3,243 SF



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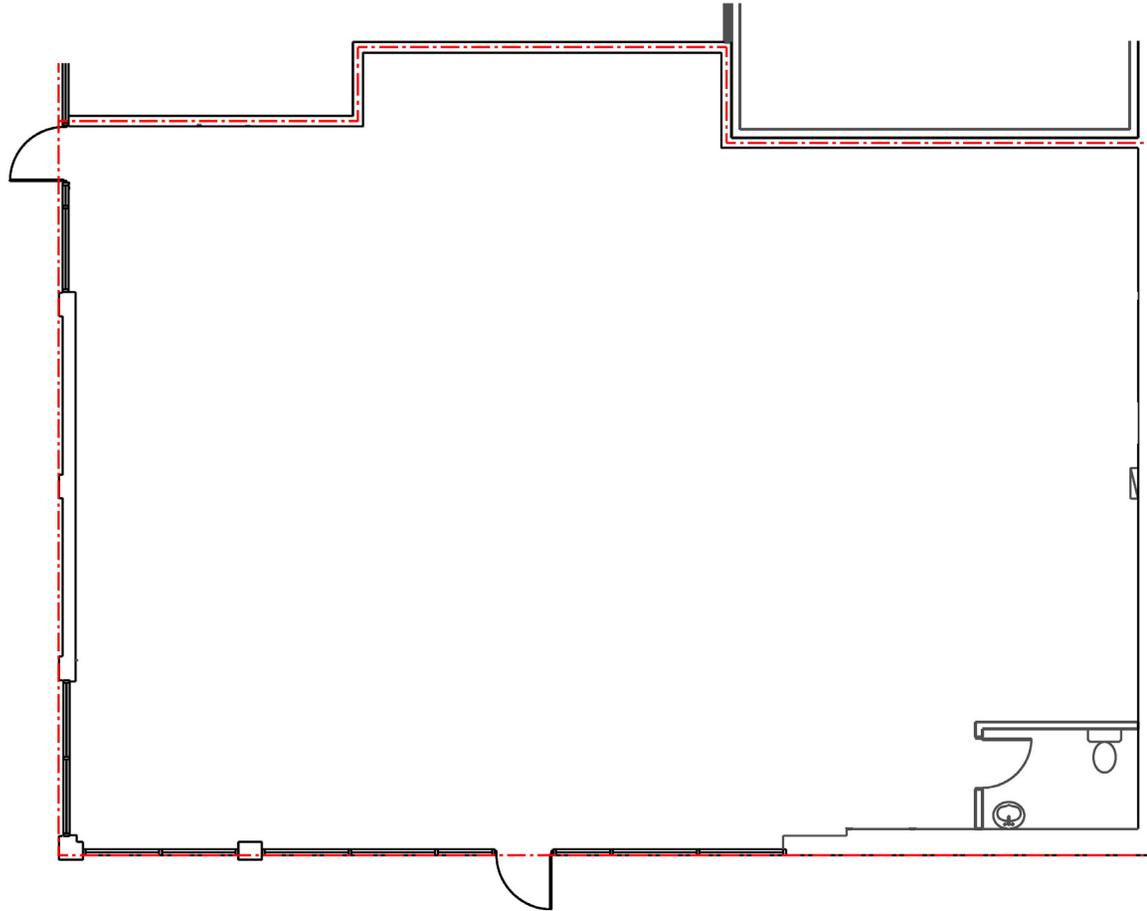
PHOTOS | UNIT 56



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FLOOR PLAN | UNIT 56

2,338 SF



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IDEAL USES



Butcher / Specialty Food



Training Facility



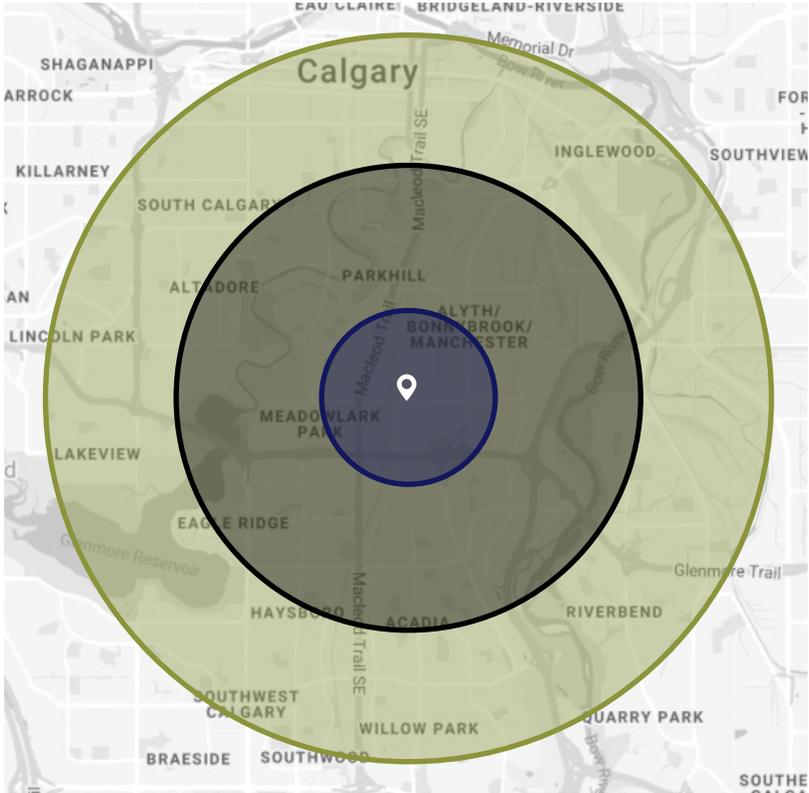
Medical Clinic



Tattoo Studio

DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	5,200	36,341	144,088
Daytime Population	Sum	20,446	84,798	215,265
Total Households	Sum	2,727	16,384	70,694

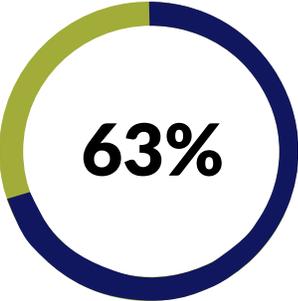


● 1 km Radius
 ● 3 km Radius
 ● 5 km Radius



Daytime Trade

The property is located within a **STRONG** daytime trade area



Employment Rate within 1 km radius



Average Household Income within 1 km radius
\$76,581

Primary age group
22-37 year olds



A **MAJORITY** of the population is **UNIVERSITY EDUCATED**