New Retail Opportunity One Block Off Macleod Trail

Rendering subject to change

Get more information

Allan Zivot, Principal
403 232 4307
allan.zivot@avisonyoung.com

Connor Khademazad, Associate
587 293 3363
connor.khademazad@avisonyoung.com

CANADA BEST MANAGED COMPANIES
Platinum member

avisonyoung.com

For Lease | Retail Space

Particulars

Available: 2,500 sf, 5,000 sf, and 10,000 sf demising options available

Occupancy: 90 - 120 days

Zoning: C-COR3 (flexible users allowed)
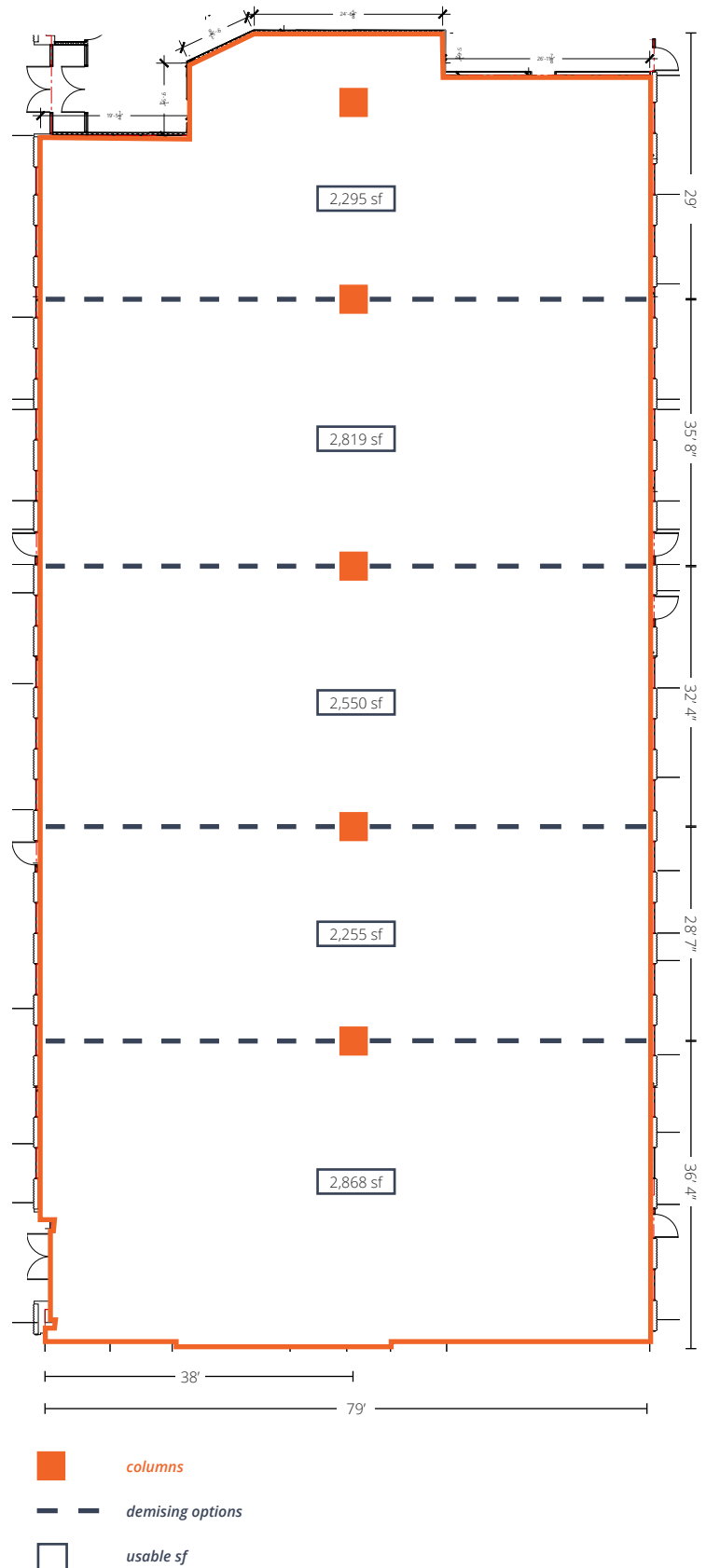
Net Rent: Inquire with listing agents

Op. Costs: $15.00 psf (2024 est.) *including utilities*

Join an established business park with over 300,000 sf of office, retail, and flex users and a 20+ retail tenant mix, including the Canada Post South service center, home improvement, recreational, showroom, and educational users!
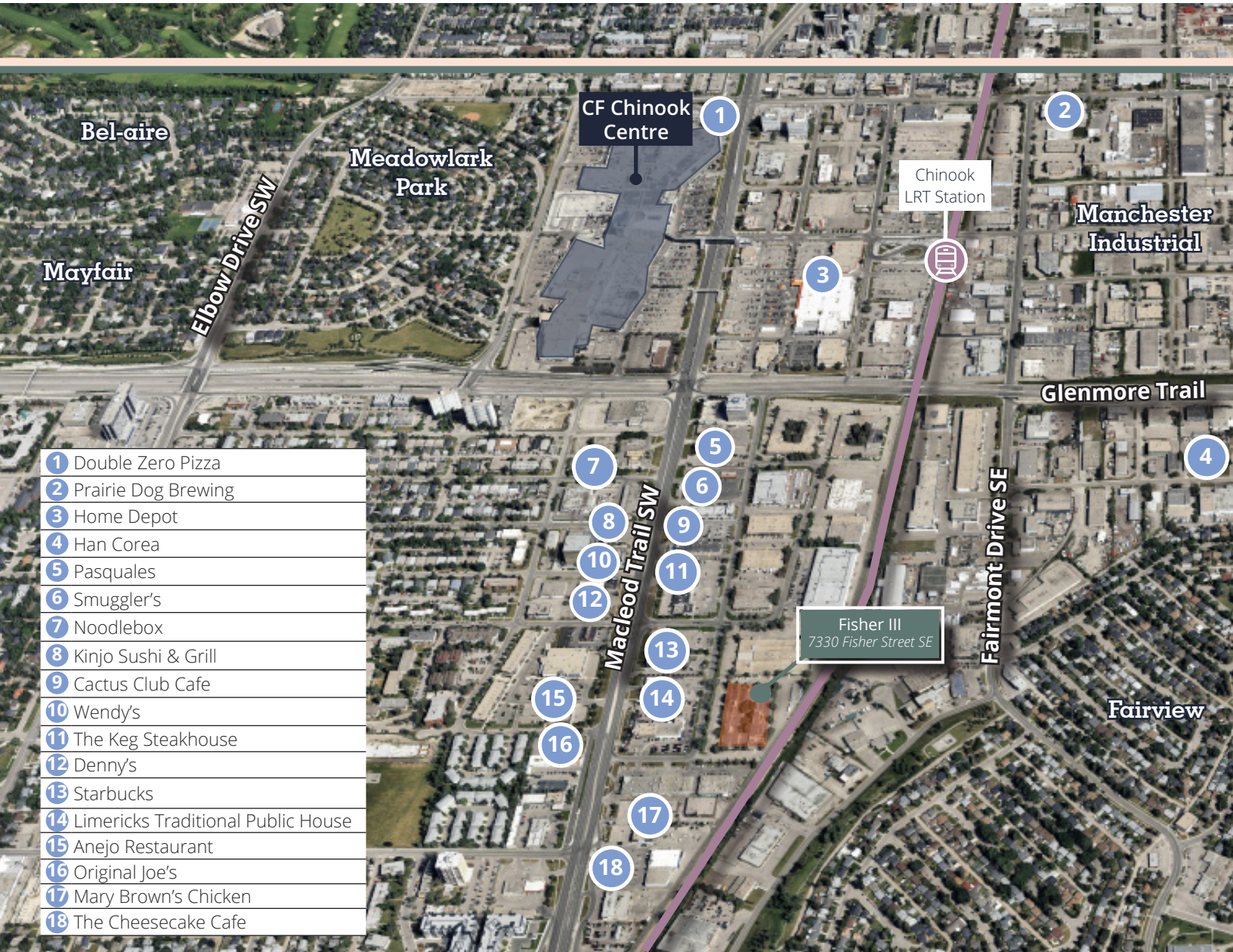
Creative demising options from 2,500 - 13,000 sf

Highlights

- Well established business park situated at the southeast intersection of Macleod & Glenmore Trail

- Ideal central location for retail users (unique uses welcome)

- **Cafe/bakery space available**

- Highly visible signage opportunities

- Excellent access to Macleod Trail

- **5-10 min. walk** to Chinook Centre, Cactus Club Cafe, Kinjo Sushi, The Keg, and much more

2,295 sf

2,819 sf

2,550 sf

2,255 sf

2,868 sf

29'

35' 8"

32' 4"

28' 7"

36' 4"

38'

79'

■ *columns*

--- *demising options*

□ *usable sf*

Nearby Amenities

CF Chinook Centre

Chinook LRT Station

Bel-aire

Meadowlark Park

Mayfair

Elbow Drive SW

Manchester Industrial

Glenmore Trail

Macleod Trail SW

Fairmont Drive SE

Fisher III
7330 Fisher Street SE

Fairview

1. Double Zero Pizza
2. Prairie Dog Brewing
3. Home Depot
4. Han Corea
5. Pasquales
6. Smuggler's
7. Noodlebox
8. Kinjo Sushi & Grill
9. Cactus Club Cafe
10. Wendy's
11. The Keg Steakhouse
12. Denny's
13. Starbucks
14. Limericks Traditional Public House
15. Anejo Restaurant
16. Original Joe's
17. Mary Brown's Chicken
18. The Cheesecake Cafe

Trade Area Demographics

Within 5 km

$174,446
Average household income

136,395
Population

76,081
Labour Force

57,149
Households

Fisher Park

If you would like more information on any of our services, please call or visit us online.

Allan Zivot
Principal
D +1 403 232 4307
allan.zivot@avisonyoung.com

Connor Khademazad
Associate
D +1 587 293 3363
connor.khademazad@avisonyoung.com

Visit us online
avisonyoung.com

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

AVISON YOUNG