

Retail for Lease



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Leasing Officer

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# Site Plan


Retail for Lease

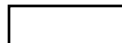


## Building Area

Building 01	418 m <sup>2</sup>	4,502 ft <sup>2</sup>
Building 02	573 m <sup>2</sup>	6,166 ft <sup>2</sup>
Building 03	293 m <sup>2</sup>	3,157 ft <sup>2</sup>
Building 04	992 m <sup>2</sup>	10,674 ft <sup>2</sup>
Building 05	1,495 m <sup>2</sup>	16,092 ft <sup>2</sup>
<b>Total Retail</b>	<b>3,771 m<sup>2</sup></b>	<b>40,591 ft<sup>2</sup></b>

## Legend:

Leased: 

Available: 



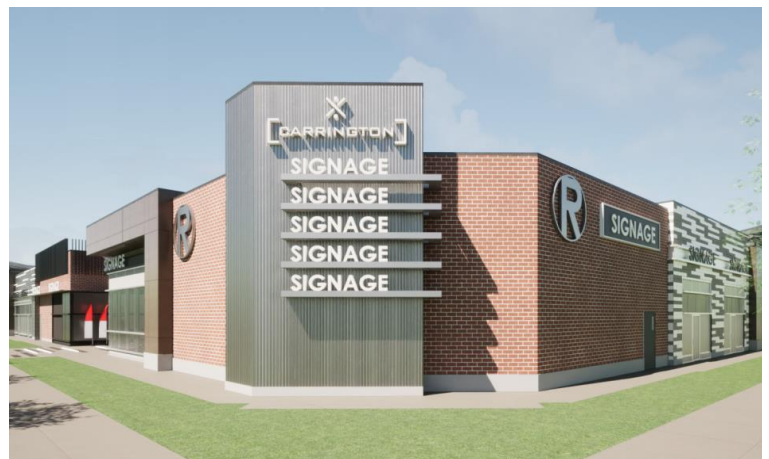
**Parking:** 109 Stalls

**Land Use:** DC C-C1 (Commercial – Community 1 District)



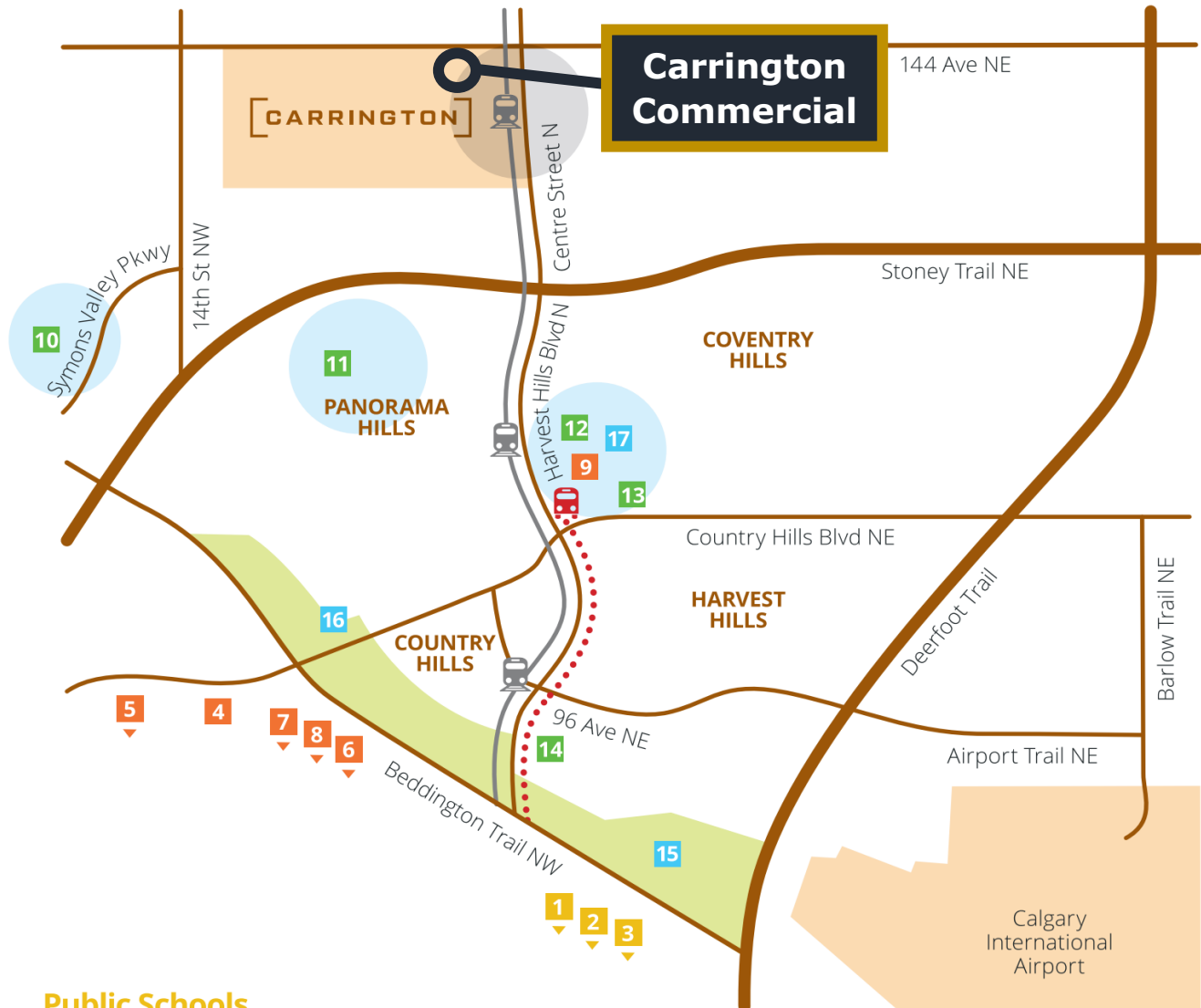
# Conceptual Views

Retail for Lease



## Community Profile

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## Public Schools

- 1 Cambrian Heights School (K-6)
- 2 Colonel Irvine School (5-9, Regular & Mandarin Bilingual)
- 3 James Fowler High School (10-12)

## Catholic Schools

- 4 Msgr. Anderson (K-6)
- 5 St. Luke (K-6, French Immersion)
- 6 St. Margaret (K-9, Spanish Bilingual)
- 7 Madeleine d'Houet (7-9, French Immersion)
- 8 St. Francis (10-12, Spanish Bilingual & Extended French)
- 9 Notre Dame High (10-12)

## Grocery Stores

- 11 Save-On Foods
- 12 Real Canadian Superstore
- 13 Sobeys
- 14 T&T Supermarket

## Recreation

- 15 Nose Creek Parkway
- 16 Country Hills Golf Course
- 17 Vivo Community Centre

## School Board Contacts

Calgary Catholic School Board

Phone: (403) 500 - 2000

Email: [inquiries@cssd.ab.ca](mailto:inquiries@cssd.ab.ca)

Calgary Board of Education

Phone: (403) 500 - 2000

BRT Line .....

Future LRT Line —

Existing shops and services

Future shops and services



# Highlights & Uses

Retail for Lease

## RETAIL USES & OPPORTUNITIES

### • Medical

- Chiropractic
- Massage
- Health Lab
- Veterinary + more



### • Fitness Centre & Personal Services

- Gym
- Yoga Studio
- Spin Studio
- Barre Studio
- Nail Salon
- Instructional Facility + more



### • Office & Professional Service

- Financial Institution
- Office Use



### • Restaurant & Food Service

- Take Out Restaurant
- Bakery
- Pita & Sandwich
- Catering Service
- Local Pub & Eatery
- Grocery & Specialty Food Store



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