

FOR LEASE

Adjacent to Sunridge Mall
NE Calgary's Premier Retail
Destination // up-to 6,500 SF



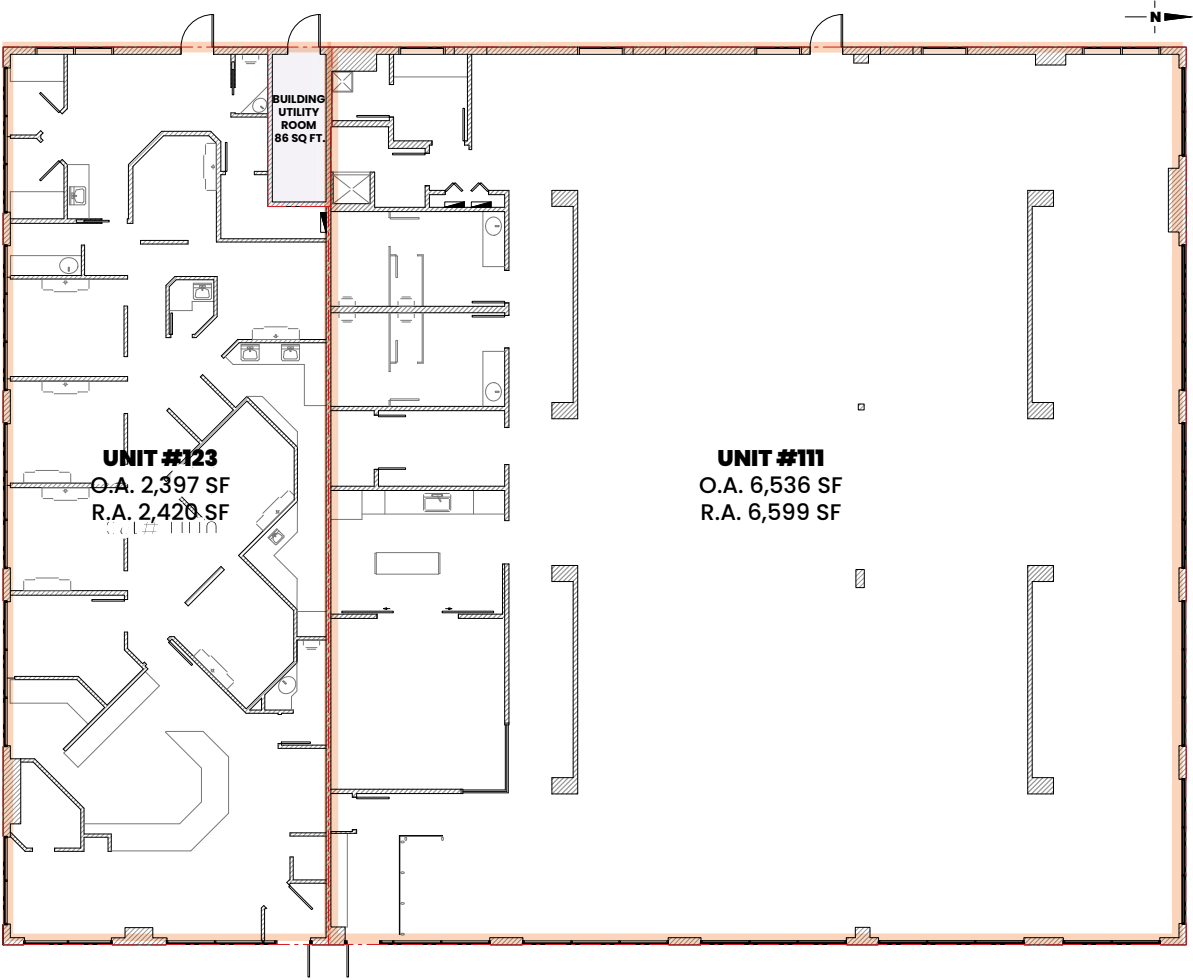
SUNRIDGE LANDING | 3385 & 3393 26 Avenue NE, Calgary AB

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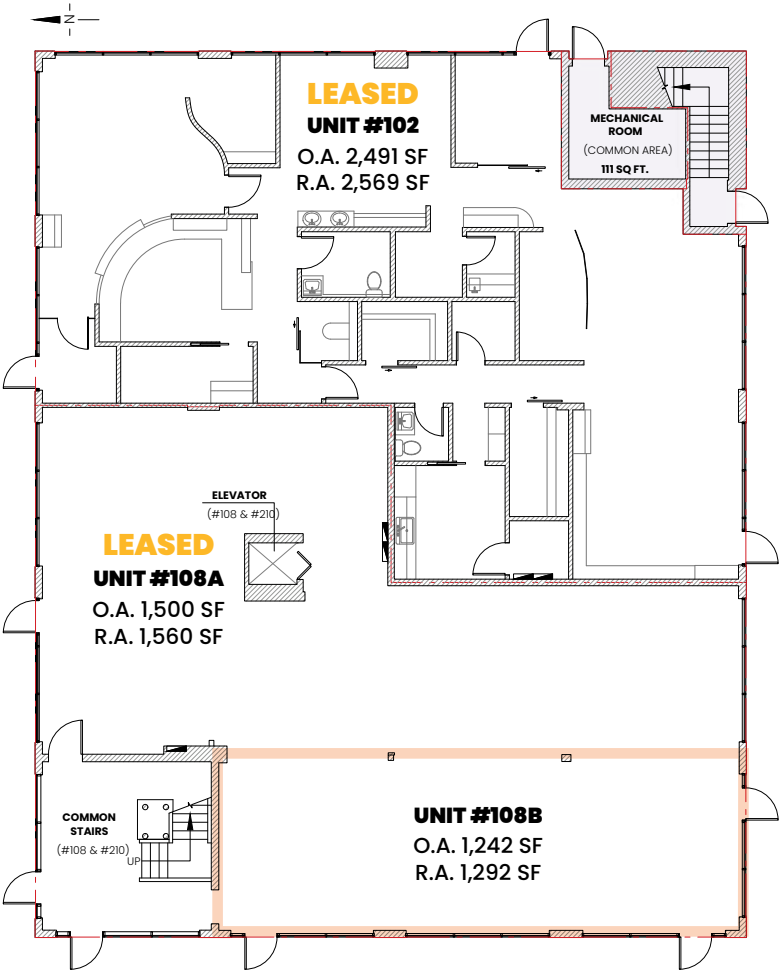
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BUILDING A FLOOR PLANS

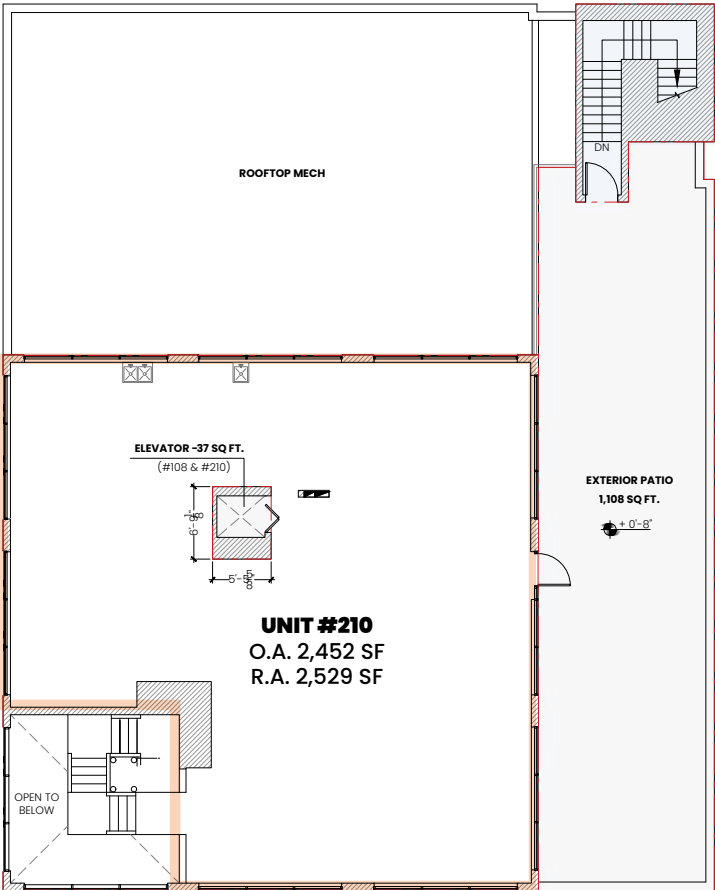


BUILDING 3385				
	SPACE ID	OCCUPANT AREA	RENTABLE AREA	BUILDING SERVICE AREA
	UNIT 111	6,536 SF	6,599 SF	-
	UNIT 123	2,397 SF	2,420 SF	-
	BUILDING SERVICES	-	-	86 SF

BUILDING B FLOOR PLANS



BUILDING 3393 (MAIN LEVEL)				
	SPACE ID	OCCUPANT AREA	RENTABLE AREA	BUILDING SERVICE AREA
	UNIT-102	2,491 SF	2,569 SF	-
	UNIT-108A	1,500 SF	1,560 SF	-
	UNIT 108B	1,242 SF	1,292 SF	-
	BUILDING SERVICES	-	-	241 SF



BUILDING 3393 (SECOND LEVEL)					
	SPACE ID	OCCUPANT AREA	RENTABLE AREA	NON-ALLOCATED AREA	RENTABLE EXCLUSION
	UNIT 210	2,452 SF	2,529 SF	-	-
	NON-ALLOCATED AREA	-	-	1,145 SF	-
	RENTABLE EXCLUSION	-	-	-	194 SF

PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size Available

BUILDING A

Unit 111: 6,536 SF

Unit 123: 2,397 SF

BUILDING B

~~Unit 102: 2,491 SF~~ **LEASED**

~~Unit 108A: 1,500 SF~~ **LEASED**

Unit 108B: 1,242 SF

Unit 210: 2,452 SF

Availability	Immediately
Net Rate	Market
Op Costs	\$10.38 PSF (Est. 2026)
Property Taxes	\$8.12 PSF
Zoning	C-R3f2.8h18
Parking	62 Surface Stalls

PROPERTY FEATURES

- **Unmatched Retail Positioning** – Directly adjacent to Sunridge Mall with shared access to NE Calgary's premier shopping destination.
- **Premier Shopping Node** – Located within the greater Sunridge retail hub and steps from the high-traffic 32 Avenue/36 Street corridors.
- **Surrounded by National Anchors** – Immediate proximity to Costco, RONA, Cineplex, and Best Buy.
- **Healthcare Traffic Driver** – Minutes from Peter Lougheed Centre, NE Calgary's major hospital and employment hub.
- **Transit-Oriented Convenience** – Easy walk to Rundle station (C-Train access).
- **Exceptional Connectivity** – Quick access to 16 Ave / Hwy 1, Barlow Trail, Deerfoot Trail, 32 Avenue & 36 Street NE.
- **Ample On-Site Parking** – Designed for convenience with generous customer parking.



INTERIOR FEATURES // Photo Gallery



LOCATION



 **Neighbourhood**
Sunridge Retail Hub

 **Population 3km**
55,978

 **Drive Times**
Deerfoot Trail SE: **8 minutes**
Calgary Airport: **17 minutes**

 **Prime Location**

 **Health & Wellness**

 **Ample Parking**

 **Household Income**
\$71,888

 **Median Age**
38.6

Traffic Count
12,000 VPD | 26 Ave & 36 ST NE
20,000 VPD | 34 ST & 32 Ave NE

 **Fuel / Charging Stations**

 **Travel Accommodations**



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