

RETAIL FOR LEASE

**AVISON
YOUNG**

3444 - 32 AVENUE NE

Calgary, AB



PAD/CRU AVAILABLE

Arlyn Stoik
Principal
+1 780 908 4227
arlyn.stoik@avisonyoung.com

Siv Lalli
Senior Associate
+1 780 803 9000
siv.lalli@avisonyoung.com

Alison Hansen Carlson
Senior Associate, Brokerage Services
+1 780 702 0692
alison.hansen-carlson@avisonyoung.com

3444 - 32 AVENUE NE CALGARY, ALBERTA

3444 32 Avenue NE offers a prime opportunity in the heart of Calgary's dynamic Sunridge trade area—one of the city's most prominent and high-traffic commercial destinations. Surrounded by prominent retailers and amenities including Sunridge Mall, Peter Lougheed Centre, Costco, Superstore, FreshCo, RONA, Cineplex, Seafood City, and Lucky Supermarket, this location delivers unmatched exposure and convenience. With a daytime population of over 200,000 within a 5 km radius and more than 20,000 vehicles passing daily along 32 Avenue NE, this site is perfectly positioned for businesses seeking visibility and access to a captive customer base.

DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME (2025)

\$86,852	\$91,820	\$101,394
1 km	3 km	5 km

ESTIMATED POPULATION (2025)

4,615	50,654	171,469
1 km	3 km	5 km

HOUSEHOLDS (2025)

1,457	16,583	56,268
1 km	3 km	5 km

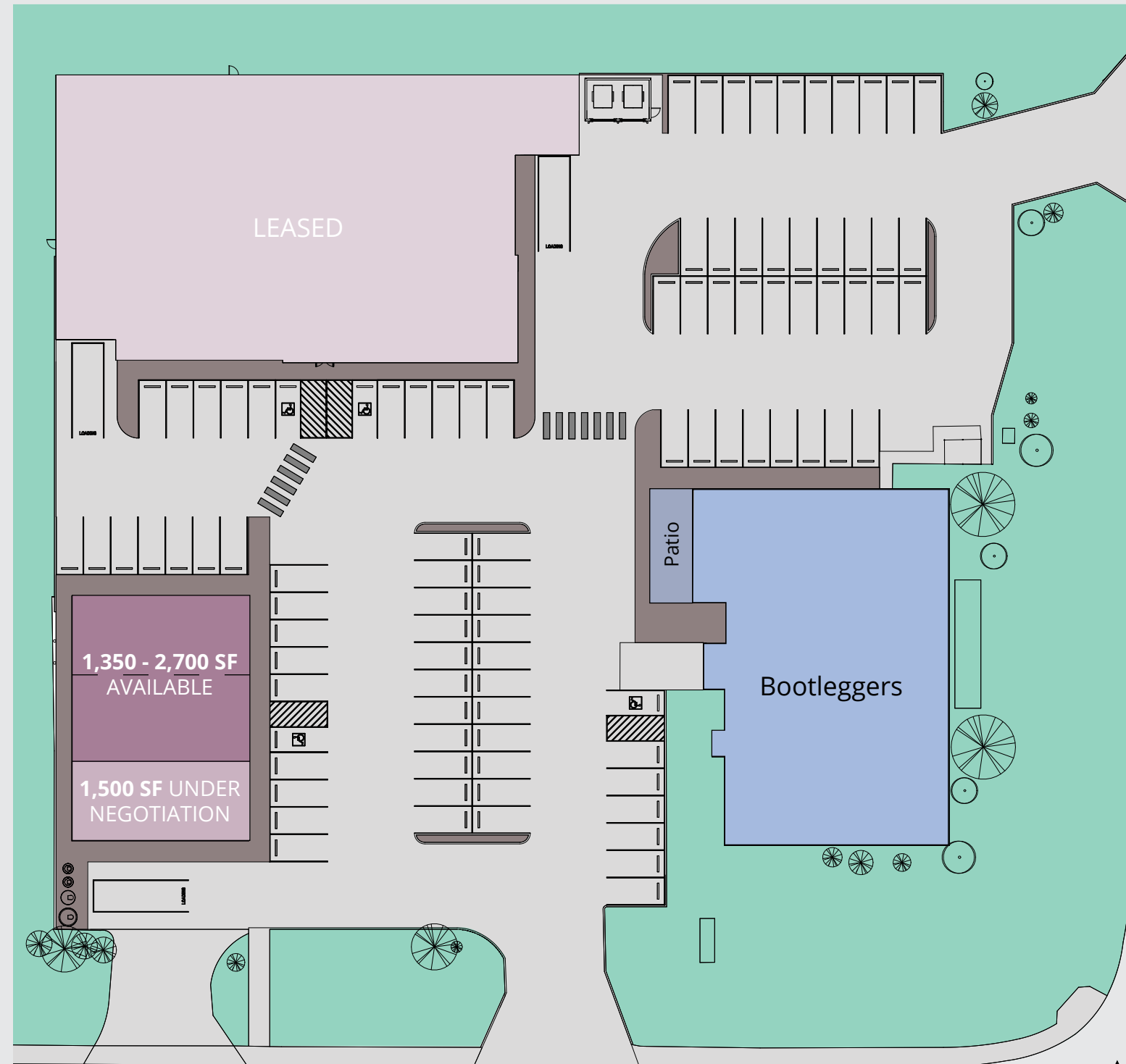
DAYTIME POPULATION

7,328	66,060	201,198
1 km	3 km	5 km

MEDIAN AGE (2025)

38.4	38.3	38.0
1 km	3 km	5 km

— EXISTING BUILDING — FUTURE CONSTRUCTION



Tentative site plan

32 AVENUE NE (20,000 VPD)

34 STREET NE

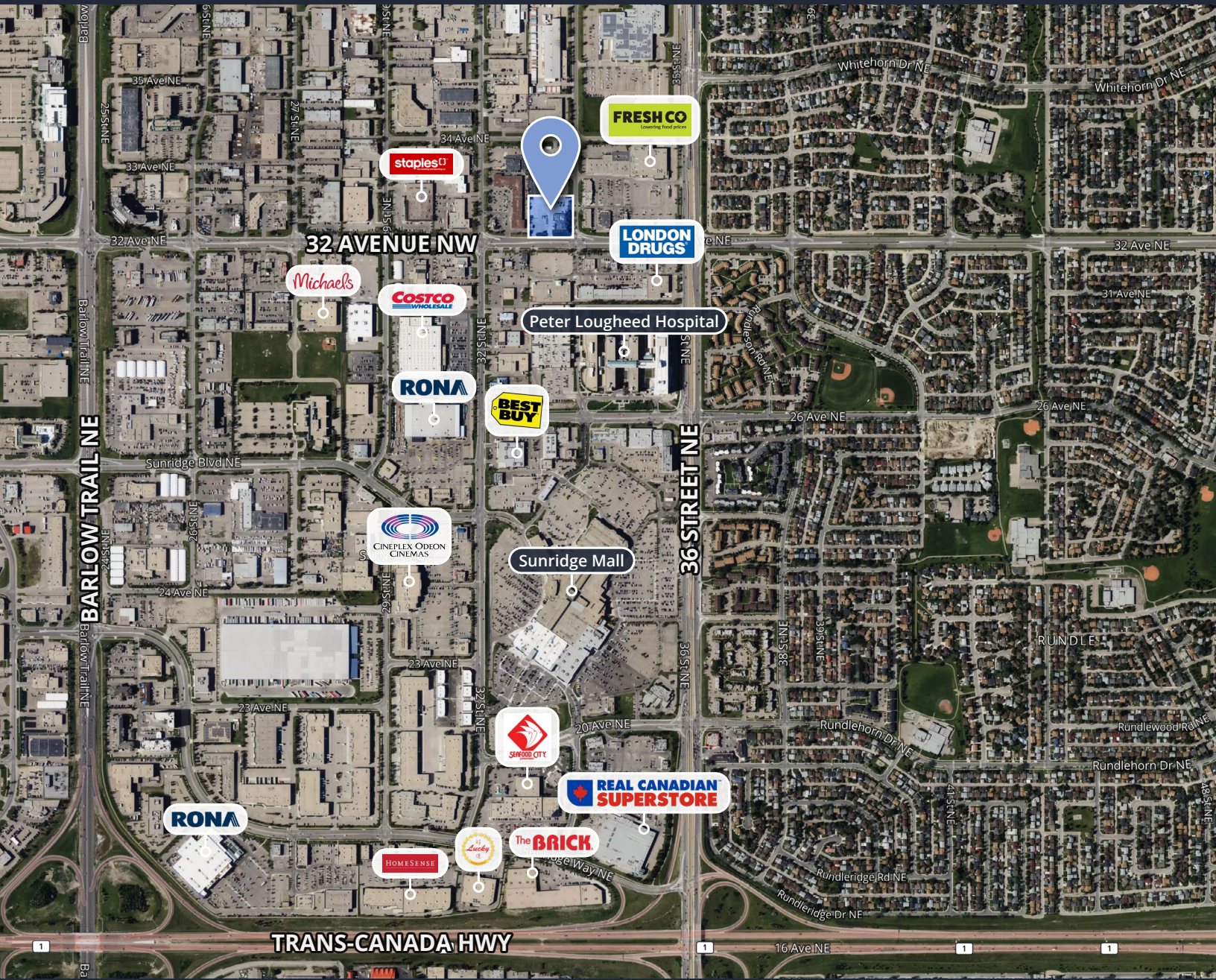

SITE SIZE
2.25 Acres (97,847 SF)


PRICING
Market


ZONING
Commercial - Corridor 3


TIMING
Q4 2026





Get in touch

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