

802_{sf} – 4,688_{sf}

ANCHOR
TENANT
OPPORTUNITY

Up to 10,000_{sf}

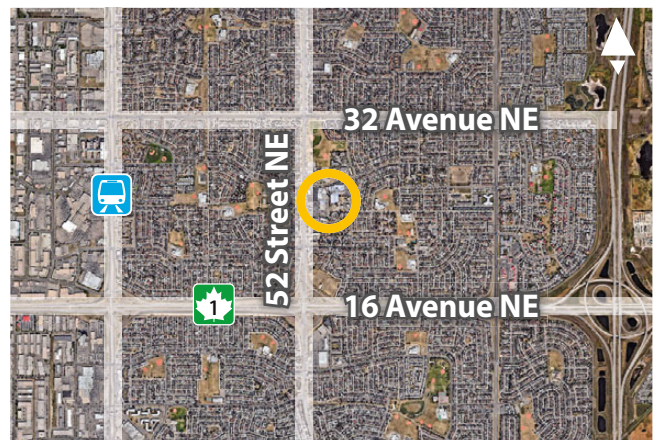


RETAIL SPACE FOR LEASE

Village Square Mall

2640 52nd Street NE, Calgary

- » Well-established community of Pineridge.
- » New interior anchor opportunity.
- » Medical space available.



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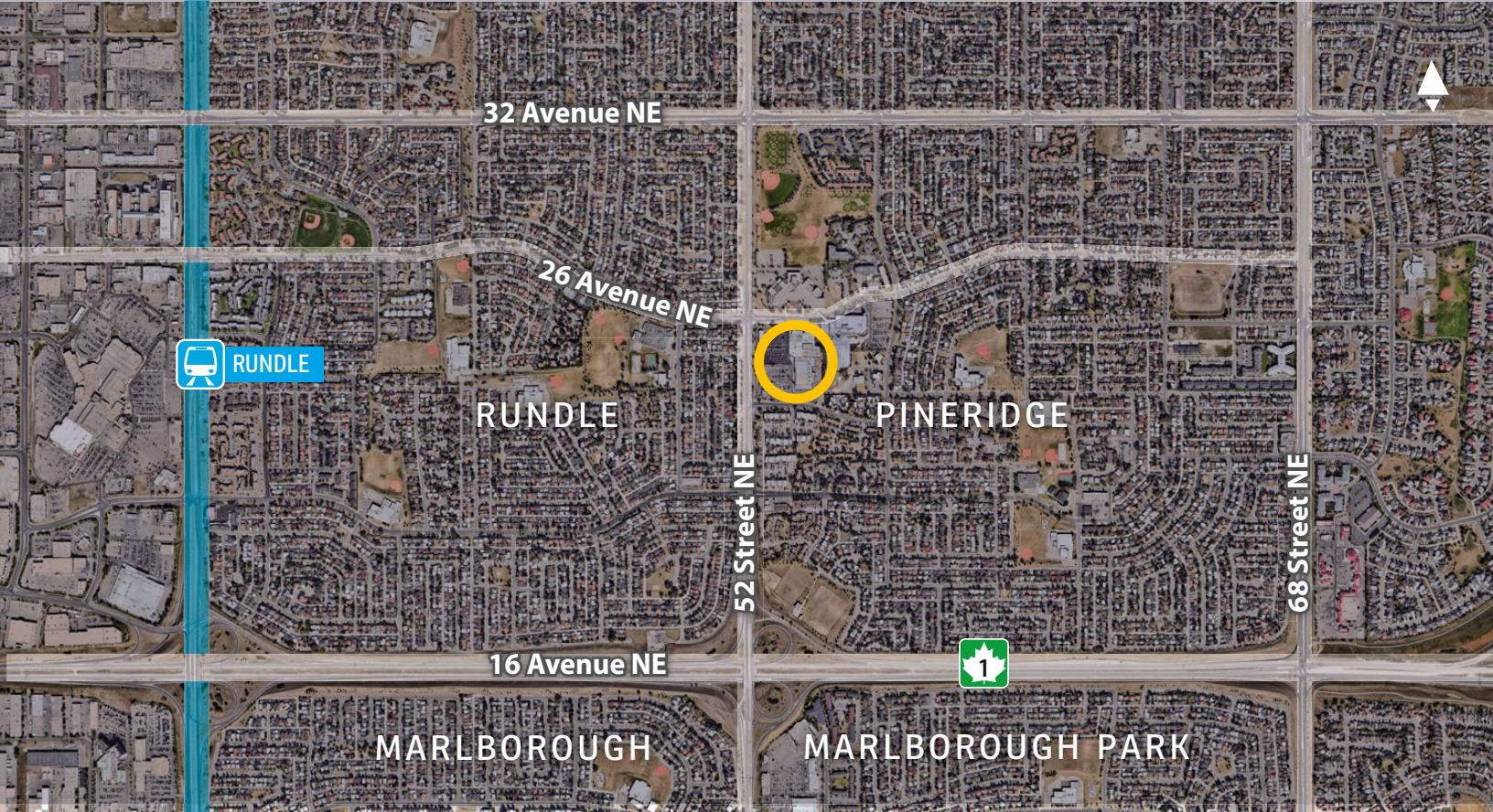
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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS






- » Located in the well-established community of Pineridge.
- » Direct exposure and access from 52nd Street NE.
- » Excellent connectivity to 16 Avenue NE and 32 Avenue NE.







AREA DEMOGRAPHICS

(3 km radius)

	Population		Median Age
	87,642		38.8
	Average Household Income		\$94,465

Current Consumption / Household

	\$12,793		\$4,995
	FOOD		HEALTH CARE
	\$3,681		\$1,834
	RECREATION		PERSONAL CARE
	\$2,303		\$3,015
	LIQUOR/TOBACCO		CLOTHING

	Traffic Count	38,000	VEHICLES DAILY ON 52 STREET NE
		5,000	VEHICLES DAILY ON 26 AVENUE NE

- » Abundance of on-site parking.
- » Existing amenities in the shopping complex include Shoppers Drug Mart, Dollarama, RBC Royal Bank, Gold's Gym, McDonalds, Tim Horton's, gas station and more.
- » Adjacent to Lester B. Pearson High School and Village Square Leisure Centre.
- » Multiple bus stops right outside the door.

LEASE INFORMATION

MUNICIPAL ADDRESS:
2640 52nd Street NE, Calgary

AVAILABLE FOR LEASE:

- » 802 sq. ft. – Unit 108A
- » 4,688 sq. ft. – Unit 118 **C/L**
 - Available on 30-day notice.
- » 2,190 sq. ft. – Unit 120B
 - Built out as medical clinic.
- » 1,087 sq. ft. – Unit 124
- » 1,712 sq. ft. – Unit 132
- » ±2,000 sq. ft. – Unit F
 - Available on 60-day notice.
 - To be remeasured.
- » Anchor Opportunity – up to 10,000 sq. ft. (please inquire)

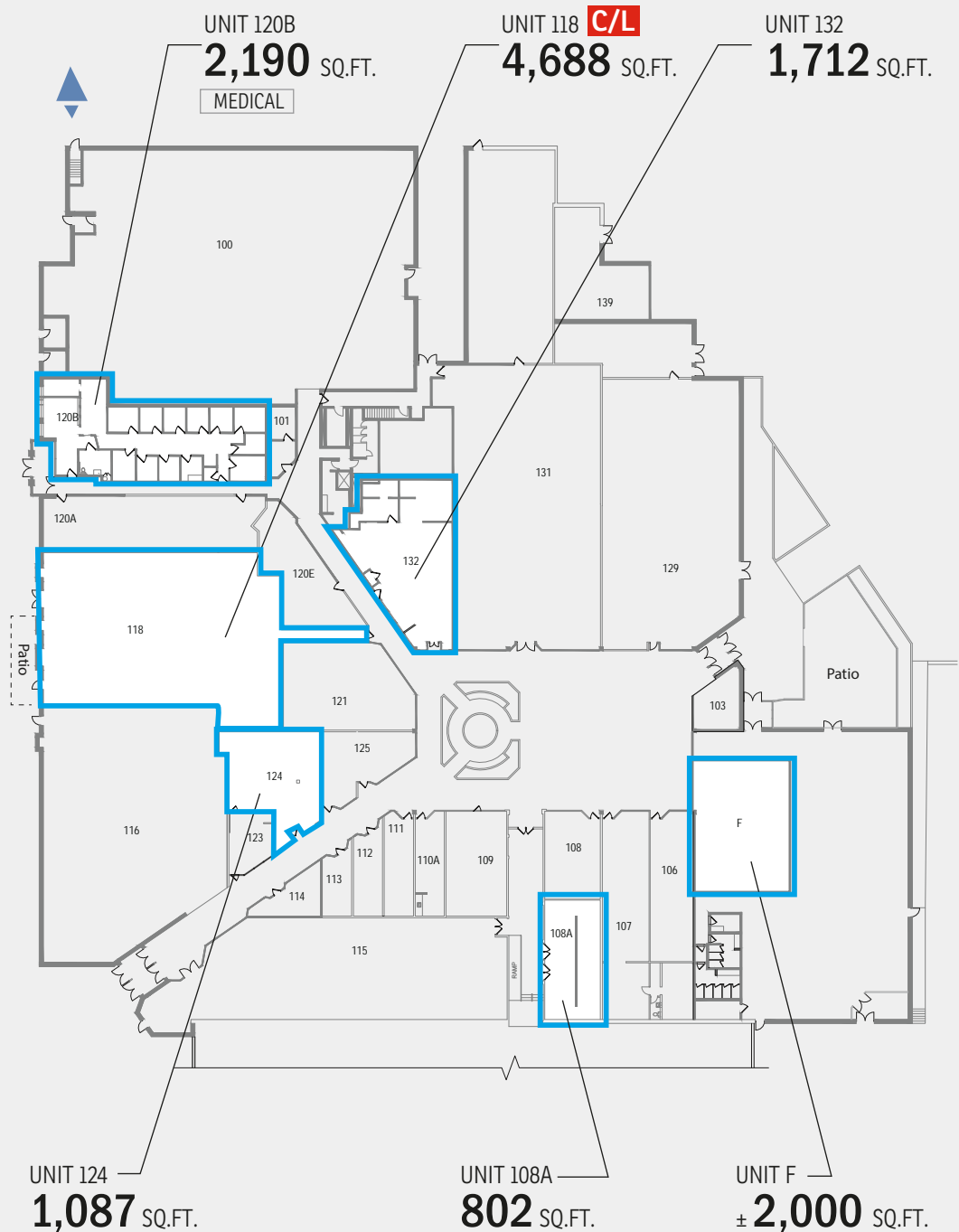
~~» 823 sq. ft. – Unit 109 – **LEASED**~~

OP. COSTS AND TAXES:
\$27.00 per sq. ft. (est.)

NET RENT: Market rates

NOTES:

- » Flexible lease term available.
- » Not suitable for daycare.
- » Interior units not suitable for restaurant.



UNIT 109
823 SQ.FT.



UNIT 108A. SIZE TBD



UNIT 120B
2,190 SQ.FT.

- Built out as medical clinic.



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