

Blackstone
Commercial Real Estate Services Inc.

For Lease

3385 & 3393 26 Avenue NE | Calgary Alberta
NE Calgary's Premier Retail Hub



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These images showcase the newly renovated façades



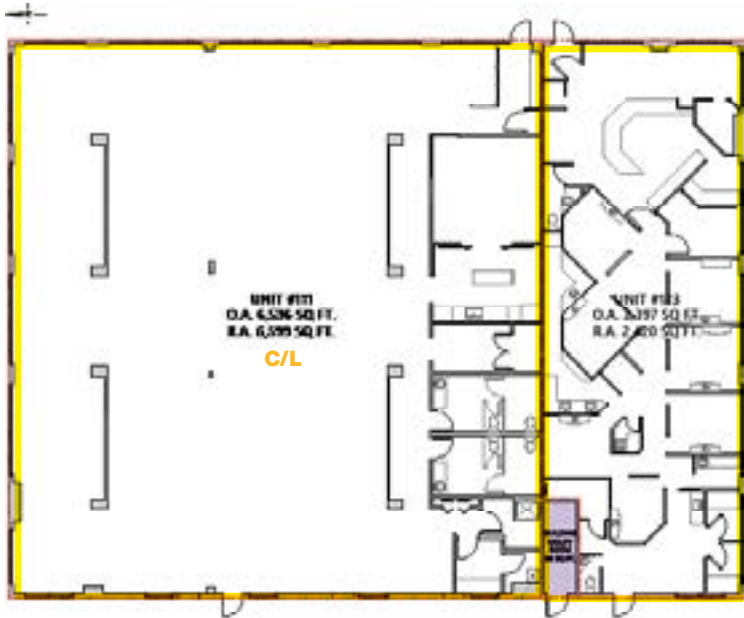
Size Available	BUILDING A
	Unit 111: 6,536 SF C/L
	Unit 123: 2,397 SF
Availability	BUILDING B
	Unit 102: 2,491 SF LEASED
	Unit 108: 2,742 SF
	Unit 210: 2,452 SF
Net Rate	Immediately
Op Costs	Market
Property Taxes	\$10.38 PSF (Est. 2026)
Zoning	\$8.12 PSF
Parking	C-R3f2.8h18
	62 Surface Stalls

- **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.

Building A

3385 26 Avenue NE

Parking



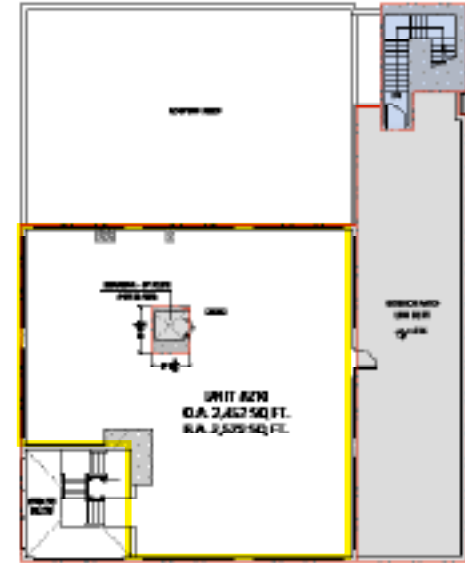
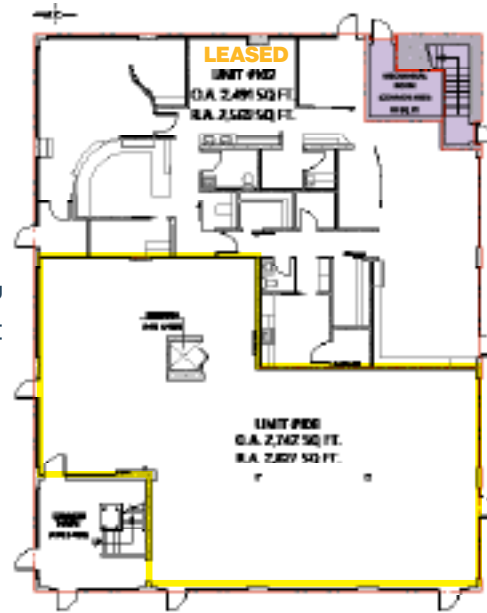
Parking

BUILDING AREA			
SPACE ID	OCCUPANT AREA	RENDERED AREA	BUILDING SPACE AREA
UNIT 101	6,536 SQ FT	6,599 SQ FT	-
UNIT 102	3,197 SQ FT	3,260 SQ FT	-
BUILDING SERVICES	-	-	20,931 SQ FT

Building B

3393 26 Avenue NE

Parking



BUILDING AREA			
SPACE ID	OCCUPANT AREA	RENDERED AREA	BUILDING SPACE AREA
UNIT 101	2,491 SQ FT	2,552 SQ FT	-
UNIT 102	2,747 SQ FT	2,809 SQ FT	-
BUILDING SERVICES	-	-	20,931 SQ FT

BUILDING AREA				
SPACE ID	OCCUPANT AREA	RENDERED AREA	NON-ALLOTTED AREA	RENDERED SQUARE
UNIT 103	2,452 SQ FT	2,513 SQ FT	-	-
NON-ALLOTTED AREA	-	-	TRUCKS	-
RENDERED DELIVER	-	-	-	TRUCKS

Parking

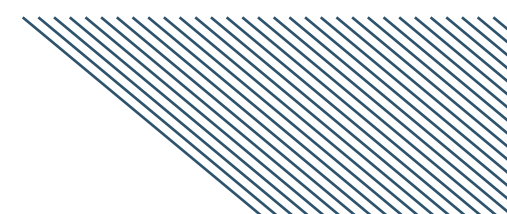




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 **NEIGHBORHOOD**
Sunridge

 **POPULATION**
3KM
55,978

 **MEDIAN AGE**
38.6

 **HOUSEHOLD INCOME**
\$71,888

 **TRAFFIC COUNT**
12,000 VPD | 26 Ave & 36 ST NE
20,000 VPD | 34 ST & 32 Ave NE

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Thank you for your Interest



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