

For Lease

Oakridge Co-op

125 Oakmoor Plaza SW, Calgary, AB



Prime Retail Space Available!

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Highlights

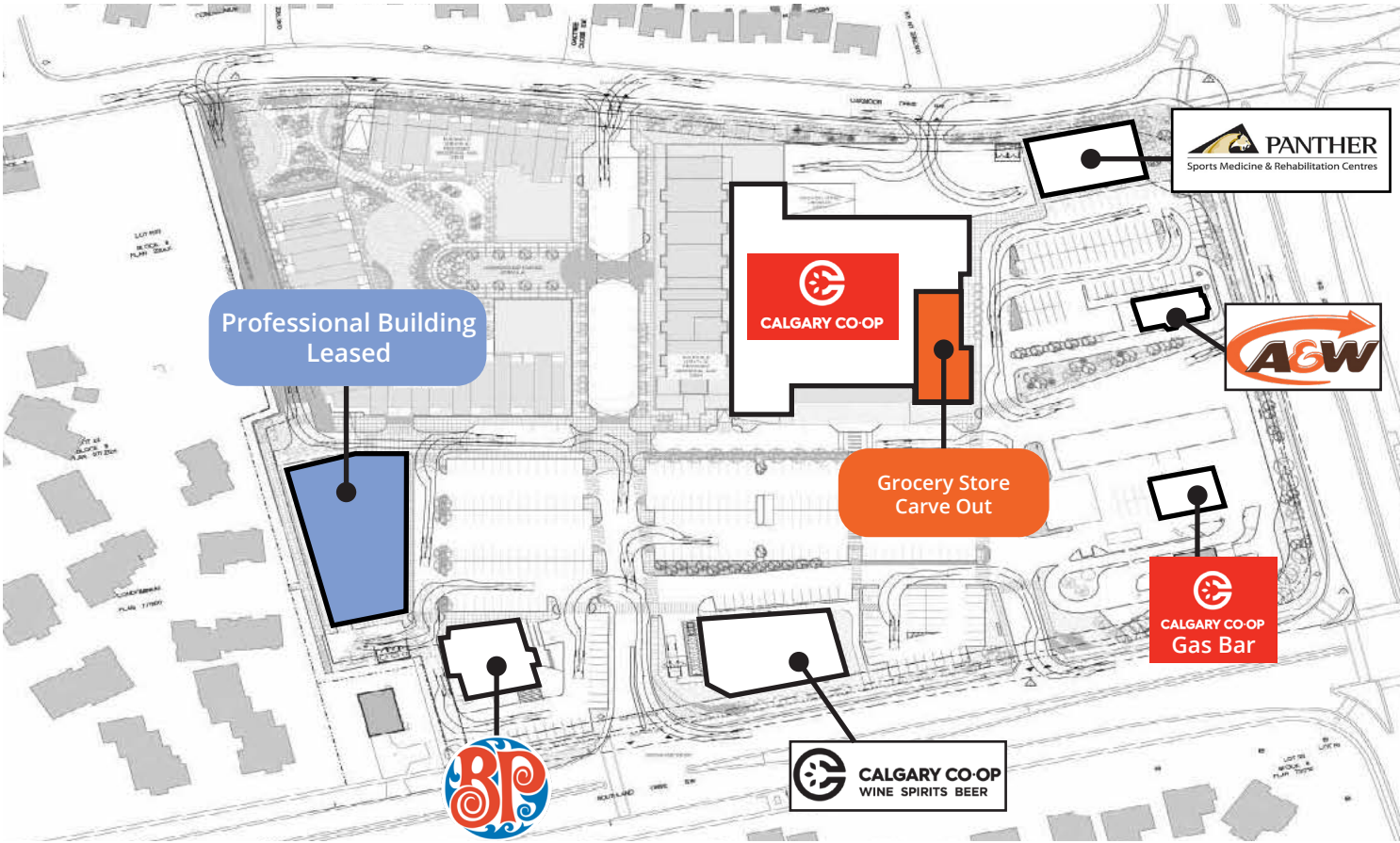
- A newly constructed mixed-use development with a grocery anchor
- Situated at the intersection of Southland Drive SW and 24th Street SW within Oakridge community
- Accessible via Southland Drive SW and Oakmoor Drive SW, with right-in, right-out access from 24th Street SW
- Other tenants include Co-op Grocery, Co-op Wine and Spirits, Co-op Car Wash, CIBC, medical facilities, A&W, and Panther Sports Medicine
- Traffic counts of 9,000 vehicles per day on Southland Drive SW and 16,000 vehicles per day on 24th Street SW
- Abundant parking options available

Residential Growth

- **Developer:** Quarry Bay Developments
- **Buildings:** Proposed 4 new buildings – 12, 6, and 4 storeys
- **Residential:** 249 units
- **Timeline:** Estimated completion in 2026
- **GLA:** 149,000 (includes office, grocery, and retail)
- **Parking:** 686 stalls

Details

Vacancy:	Grocery Store Carve Out CRU 1: 1,107 sf - Leased CRU 2: 1,142 sf - C/L CRU 3: 1,015 sf - Under Offer CRU 4: 1,020 sf - Leased CRU 5: 868 sf - C/L
Additional Rent:	\$15.00 psf (est. 2024)
Availability:	Immediate
Parking:	Ample surface parking
Zoning:	Direct Control (DC)

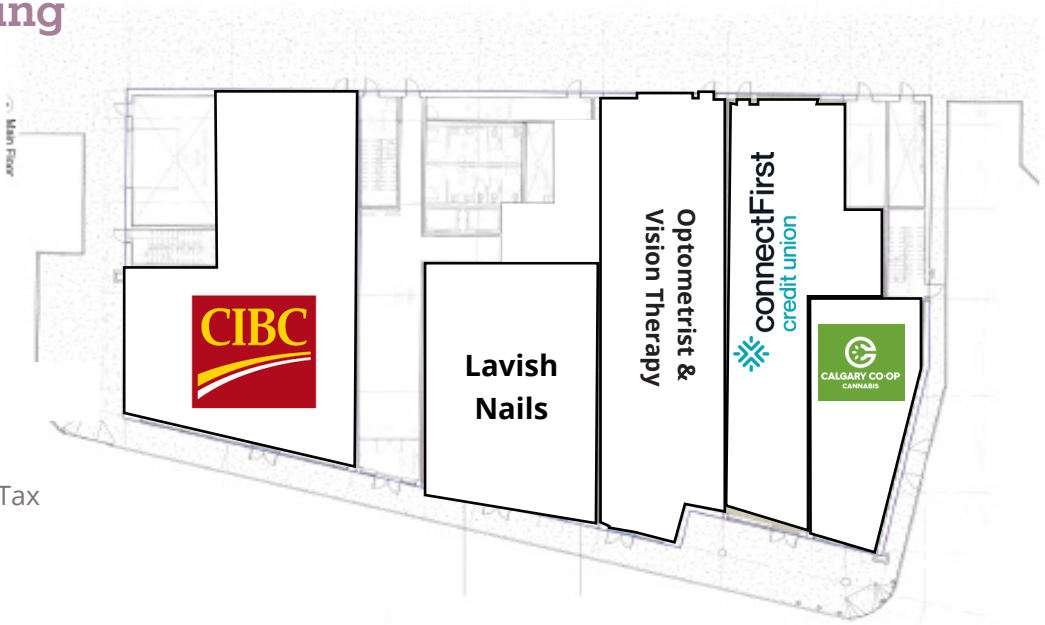


Professional Building
Floor plan

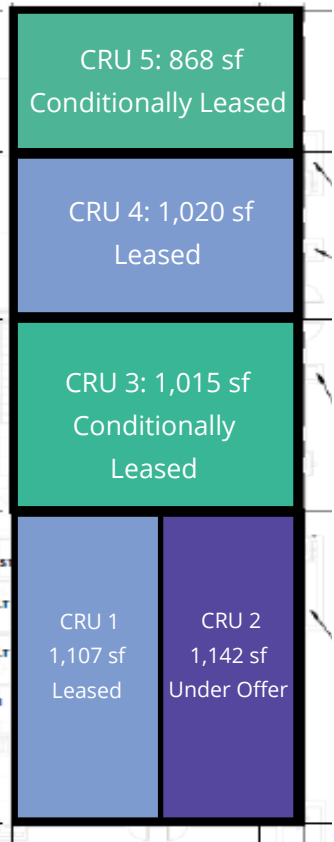
1st Floor: 6,545 SF

2nd Floor Tenants

- Dentist
- Chiropractor
- Personalised Bookkeeping & Tax
- Photography Studio
- Hearing Life
- Oakridge Denture & Implants



Grocery Store Carve
Out - Floor plan



- Leased
- Available
- Conditionally Leased
- Under Offer

Trade Area Demographics

Within 3km



\$148,657

Average household income



48,473

Population



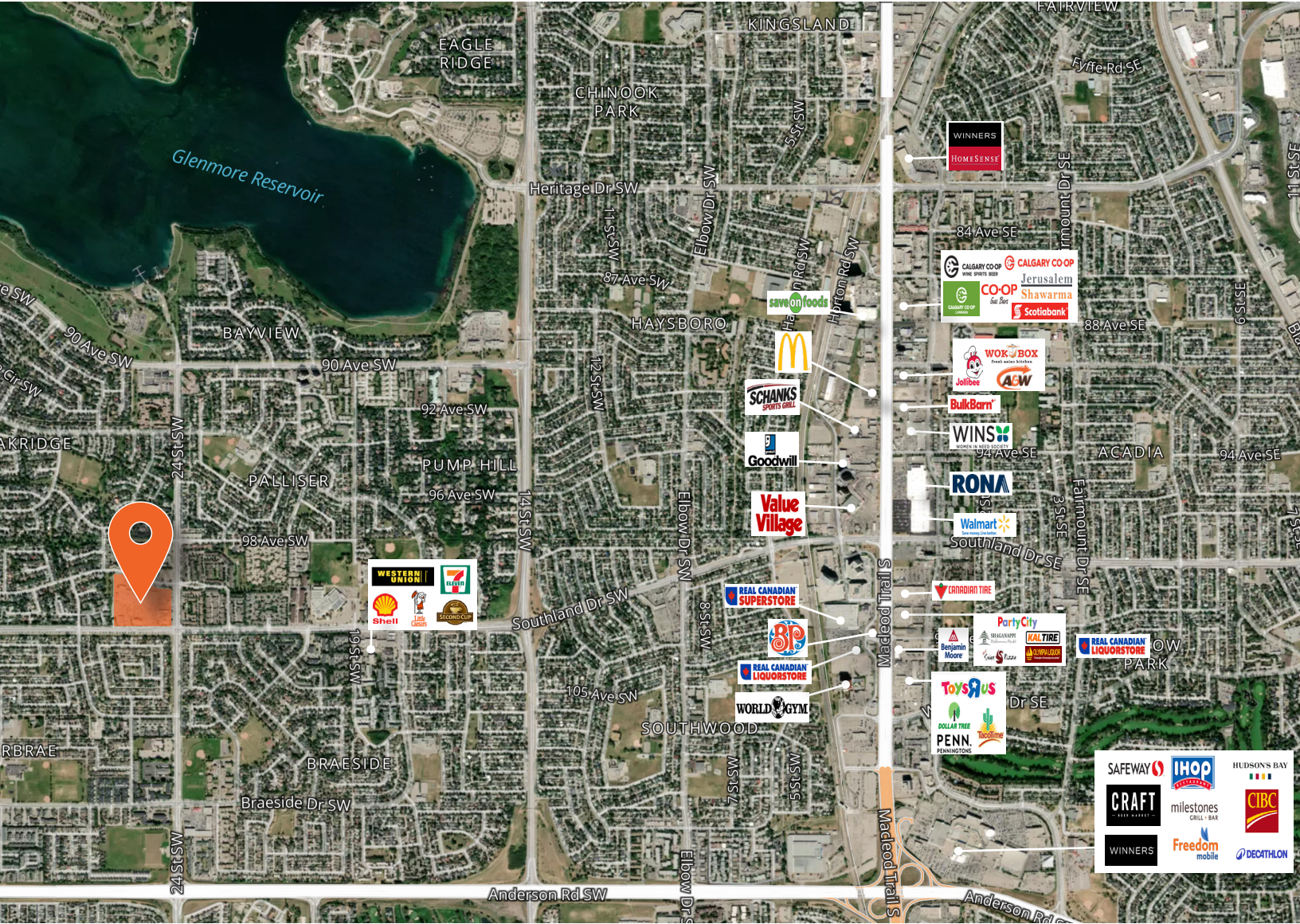
35,678

Daytime population



18,959

Households



Get more info.

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