

**RETROFIT IN PROGRESS!**



**UP TO 9,000** square feet of  
**MAIN FLOOR RETAIL**



**16,000 VPD ALONG 58 AVE SW**  
Located just off of Macleod Trail S, which  
services over 47,000 vehicles per day



**AMPLE** Surface Parking



**PYLON** Signage Available



**WALKING DISTANCE TO**  
Chinook LRT Station  
& Chinook Centre



**NEIGHBOURING TENANTS**  
Salvation Army Thrift Store  
WorldServe Thrift Store

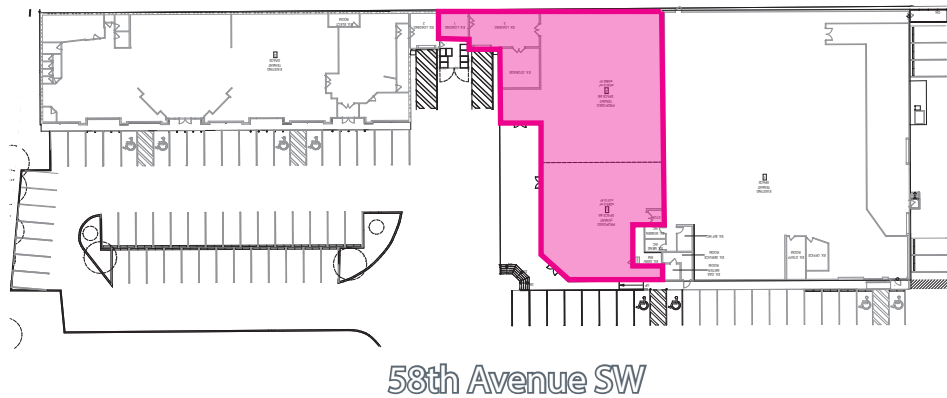


**OCCUPANCY TIMING**  
Ready for fixturing Q3 2020



## OPPORTUNITY HIGHLIGHTS

- SIZE: Up to 9,000 SF (Demisable)
- AVAILABLE: Q3 2020
- BASIC RENT: Market
- ADDITIONAL RENT: \$10.05 PSF



### TRADE AREA DEMOGRAPHICS Within 3 km



**39,264**  
2020 POPULATION



**16,650**  
2020 HOUSEHOLDS



**\$231,785**  
AVERAGE HOUSEHOLD INCOME



**VEHICLES PER DAY (VPD)**  
47,000 along MACLEOD TR  
16,000 along 58TH AVENUE SW





RARE OPPORTUNITY  
ON 58TH  
AVENUE SW!



UP TO  
9,000 SF  
OF RETAIL  
AVAILABLE



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Travis McElroy, Associate  
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# 117 - 58th Avenue SW, Calgary, AB

# Retail For Lease

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