



324 58th Avenue SE, Calgary, AB

RETAIL POSSESSION

1,500 - 30,000 square feet SUMMER 2019







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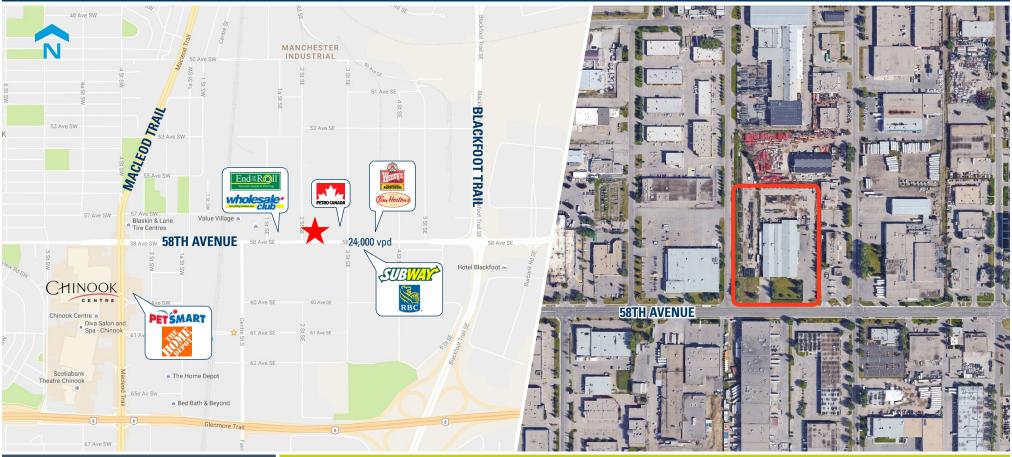
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## HIGHLIGHTS

- +/-100,000 square foot single storey retail and showroom development
- Located on 58th Avenue, a major connector between Macleod Trail and Blackfoot Trail, with 24,000
   vehicles per day passing the site
- · Strong daytime population of over 40,000 working in the surrounding industrial area
- Shadow-anchored by Wholesale Club grocery store

## **SITE LOCATION**







# LOCATION HIGHLIGHTS

- · High visibility location with large volumes of daily traffic along 58th Avenue
- · Limited competition from retail offerings in the surrounding area and along 58th Avenue
- · Restaurant locations with patios
- Drive-thru opportunity
- Ample parking with front-touch stalls



## **PROPERTY HIGHLIGHTS**





CENTRE SQUARE FOOTAGE

Retail Size: 100,000 square feet

**LANDLORD** 

Centron

**ZONING** 

I-C

YEAR BUILT

2019

**CEILING HEIGHTS** 

Bldgs 1-5: 10' Bldg 6: 22' **PARKING** 

229 surface stalls

**LEGAL DESCRIPTION** 

Plan: Manchester Calgary 7657HY

Lot: 3-4

**MUNICIPAL ADDRESS** 

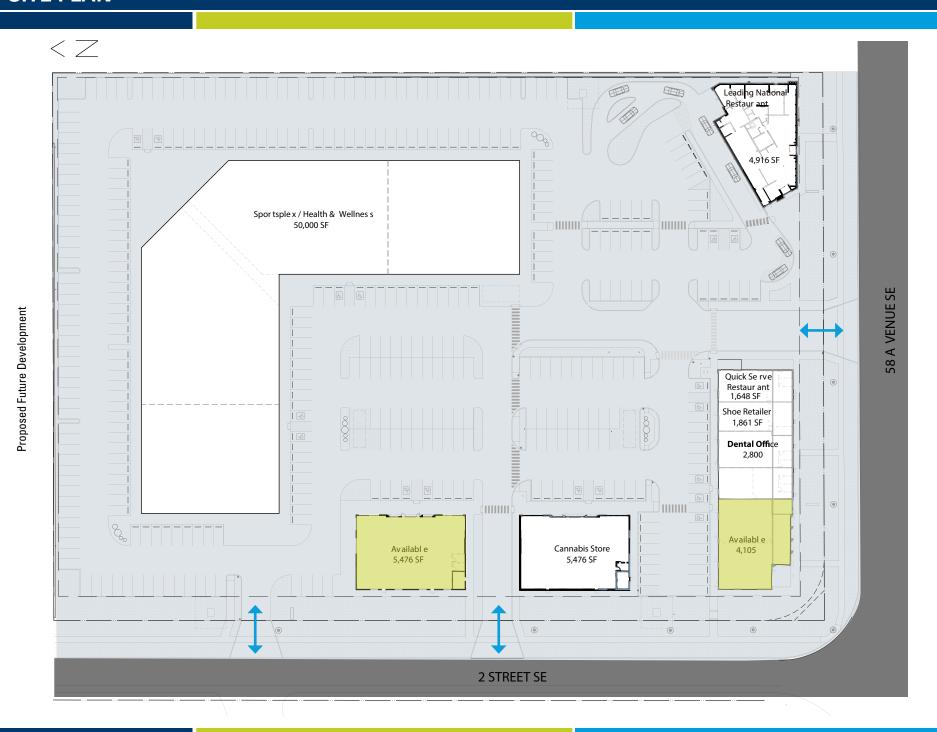
324 58 Avenue SE, Calgary AB ADDITIONAL RENT - 2017 ESTIMATES

OPERATING COSTS\$5.00 PSPROPERTY TAX\$5.00 PS

TOTAL \$10.00 PSF







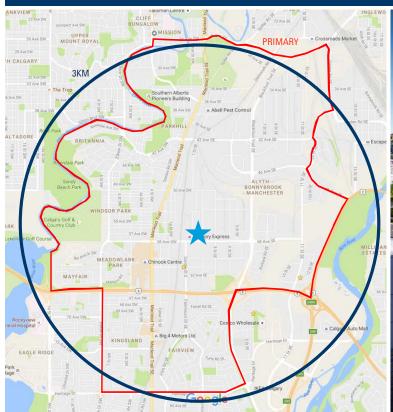
#### **BARLEY BELT** Calgary DOWNTOWN Calgary Zoo WEST END Fort Calgary 9 Ave SW Calgary Tower Q SUNALTA **REVIVAL BREWCADE** HIGH LINE BREWING Elbow River Casino OL' BEAUTIFUL BREWING COMPANY O Calgary Stampede COLD GARDEN BEVERAGE COMPANY SOUTHVIEW BANKVIEW INGLEWOOD DANDY BREWING COMPANY a Inglewood Golf & Curling Club Inglewood Wildlands SOUTH CALGARY Blush Lane Organic Market Marda Loop BANDED PEAK BREWING CABIN BREWING COMPANY PADDY'S BARBECUE & BREWERY BORN COLORADO BREWING PARKHILL ALTADORE 42 Ave SE LEGEND 7 BREWING ANNEX ALE PROJECT ALYTH -BONNYBROOK Beach Park MANCHESTER VILLAGE BREWERY Calgary Golf & Country Club CHINOOK 58 MEADOWLARK PRAIRIE DOG BREWING rey Golf Club 3 8 NEW LEVEL BREWING e Park Calgary Animal Referral

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& Emergency Centre

### **DEMOGRAPHICS**







# PRIMARY TRADE AREA DEMOGRAPHICS (2016 estimates)

PRIMARY 3 KM RADIUS

 POPULATION
 23,703
 36,848

 DAYTIME POPULATION
 41,252
 60,420

 MEDIAN AGE
 37.4
 40.3

 AVERAGE HOUSEHOLD INCOME
 \$182,210
 \$170,805

## **CUSTOMER AND TRADE AREA HIGHLIGHTS**

- Large daytime population of over 40,000
- Current estimated population of over 23,000







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