



FOR LEASE

CHINOOK 58

324 58th Avenue SE, Calgary, AB

RETAIL POSSESSION 1,500 - 30,000 square feet
SUMMER 2019

centron
REAL ESTATE DEVELOPMENT & CONSTRUCTION



*rendering subject to change



TAURUS
PROPERTY GROUP

AMY KRENN
403.206.2136
akrenn@taurusgroup.com

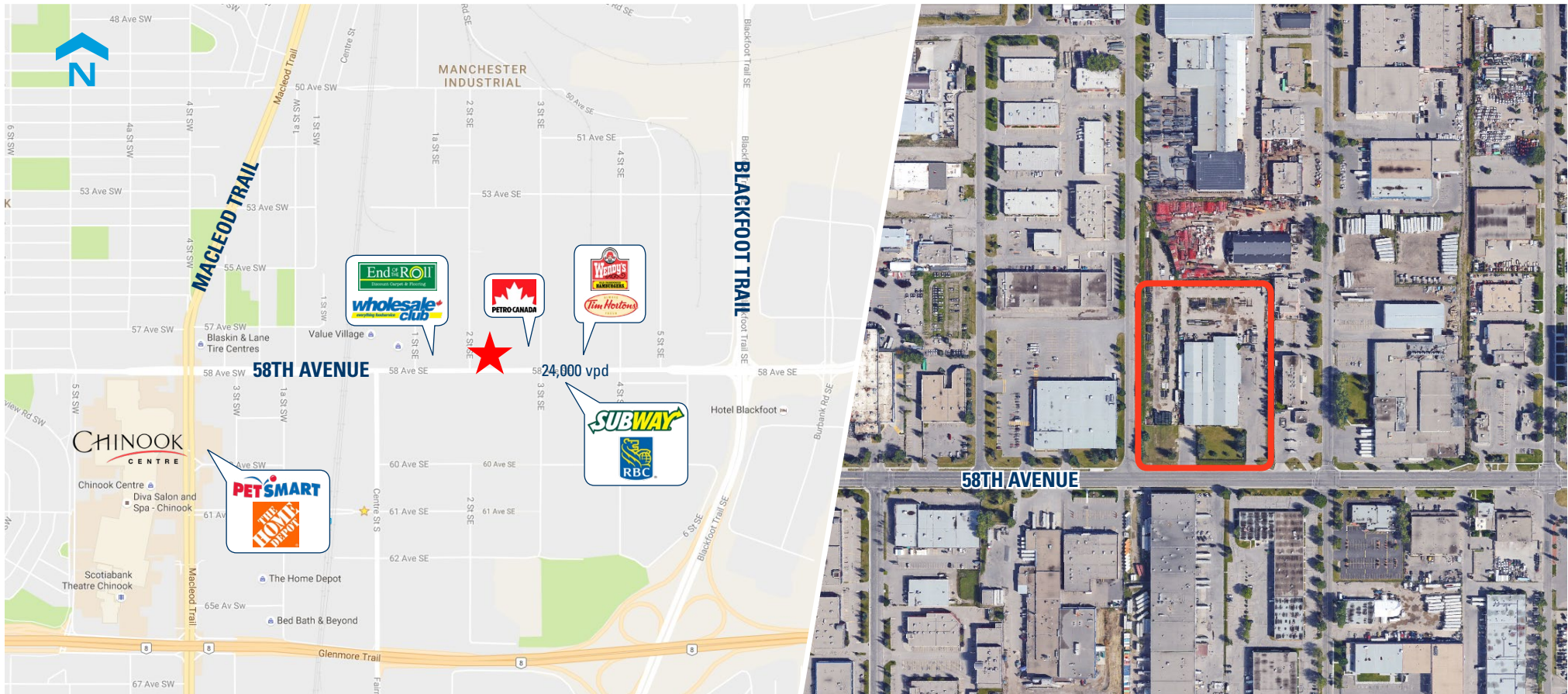
BRITTANY REMPEL
403.206.2130
brempe@taurusgroup.com

www.taurusgroup.com

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



VIEW
MAP »

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

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PROPERTY HIGHLIGHTS



CENTRE SQUARE FOOTAGE

Retail Size: 100,000 square feet

LANDLORD

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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

Block: C

Lot: 3-4

MUNICIPAL ADDRESS

324 58 Avenue SE,

Calgary, AB

ADDITIONAL RENT - 2017 ESTIMATES

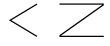
OPERATING COSTS \$5.00 PSF

PROPERTY TAX \$5.00 PSF

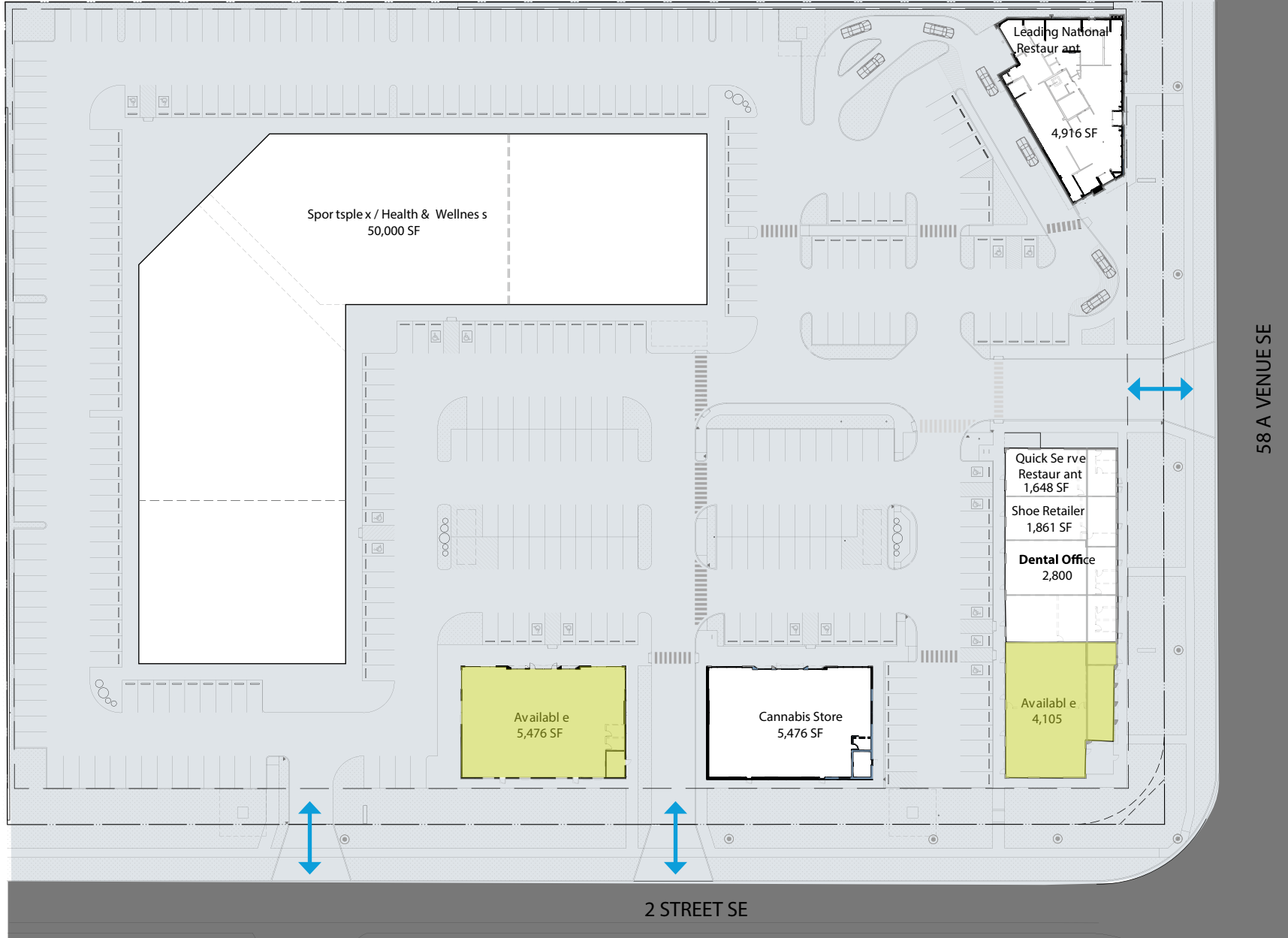
TOTAL \$10.00 PSF

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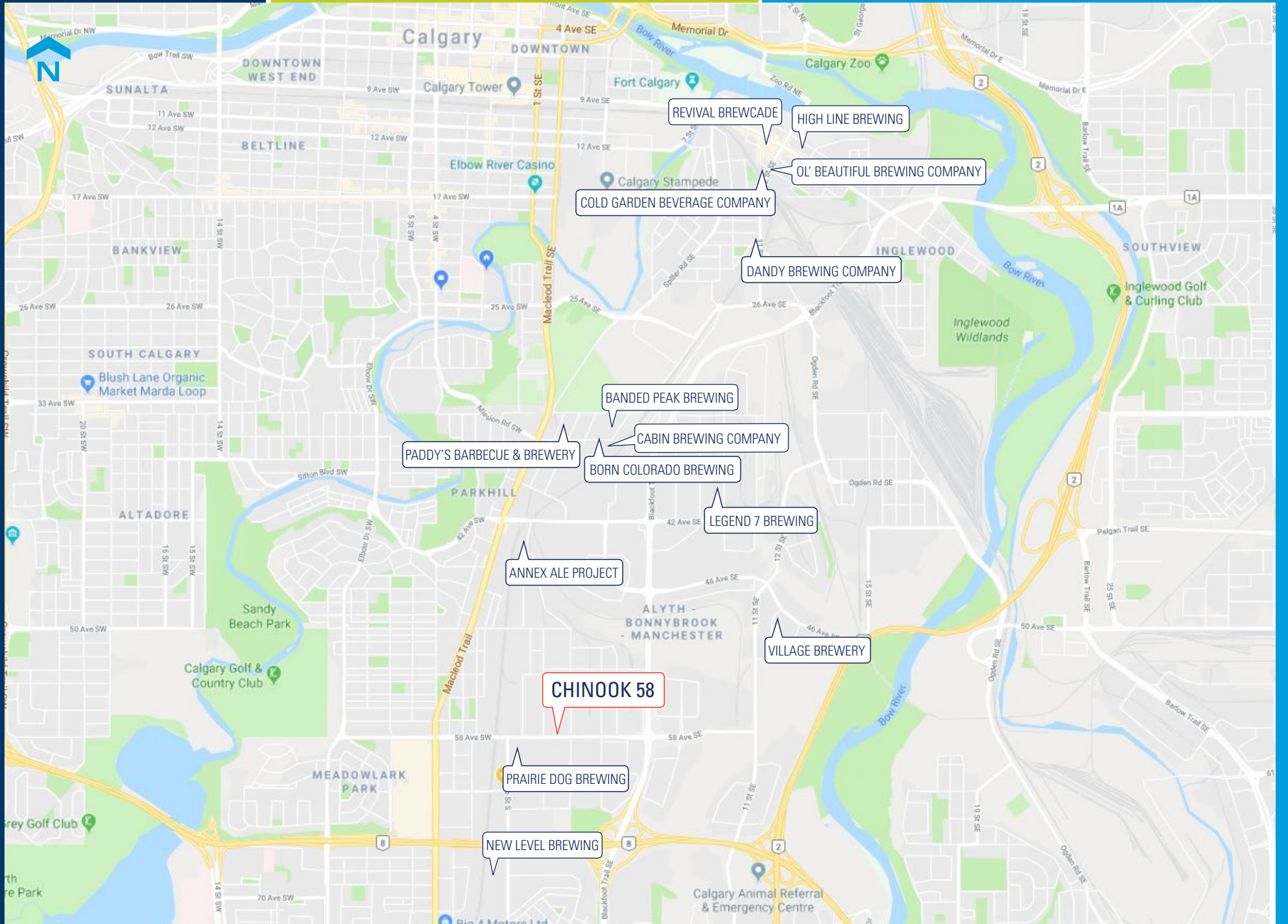
SITE PLAN



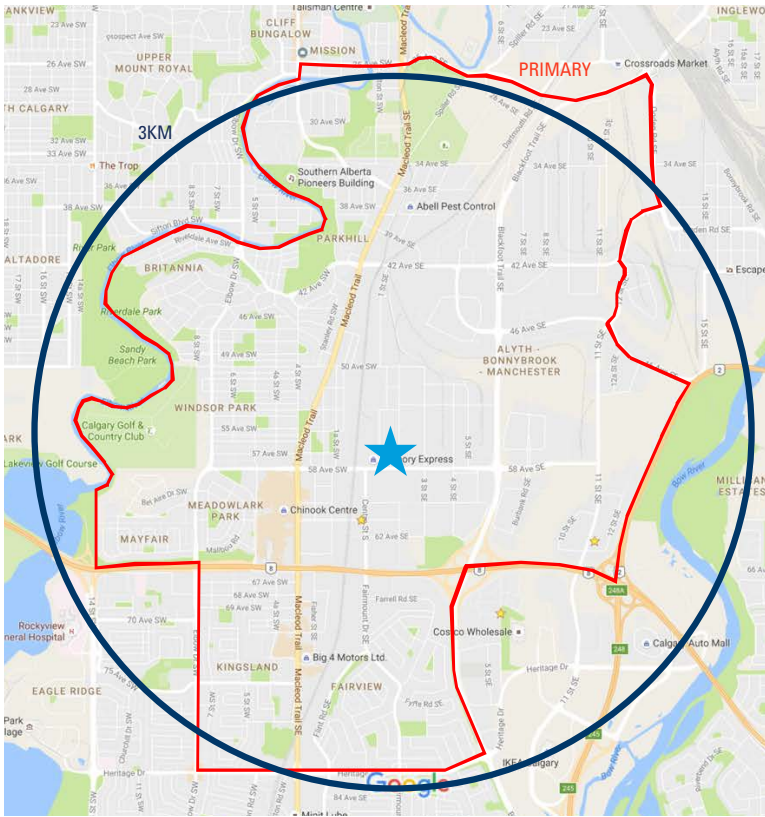
Proposed Future Development



BARLEY BELT



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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