

PRIME RETAIL OPPORTUNITY IN REDEVELOPED AREA OF SHOPPING CENTRE



# Westwinds Corner

3690 Westwinds Drive NE  
Calgary, AB

**CBRE**

# Demographics



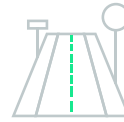
**147,079**  
Population Within 5 KM

**28.5%** of population  
under 19 years old

**55%** of population aged  
20 - 54 years old



**\$113,734**  
Average Household Income  
Within 5 KM



**31,729**  
VPD along 64th Avenue SW

**21,661**  
VPD along Castleridge Boulevard

## Prime retail opportunity in NE Calgary

- Tenants include Anytime Fitness, Tim Hortons, Wendy's and BMO
- Excellent residential and industrial park demographics
- Close proximity to the Westwinds LRT Station
- Drive home side to communities of Martindale, Castleridge, Saddleridge, Taradale, and Coral Springs

### Space Available

**Unit 205 - 1,253 sq. ft.**

**Unit 210 - 1,203 sq. ft.**

**Unit 215 - 1,180 sq. ft.**

**Unit 220 - 1,180 sq. ft.**

**Unit 225 - 1,180 sq. ft.**

**Unit 331 - 3,540 sq. ft.**

BASIC RENT - Market

OP COSTS & TAXES - \$17.81 (2026)

SIGNAGE - Pylon & Fascia

POSSESSION - Units 1-5 - July 2026

Unit 331 - August 2026

ZONING - C-C1

TERM - 5 - 10 years



# Westwinds Corner Leasing Plan



# Redevelopment Plan

Available

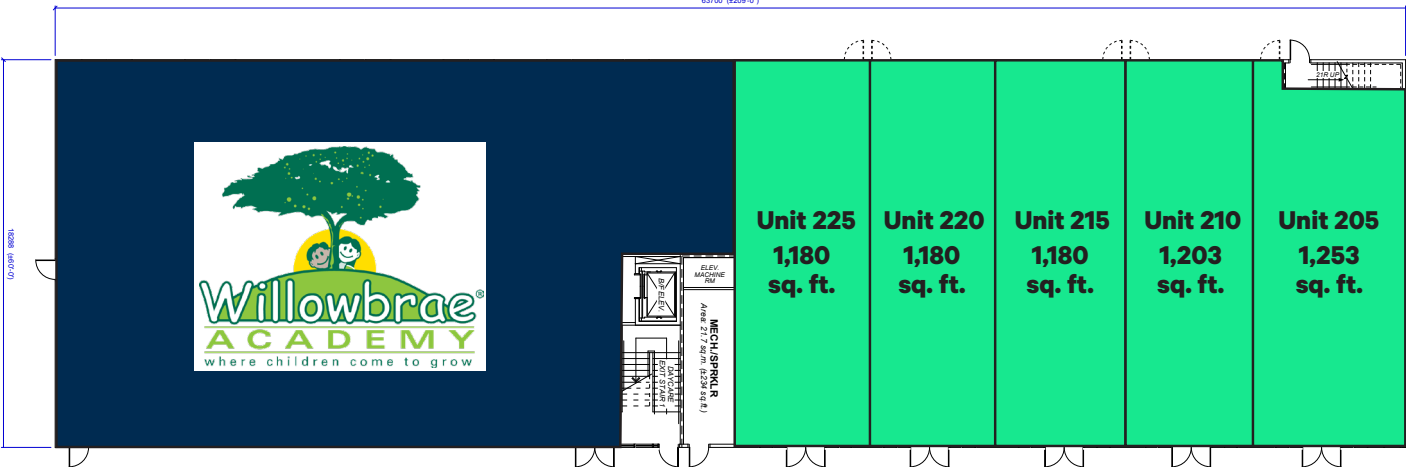
Under Offer

Conditionally Leased

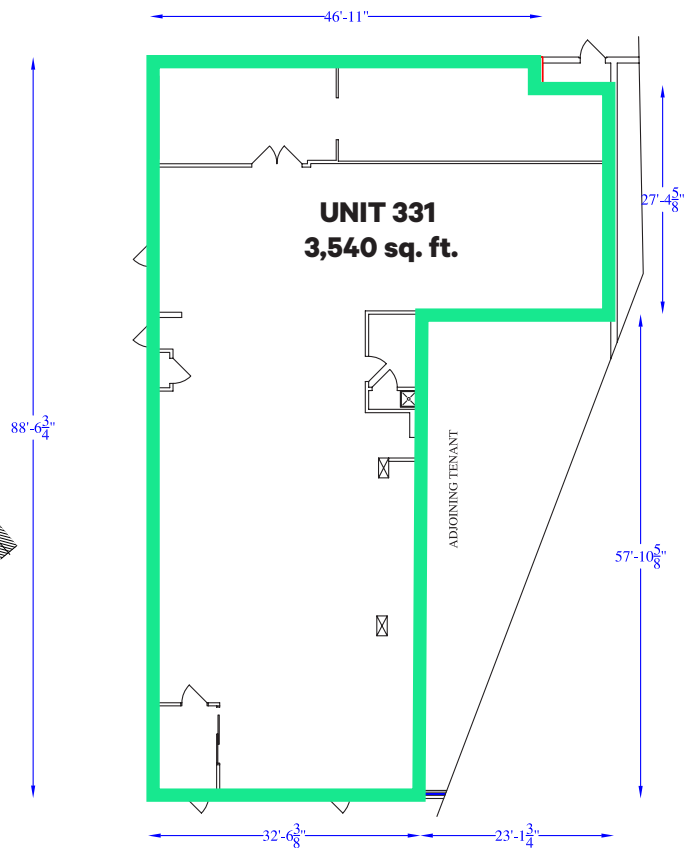
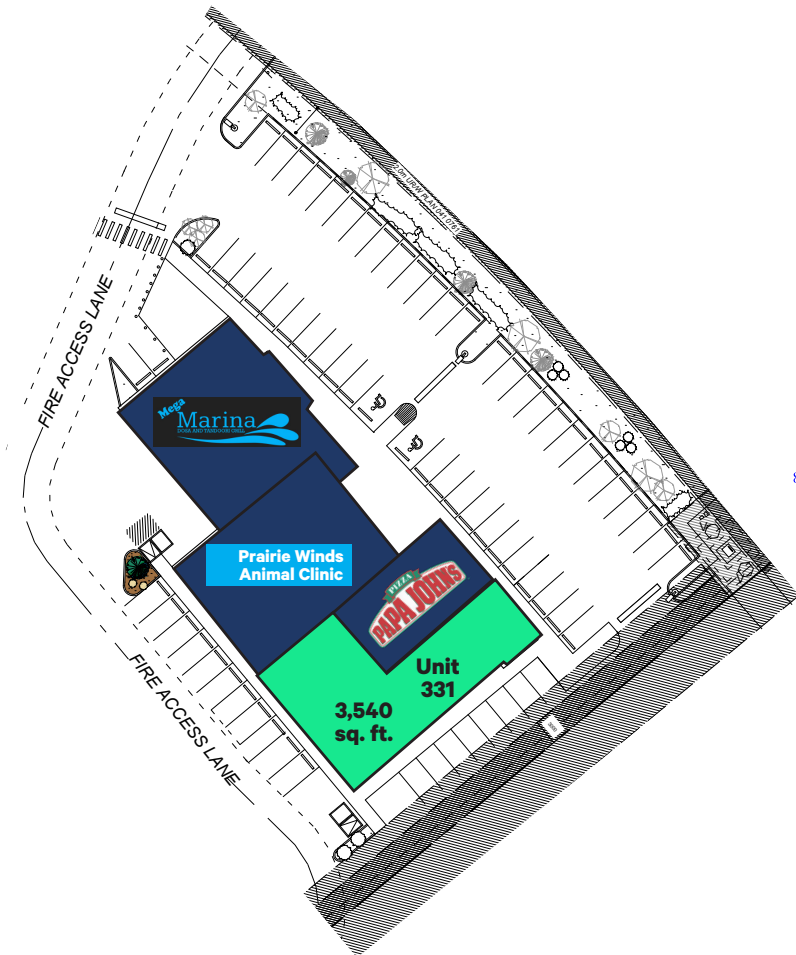
Leased



# Building Plan & Elevation



Unit 331 - 3,540 sq. ft.

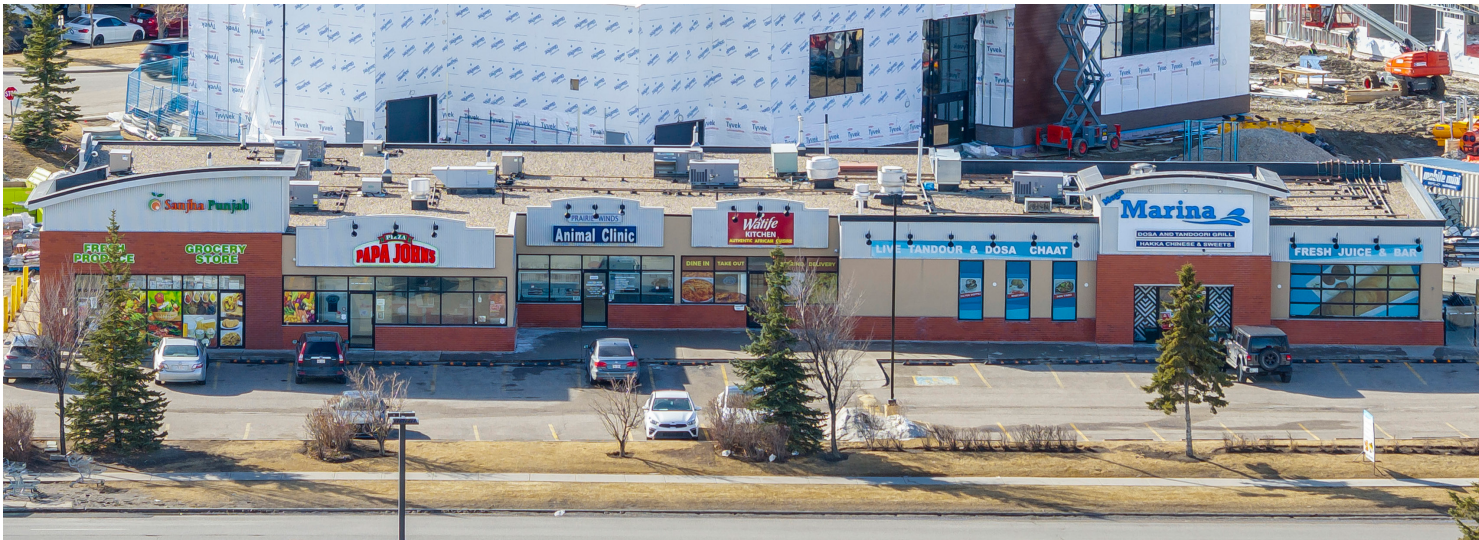


# Redevelopment Construction Photos

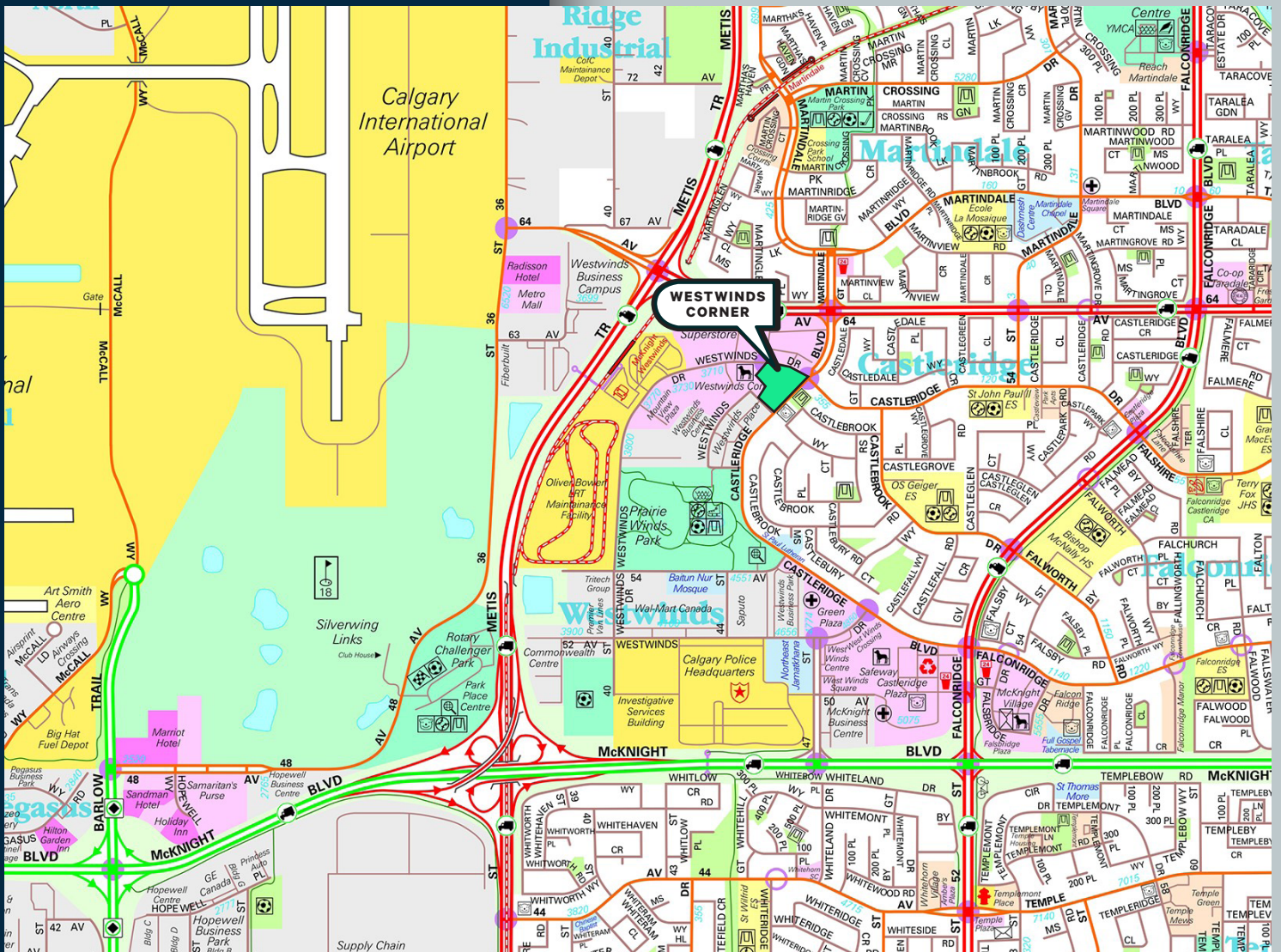
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# Property Photos



# Area & Nearby



For More Information Please Contact

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