

Join Existing
Tenants Including:

Red's
DINER

ZULU
MEDICAL COSMETICS



CANADIAN
WESTERN BANK

RED WING
SHOES®
EST. 1905

APOTHECARE^{Rx}
PHARMACY

RETAIL SPACE
FOR LEASE

CHINOOK
58

324 58TH AVENUE SE
CALGARY, AB

The logo for Cushman & Wakefield features a stylized red bar chart icon followed by the company name in a bold, sans-serif font.

PROPERTY INFORMATION

LOCATION

324 58th Avenue SE,
Calgary, Alberta

TERM

5-10 Years



ZONING

I-C

OP COSTS

\$18.47

*excludes utilities, includes management fee



RATES

Market

AVAILABILITY

Immediate



AVAILABLE SPACE

Unit 2120: 5,544 SF **LEASED**

Unit 3110A: 1,200 SF **LEASED**

Unit 3110: 1,475 SF

Unit 5180: 3,045 SF **LEASED**



HIGHLIGHTS

- Proximal to CF Chinook Centre and a mix of professional, retail, and service-based amenities
- High daytime population and vehicular traffic
- Three blocks from Chinook LRT station
- Ample parking



SURROUNDING AMENITIES

1 CF Chinook Centre

2 Chinook LRT Station

3 Kingsland Village Shopping Mall

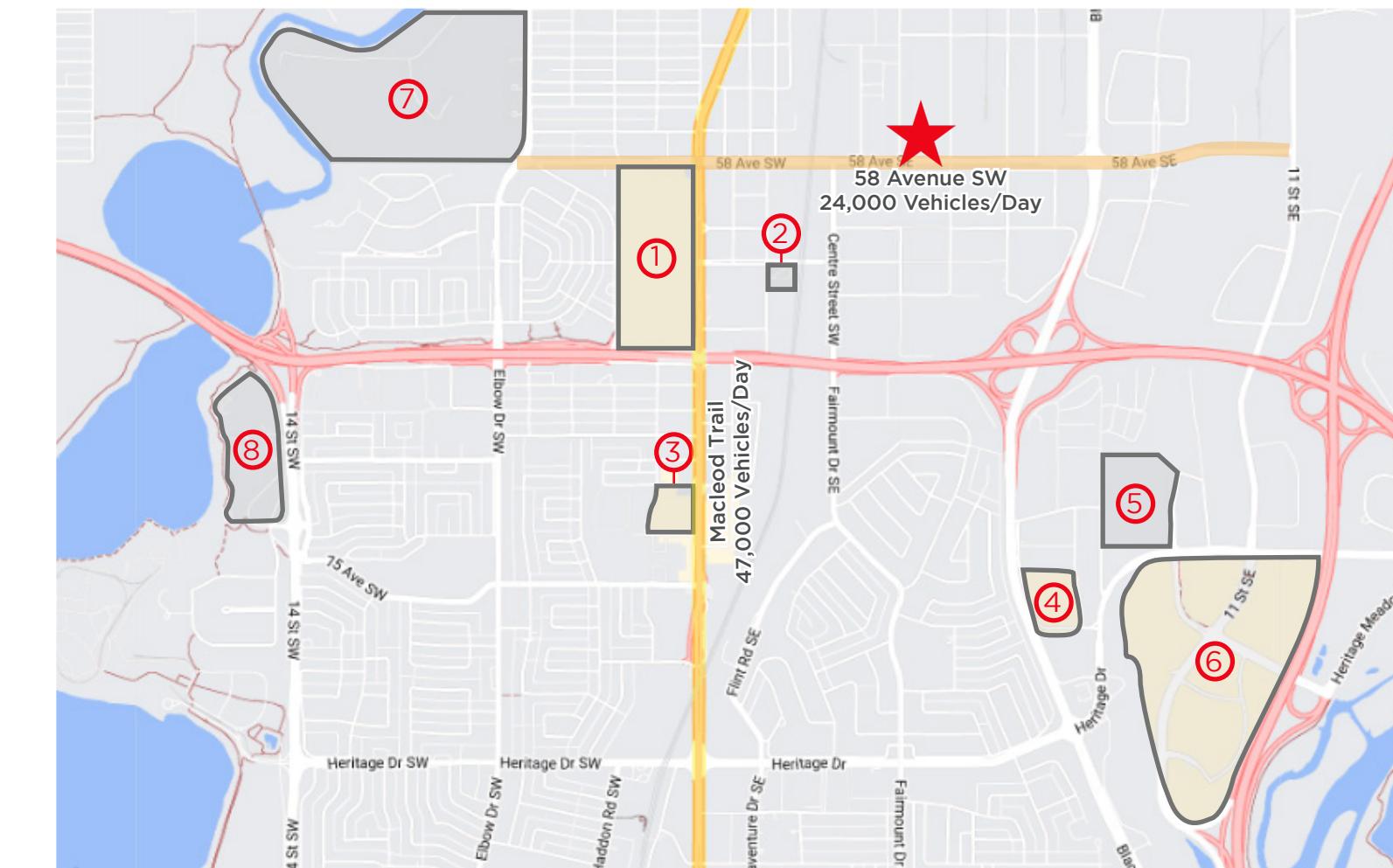
4 Calgary Farmers' Market South

5 Heritage Towne Centre

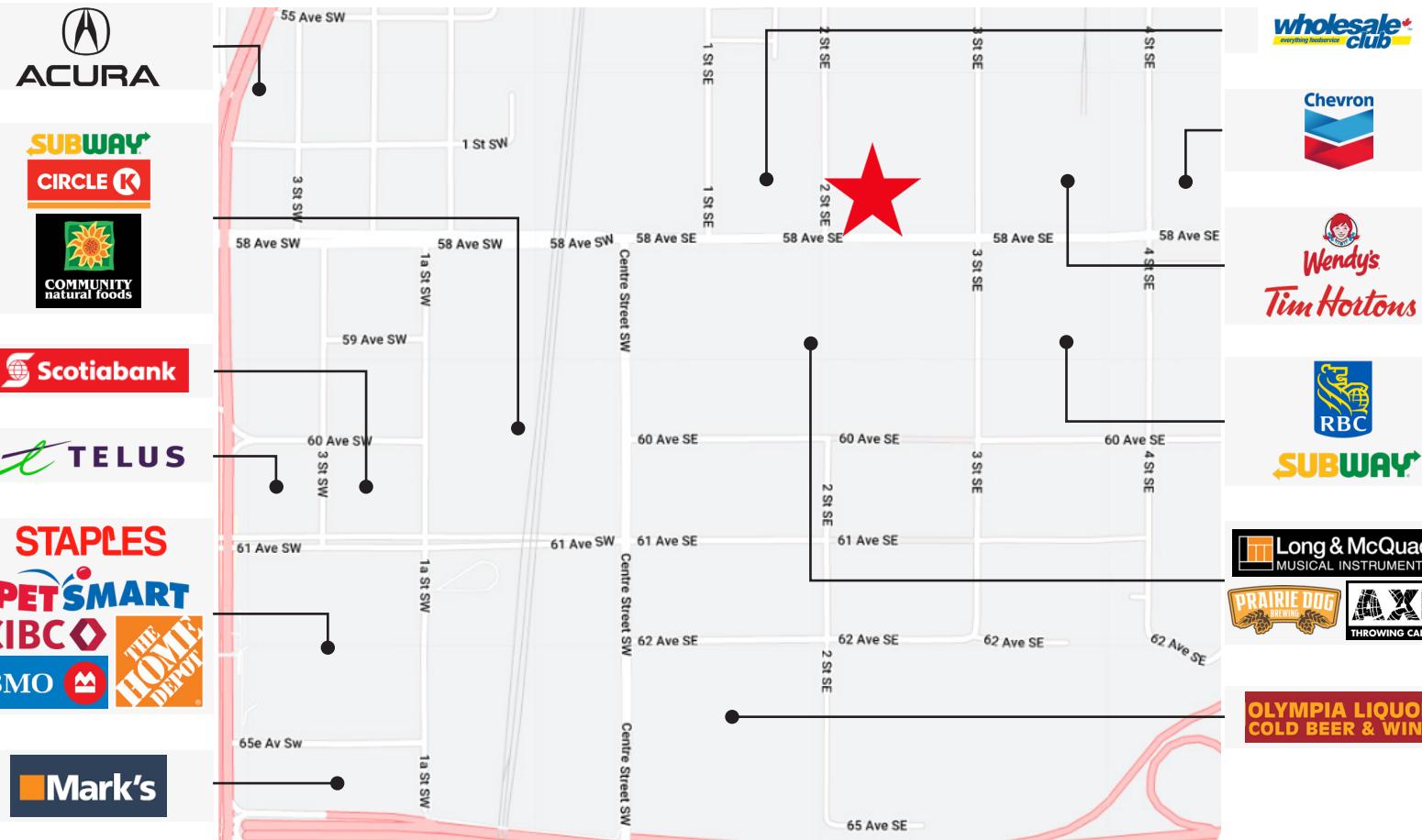
6 Deerfoot Meadows Shopping Mall

7 Calgary Golf & Country Club

8 Rockyview General Hospital



LOCATION



10 minutes to
Downtown Calgary

15 minutes to
the Trans-Canada
Highway

20 minutes to
Calgary International
Airport

DEMOGRAPHICS

146,399
POPULATION

40.9
MEDIAN AGE

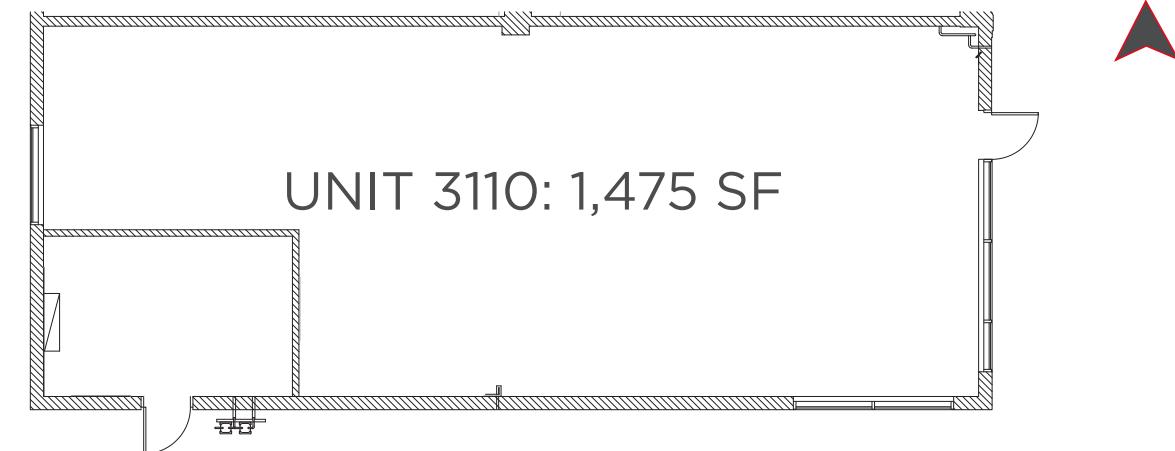
\$131,962
MEDIAN HOUSEHOLD
INCOME

73,266
OCCUPIED
HOUSING UNITS

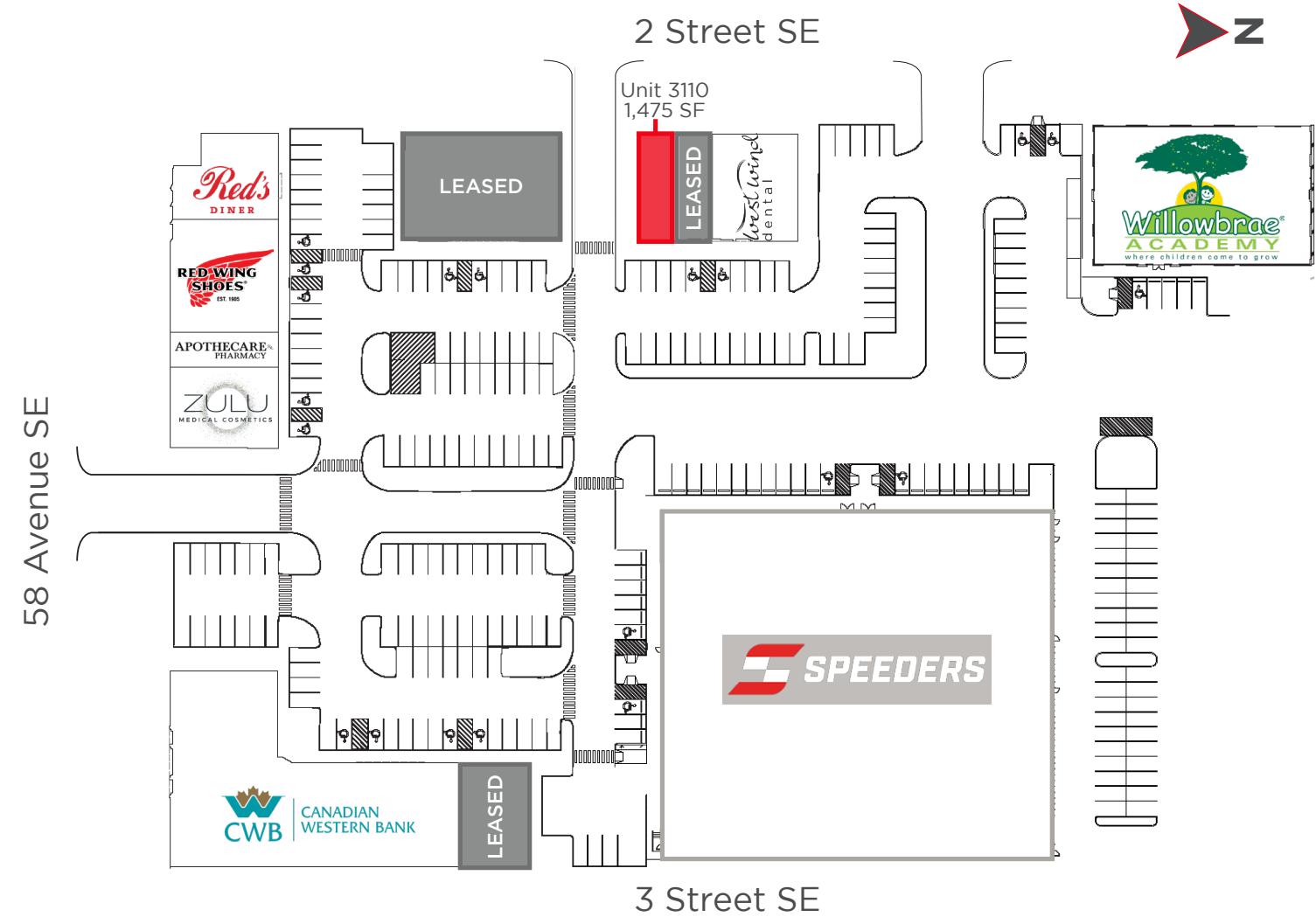
249,507
DAYTIME POPULATION

\$118,476
AVERAGE ANNUAL
HOUSEHOLD SPENDING

UNIT 3110



SITE PLAN





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