

RETAIL SPACE FOR LEASE

# BRAESIDE CENTRE

1919 SOUTHLAND DRIVE SW  
CALGARY, AB



CUSHMAN &  
WAKEFIELD

BRAESIDE CENTRE  
1919 Southland Drive SW

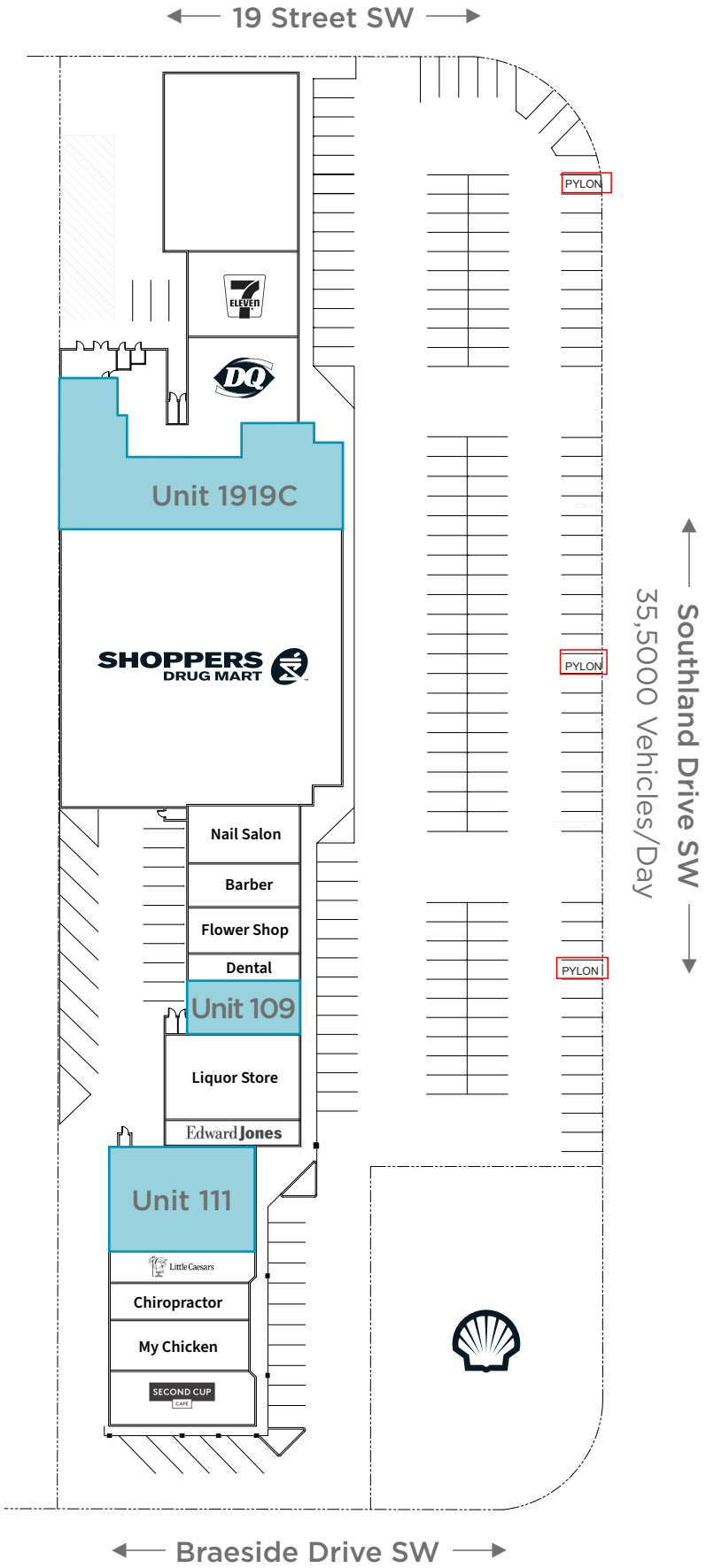


PROPERTY  
HIGHLIGHTS

Discover the perfect retail opportunity at Braeside Centre, ideally situated in a high-traffic area with excellent visibility and accessibility. This vibrant shopping hub is just moments away from key local landmarks, such as Rockyview General Hospital and Oakridge Shopping Centre, making it an attractive destination for both shoppers and businesses. The site is anchored by Shoppers Drug Mart, Second Cup, and Shell. There is ample common parking available and great access to major bike trails.

Property Information	
Space Available	Unit 109: 1,517 sf Unit 1919C: 5,251 sf Unit 111: 2,969 sf
Availability	Immediately
Rates	Market
Op Costs	\$19.54 psf (2024)
Term	5-10 Years
Zoning	C-C1

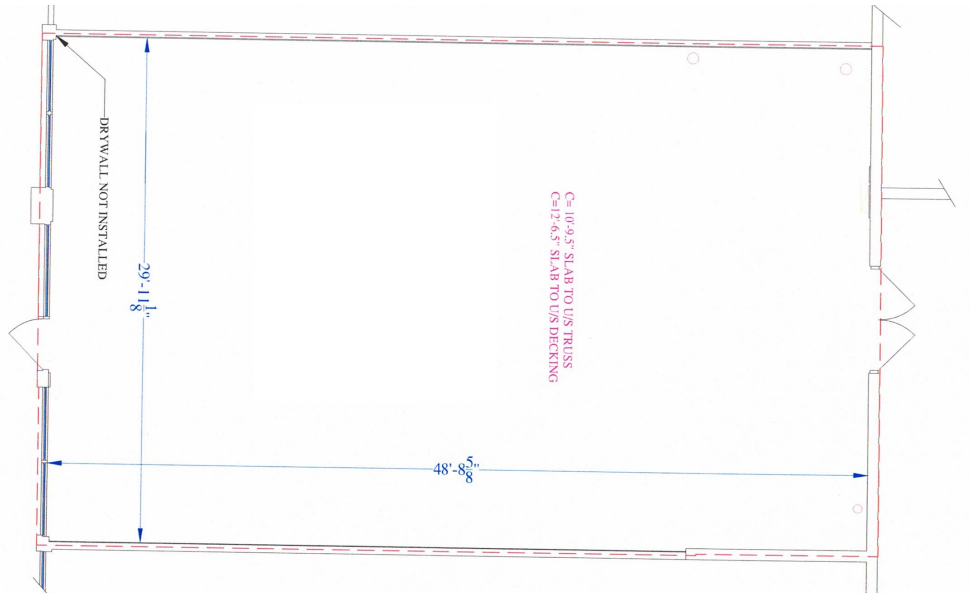
SITE PLAN



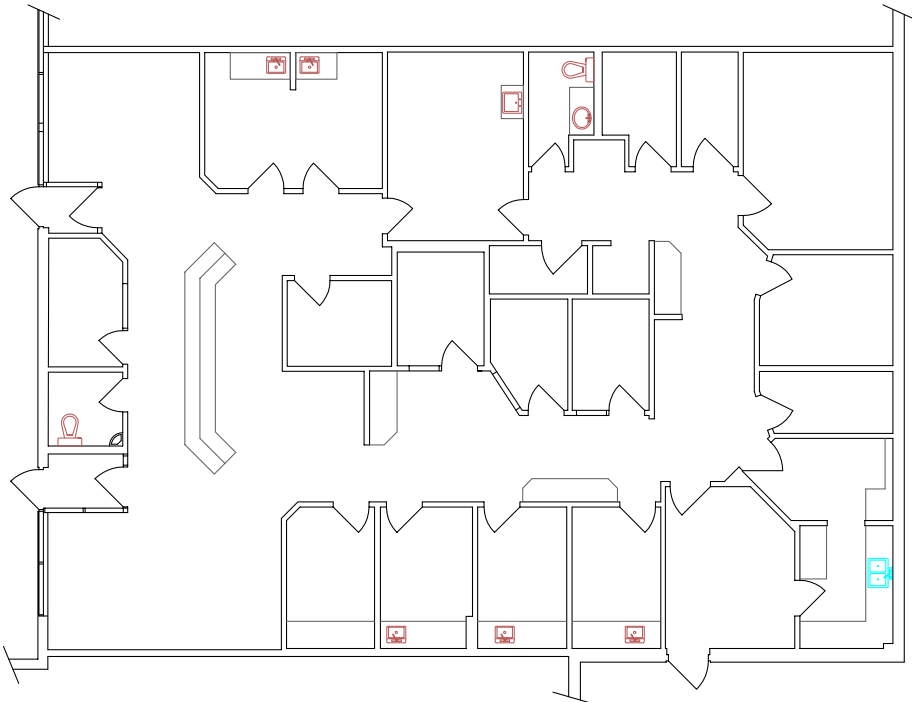


# FLOOR PLANS

Unit 109: 1,517 sf

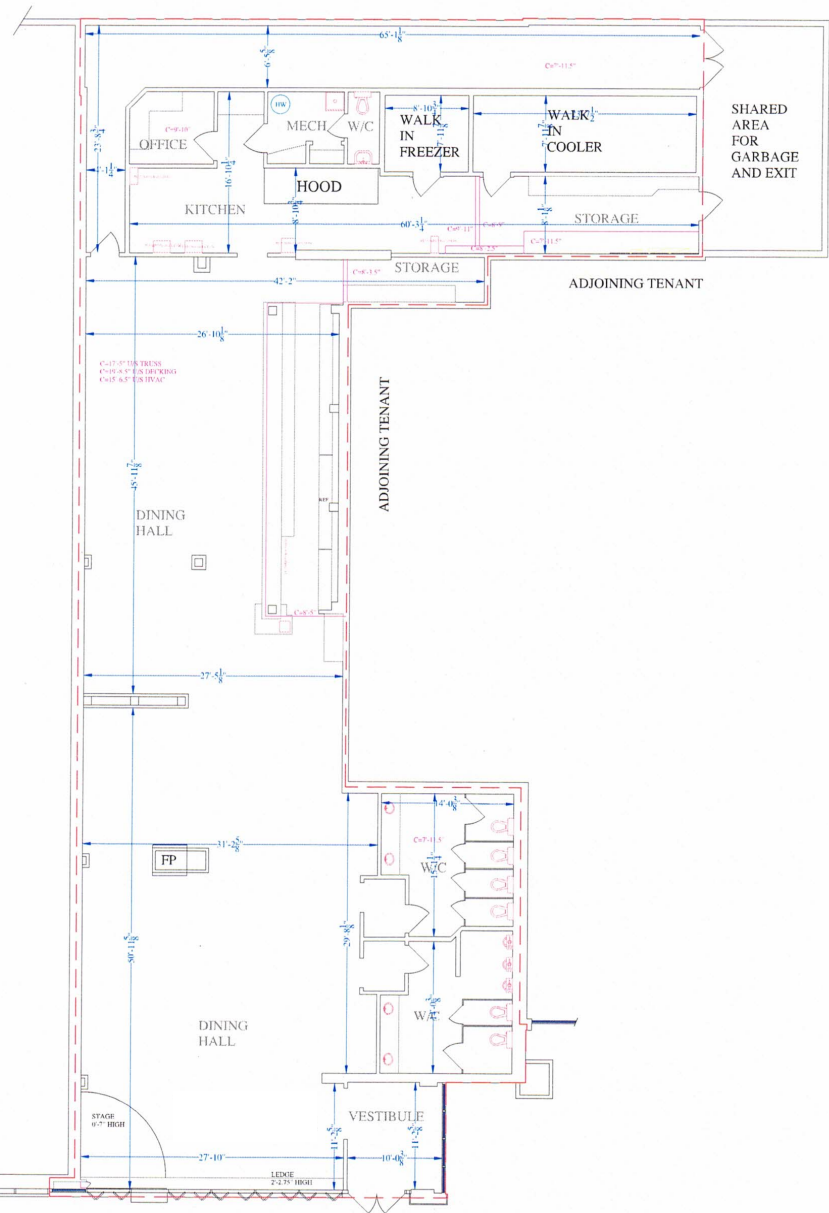


Unit 111: 2,969 sf



# FLOOR PLANS

Unit 1919C: 5,251 sf



Unit 109



Unit 111



Unit 1919C



BRAESIDE CENTRE  
1919 Southland Drive SW



AREA  
DEMOGRAPHICS

56,676  
TOTAL POPULATION

52,913  
DAYTIME POPULATION

\$116,798  
AVG HOUSEHOLD  
INCOME

43.2  
AVG AGE

Within 3 km

SURROUNDING  
AREA

- |  |  |  |
|--|--|--|
| 1<br>SOUTHLAND LEISURE CENTRE                              | 4<br>CEDARBRAE PLAZA<br>Swigs Pub & Grill, Esso      | 7<br>MACLEOD TRAIL CENTRE<br>Walmart, RONA, McDonalds          |
| 2<br>OAKRIDGE SHOPPING CENTRE<br>Co-op, Boston Pizza, A&W  | 5<br>SOUTHWOOD CORNER<br>No Frills, Tim Hortons      | 8<br>THE SHOPS AT BUFFALO RUN<br>Costco, Petfinity, Gold's Gym |
| 3<br>BRAECENTRE SHOPPING MALL<br>RBC, Tim Hortons, strEATS | 6<br>SOUTHCENTRE MALL<br>Safeway, Winners, Decathlon | 9<br>WOODBINE SQUARE<br>Safeway, Starbucks                     |







**FOR MORE INFORMATION, CONTACT:**

Nick Preston  
Vice President  
Retail Leasing & Sales  
+1 403 467 9222  
[nick.preston@cushwake.com](mailto:nick.preston@cushwake.com)

Ryan Rutherford  
Vice President  
Retail Leasing & Sales  
+1 403 973 4677  
[ryan.rutherford@cushwake.com](mailto:ryan.rutherford@cushwake.com)

250 6 Ave SW, Suite 2400  
Calgary, AB T2P 3H7  
+1 403 261 1111  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.