

FOR LEASE

SOUTH VALLEY SQUARE

3808 Highway Street, Valleyview, AB

1,940 SF AVAILABLE IMMEDIATELY PROPERTY HIGHLIGHTS

- Join Dairy Queen, Subway, Pharmasave & Urban Cannabis.
- Strategically located with direct access to Highway 43.
- Average number of vehicles per day is 5,980 along Highway 43.
- High exposure signage opportunities available.
- CH Highway Commercial Zoning allows for a large variety of uses.
- Lease Rate: Market
- Estimated Operating Costs (2025): \$8.29/SF

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Associate

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PROPERTY DETAILS

Municipal Address:	3808 Highway Street, Valleyview, AB
Legal Description:	Plan 13215, Block 1, Lot 8
Zoning:	CH - Highway Commercial

Lease Rate:	Market
Estimated Operating Costs:	\$8.29 /SF (2025)

AERIAL



DEMOGRAPHICS



POPULATION

1km	3km	5km
96	1,844	1,920



HOUSEHOLDS

1km	3km	5km
35	695	728



AVERAGE INCOME

1km	3km	5km
\$117,706	\$121,488	\$122,016



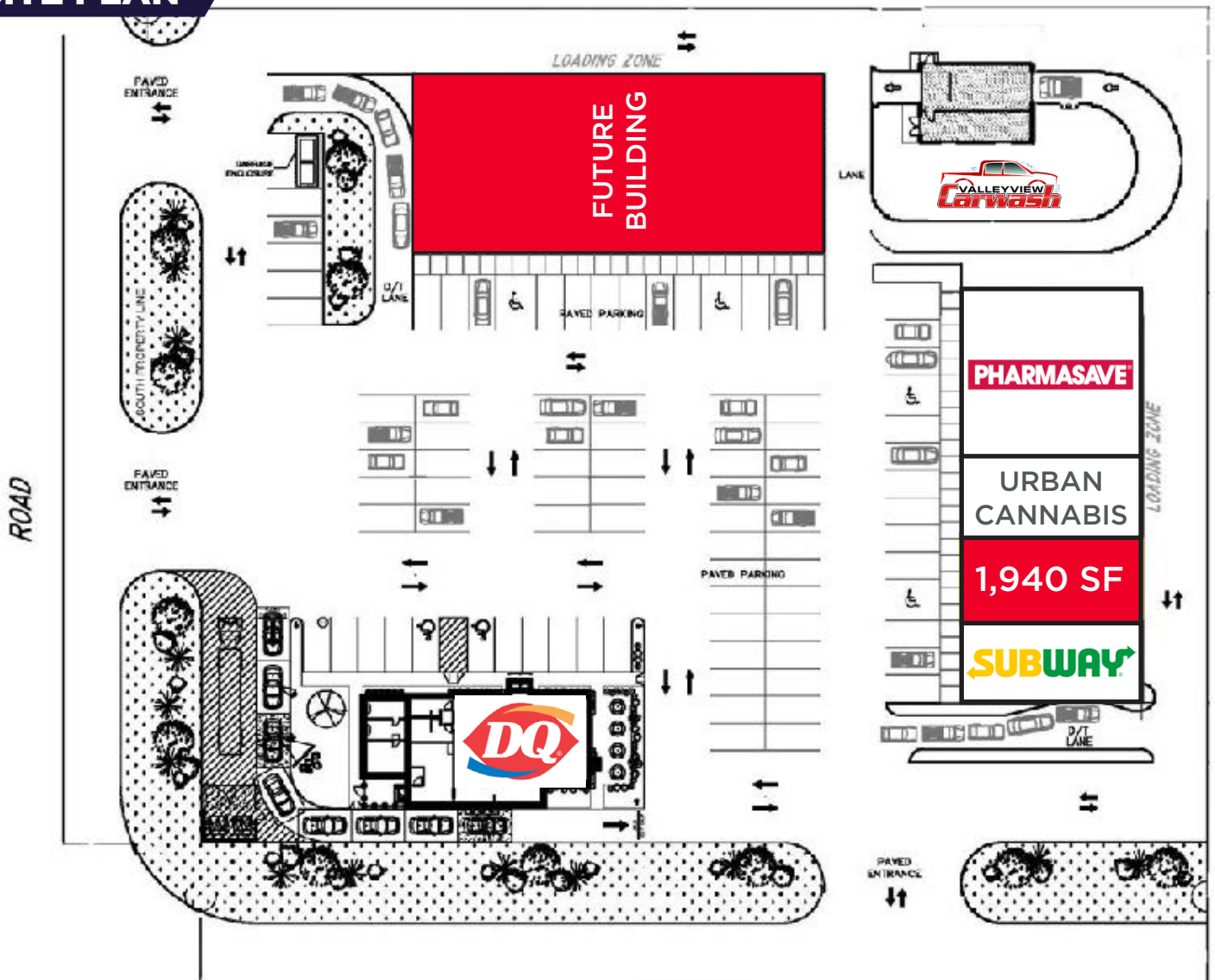
VEHICLES PER DAY

5,980 on Highway 43
in 2023

PROPERTY PHOTOS



SITE PLAN



**CUSHMAN &
WAKEFIELD**
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