

ABOUT THE **PROPERTY**

Available Space:	Unit 428: 955 sf
Availability:	Immediately
Lease Rate:	Market
Op Costs:	\$22.50 psf (incl. Property taxes, Op Costs & Management Fees)
Signage:	Fascia & Pylon Options Available
Parking:	Ample Vehicle & Bicycle



HIGHLIGHTS

- Highly visible location along Sirocco Drive SW with steady vehicle and pedestrian traffic
- Strong tenant mix including Pizza Hut, Circle K, Signature Palace Restaurant, and other local amenities
- Exterior is being upgraded (rendering on the next page)
- Surrounded by dense residential communities in Calgary's desirable west side
- Suitable for a variety of retail, service, or medical uses
- Easily accessible from major routes including 17 Avenue SW and Sarcee Trail
- Close proximity to West Market Square and the Sirocco CTrain station





SITE PLAN





EXTERIOR UPGRADE

DISCLAIMER: BELOW IS ONLY A RENDERING AND IS SUBJECT TO CHANGE



RETAILERS IN THE PLAZA



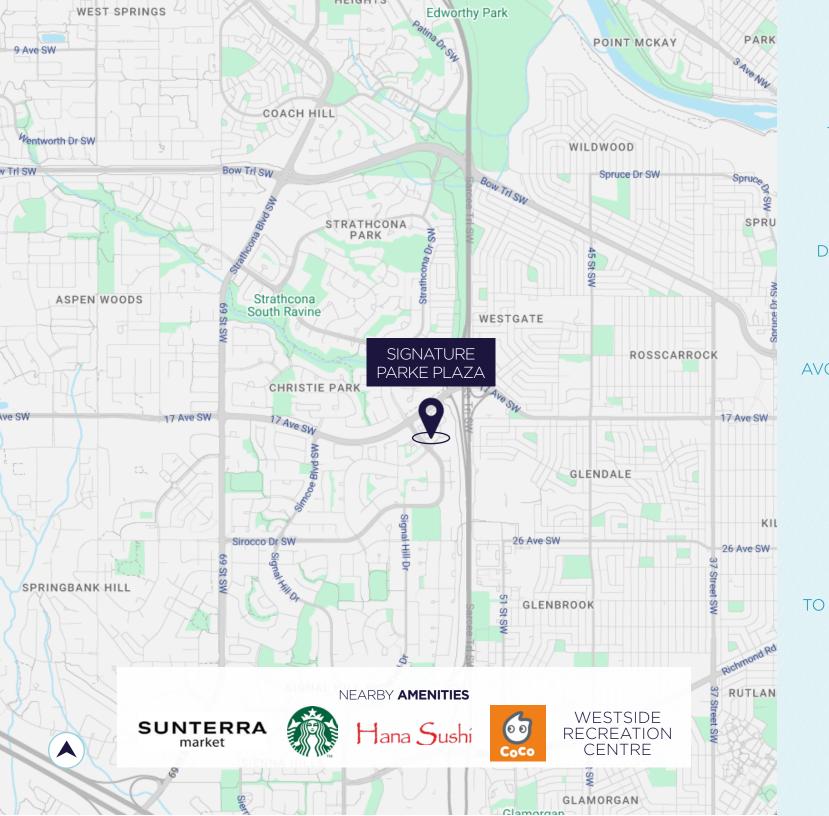












73,355
TOTAL POPULATION*

49,826
DAYTIME POPULATION*

\$150,184AVG HOUSEHOLD INCOME*

42.4AVG AGE*

15 MINS
TO DOWNTOWN CALGARY

30 MINSTO YYC AIRPORT

*WITHIN 3 KM, SOURCE: PIINPOINT

SITE PHOTOS











COMTACTION INFORMATION

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