



RETAIL SPACE FOR LEASE

SIGNATURE PARKE PLAZA

1919 SIROCCO DRIVE, CALGARY, AB

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

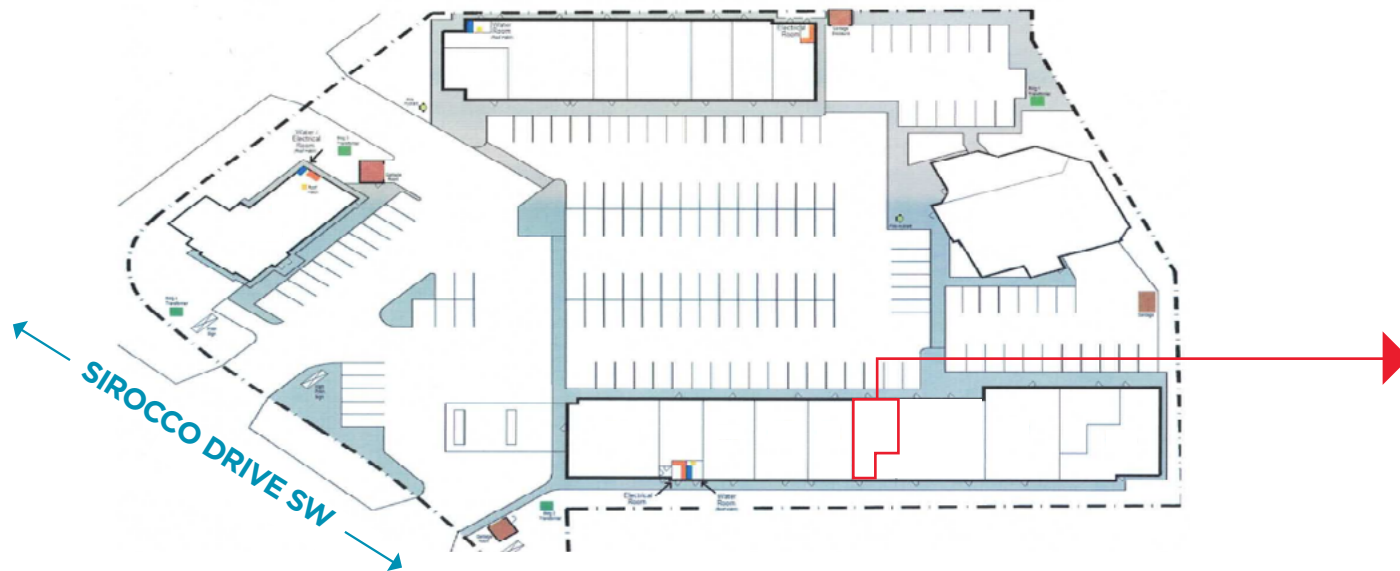


HIGHLIGHTS

- 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



**UNIT 428:
995 SF**

EXTERIOR UPGRADE

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



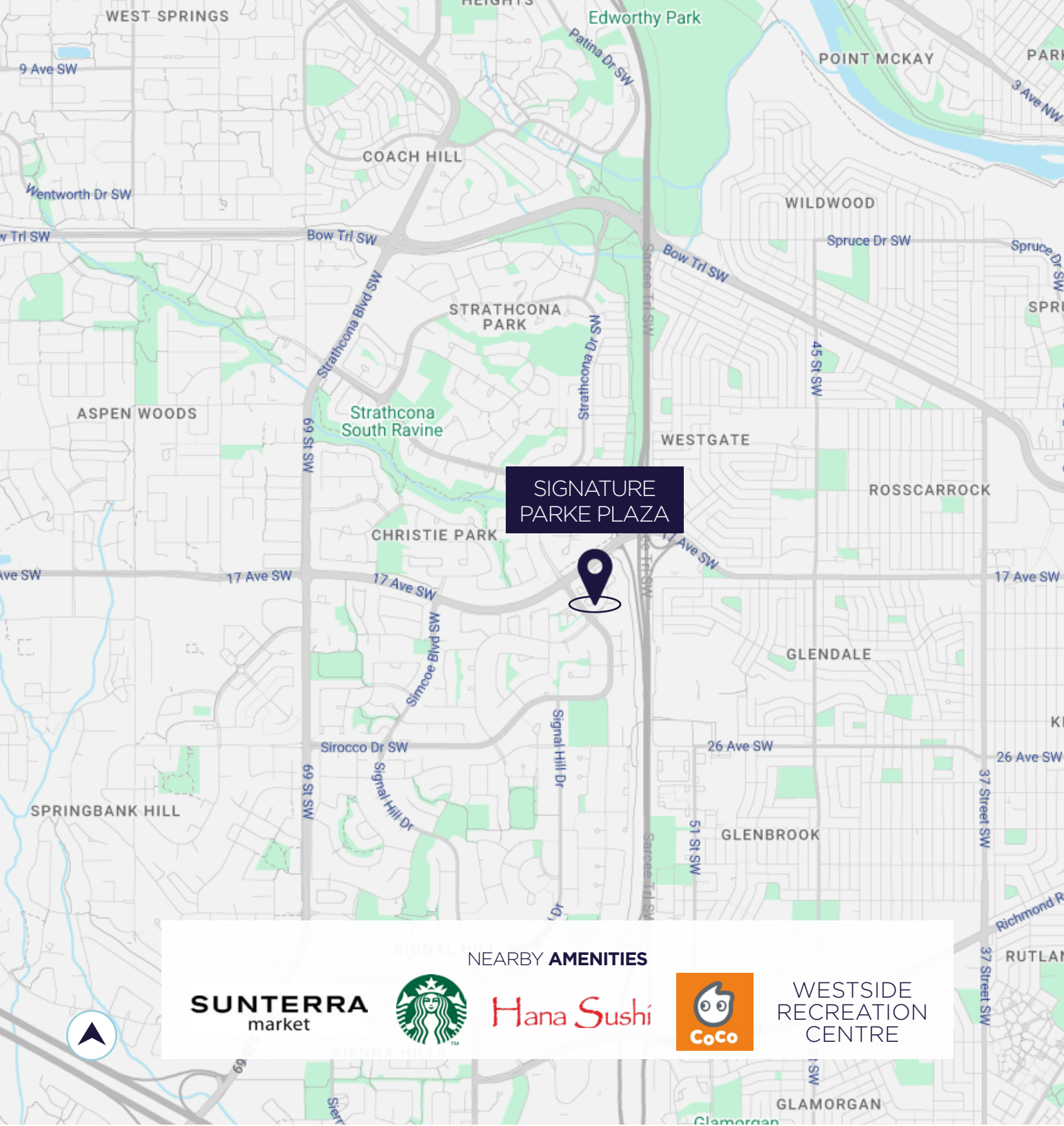
RETAILERS IN THE PLAZA



**SIGNATURE PALACE
RESTAURANT**



BRONZE BAXX
LUXURY TANNING & WELLNESS



SIGNATURE
PARKE PLAZA

NEARBY AMENITIES

SUNTERRA
market



Hana Sushi



WESTSIDE
RECREATION
CENTRE

73,355

TOTAL POPULATION*

49,826

DAYTIME POPULATION*

\$150,184

AVG HOUSEHOLD INCOME*

42.4

AVG AGE*

15 MINS

TO DOWNTOWN CALGARY

30 MINS

TO YYC AIRPORT

*WITHIN 3 KM,
SOURCE: PIINPOINT

SITE PHOTOS





CONTACT INFORMATION

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