



RETAIL SPACE FOR LEASE

WEST MARKET SQUARE

**1851 SIROCCO DRIVE SW, CALGARY, AB**



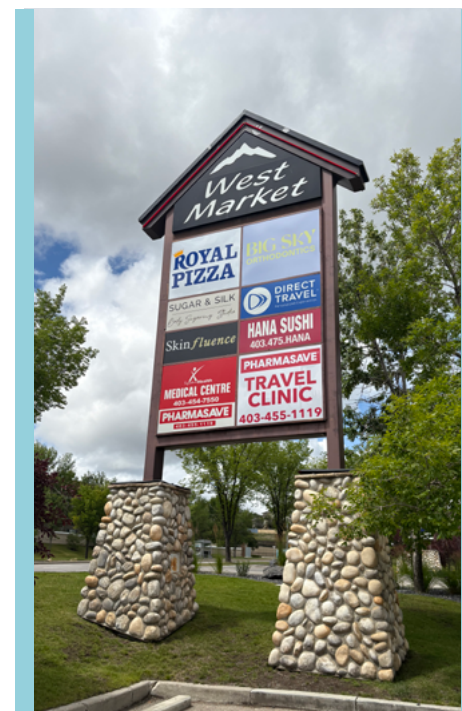
# ABOUT THE PROPERTY

Available Space:	Unit 432: 663 sf
Availability:	Immediately
Lease Rate:	Market
Op Costs:	\$23.31 psf (incl. Property taxes, Op Costs & Management Fees)
Signage:	Fascia & Pylon Options Available
Parking:	Ample Vehicle & Bicycle

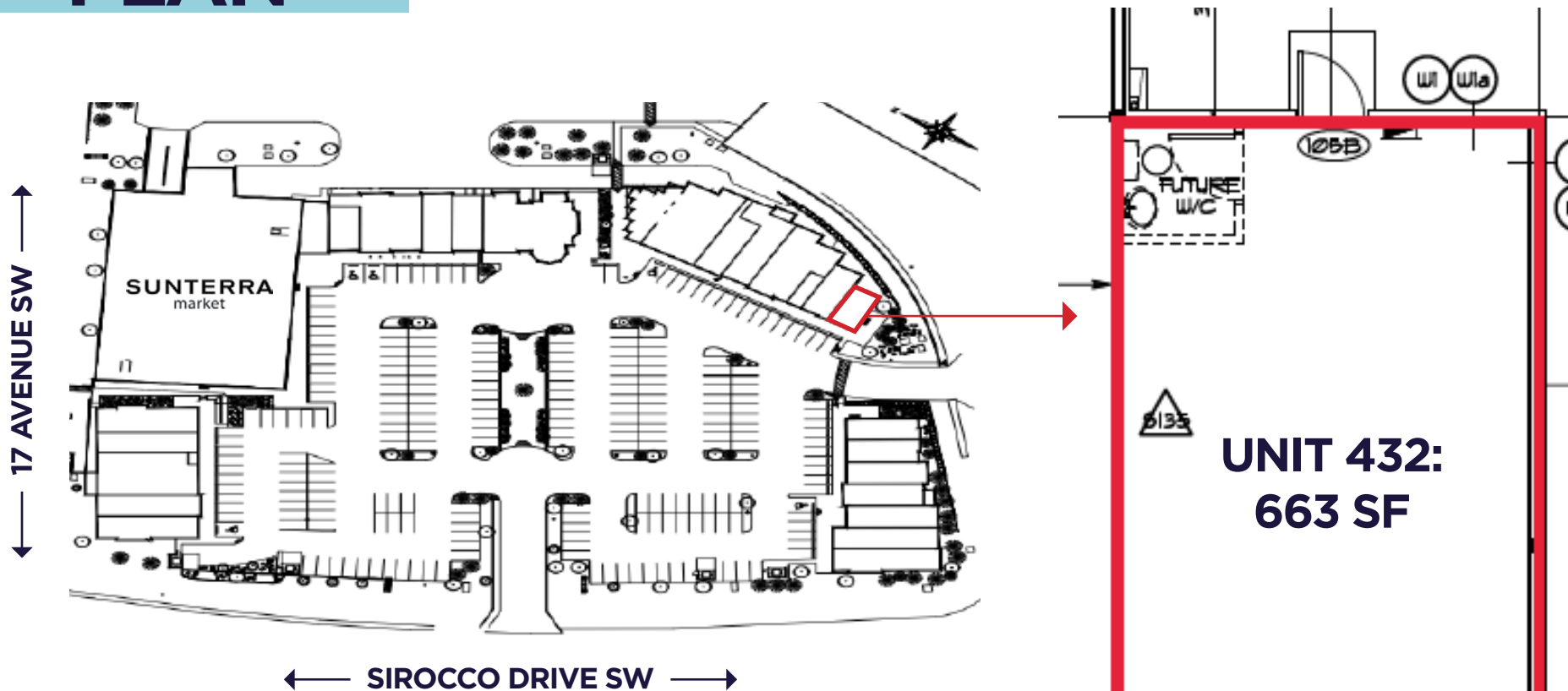


## HIGHLIGHTS

- End-cap unit with excellent visibility and signage opportunities
- Prominent exposure to high volumes of incoming vehicle and pedestrian traffic
- Located within the well-established West Market Square, a popular retail destination in Calgary's affluent west side
- Strong co-tenancy with national and local retailers including Sunterra Market, Starbucks, and Hana Sushi
- Ideal for boutique retail, personal services, or specialty food & beverage
- Easily accessible via Sirocco Drive SW and adjacent to major arterial routes including 17 Avenue SW and Sarcee Trail
- Walking distance to Sirocco CTrain station and nearby residential communities



# SITE PLAN

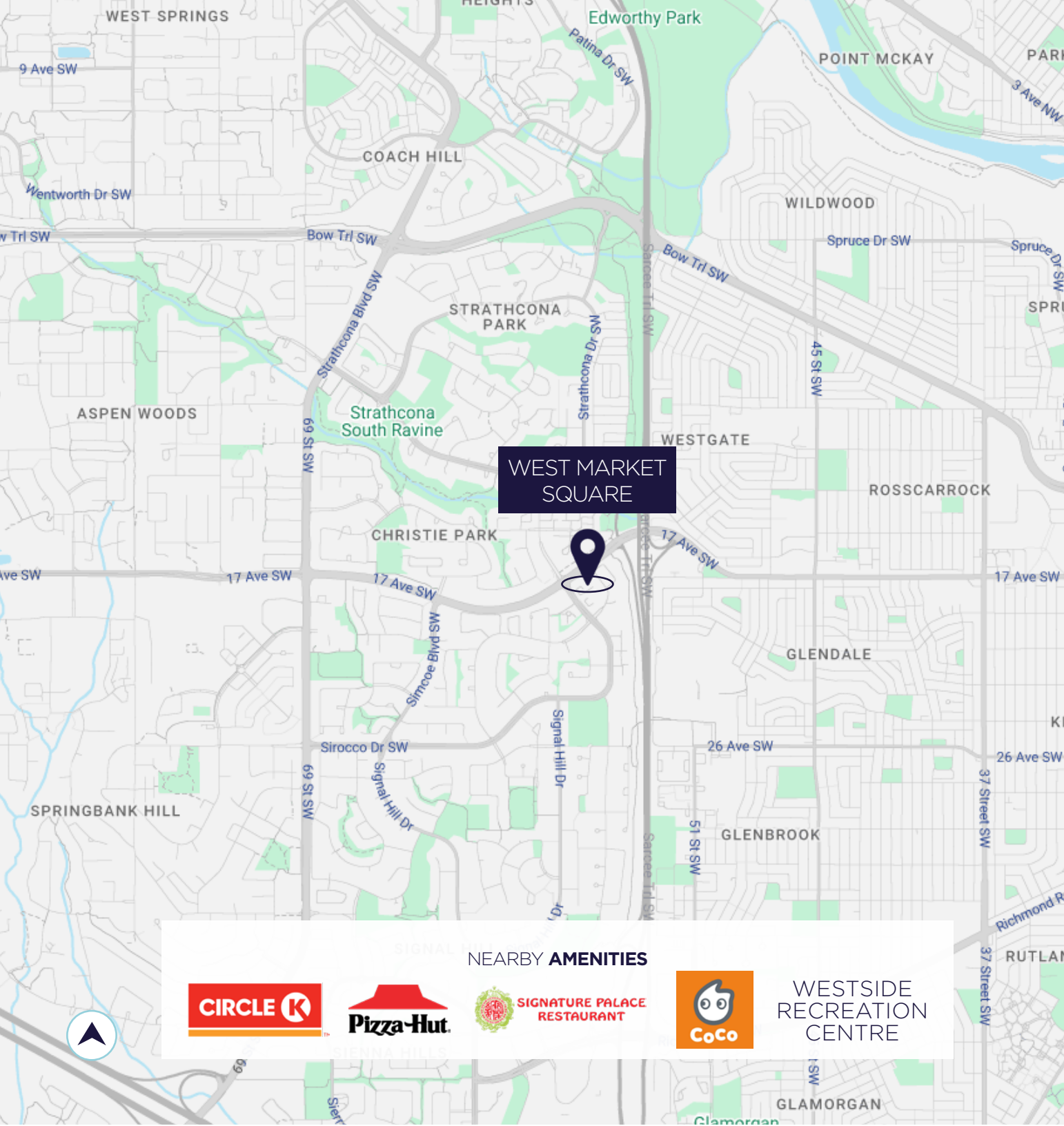


## RETAILERS IN THE PLAZA



Hana Sushi





WEST MARKET  
SQUARE

NEARBY AMENITIES



SIGNATURE PALACE  
RESTAURANT



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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