

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



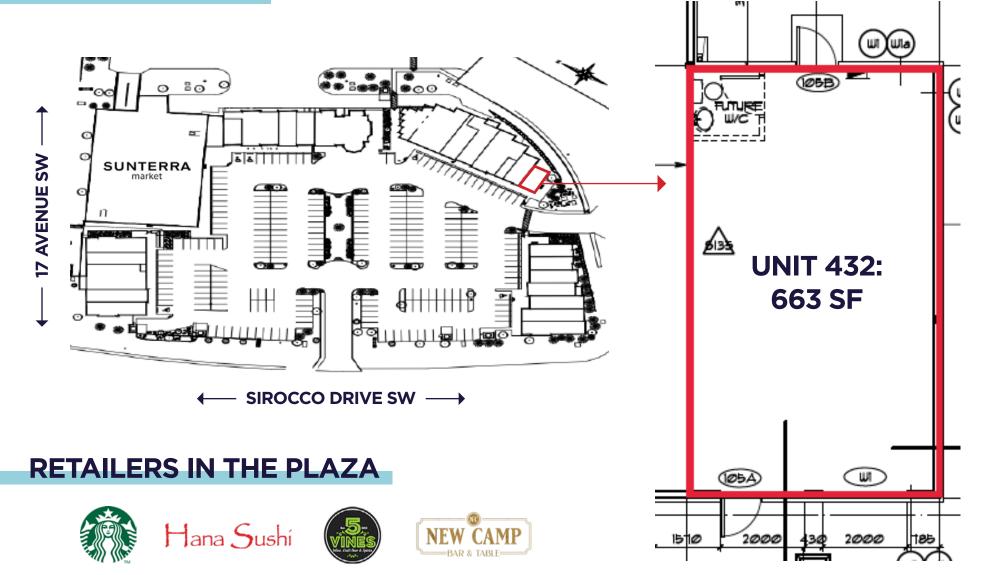
HIGHLIGHTS

- 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

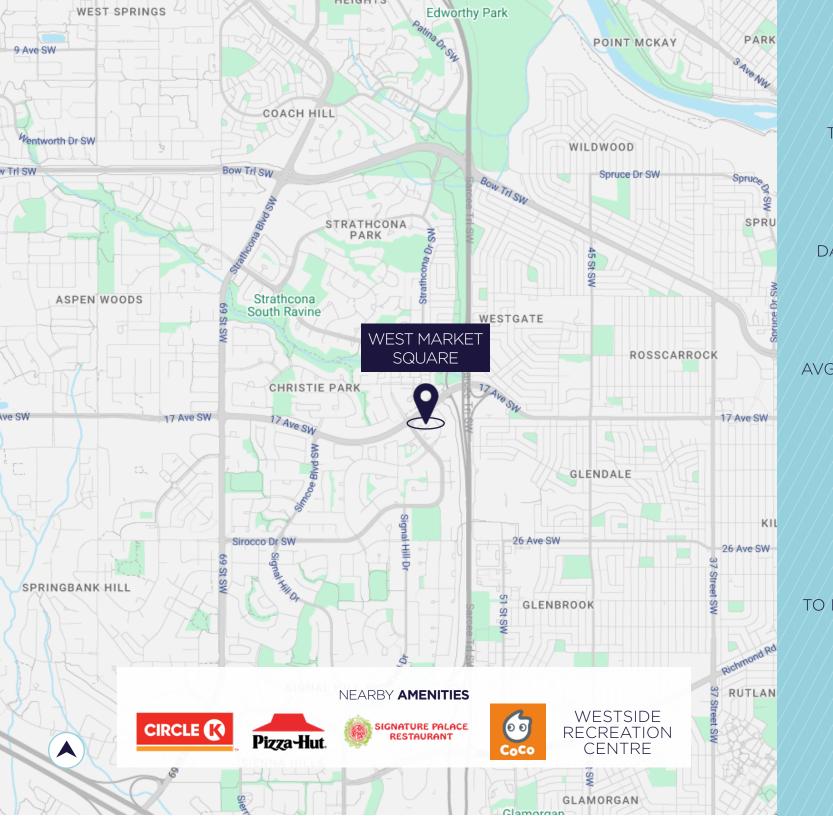












73,355

49,826
DAYTIME POPULATION*

\$150,184 AVG HOUSEHOLD INCOME*

42.4AVG AGE*

15 MINS
TO DOWNTOWN CALGARY

30 MINS
TO YYC AIRPORT

*WITHIN 3 KM, SOURCE: PIINPOINT

SITE **PHOTOS**













CONTACT INFORMATION

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