

RETAIL ENDCAP UNIT FOR LEASE



Gates of Panorama Hills

1110 PANATELLA BOULEVARD NW
CALGARY, AB



About the Property

UNIT 250: 1,329 SF
Available Space

MARKET
Lease Rate

\$19.14 PSF + 5% MGMT FEE
Op Costs

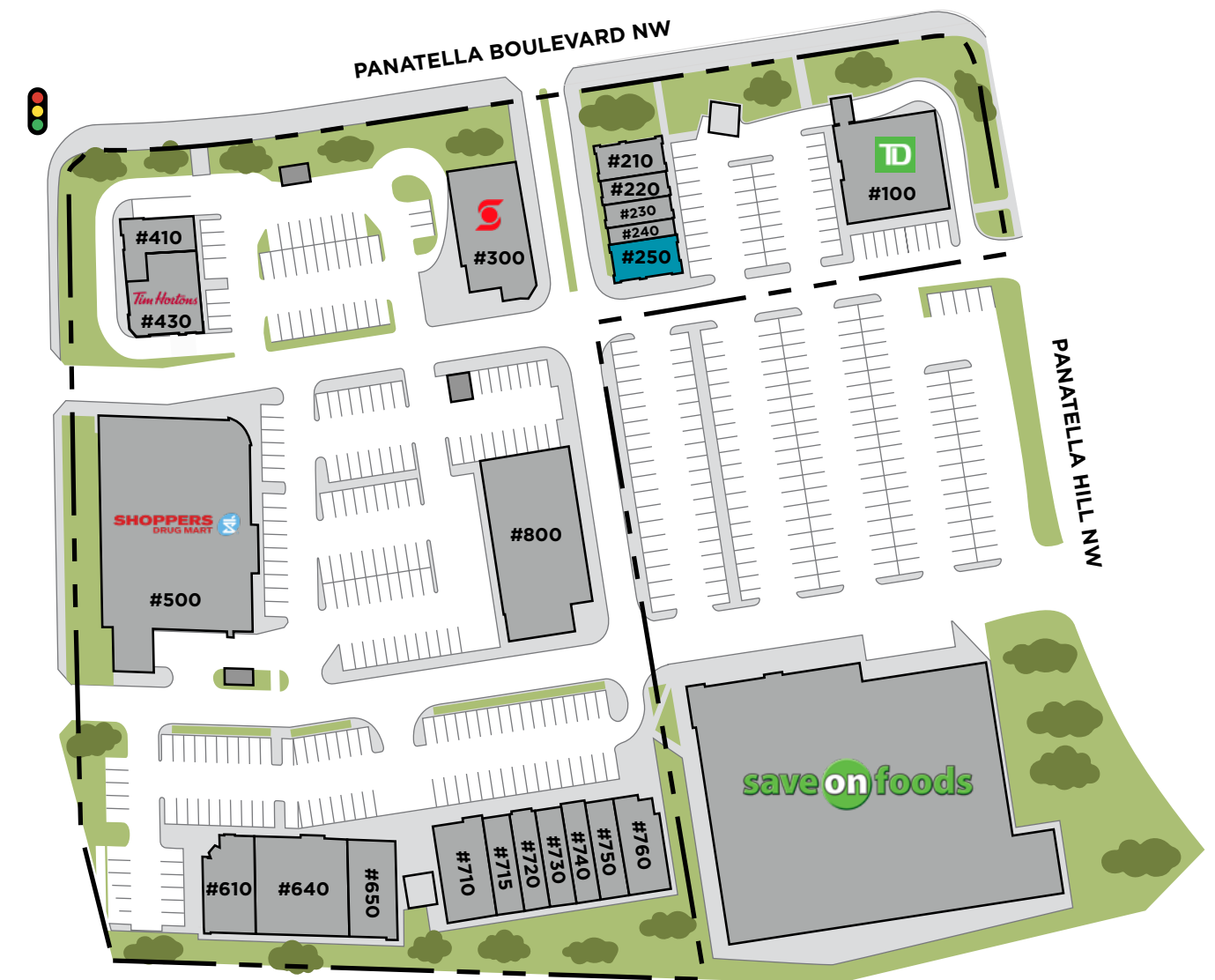
IMMEDIATELY
Availability

5-10 YEARS
Term

- Strategically positioned in the heart of Panorama Hills with direct access to Stoney Trail via 14th Street interchange, near major arteries like Harvest Hills Boulevard and Country Hills Boulevard
- Features a well-balanced mix of national anchors (Shoppers Drug Mart, TD Canada Trust, Scotiabank, Tim Hortons) and local favourites (Golden Jade Seafood, Nha Trang Vietnamese, Tamarind East Indian, Sushi Ai)
- Positioned as an endcap unit with prominent signage opportunities for peak visibility
- Ample parking, designed to support both high turnover retail and longer-stay visitors



Site Plan



Building 1

#100 TD Canada Trust

Building 2

#210 Subway

#220 Pizza Panorama

#230 Chloe's Nails & Spa

#240 Barber & Sons

#250 **VACANT - 1,329 SF**

Building 3

#300 Scotiabank

Building 4

#410 Panorama Hills Animal Hospital

#430 Tim Hortons

Building 5

#500 Shoppers Drug Mart

Building 6

#610 Tamarind East Indian

#640 Zebra Crossings Academy

#650 Panatella Dental

Building 7

#710 Legacy Liquor

#715 Panorama Physiotherapy and Chiropractic Clinic

#720 Delight Music School

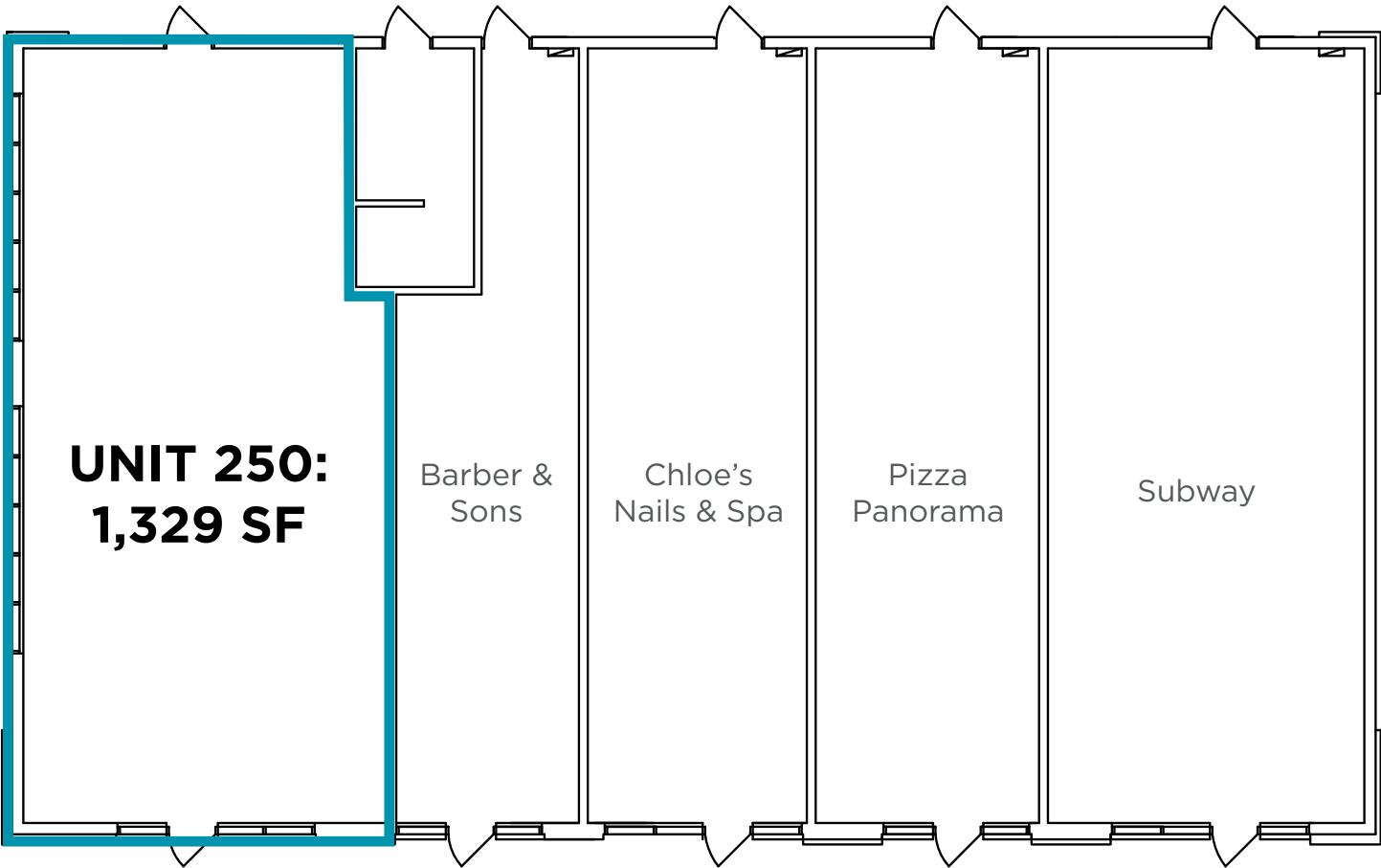
#730 Eyecare Plus

#740 Peace of Mind Massage

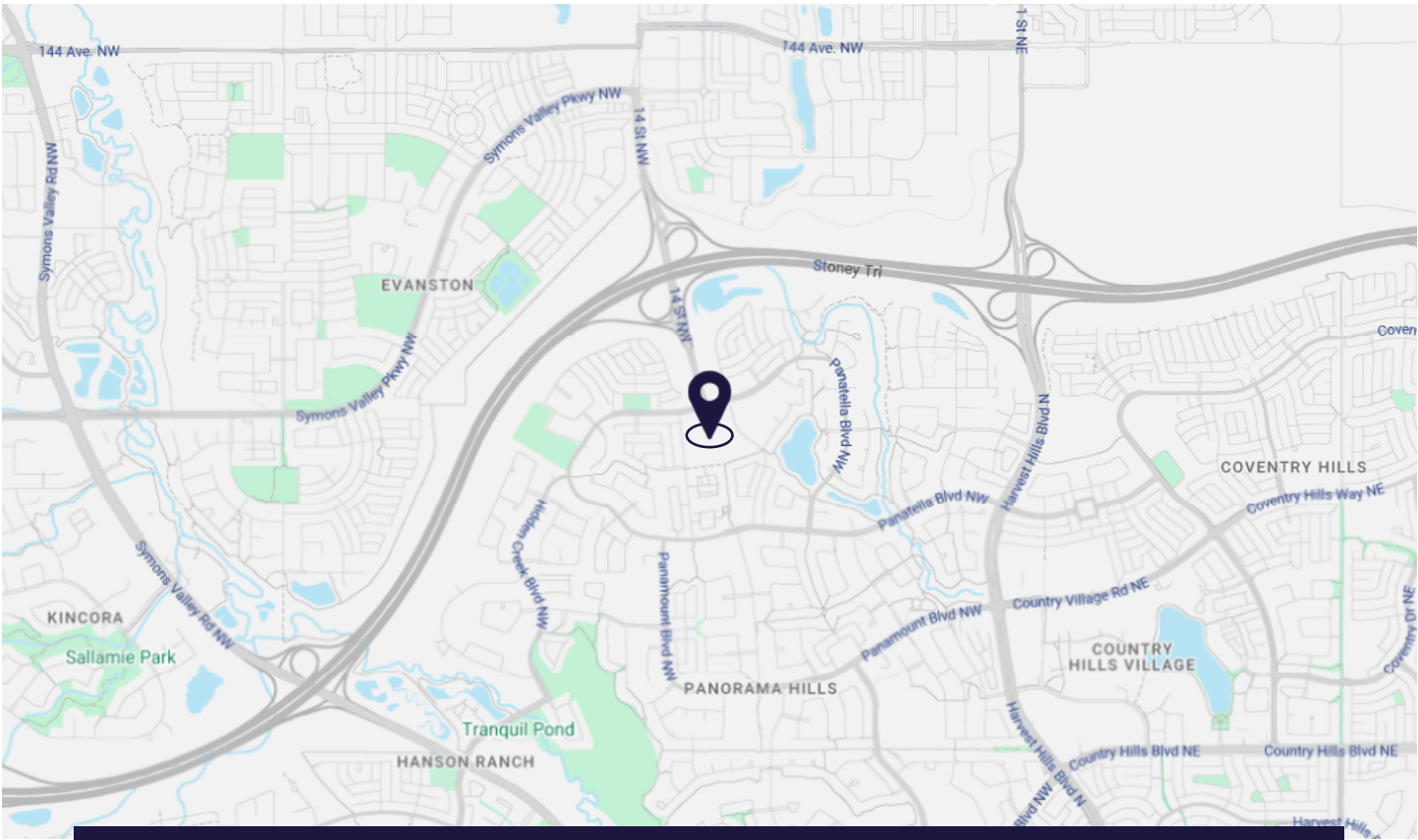
#750 Sushi Ahi

#760 Nha Trang Vietnamese

Floor Plan



About the Area



76,368 TOTAL POPULATION
WITHIN 3 KM

36 AVG AGE
WITHIN 3 KM

52,508 DAYTIME POPULATION
WITHIN 3 KM

20 MINUTES TO
DOWNTOWN CALGARY

\$128,739 AVG HOUSEHOLD INCOME
WITHIN 3 KM

15 MINUTES TO
CALGARY INT'L AIRPORT

Nearby Amenities

CAPTAIN NICHOLA
GODDARD SCHOOL (6-9)

saveonfoods

PANATELLA
PLAYGROUND

BUFFALO RUBBING
STONE SCHOOL (K-5)

PANORAMA HILLS
COMMUNITY CENTRE

GoodLife
FITNESS

VIVO FOR HEALTHIER
GENERATIONS

NORTH TRAIL HIGH
SCHOOL (10-12)

PANORAMA
NORTH PLAY HUB



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