

2137 33 AVENUE SW

MARDA LOOP / CALGARY, AB



For Lease / 3,810 SF

WE ARE
THE CENTRE
OF RETAIL

SPRING 2022



[CUSHMANWAKEFIELD.COM](https://cushmanwakefield.com)

2137 33 AVENUE SW

MARDA LOOP / CALGARY, AB

AVAILABLE

Main Floor 3,584 SF **Leased**
Second Floor 3,810 SF

RENT

Market

OPERATING COST

\$15.00/SF (Estimate)

OCCUPANCY

Spring 2022

TERM

10 Years

COMMENTS

- Located in Marda Loop, one of Calgary's highest income areas
- Situated on 33rd Avenue (Marda Loop's Main Traffic Corridor) on the corner of 21st Street SW
- Very high volumes of pedestrian (461 People per day) and vehicle traffic (22,000 VPD)
- Shadow Anchored by Blush Lane Organic Market, Shoppers Drug Mart, Petro Canada and Merchants Restaurant



NEIGHBOURHOOD DEMOGRAPHICS



POPULATION

1 Km	11,659
3 Km	86,341
5 Km	195,746



AVERAGE HOUSEHOLD INCOME

\$184,355

\$168,611

\$156,412



MEDIAN AGE

38.1

37.1

38.7

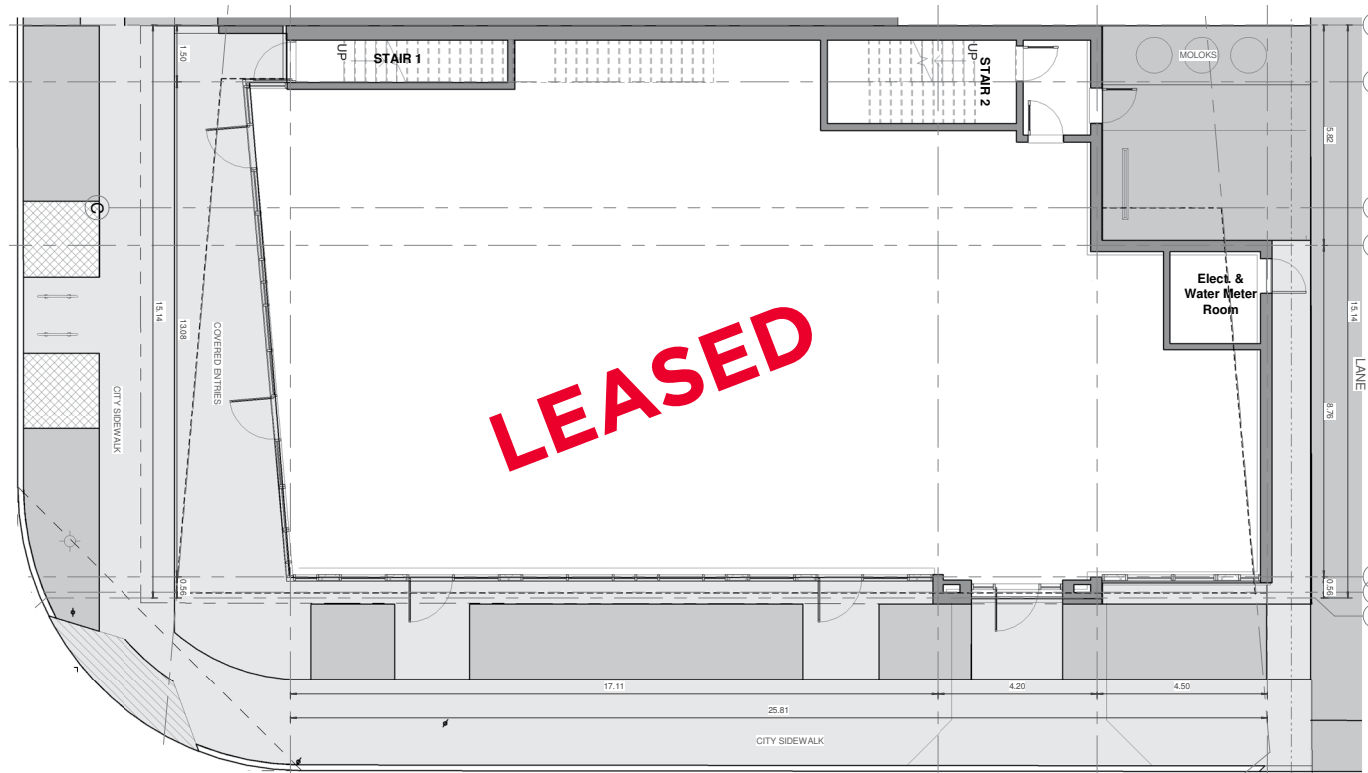
2137 33 AVENUE SW

MARDA LOOP / CALGARY, AB

MAIN FLOOR

3,584 SF **Leased**

33 Avenue SW (22,000 VPD)



21 Street SW

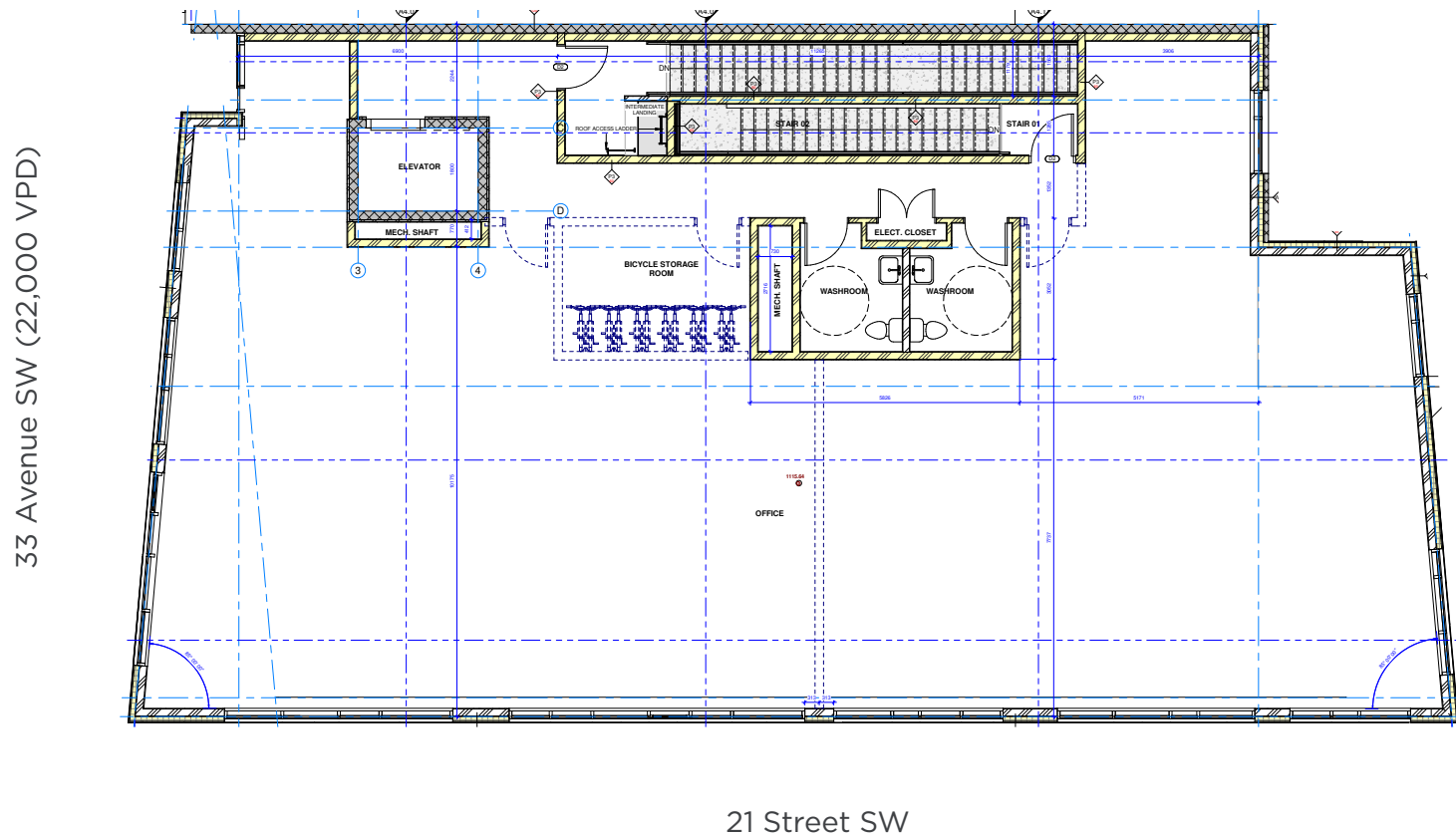


2137 33 AVENUE SW

MARDA LOOP / CALGARY, AB

SECOND FLOOR

3,810 SF



2137 33 AVENUE SW

MARDA LOOP / CALGARY, AB



Ryan Rutherford / Vice President / ryan.rutherford@cushwake.com / +1 403 261 1188
Mac Marcineu / Associate / mac.marcineu@cushwake.com / +1 403 261 1155

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.