

FOR LEASE



SUNRIDGE GATE

3351 20TH AVENUE NE

CALGARY, AB

25,000 SF OF MAIN FLOOR RETAIL & 1,500 SF MEZZANINE

PROPERTY OVERVIEW

- Prime northeast Calgary location within Sunridge Gate
- Ample nearby amenities and services

AREA FOR LEASE

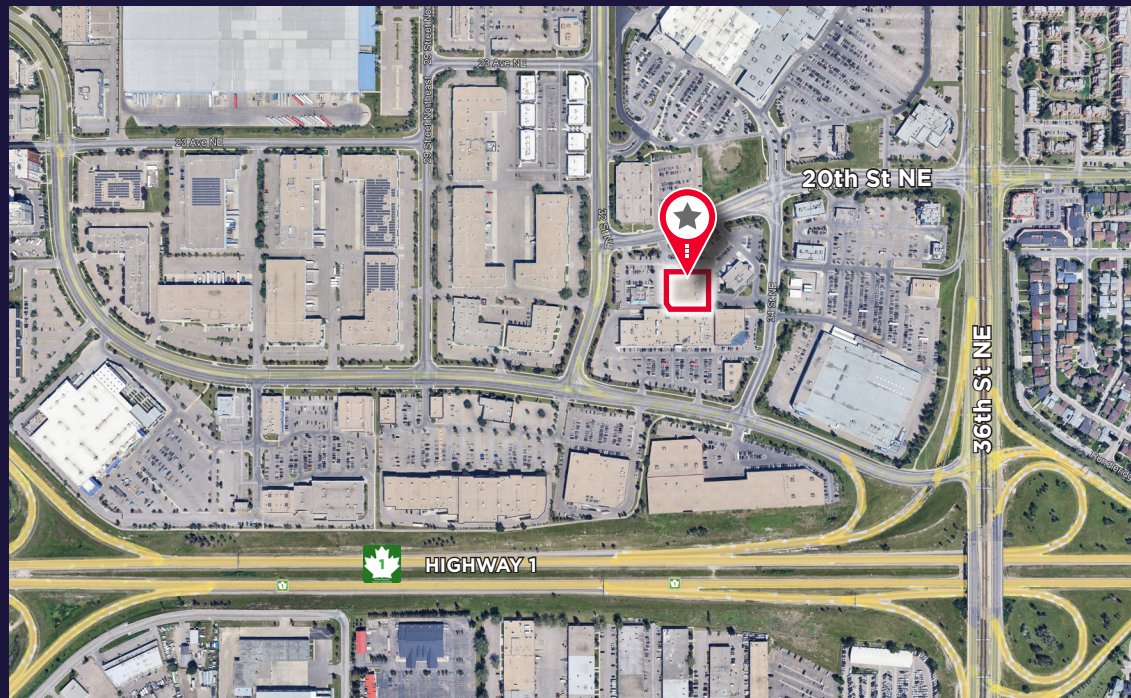
MAIN FLOOR RETAIL	25,000 SF
MEZZANINE	1,500 SF
TOTAL SF	26,500 SF

PROPERTY DETAILS

LEASE RATE	Contact Agent
ADDITIONAL RENT	\$12.00 PSF (TBV)
LOADING	Dock Loading
ZONING	C-R3 - Commercial Regional 3 District
PARKING SPACES	Surface - 30

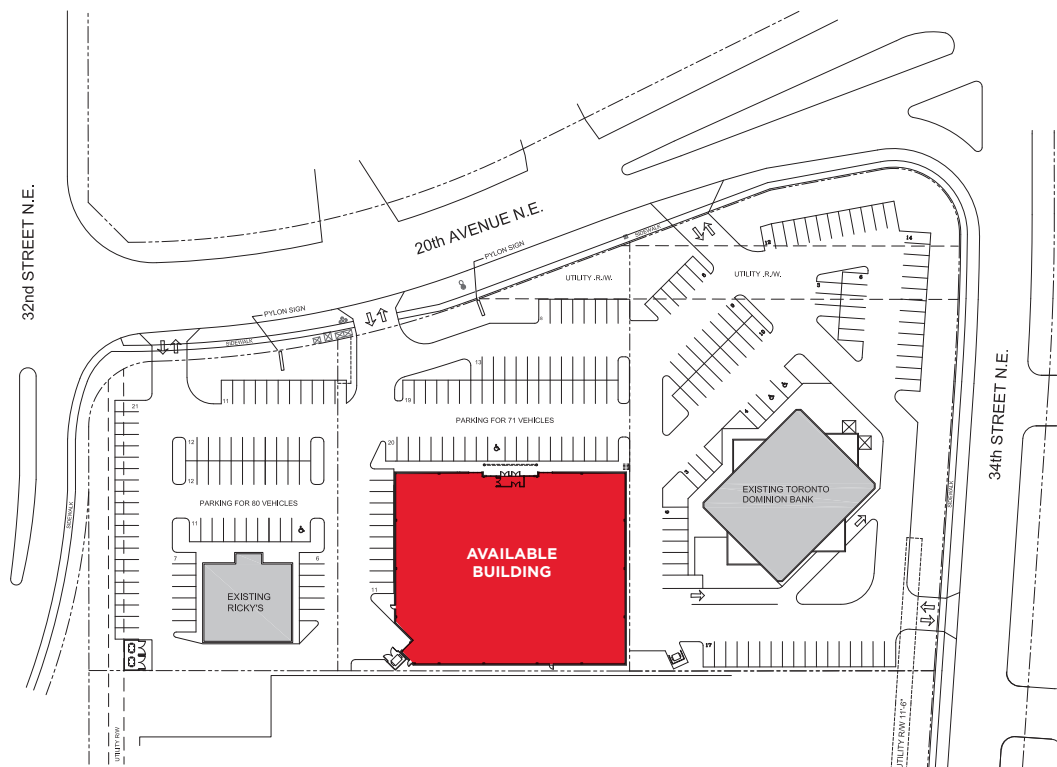
DEMOGRAPHICS

	1KM	3KM	5KM
AVERAGE HOUSEHOLD INCOME	\$92,267.56	\$90,992.53	\$94,455.71
TOTAL DAYTIME POPULATION	13,499	103,421	235,831



FLOOR PLANS

SITE PLAN



MAIN FLOOR RETAIL

25,000 SF

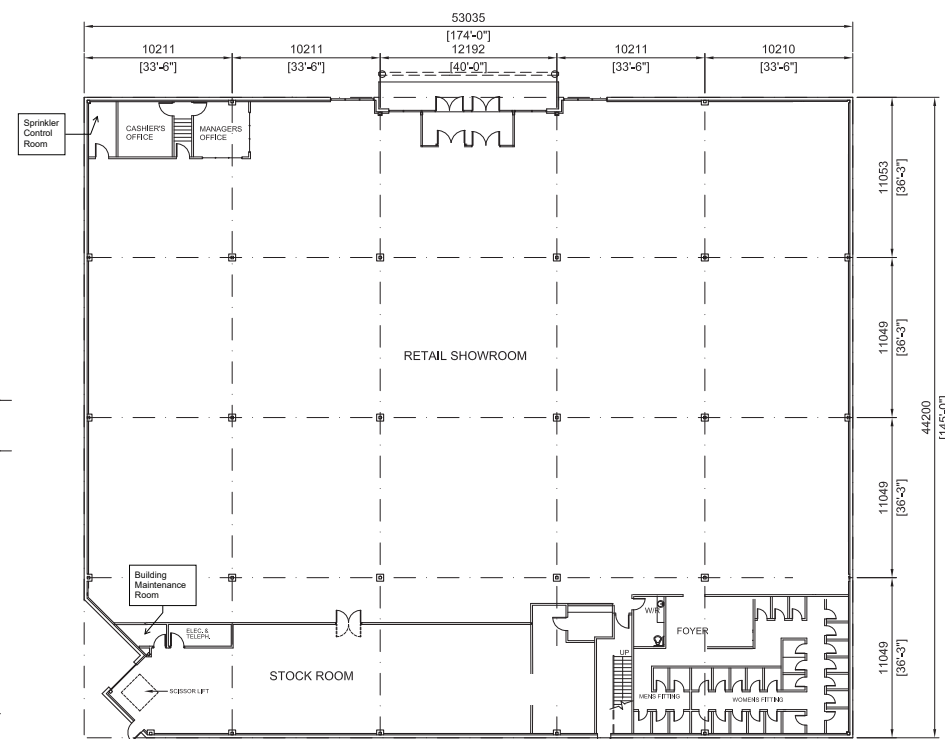
MEZZANINE

1,500 SF

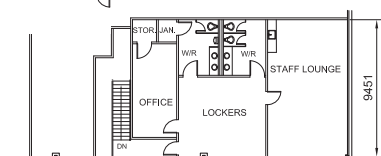
TOTAL SF

26,500 SF

MAIN FLOOR RETAIL



MEZZANINE

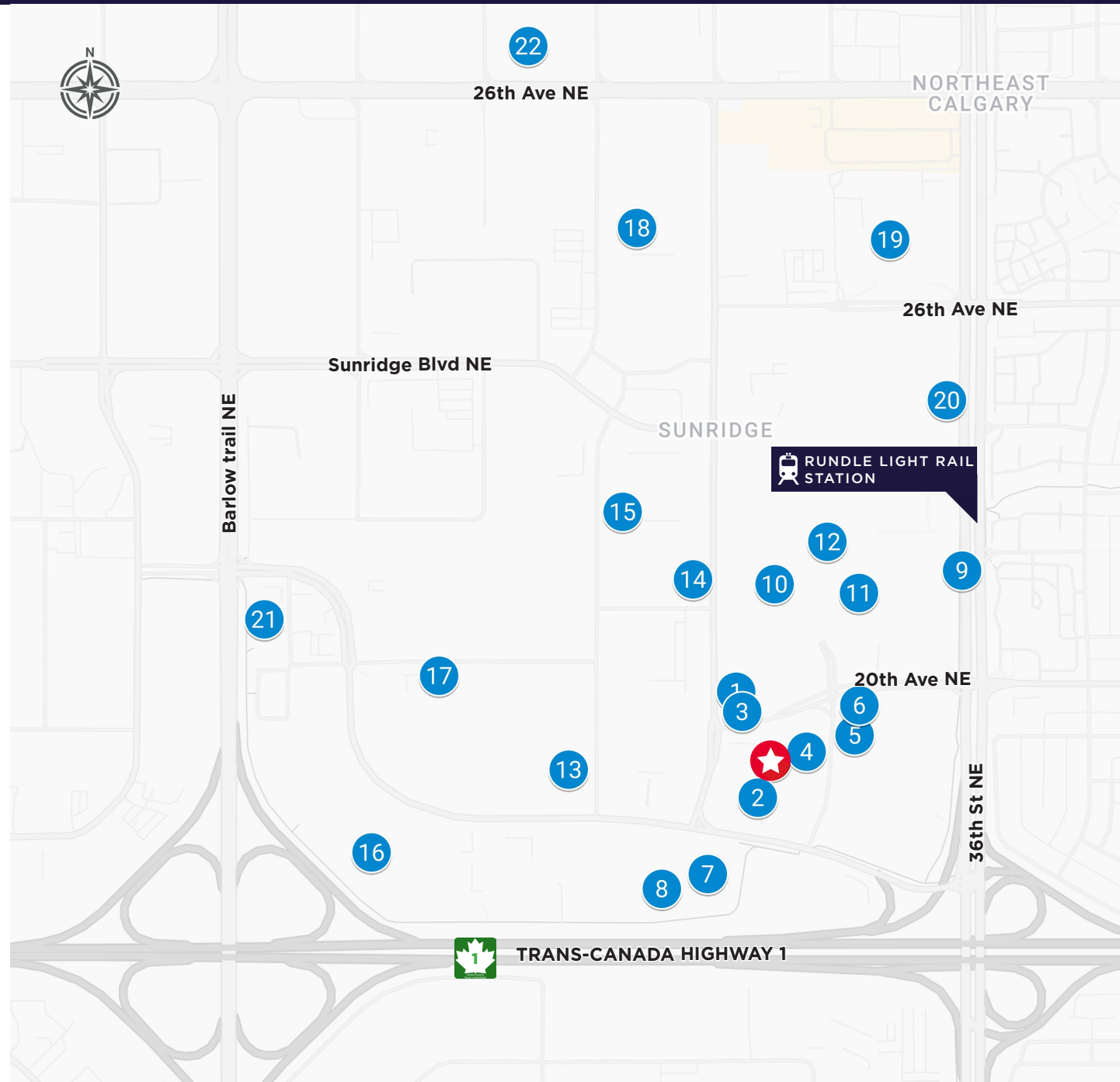


NEARBY AMENITIES

AMENITIES

- 1 Party City
- 2 Seafood City Supermarket
- 3 Skechers Warehouse Outlet
- 4 TD Branch and ATM
- 5 Barburrito
- 6 Popeyes Louisiana Kitchen
- 7 Lucky Supermarket
- 8 Homesense
- 9 Suzy Shier
- 10 Winners
- 11 Daily Fresh Produce
- 12 Fit4Less
- 13 Lifemark Sunridge
- 14 BMO Bank of Montreal
- 15 Cineplex Odeon Sunridge
- 16 Spectrum Cinemas
- 17 Rona+ Sunridge Way NE
- 18 Canadian Appliance Source Calgary
- 19 Costco Wholesale
- 20 Peter Lougheed Centre
- 21 Petro-Canada & Car Wash
- 22 Tim Hortons

 **3351 20th Ave NE**





PLEASE CONTACT US FOR MORE INFORMATION:

JONATHAN GHERON

Vice President
+1 403 261 1156
jonathan.gheron@cushwake.com

CUSHMAN & WAKEFIELD

250 6th Avenue SW Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS 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). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-213194-2

