

1,579 sf

Unit 10

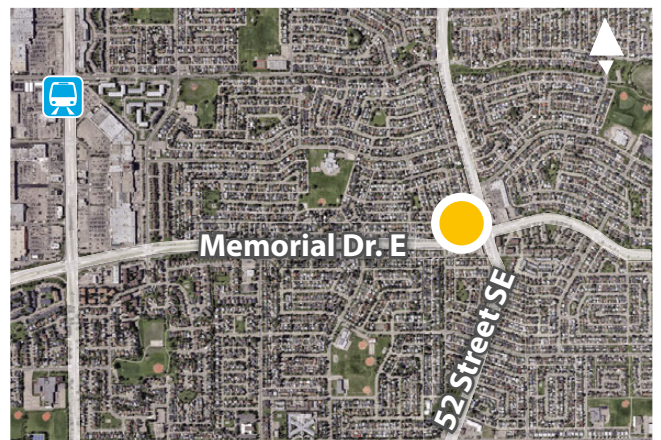


## RETAIL / MEDICAL SPACE FOR LEASE

### Memorial Square

5268 Memorial Drive E, Calgary

» High-traffic location.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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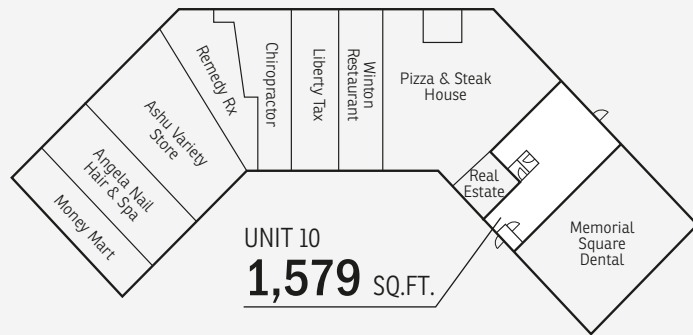
LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023



## LEASE INFORMATION

ADDRESS: 5268 Memorial Drive E, Calgary

COMMUNITY: Marlborough

ZONING: Direct Control (DC)

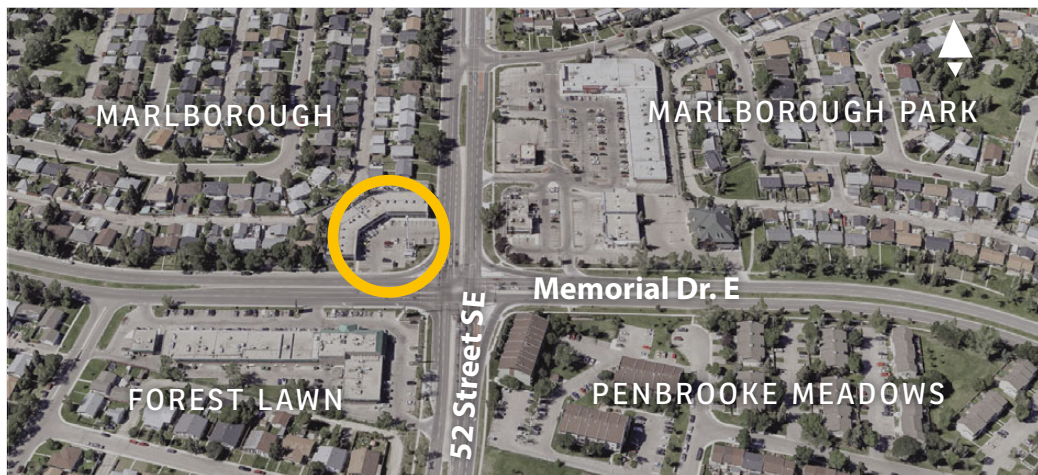
AVAILABLE FOR LEASE:  
1,579 sq. ft. – Unit 10

*Day care potentially available  
(will require creation of outdoor space  
from parking lot behind the property-  
see image below)*

PARKING:  
Ample surface

OP. COSTS AND TAXES:  
\$16.72 per sq. ft. (est.)

NET RENT: Market



Population  
**45,202**

Average Household Income  
**\$102,158**

Median Age  
**41**

### Current Consumption per Person

**\$12,431**  
FOOD

**\$4,736**  
HEALTH CARE

**\$4,280**  
RECREATION

**\$1,864**  
PERSONAL CARE

**\$2,742**  
LIQUOR/TOBACCO

2 km radius. Source: Statistics Canada



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