

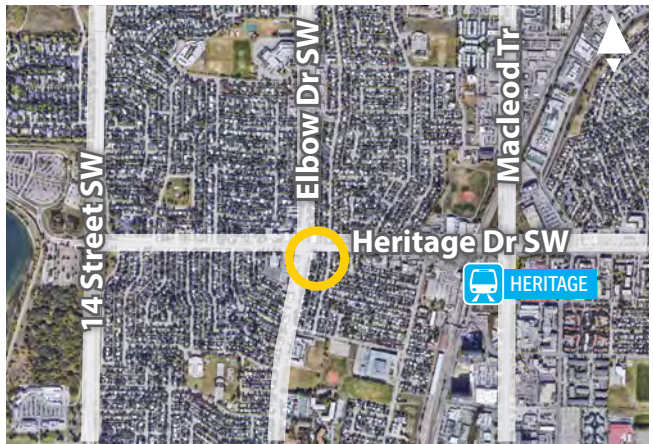
2,300 sf Unit 104



RETAIL SPACE IN HAYSBORO FOR LEASE

Elbow Park Plaza
8408 Elbow Drive SW, Calgary

» Major intersection of Elbow Drive SW and Heritage Drive SW.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:


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LOCAL
EXPERTISE
MATTERS

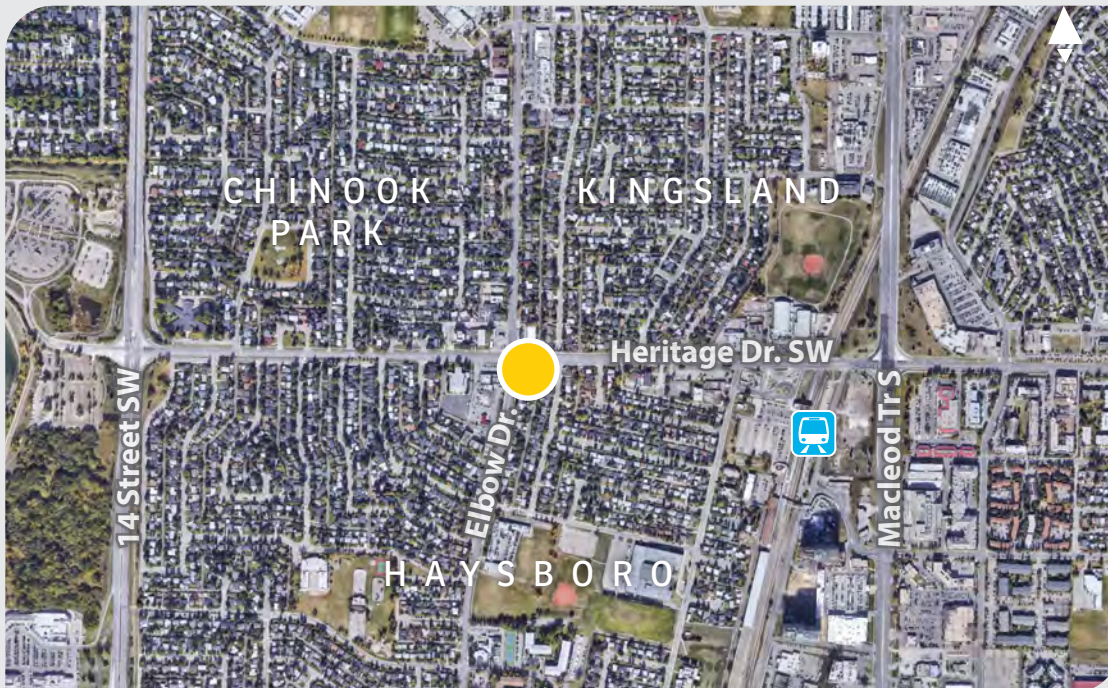


STRONG EXPOSURE IN A DENSE SW RESIDENTIAL AREA

 Traffic Counts
15,000+
VPD ON ELBOW DR
20,000+
VPD ON HERITAGE DR.

Located at the intersection of Elbow Drive SW and Heritage Drive SW, the property sits in the middle of a well-established southwest Calgary area with strong daily traffic and convenient access from surrounding communities.

The site is surrounded by the dense residential neighbourhoods of Haysboro, Kingsland and Chinook Park, providing a large nearby population base.



AREA DEMOGRAPHICS (2 km radius)



Population
33,428



Average Household Income
\$158,779



Median Age
41.6




Current Consumption (Total)

 FOOD
\$207.6M

 HEALTH CARE
\$52M

 RECREATION
\$89.3M

 PERSONAL CARE
\$36.7M

 LIQUOR/TOBACCO
\$24.9M

 CLOTHING
\$40.7M

Sources: Statistics Canada

LEASE INFORMATION

ADDRESS:
8408 Elbow Drive SW, Calgary

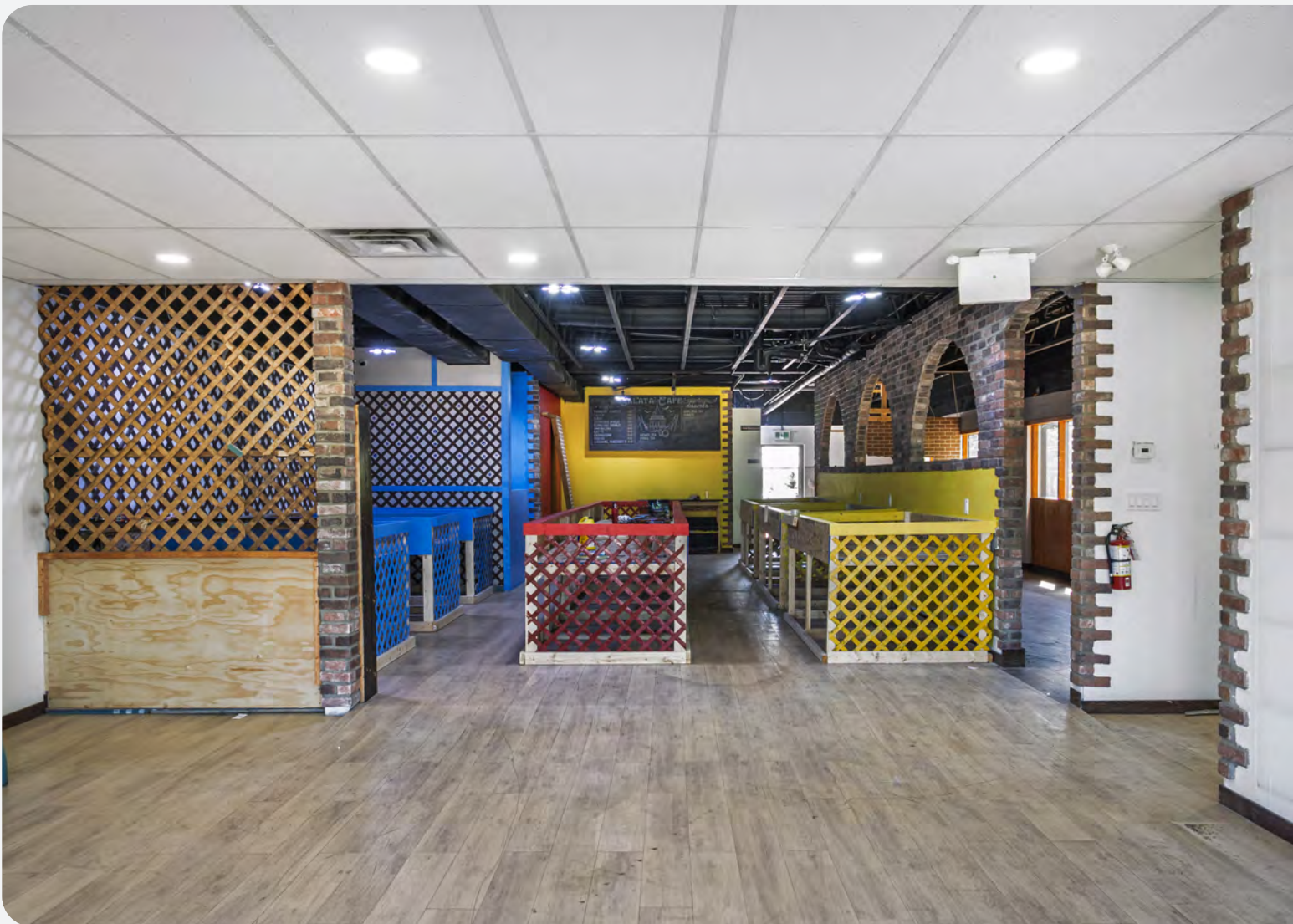
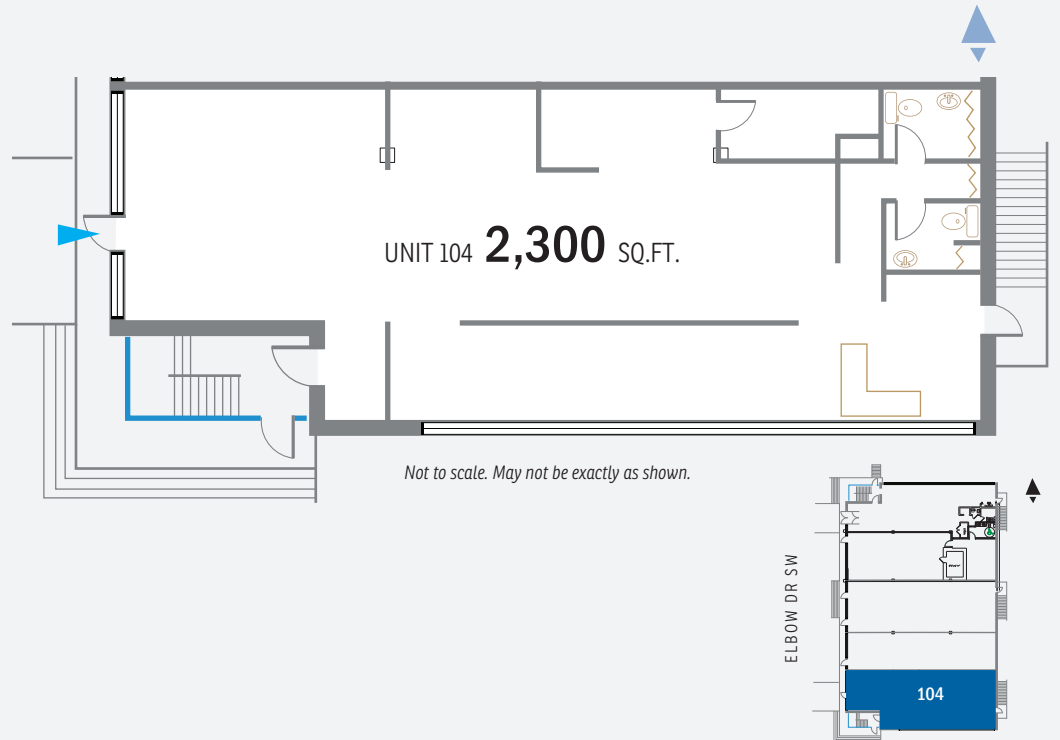
COMMUNITY: Haysboro

AVAILABLE FOR LEASE:
2,300 sq. ft. – Unit 104

PARKING:
23 u/g stalls and 10 surface

OP. COSTS AND TAXES:
\$17.75 per sq. ft. (est.)

NET RENT: Market





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LOCAL EXPERTISE MATTERS