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REAL ESTATE ADVISORS INC.



ROYOP
BUILDING EXCEPTIONAL EXPERIENCES

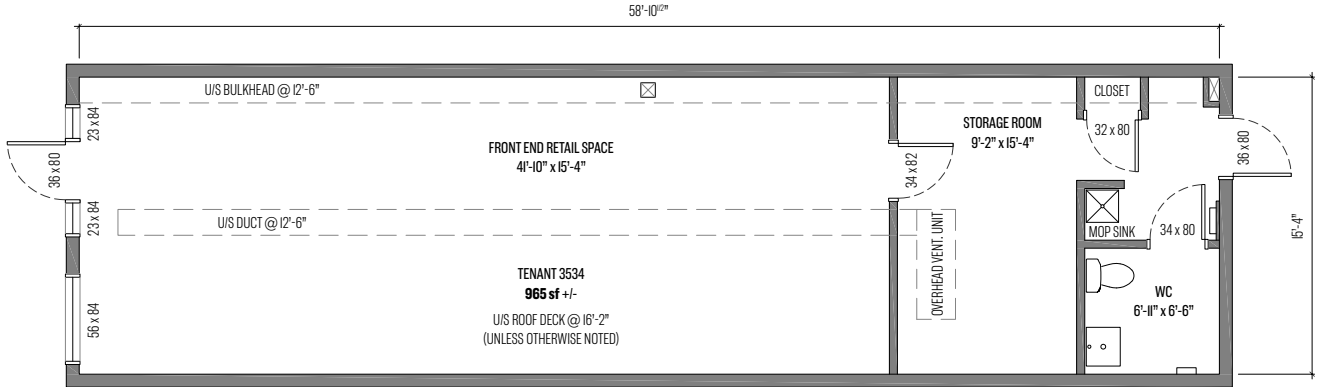
RETAIL SPACE
FOR LEASE

3534 AND 3558 GARRISON GATE SW
CALGARY, ALBERTA

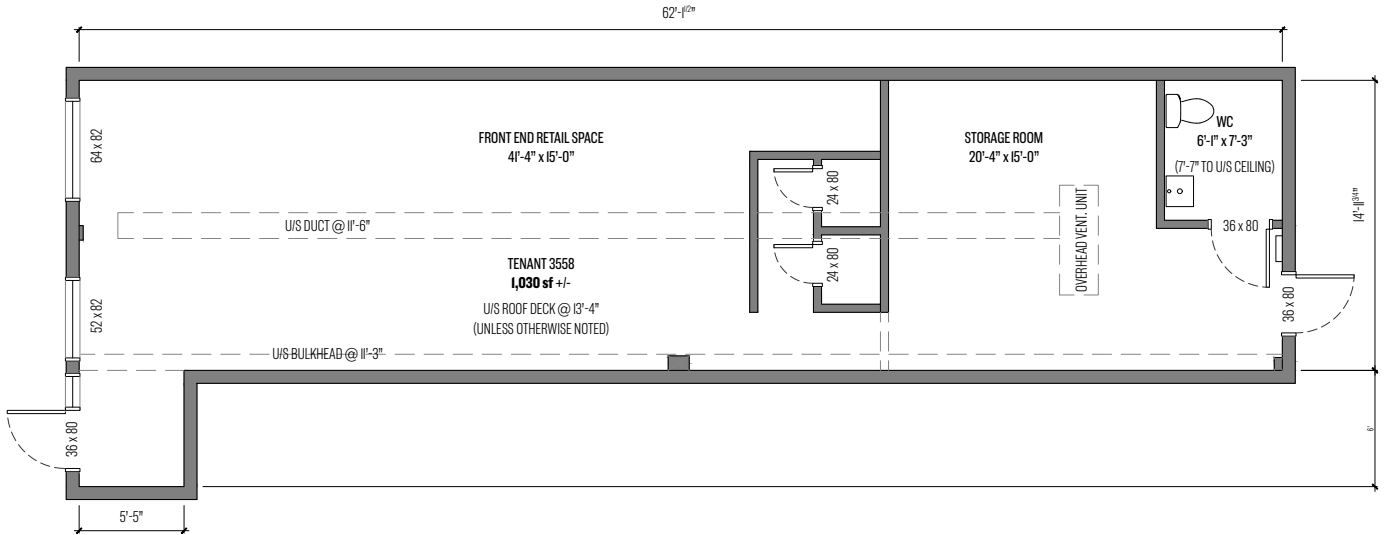
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3534 GARRISON GATE
965 sf +/-



3558 GARRISON GATE
1,030 sf +/-



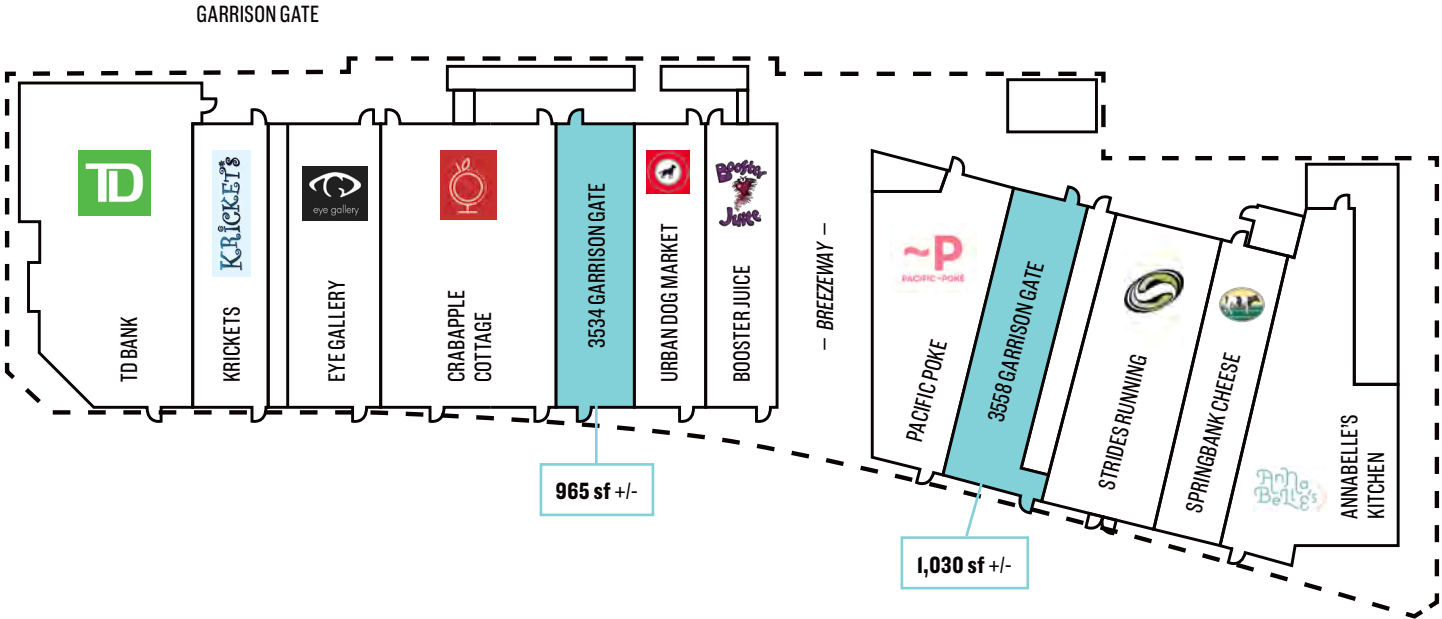
VISIT US
300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

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RETAIL PLAN



RETAIL ELEVATION

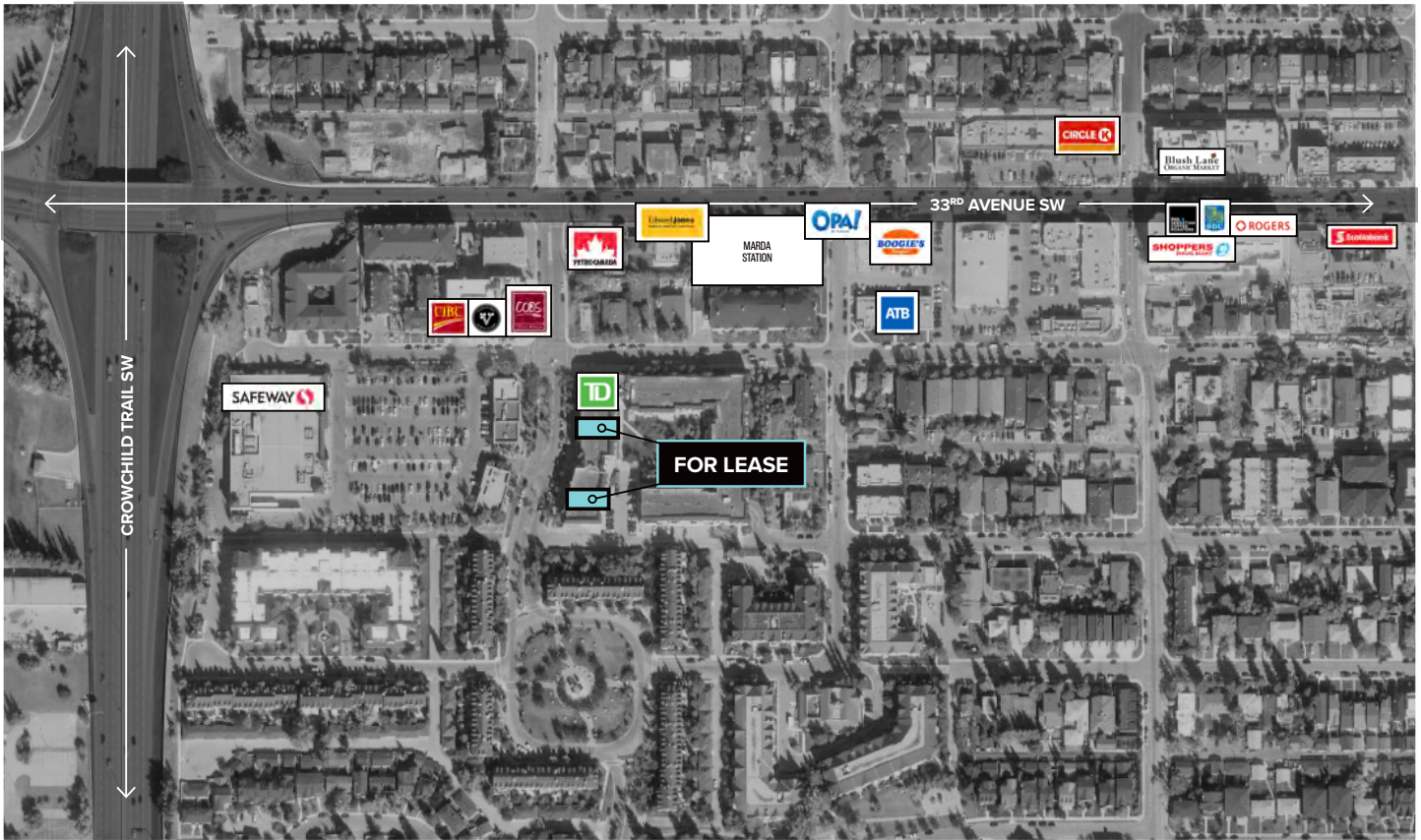


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PROPERTY INFORMATION

LOCATION

3534 AND 3558
GARRISON GATE SW

AVAILABLE FOR LEASE

3534: 965 SQ. FT.
3558: 1,030 SQ. FT.

AVAILABLE

IMMEDIATELY

TERM

5 - 10 YEARS

LEASE RATE

MARKET

TAXES

\$13.19 / SQ. FT.

OPERATING COSTS

\$10.86 / SQ. FT.
(EXCLUSIVE OF
MANAGEMENT FEE)

MANAGEMENT FEE

5% OF GROSS RENT

ZONING

DIRECT CONTROL
26Z2008

PARKING

EACH RETAILER
RECEIVES ONE
DESIGNATED SPACE —
\$100 / MONTH
PROMO 1ST YEAR FREE

DEMOGRAPHICS

POPULATION

2020 43,629
2025 49,833

GROWTH

2020 - 2025 14.22% 13.30% 12.93%

AVERAGE INCOME

2020 \$182,236 \$174,882 \$164,884

MEDIAN AGE OF POP.

2020 36.00 36.00 36.50

GENERAL INFORMATION

- THE GATEWAY AT GARRISON WOODS HOSTS PRIME LOCATIONS FIT FOR IT'S NEXT RETAILERS TO ADD TO THE ALREADY ESTABLISHED BOUTIQUE TENANT MIX.
- THE PROMINENCE IS UNDENIABLE AT THIS SITE BEING ACROSS THE STREET FROM SAFEWAY AND STARBUCKS IN AN AREA BOASTING SOME OF THE BEST DEMOGRAPHICS IN CALGARY.
- WITH THE UNIQUE STOREFRONTS AND AN ABUNDANCE OF ONSITE AND STREET PARKING, THE GATEWAY TO GARRISON WOODS WELCOMES HIGH-TRAFFIC FROM PEDESTRIANS WHILE MAINTAINING EASY ACCESSIBILITY FROM 33RD AVENUE.

TRAFFIC COUNTS

33RD AVENUE SW AND CROWCHILD TRAIL SW:
31,000 VEHICLES / DAY

33RD AVENUE AND 21ST STREET: 22,000 VEHICLES / DAY
CROWCHILD TRAIL SW AND FLANDERS AVENUE SW:
90,000 VEHICLES / DAY

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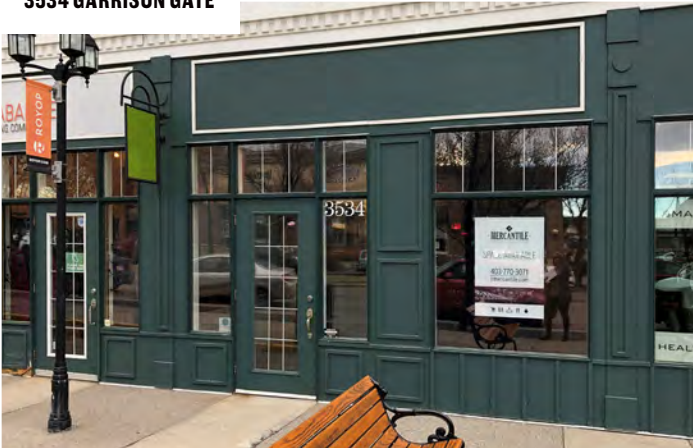
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SITE PHOTOS



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