



RETAIL SPACE  
**FOR LEASE**

4645 SARCEE ROAD SW  
CALGARY, ALBERTA

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## PROPERTY INFORMATION

<b>LOCATION</b> 4645 SARCEE ROAD SW CALGARY, ALBERTA	<b>TAXES</b> TBD	<b>TERM</b> 10 YEARS
<b>AVAILABLE FOR LEASE</b> 1.15 ACRES	<b>OPERATING COSTS</b> TBD	<b>ZONING</b> C-CI (COMMERCIAL – COMMUNITY I DISTRICT)
<b>AVAILABLE</b> SPRING 2024	<b>LEASE RATE</b> MARKET	<b>PARKING</b> FREE AND ONSITE

## DEMOGRAPHICS

POPULATION	1KM	3KM	5KM
2022	6,967	67,080	166,504
2027	7,551	74,099	183,435
GROWTH			
2022 - 2027	1.7%	2.1%	2.0%
AVERAGE INCOME			
2022	\$104,158	\$147,218	\$168,626
MEDIAN AGE OF POP.			
2022	40.8	39.3	39.2

## TRAFFIC COUNTS

37<sup>TH</sup> STREET SW AND GLENMORE S:  
18,000 VEHICLES / DAY

46<sup>TH</sup> AVE SW AND RICHARDSON WAY SW:  
11,000 VEHICLES / DAY

SARCEE ROAD AND RICHARDSON WAY SW:  
7,000 VEHICLES / DAY



## GENERAL INFORMATION

THE SITE IS CENTRALLY LOCATED IN THE ESTABLISHED COMMUNITIES OF GLAMORGAN, RUTLAND PARK, CURRIE BARRACKS, AND LINCOLN PARK.

DUE TO ITS POSITION, THE SITE BOASTS A STRONG POPULATION OF 166,504 WITHIN A 5 KM RADIUS AND IS WITHIN WALKING DISTANCE OF THE GLAMORGAN SCHOOL AND MOUNT ROYAL UNIVERSITY.

WITH COMMERCIAL COMMUNITY I ZONING (C-CI), THE SITE HAS A MULTITUDE OF PERMITTED AND DISCRETIONARY USES AVAILABLE.

THIS SITE OFFERS SIGNIFICANT RETAIL OPPORTUNITIES GIVEN ITS DISTINCTIVE LOCATION TO MOUNT ROYAL UNIVERSITY WITH 1,624 STAFF MEMBERS AND A STUDENT POPULATION OF 14,562.

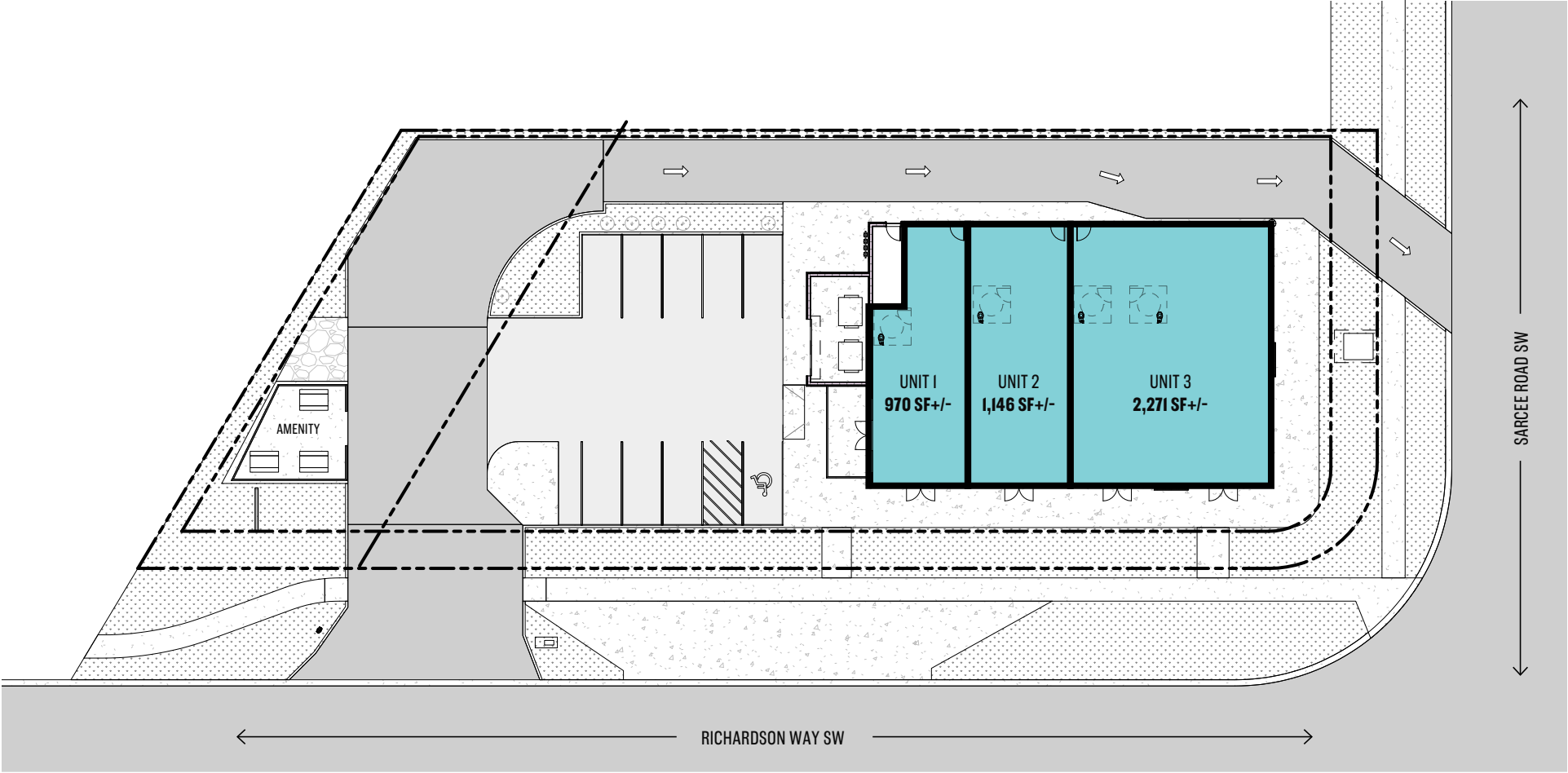
⌂  
CITY PLAN

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

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FLOOR PLAN  
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## SITE PHOTO



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## SITE RENDERING



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