

CORNERBROOK VIEW



RETAIL BAYS AVAILABLE
FOR LEASE

**3876
CORNERSTONE
BLVD NE**



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3876 CORNERSTONE BLVD NE

- A 5-acres community shopping complex with variety of retail units available in this mixed use development, that fronts onto Cornerstone Blvd NE
- Direct exposure to a 180-residential tower & newly built residential homes
- Shadow anchored by Highstreet at Cornerstone retail
- Nearby Major Tenants include: Chalo! Fresh Co., Shoppers Drug Mart, Dollarama, Pet Valu & BMO
- Lots of potential uses in this top selling community in Calgary's Northeast for last few years



3876 CORNERSTONE BLVD NE

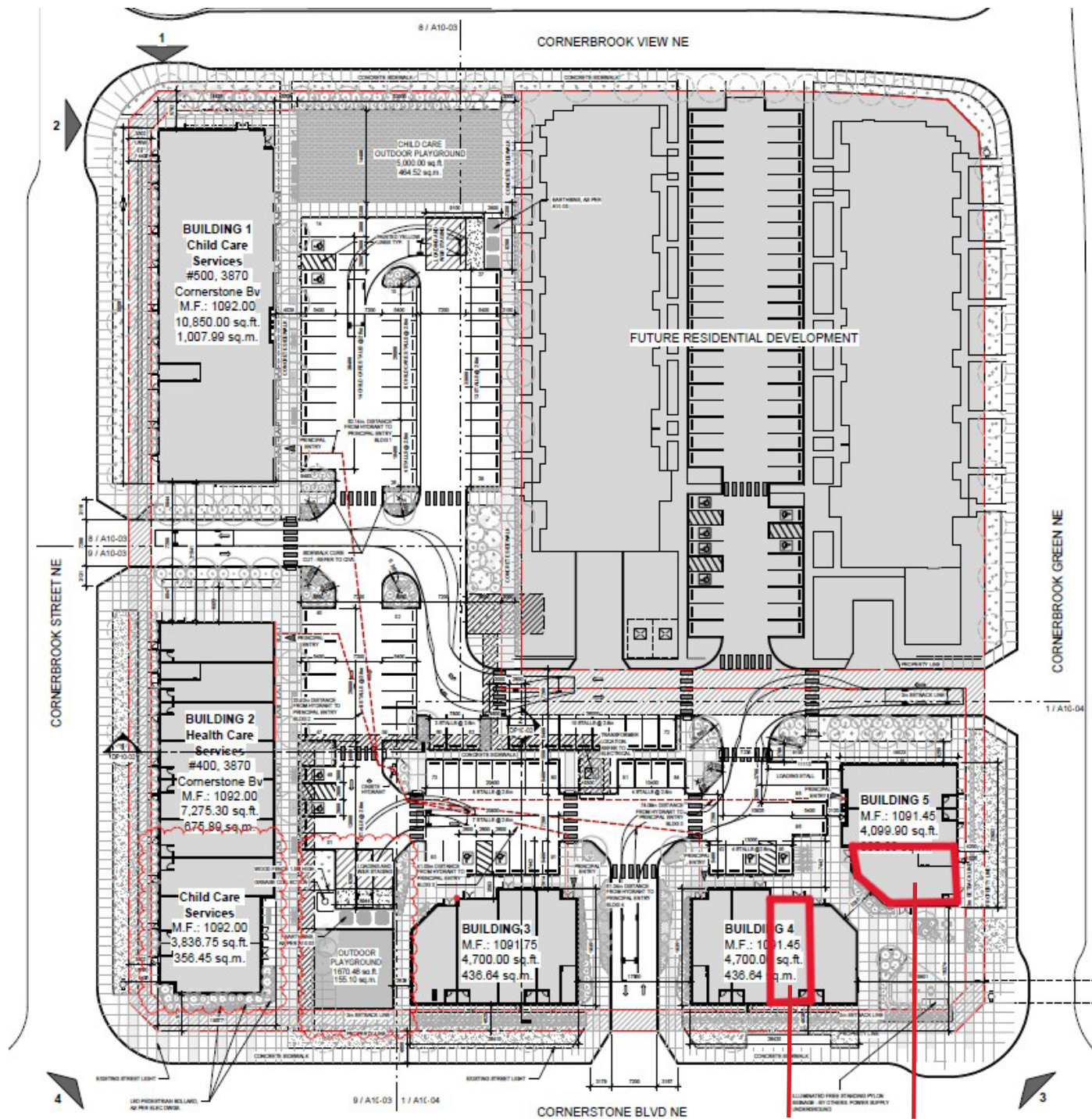
- Rare opportunity to own your space
- New community neighbourhood retail complex
- High profile frontage on Cornerbrook Blvd.
- Direct exposure to a 180 unit residential development

DETAILS

Net Rent:	Market
Additional Rent:	\$12.00 per sq. ft. (est. 2024)
Occupancy:	Immediate
Availability:	Units starting at 1,250 SF



3876 CORNERSTONE BLVD NE



Available Available



MARKET DEMOGRAPHICS



TOTAL POPULATION
39,146



DAYTIME POPULATION
18,165



DAYTIME POPULATION AT WORK
2,457



MEDIAN COMMUTING DURATION
22 Minutes to Downtown



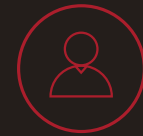
TOTAL HOUSEHOLDS
11,238



AVERAGE SIZE OF FAMILIES
3.3



MEDIAN HOUSEHOLD INCOME
\$99,569.78

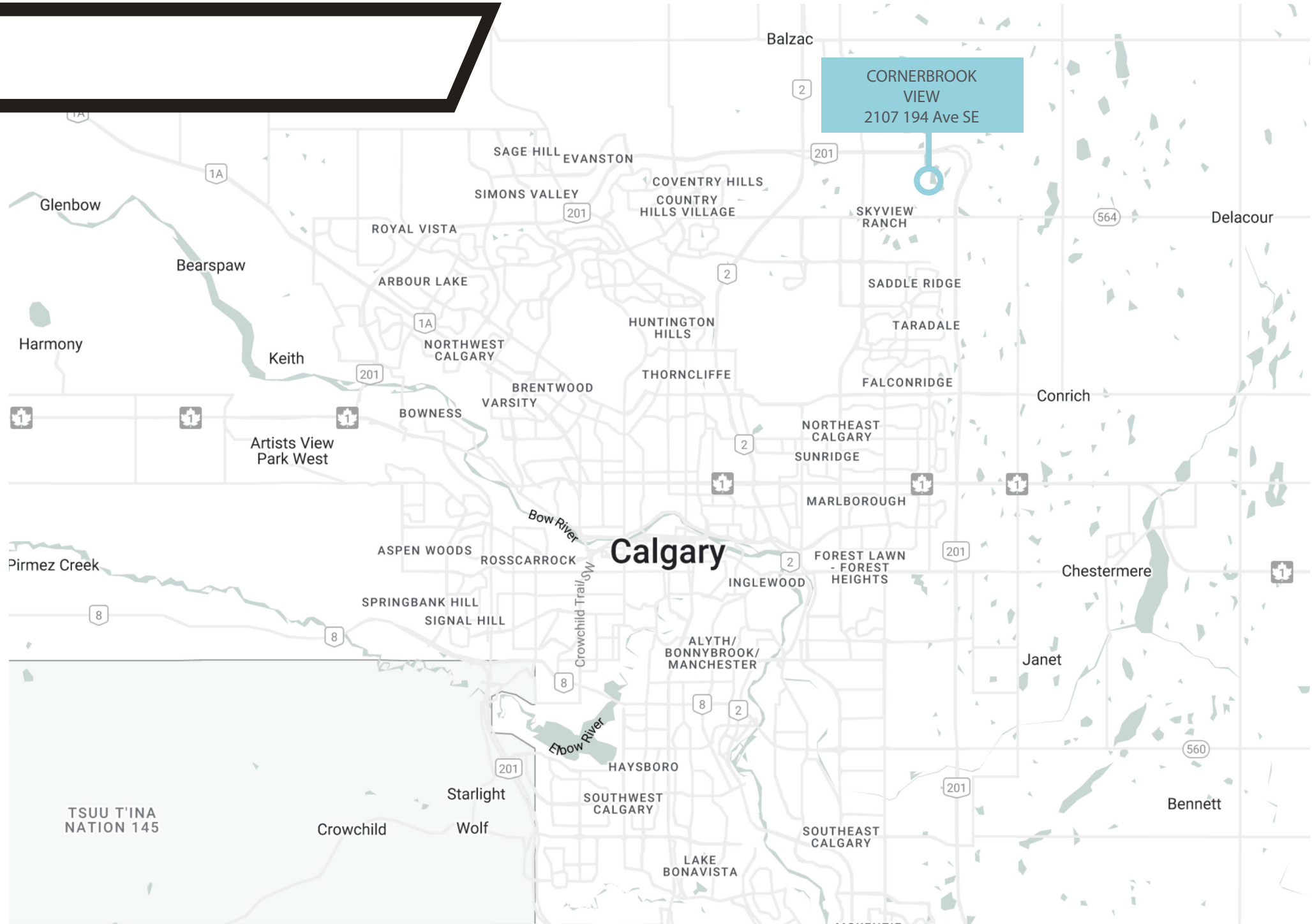


MEDIAN AGE
32



WITHIN 3KM RADIUS
Source: Plinpoint

MAP





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