

WALDEN LANDING

19605 WALDEN BLVD SE / CALGARY, AB



WE ARE
THE CENTRE
OF RETAIL

NEW CRU For Lease / 1,754 sf & 1,680 sf



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RETAIL SPACE

Unit 1113 1,754 sf

Unit 2101 1,680 sf **NEW** (fully fixtured hair salon)

RENT

Market

OPERATING COST

\$16.55 (est. 2023)

OTHER TENANTS IN CENTRE

Liquor Depot, Pinnacle Medical Centres, Tulsa Massage & Wellness, Vape Boss & Cigars & DWG Orthodontist

COMMENTS

- Located along Walden Boulevard SE
- Services some of Calgary's fastest growing communities (Walden, Legacy & Wolf Willow)
- The centre boasts 36,625 SF of commercial retail units
- All access turns from Walden Boulevard SE
- The site is exposed to over 9,000 vehicles per day
- Mixed use building, composed of both office and retail units

NEIGHBOURHOOD DEMOGRAPHICS

POPULATION

1 Km	4,230
3 Km	27,882
5 Km	80,298



AVERAGE HOUSEHOLD INCOME

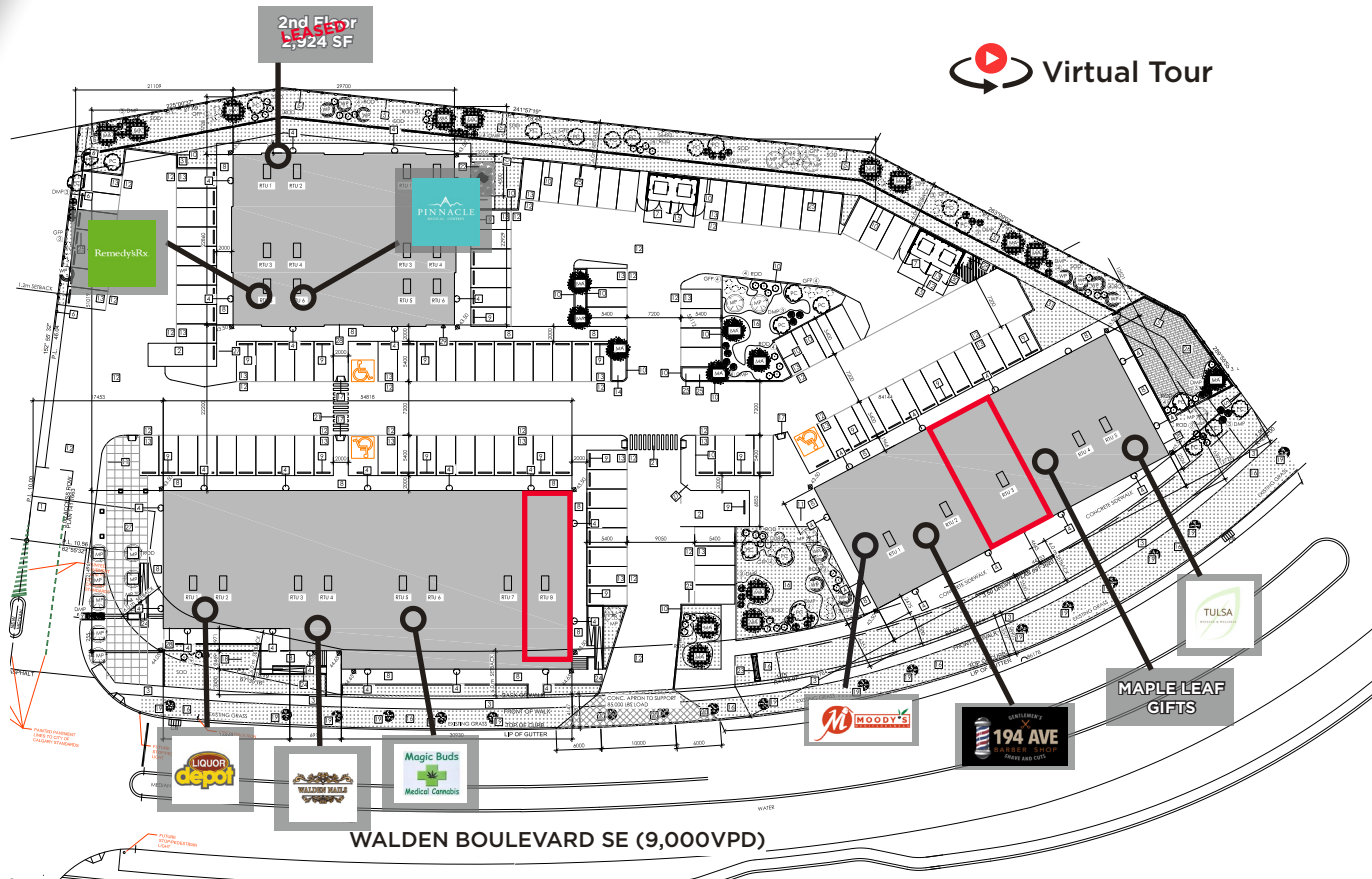
1 Km	\$179,560
3 Km	\$165,734
5 Km	\$157,484

AVERAGE AGE

1 Km	32.4
3 Km	34.8
5 Km	35.7

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