

19605 WALDEN BLVD SE / CALGARY, AB

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

WE ARE THE CENTRE OF RETAIL





19605 WALDEN BLVD SE / CALGARY, AB

#### RETAIL SPACE

Unit 1113 1,754 sf

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

#### RENT OPERATING COST

Market \$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	
1Km	4,230
3 Km	27,882
5 Km	80 298



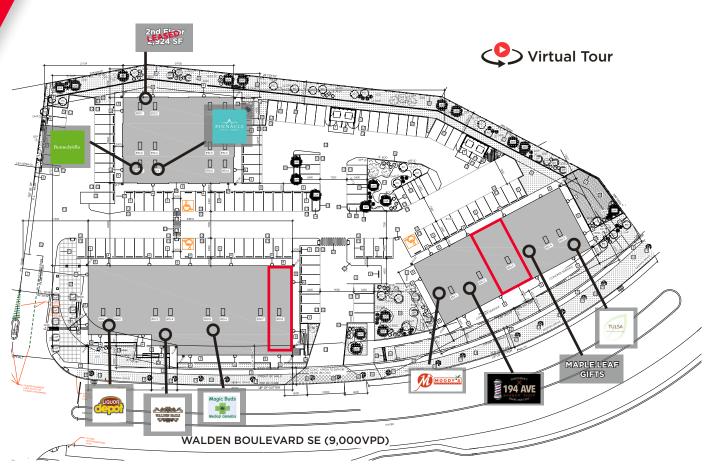
AVERAGE HOUSEHOLD INCOME

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



19605 WALDEN BLVD SE / CALGARY, AB





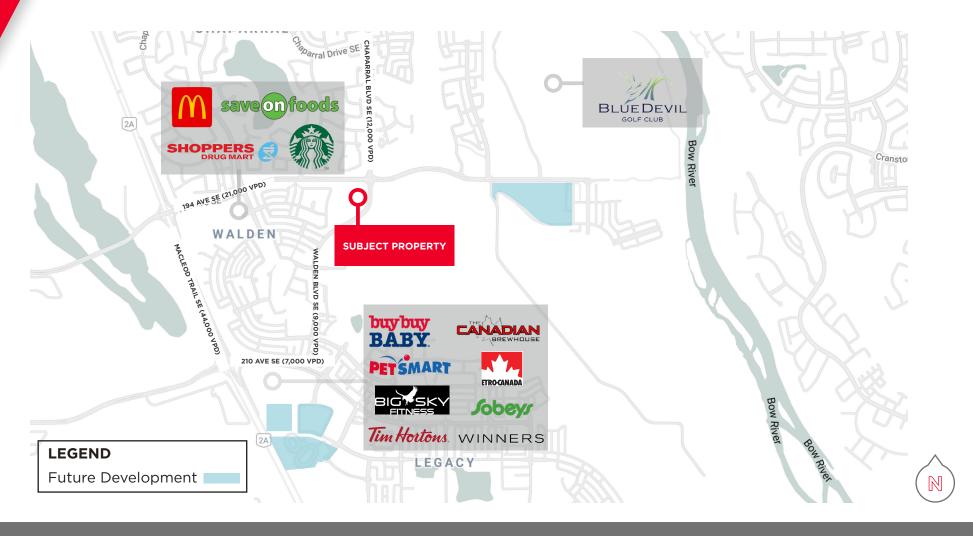








19605 WALDEN BLVD SE / CALGARY, AB



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy of completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance