

Join Existing Tenants Including:

Red's
DINER

ZULU
MEDICAL COSMETICS



CANADIAN
WESTERN BANK



APOTHECARE^{Ph}
PHARMACY

RETAIL SPACE
FOR LEASE

CHINOOK
58

324 58TH AVENUE SE
CALGARY, AB



PROPERTY INFORMATION

LOCATION

324 58th Avenue SE,
Calgary, Alberta

TERM

5-10 Years

ZONING

I-C

OP COSTS

OP costs: \$16.78
*includes
management fee

RATES

Market

AVAILABILITY

Immediate

AVAILABLE SPACE

~~Unit 2120: 5,544 SF~~ **LEASED**

~~Unit 3110A: 1,200 SF~~ **LEASED**

Unit 3110: 1,392 SF

Unit 5180: 3,045 SF C/L

HIGHLIGHTS

- Proximal to CF Chinook Centre and a mix of professional, retail, and service-based amenities
- High daytime population and vehicular traffic
- Three blocks from Chinook LRT station
- Ample parking



SURROUNDING AMENITIES

1 CF Chinook Centre

5 Heritage Towne Centre

2 Chinook LRT Station

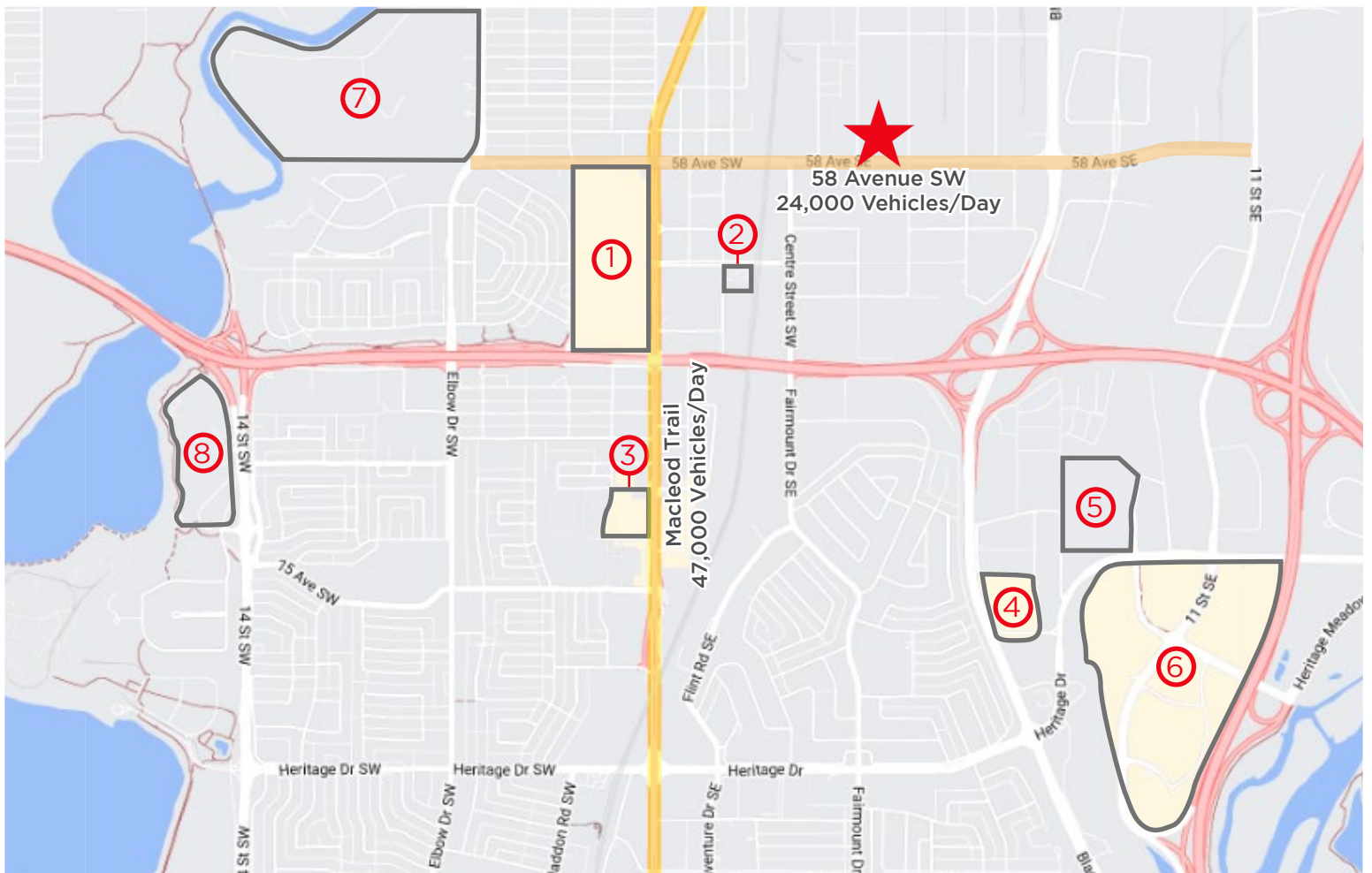
6 Deerfoot Meadows Shopping Mall

3 Kingsland Village Shopping Mall

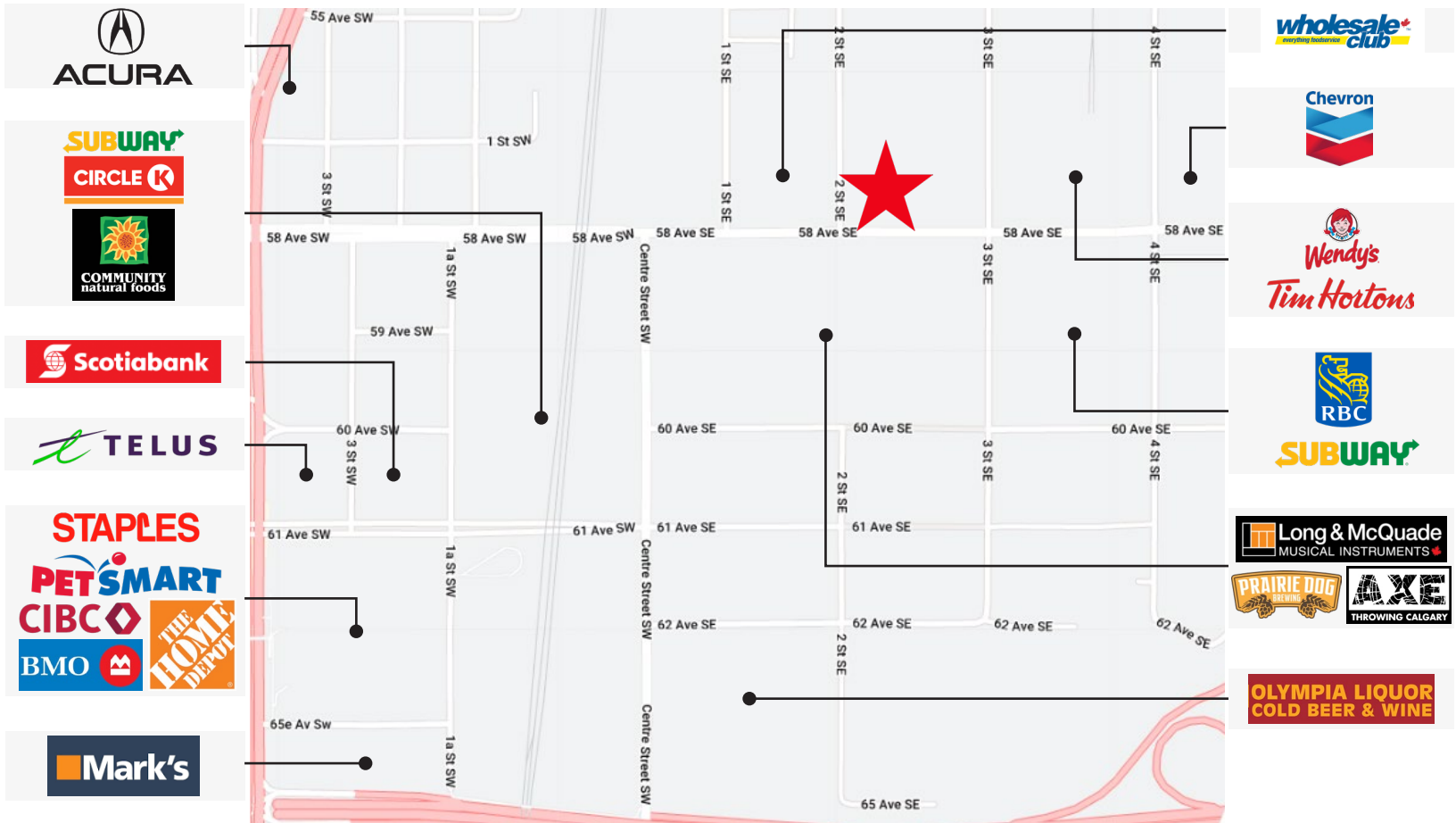
7 Calgary Golf & Country Club

4 Calgary Farmers' Market South

8 Rockyview General Hospital



LOCATION



10 minutes to
Downtown Calgary



15 minutes to
the Trans-Canada
Highway



20 minutes to
Calgary International
Airport

DEMOGRAPHICS

146,399
POPULATION

\$131,962
MEDIAN HOUSEHOLD
INCOME

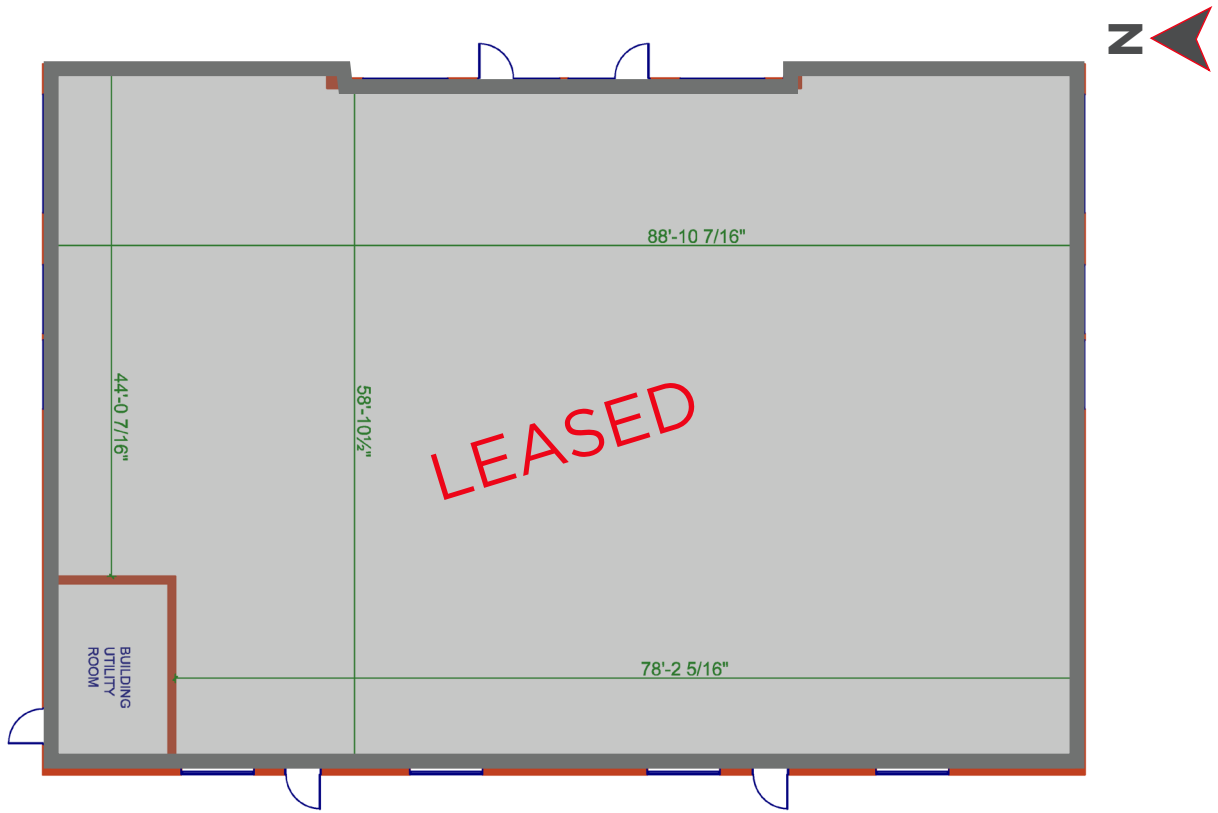
249,507
DAYTIME POPULATION

40.9
MEDIAN AGE

73,266
OCCUPIED
HOUSING UNITS

\$118,476
AVERAGE ANNUAL
HOUSEHOLD SPENDING

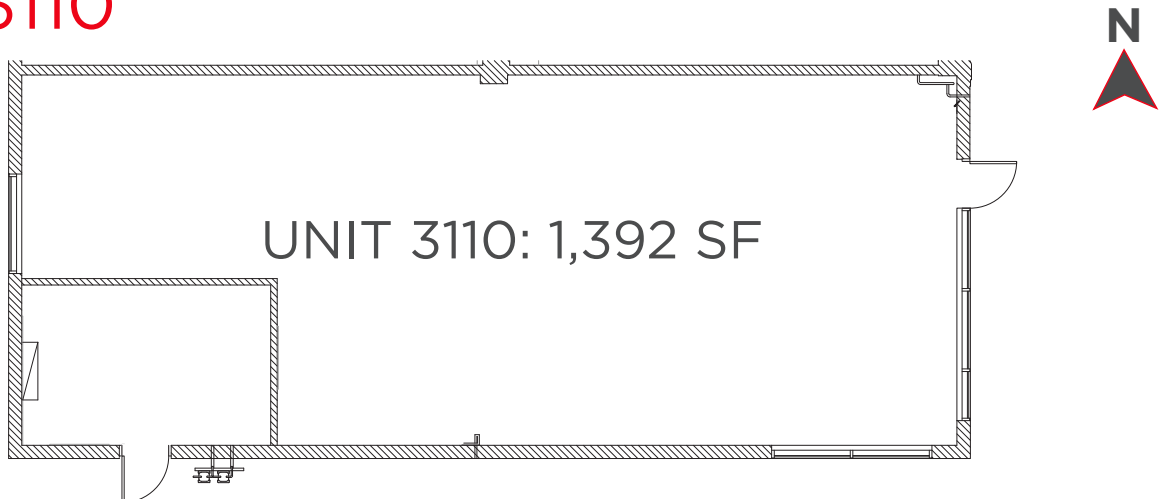
~~UNIT 2120~~ LEASED



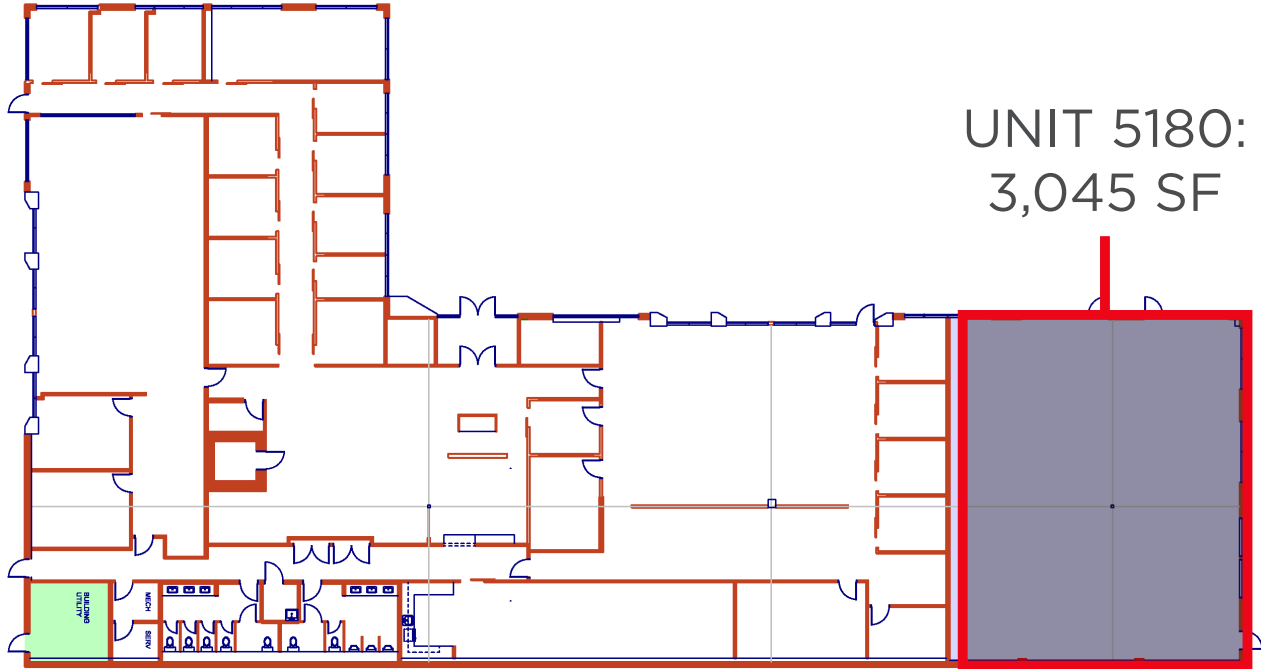
~~UNIT 3110A~~ LEASED



UNIT 3110

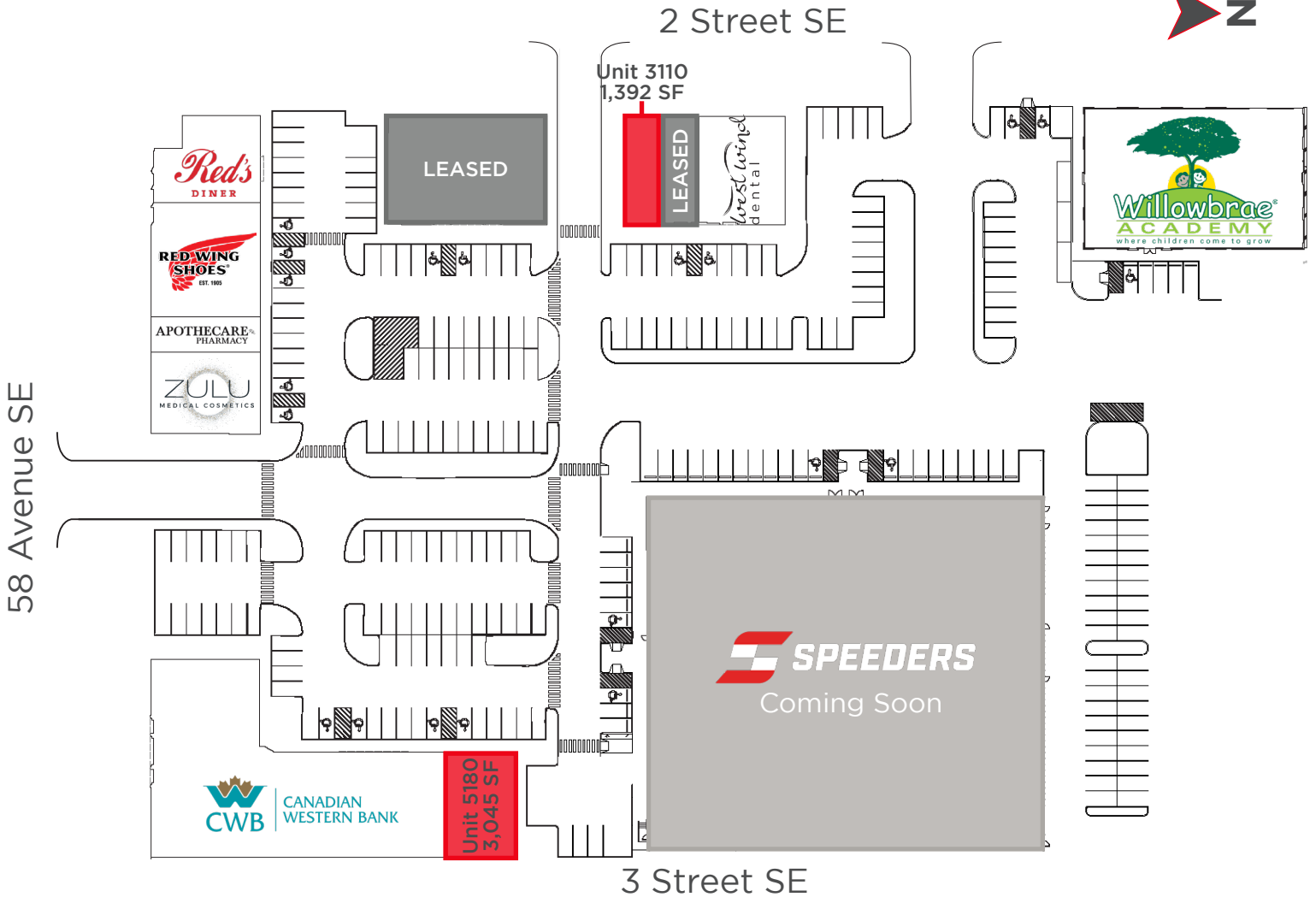


UNIT 5180 C/L



UNIT 5180:
3,045 SF

SITE PLAN



58 Avenue SE

2 Street SE

Unit 3110
1,392 SF

LEASED

LEASED
West Wind
dental

Willowbrae
ACADEMY
where children come to grow

Red's
DINER

RED WING
SHOES
EST. 1905

APOTHECARE
PHARMACY

ZULU
MEDICAL COSMETICS

 **SPEEDERS**
Coming Soon

 CANADIAN
WESTERN BANK

Unit 5180
3,045 SF

3 Street SE



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