





Discover the perfect retail opportunity at Braeside Centre, ideally situated in a high-traffic area with excellent visibility and accessibility. This vibrant shopping hub is just moments away from key local landmarks, such as Rockyview General Hospital and Oakridge Shopping Centre, making it an attractive destination for both shoppers and businesses. The site is anchored by Shoppers Drug Mart, Second Cup, and Shell. There is ample common parking available and great access to major bike trails.

Property Information

Space Available Unit 101: 4,486 sf

Unit 109: 1,517 sf Unit 1919C: 5,251 sf Unit 111: 2,969 sf

Availability Immediately

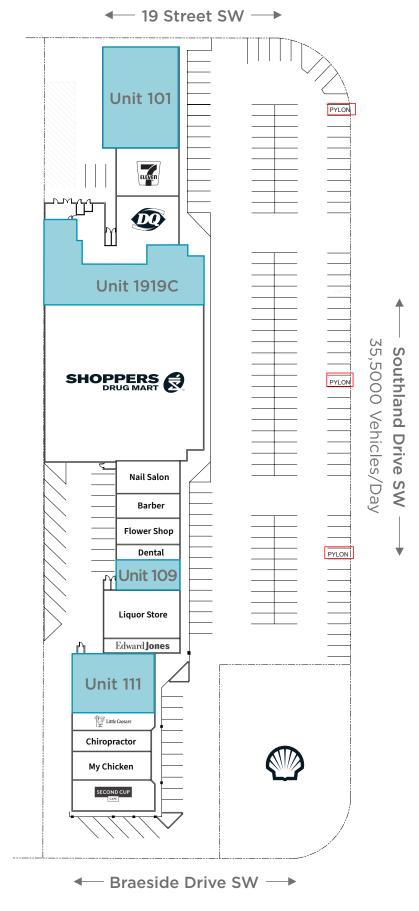
Rates Market

Op Costs \$19.54 psf (2024)

Term 5-10 Years

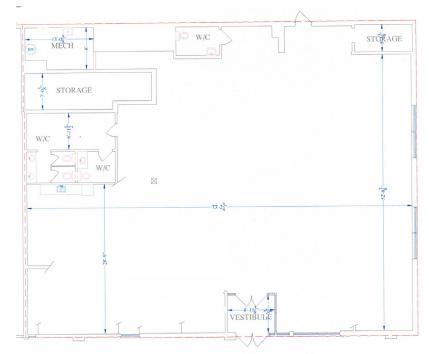
Zoning C-C1



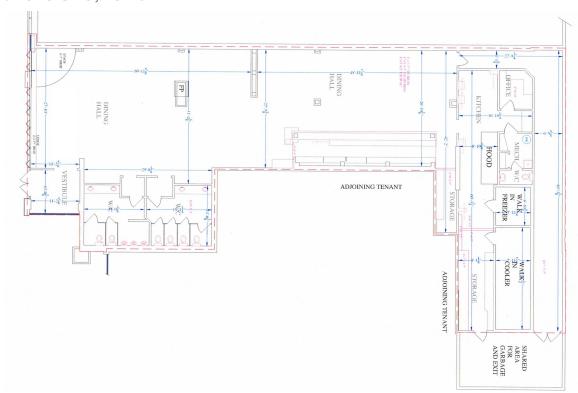


FLOOR PLANS

Unit 101: 4,486 sf

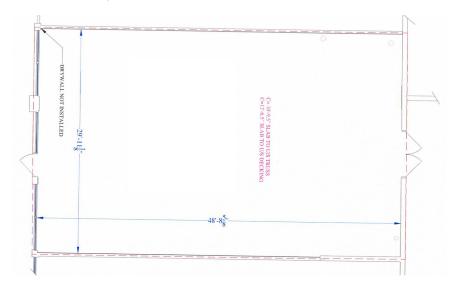


Unit 1919C: 5,251 sf

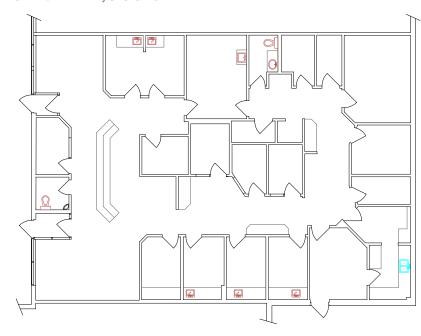


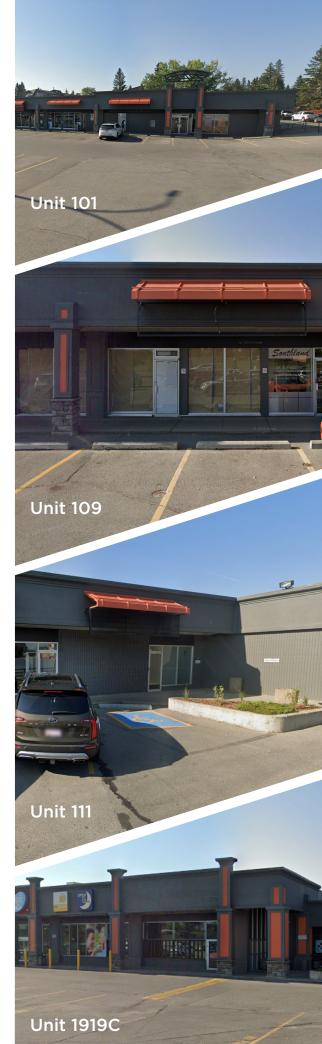
FLOOR PLANS

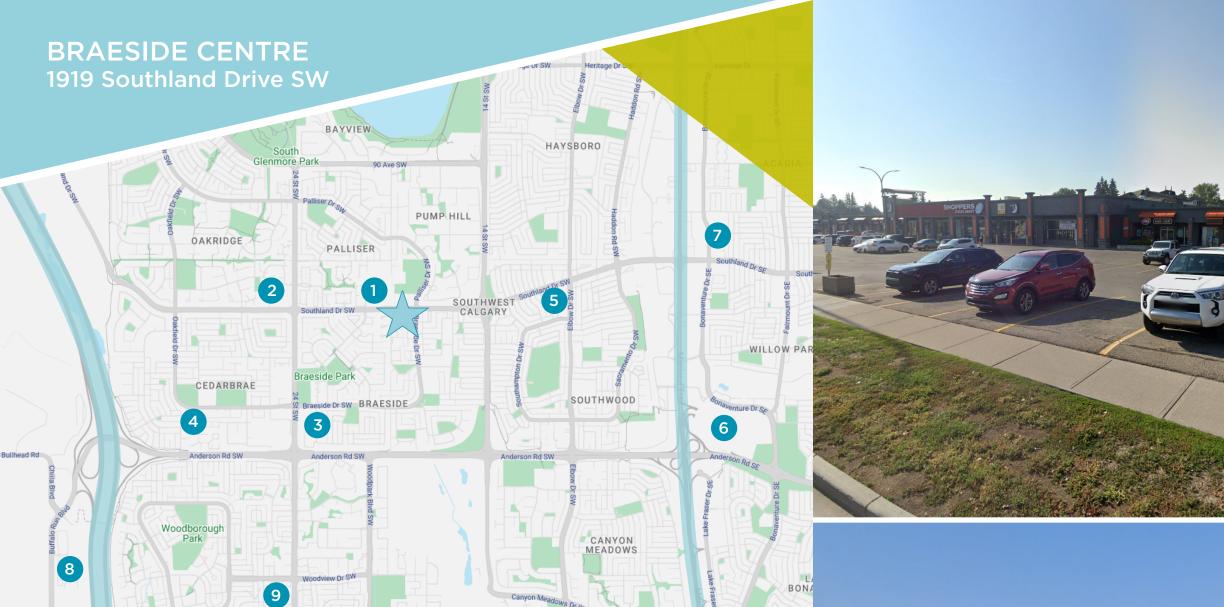
Unit 109: 1,517 sf



Unit 111: 2,969 sf







56,676 TOTAL POPULATION

52,913 DAYTIME POPULATION

\$116,798 AVG HOUSEHOLD INCOME

> 43.2 AVG AGE

> > Within 3 km

SURROUNDING AREA

WOODBINE

- SOUTHLAND LEISURE
- CEDARBRAE PLAZA Swigs Pub & Grill, Esso
- MACLEOD TRAIL

Walmart, RONA, McDonalds

- **OAKRIDGE SHOPPING**
- SOUTHWOOD CORNER No Frills, Tim Hortons
- THE SHOPS AT BUFFALO RUN Costco, Petfinity, Gold's Gym

- Co-op, Boston Pizza, A&W
 - BRAECENTRE SHOPPING MALL SOUTHCENTRE MALL Safeway, Winners, Decathlon RBC, Tim Hortons, strEATS

WOODBINE SQUARE

Safeway, Starbucks







FOR MORE INFORMATION, CONTACT:

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