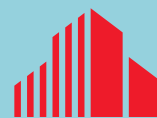


RETAIL SPACE FOR LEASE

BRAESIDE CENTRE

1919 SOUTHLAND DRIVE SW
CALGARY, AB



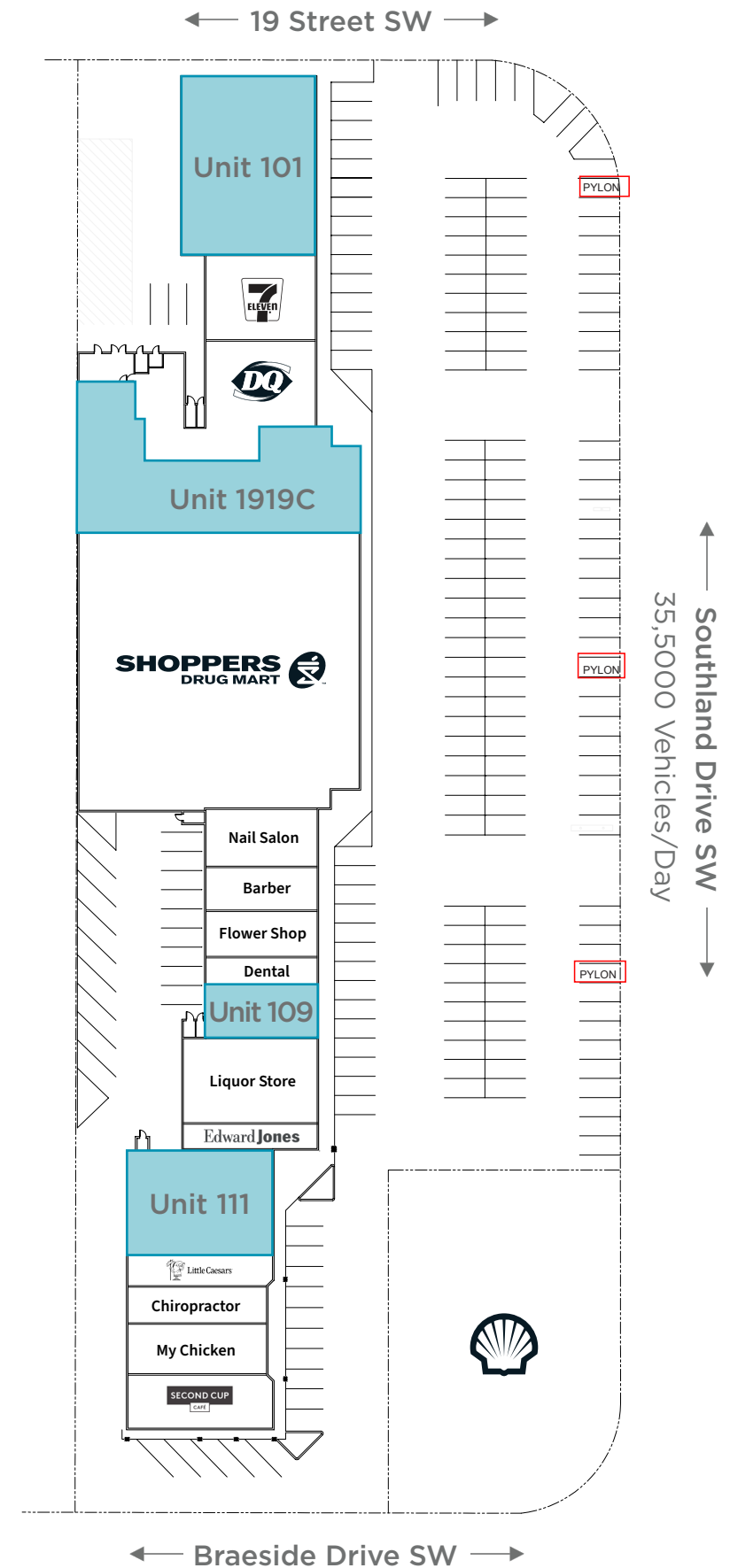
CUSHMAN &
WAKEFIELD

BRAESIDE CENTRE

1919 Southland Drive SW



SITE PLAN



PROPERTY HIGHLIGHTS

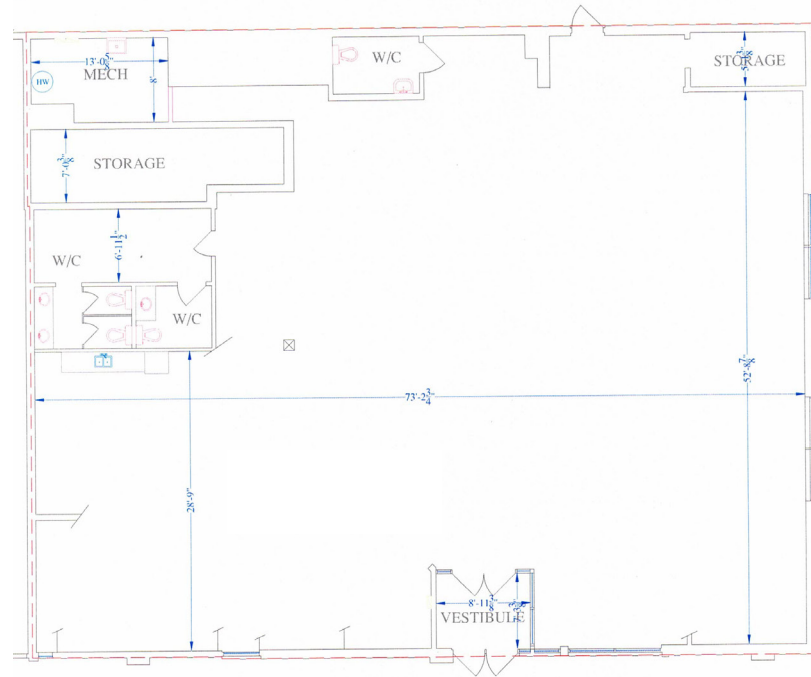
Discover the perfect retail opportunity at Braeside Centre, ideally situated in a high-traffic area with excellent visibility and accessibility. This vibrant shopping hub is just moments away from key local landmarks, such as Rockyview General Hospital and Oakridge Shopping Centre, making it an attractive 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

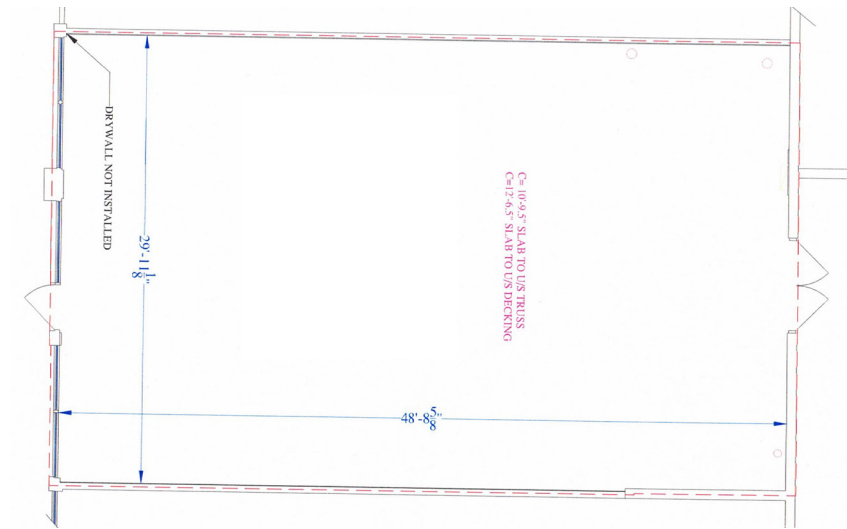
FLOOR PLANS

Unit 101: 4,486 sf

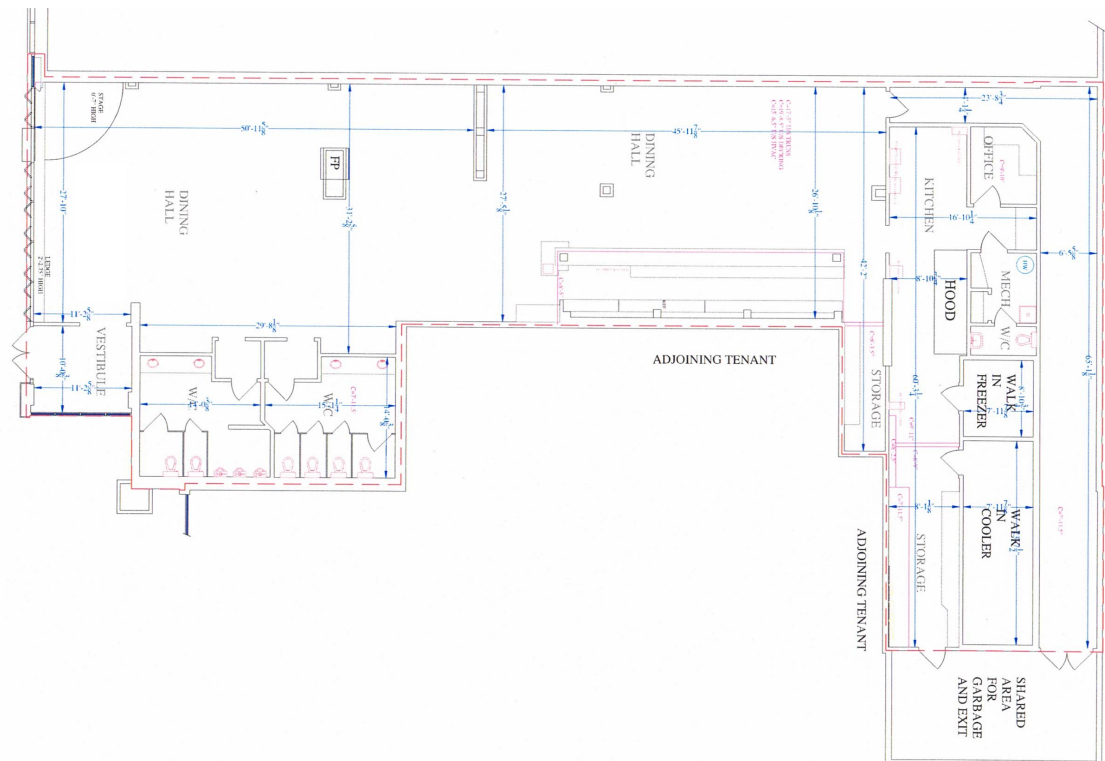


FLOOR PLANS

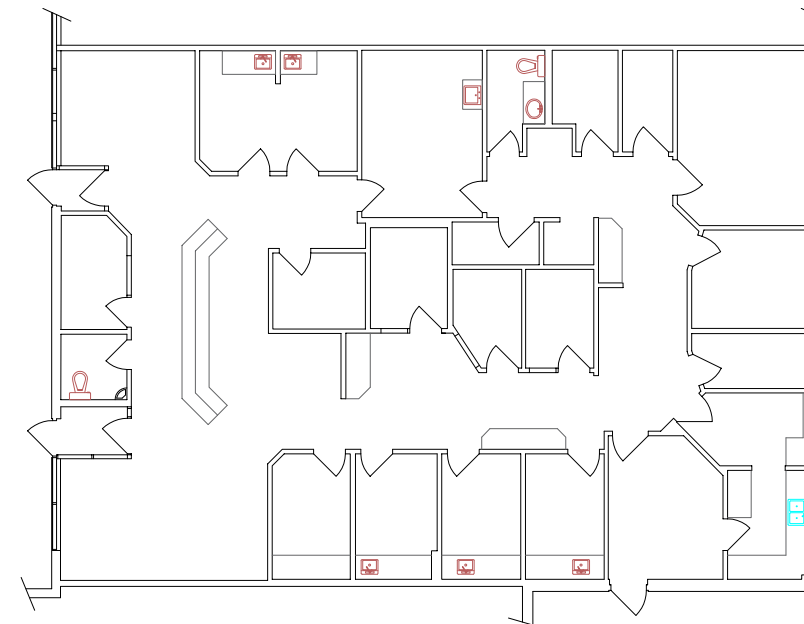
Unit 109: 1,517 sf



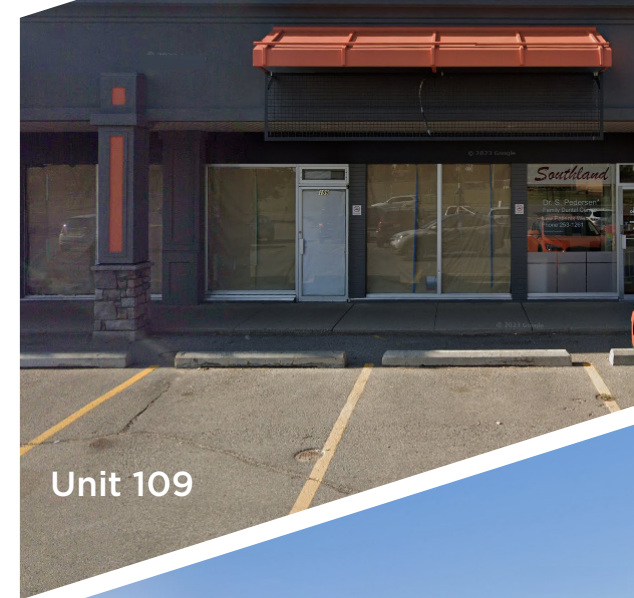
Unit 1919C: 5,251 sf



Unit 111: 2,969 sf



Unit 101



Unit 109



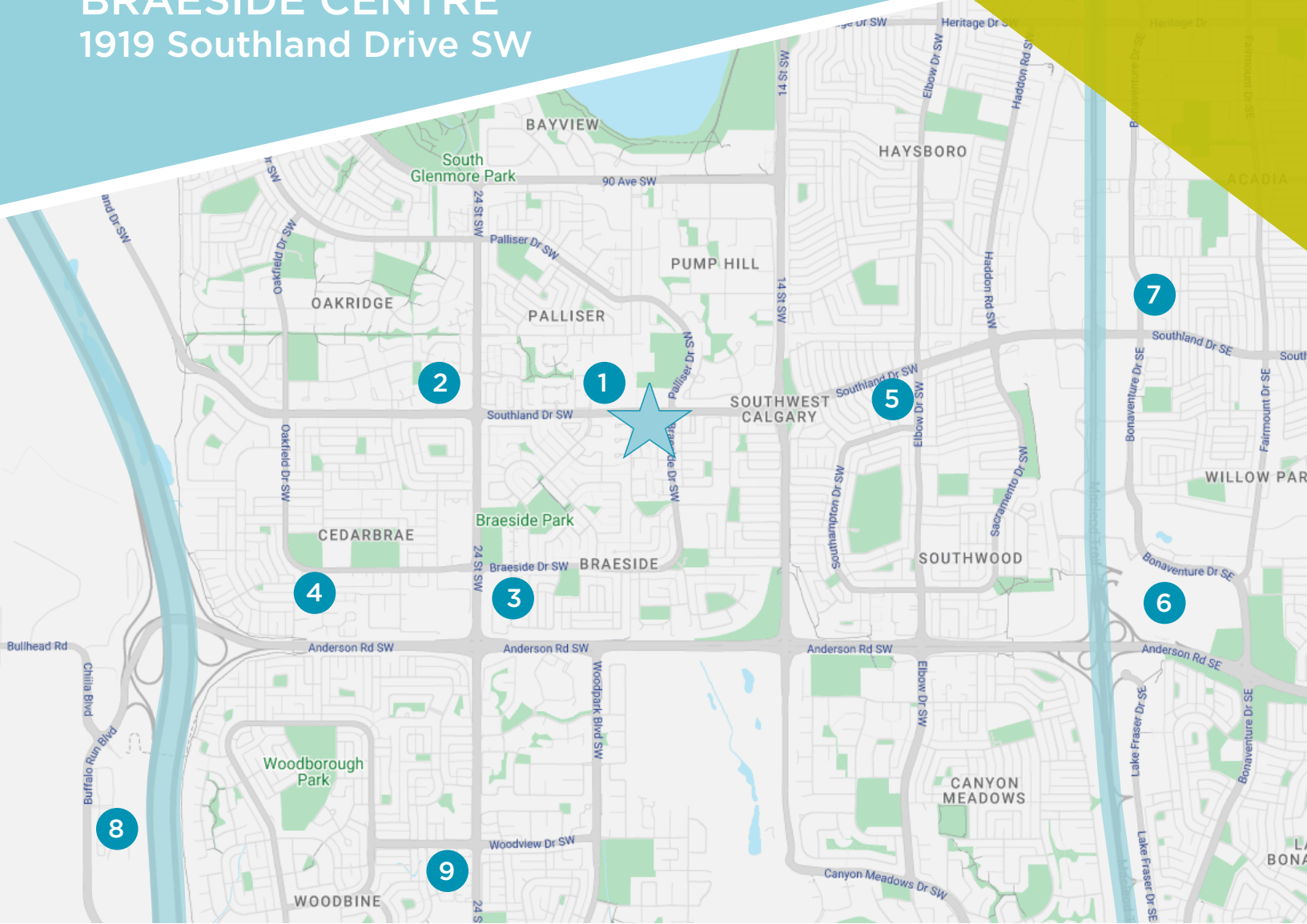
Unit 111



Unit 1919C

BRAESIDE CENTRE

1919 Southland Drive SW



AREA DEMOGRAPHICS

56,676
TOTAL POPULATION

52,913
DAYTIME POPULATION

\$116,798
AVG HOUSEHOLD INCOME

43.2
AVG AGE

Within 3 km

SURROUNDING AREA

- | | | | | | |
|---|--|---|--|---|--|
| 1 | SOUTHLAND LEISURE CENTRE | 4 | CEDARBRAE PLAZA
Swigs Pub & Grill, Esso | 7 | MACLEOD TRAIL CENTRE
Walmart, RONA, McDonalds |
| 2 | OAKRIDGE SHOPPING CENTRE
Co-op, Boston Pizza, A&W | 5 | SOUTHWOOD CORNER
No Frills, Tim Hortons | 8 | THE SHOPS AT BUFFALO RUN
Costco, Petfinity, Gold's Gym |
| 3 | BRAECENTRE SHOPPING MALL
RBC, Tim Hortons, strEATS | 6 | SOUTHCENTRE MALL
Safeway, Winners, Decathlon | 9 | WOODBINE SQUARE
Safeway, Starbucks |





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