



# WOLF WILLOW CROSSING



2107 194 AVE SE  
CALARY, AB



EXCLUSIVE RETAIL AVAILABLE  
in the heart of Wolf Willow





# 2107 194 AVE SE

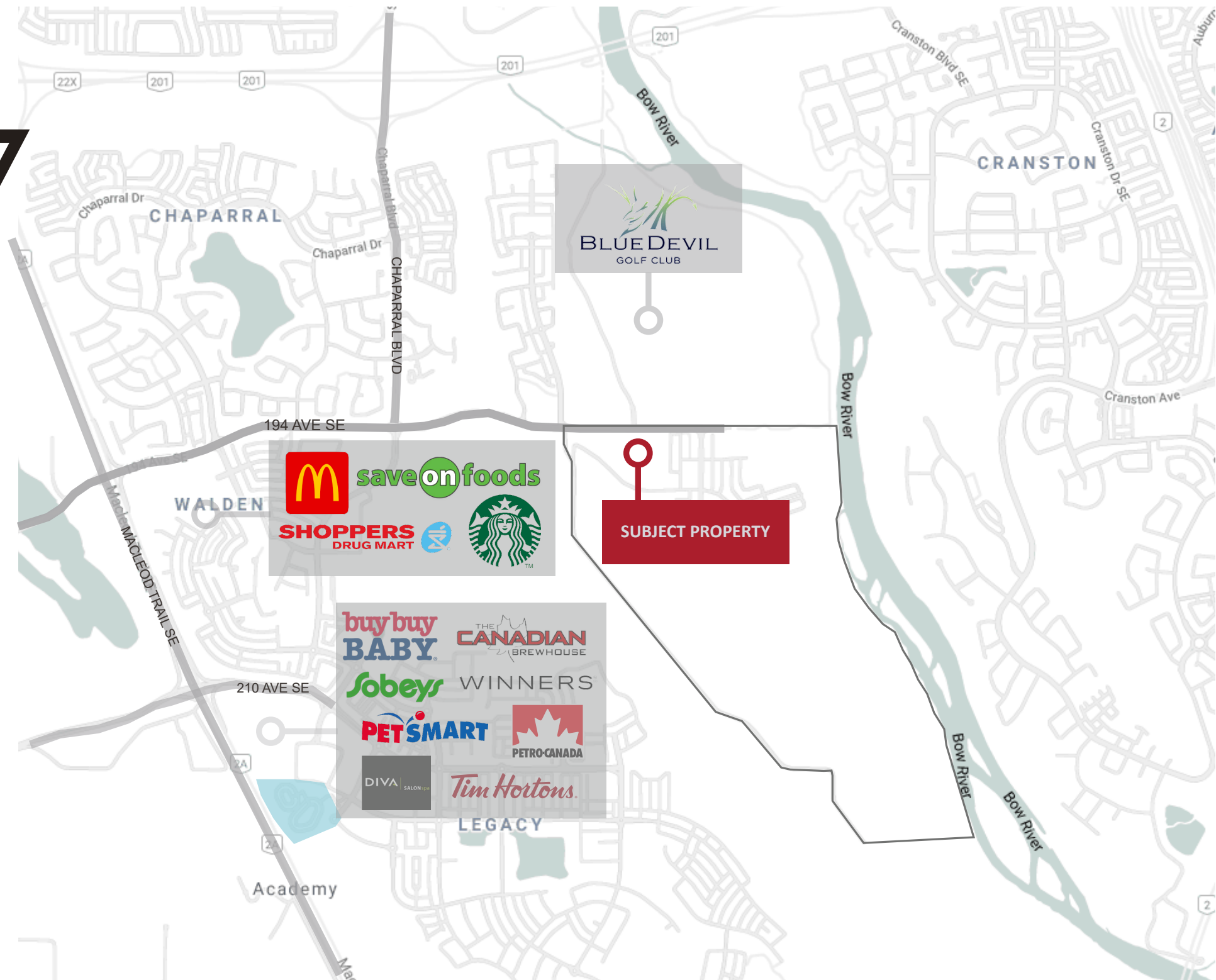
## Wolf Willow Crossing

represents the only commercial opportunity in the community. Bordered by 194 and 210 Ave SE, along the Bow River.

Wolf Willow is anticipated to be home to 6,000 residents and provide multiple amenities including park spaces, two schools, and access to the blue devil golf course, to not only its residents but also neighbouring communities.

### LEGEND

- Wolf Willow 
- Future Development 





# 2107 194 AVE SE

- New and exclusive retail development
- Close proximity to two schools, multiple parks, Bow River and the Blue Devil Golf Course
- High profile frontage on 194 Avenue
- Retail services the communities of Wolf Willow, Chapparral, Legacy and Walden
- Multiple units offering a variety of sizes

## DETAILS

Net Rent:	Market
Additional Rent:	\$14.00 per sq. ft. (est. 2024)
Occupancy:	Immediately
Availability:	Units starting at 1200 SF



# SITE PLAN

## AVAILABILITIES:

### BUILDING 1

- UNIT 02: LEASED
- UNIT 03/04: LEASED
- UNIT 05: LEASED

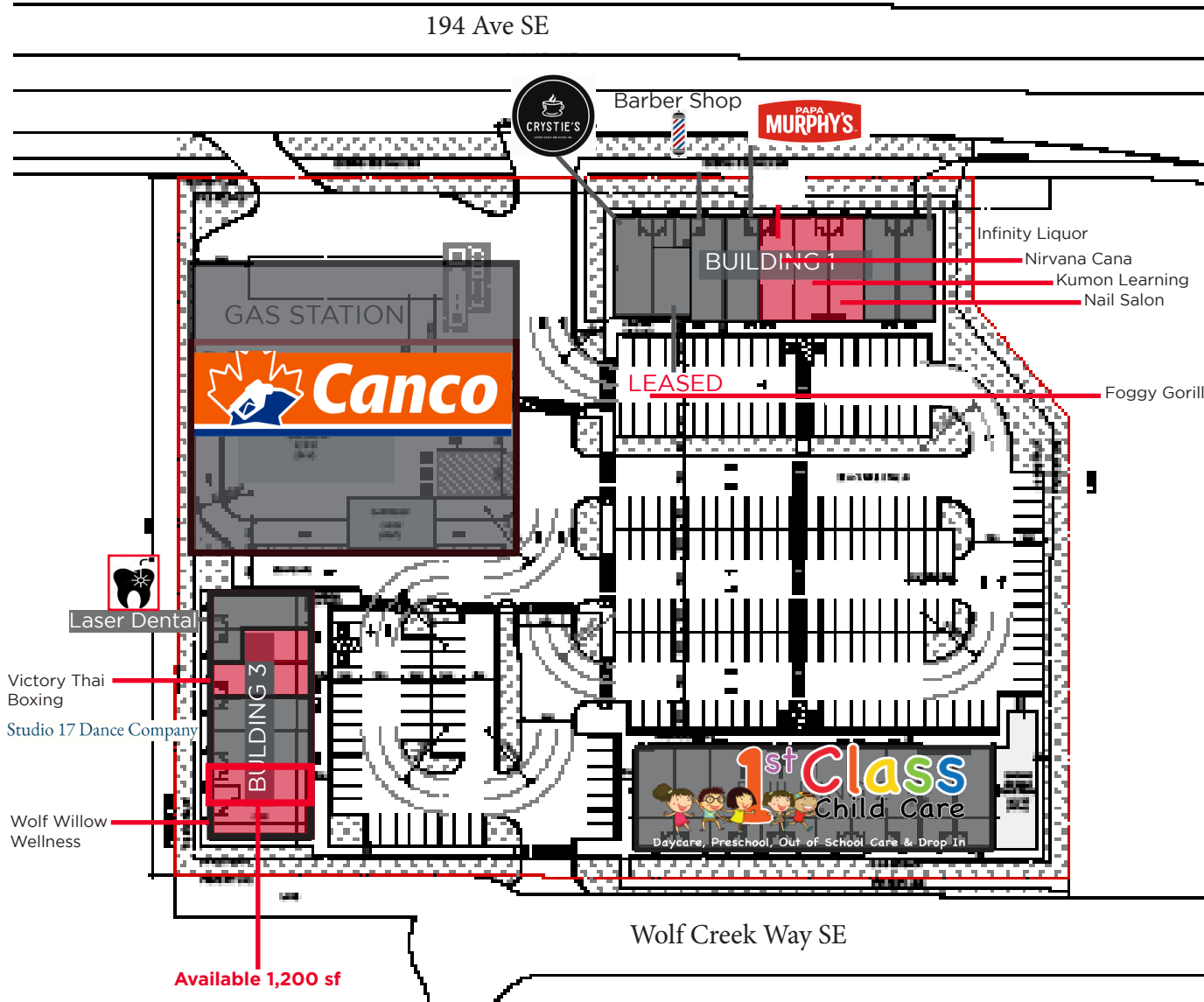
### BUILDING 2

- LEASED

### BUILDING 3

- UNIT 01: LEASED
- UNIT 02: LEASED
- UNIT 03/04: LEASED
- UNIT 05: +/- 1,200 SF

- GAS STATION OPPORTUNITY
- LEASED







# MARKET DEMOGRAPHICS



TOTAL POPULATION

31,163



DAYTIME POPULATION

17,690



DAYTIME POPULATION AT WORK

8,156



MEDIAN COMMUTING DURATION

28 Minutes to Downtown



TOTAL HOUSEHOLDS

10,174



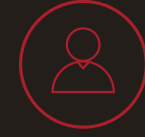
AVERAGE SIZE OF FAMILIES

3.2



MEDIAN HOUSEHOLD INCOME

\$139,708.03



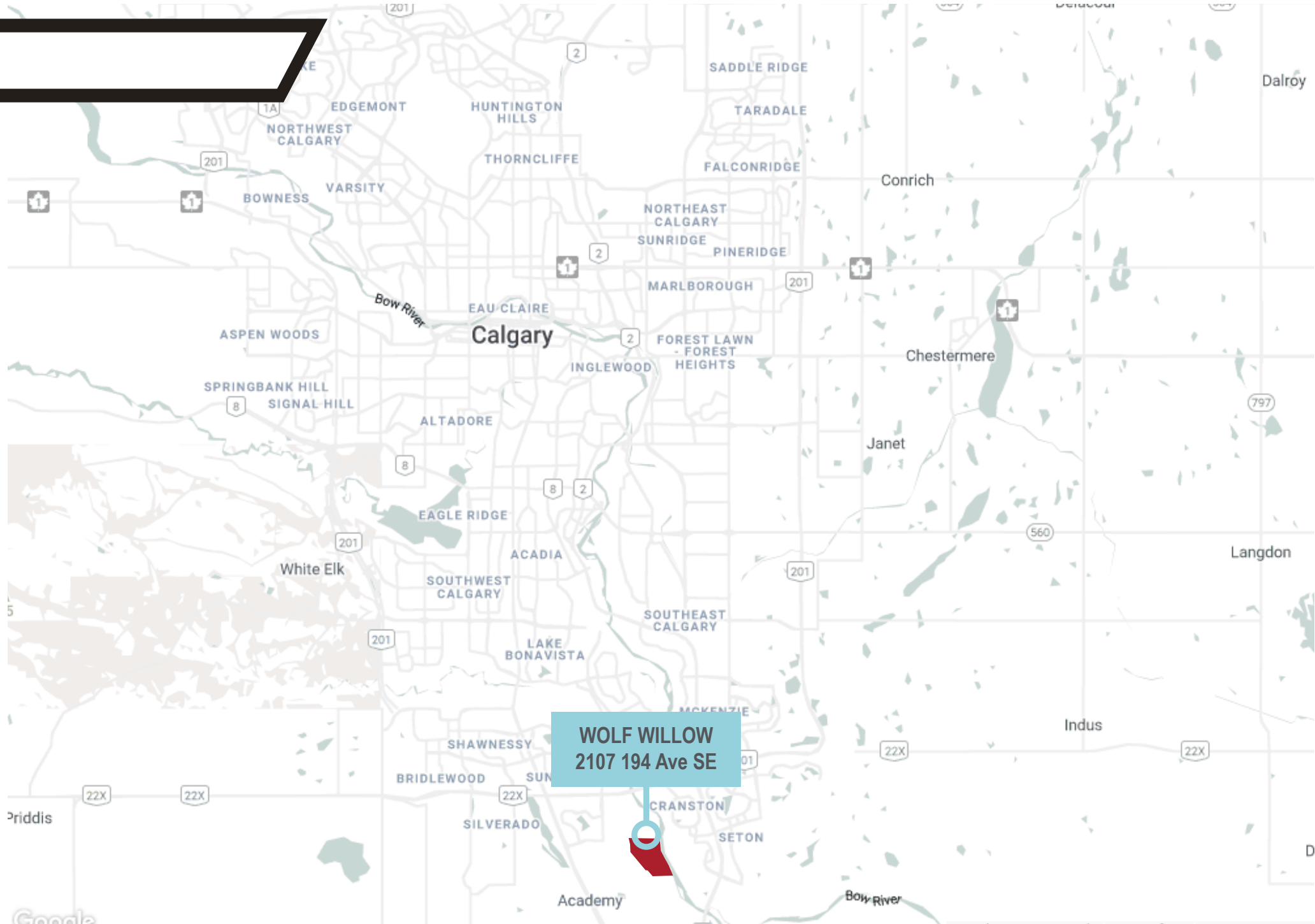
MEDIAN AGE

36.8





# MAP







For more information  
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