



RETAIL SPACE FOR LEASE

MARDA STATION

2215 33 AVENUE SW
CALGARY, AB

FLOOR PLAN

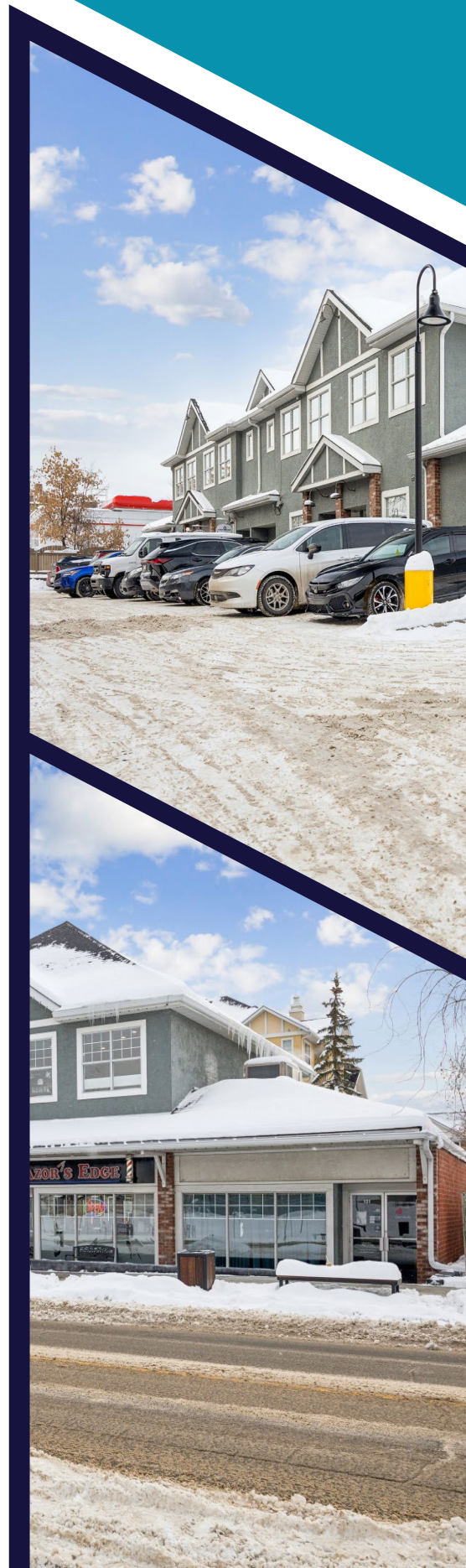
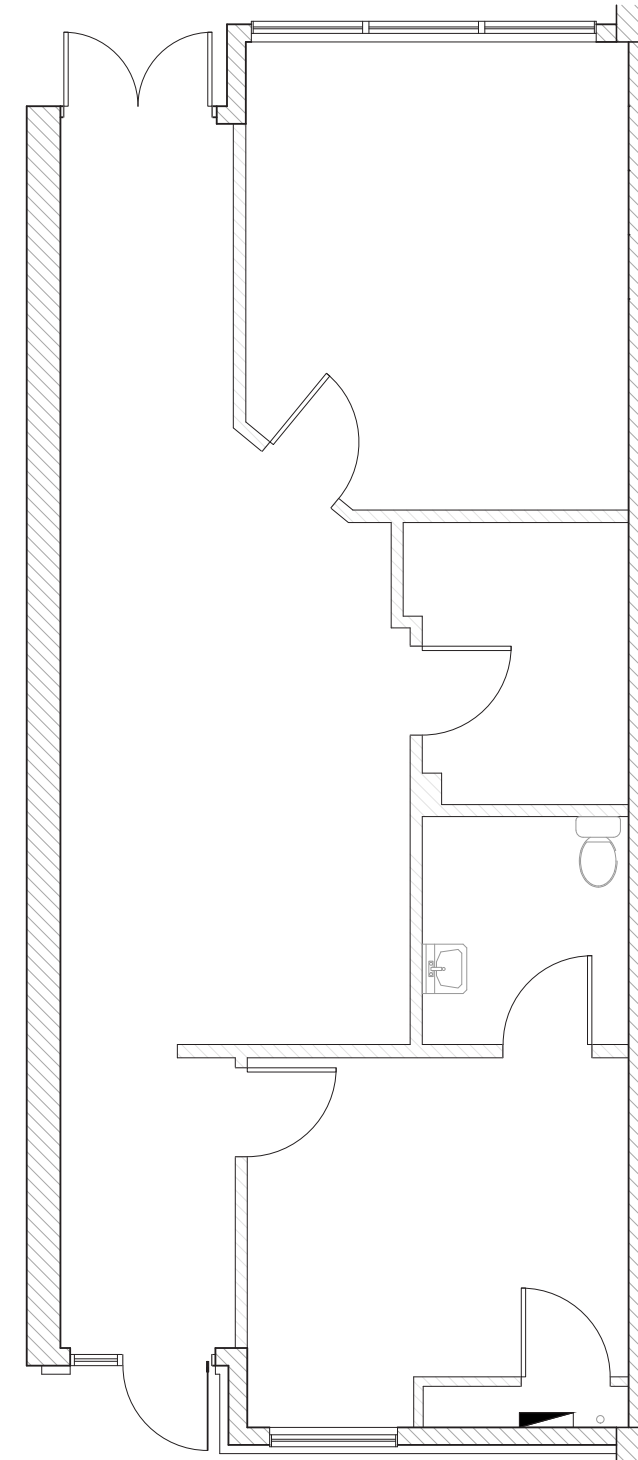
PROPERTY DETAILS

Location:	2215 33 Avenue SW, Calgary, AB
Available Space:	998 sf
Rates:	Market lease rates
Op Costs:	\$25.45 psf (est. 2025)
Term:	5-10 years

PROPERTY HIGHLIGHTS

- Situated in the vibrant and trendy neighbourhood of Marda Loop, known for its unique shops, restaurants, and cafes
- Located along 33 Avenue SW, this property benefits from high vehicle and foot traffic
- Within walking distance to amenities such as grocery stores, banks, fitness centers, and public transportation
- Convenient parking available in the building's rear lot, as well as nearby street parking

← 33 AVENUE SW →



2215 33 AVE SW

NEARBY AMENITIES



- | | |
|---|---|
| 1. Safeway | 7. Subway, Global Pet Foods |
| 2. Starbucks | 8. Merchants, Circle K |
| 3. CIBC, COBS Bread, Distilled Coffee House, Village Ice Cream, Ripe Tomato Pizza | 9. Shoppers Drug Mart, Phil & Sebastian Coffee Roasters, RBC Royal Bank |
| 4. Annabelle's Kitchen, Booster Juice, Pacific Poke | 10. Original Joe's |
| 5. De Thai Cuisine, Sammie Cafe, Meltwich Food Co | 11. Blush Lane Organic Market, Canadian Pizza Unlimited, Belmont Diner |
| 6. Boogie's Burgers, Sugar Rush Bake Shop, GoPerformance Fitness Lab | 12. Globefish, Scotiabank, WOW Bakery & Cafe |
| | 13. Garrison Square Park |



Area Demographics



89,414

Total Population



85,985


Daytime Population



\$153,312

Avg. Household Income

Within 3 km



FOR MORE INFORMATION:

RYAN RUTHERFORD

Vice President
Retail Leasing and Sales
+1 403 973 4677
ryan.rutherford@cushwake.com

NICK PRESTON, MBA

Vice President
Retail Leasing and Sales
+1 403 467 9222
nick.preston@cushwake.com

CUSHMAN & WAKEFIELD
250 6 AVE SW, SUITE 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

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