FOR LEASE

Retail opportunities on a major thoroughfare

6711 MACLEOD TRAIL S.W.

Future Elevation

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Property Highlights

Direct Control District
C-COR2

Parking
1:270 sq. ft.

High traffic location
187,000 VPD

Occupancy
Fall 2021

Op Costs & Property Taxes
$14.00 per sq. ft.
(est. for 2021)

Signage
opportunities

6711 Macleod Trail is a rare opportunity to secure a high profile retail premises in the heart of one of Calgary's most prominent commercial hubs.

Centrally located, the property is easily accessible off of Macleod Trail & Glenmore Trail.

Join the many surrounding high performing tenants along the Chinook Centre corridor and on one of the busiest intersections in Western Canada

Financial Services

Food & Beverage

Distribution & Fufillment

Lifestyle & Apparel Brands

Available Area

Tenant 1	**+/- 6,170 sf**
Tenant 2	**+/- 4,000 sf**
Tenant 3	**+/- 2,850 sf**
Tenant 4	**+/- 15,000 sf**
Tenant 5	**+/- 6,500 sf**

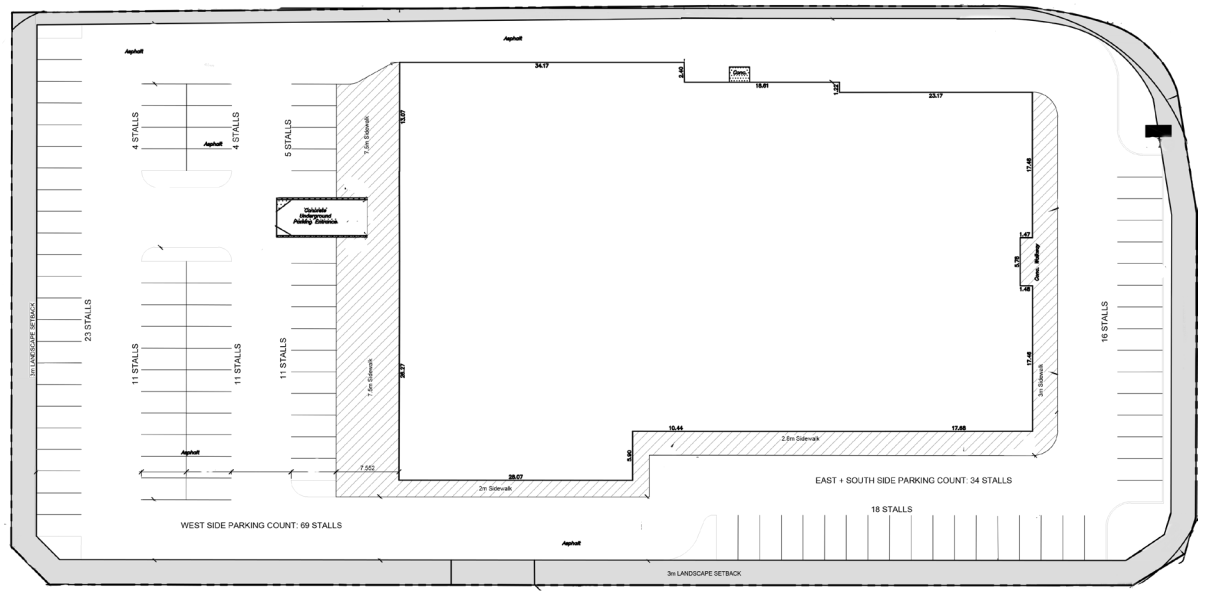
*** Parkade Parking**
+/- 30 stalls

*** Site Parking**
+/- 103 stalls

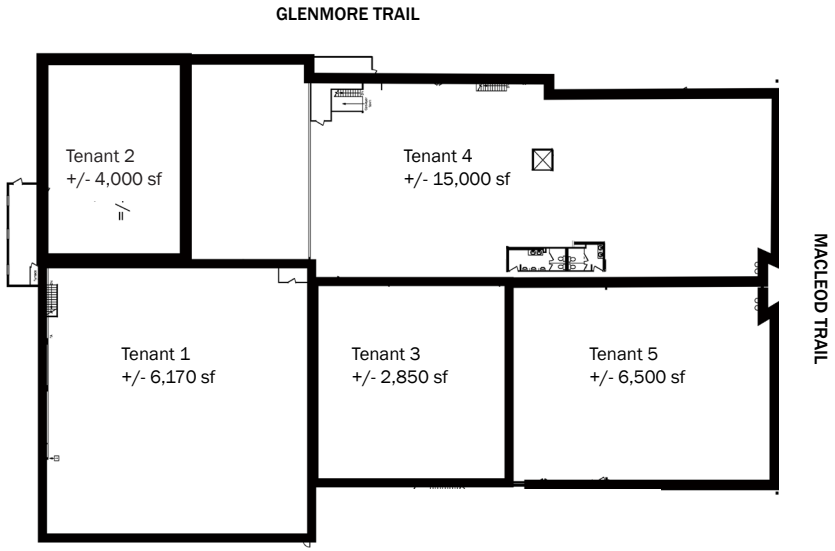
***New store fronts on**
South, East & West Elevations

2,850 - 34,500
square feet
available

Siteplan



Floorplan



Nearby Amenities

6711 Macleod Trail S.W.
Calgary, AB

Cadillac Fairview Mall
Chinook Centre

Nordstrom

Cineplex

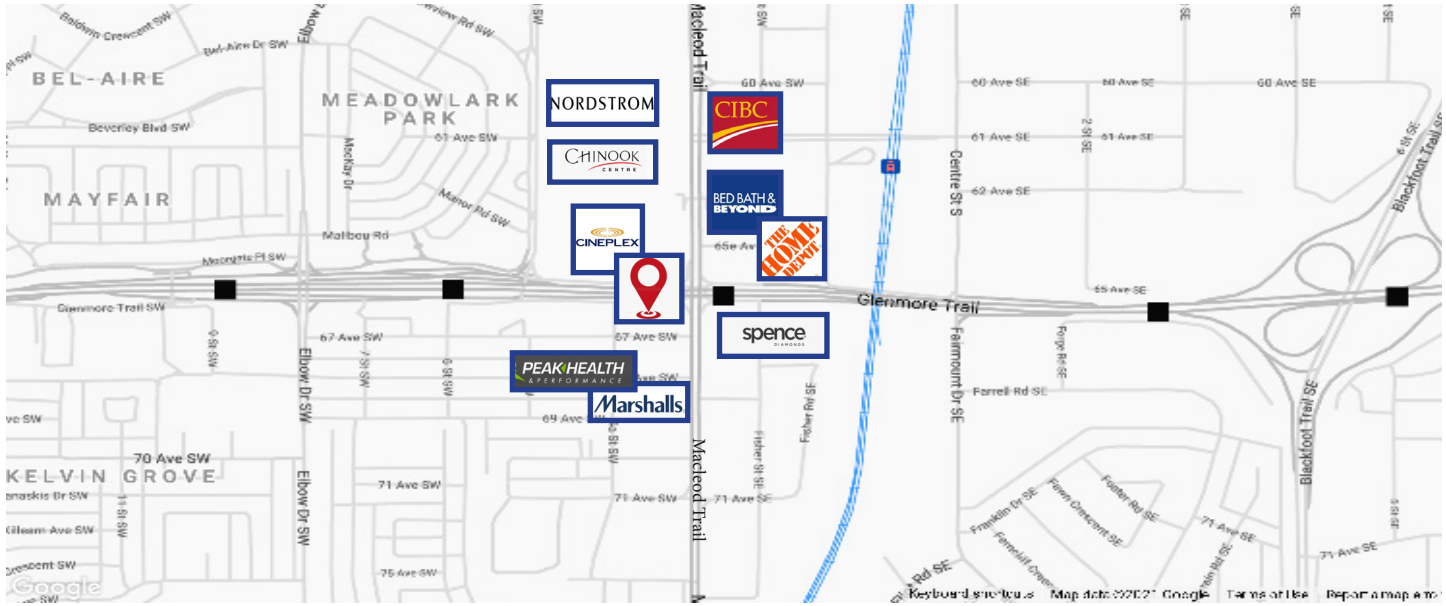
CIBC

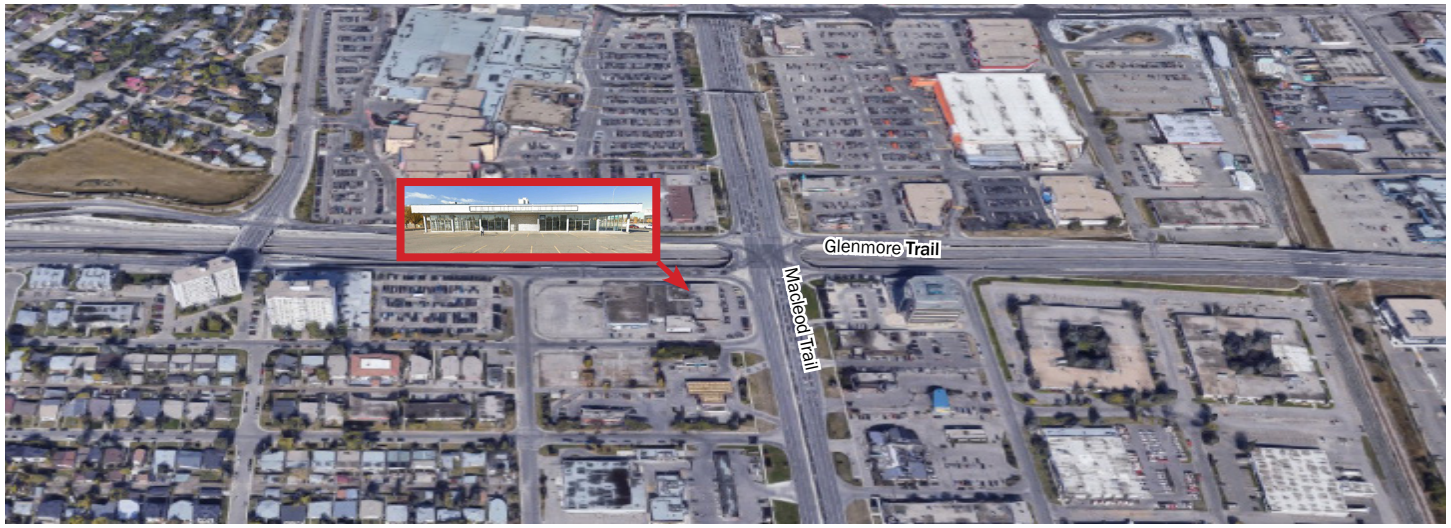
Bed Bath & Beyond

Spence Diamonds

Peak Health & Performance

Marshalls





POPULATION
48,300

HOUSEHOLDS
69,650

AVG. HOUSEHOLD INCOME
$167,993

MEDIAN AGE
39.5

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