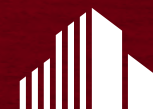


6711 MACLEOD TRAIL SW

Calgary, AB



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

A rare opportunity
to secure high profile
retail space in one
of Calgary's most
prominent commercial
corridors.



NEARBY

- 1 CF CHINOOK MALL
(1,194,522 SQFT GLA)
- 2 HOME DEPOT
- 3 STAPLES
- 4 BED BATH & BEYOND
- 5 BANK OF MONTREAL
- 6 SCOTIABANK THEATRE
- 7 TIM HORTONS
- 8 SPENCE DIAMONDS
- 9 MARK'S WORK WAREHOUSE
- 10 CHINOOK LRT STATION
(12,400 BOARDINGS PER WEEKDAY)



Easily accessible
from Macleod Trail &
Glenmore Trail.

Chinook LRT Station is
within walking distance.



DEMOGRAPHICS

WITHIN 5 KM RADIUS

POPULATION

132,602



TOTAL DAYTIME POPULATION

232,837



TOTAL HOUSEHOLDS

59,559



AVERAGE HOUSEHOLD INCOME

\$164,195.20



WORK, SHOP, LIVE



TRAFFIC COUNT

GLENMORE TRAIL
226,000 VPD
MACLEOD TRAIL
129,000 VPD



PUBLIC TRANSPORTATION

12,400 BOARDINGS
PER WEEKDAY AT
CHINOOK STATION



ANNUAL SPENDING ON GROCERIES

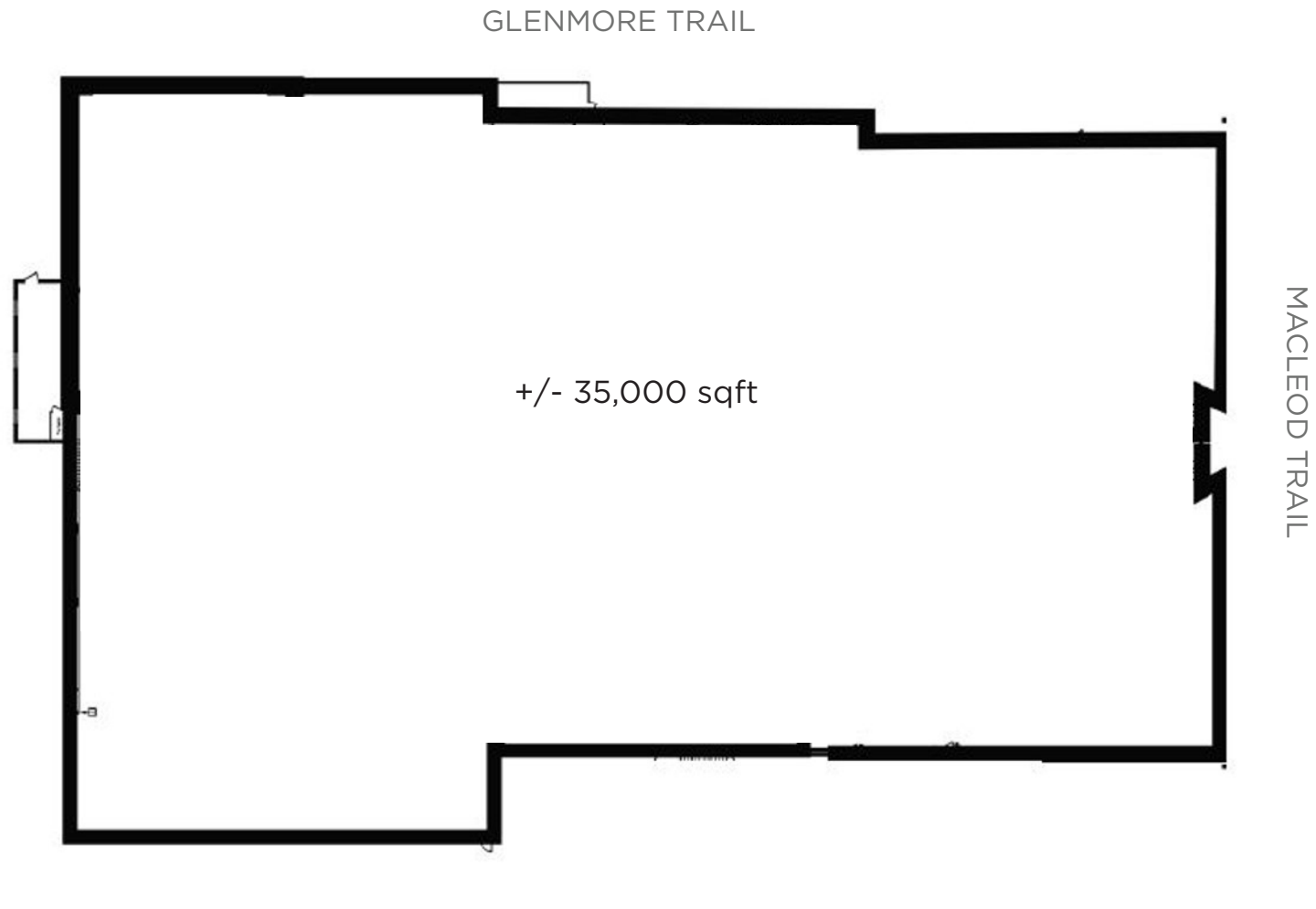
\$7,120.56



ANNUAL SPENDING ON HEALTH CARE

\$443.17

PROPOSED FLOORPLANS



Unit 1 +/- 35,000

Net Rent

Additional Rent

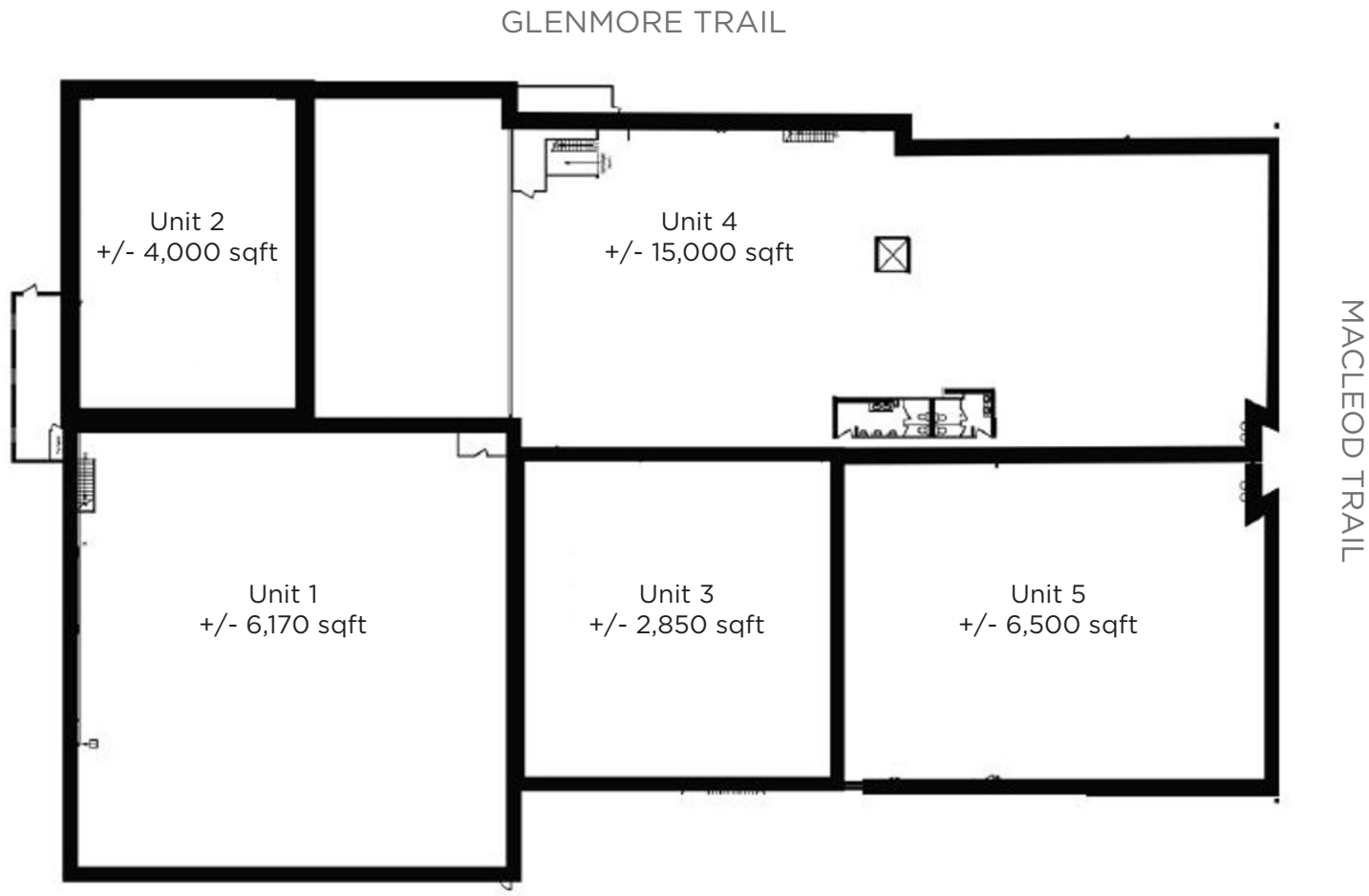
Occupancy

Market

\$14.00 per sqft (est. 2021)

Summer 2022

PROPOSED FLOORPLANS



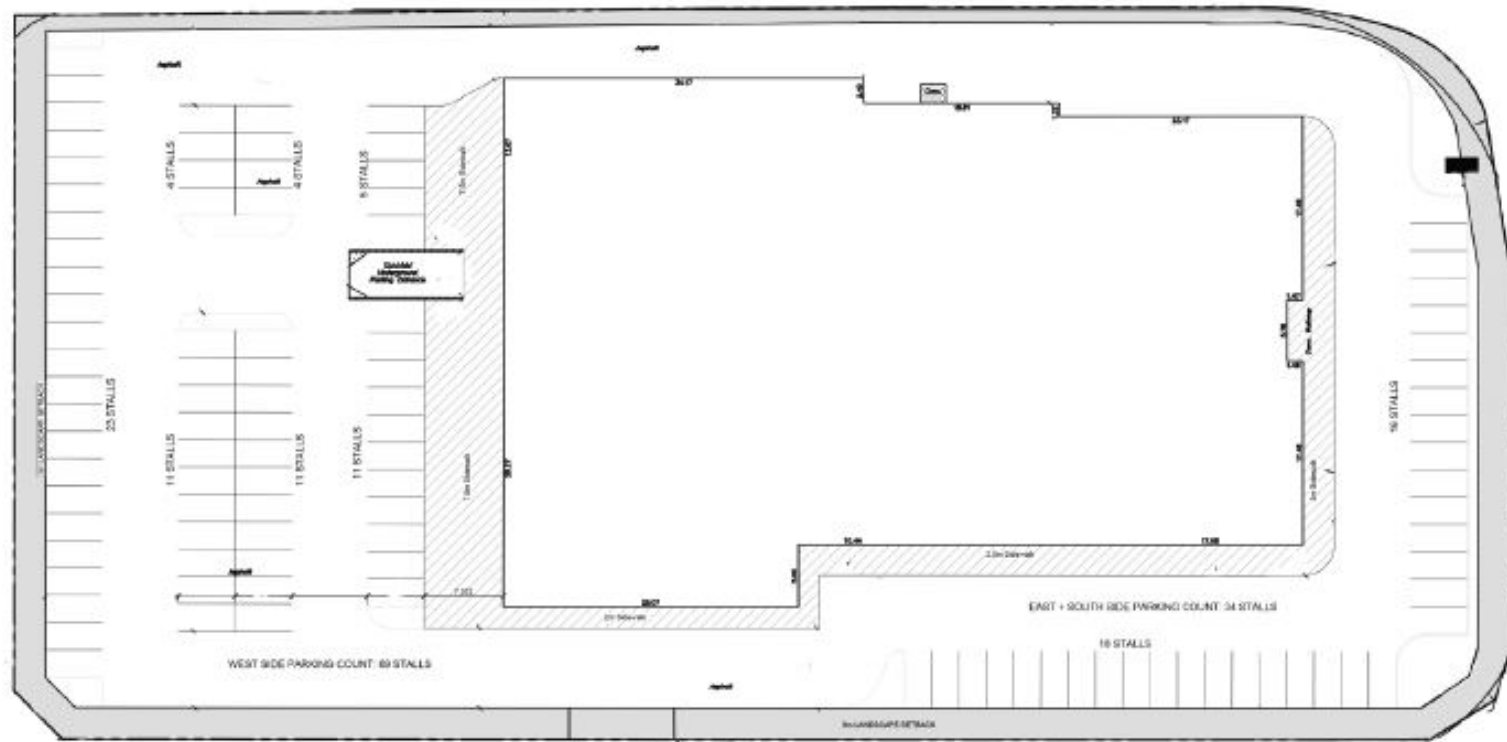
Unit 1 +/- 6,170 sqft
Unit 2 +/- 4,000 sqft
Unit 3 +/- 2,850 sqft

Unit 4 +/- 15,000 sqft
Unit 5 +/- 6,500 sqft

Net Rent Market
Additional Rent \$14.00 per sqft (est. 2021)
Occupancy Summer 2022

SITEPLAN

GLENMORE TRAIL



MACLEOD TRAIL



Parkade Parking: +/- 30 stalls
Site Parking: +/- 103 stalls
New Store fronts on South, East & West Elevations

RYAN RUTHERFORD

Vice President

Retail Sales & Leasing

403 261 1188

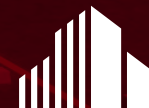
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**CUSHMAN &
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