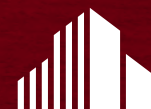


6711 MACLEOD TRAIL SW

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

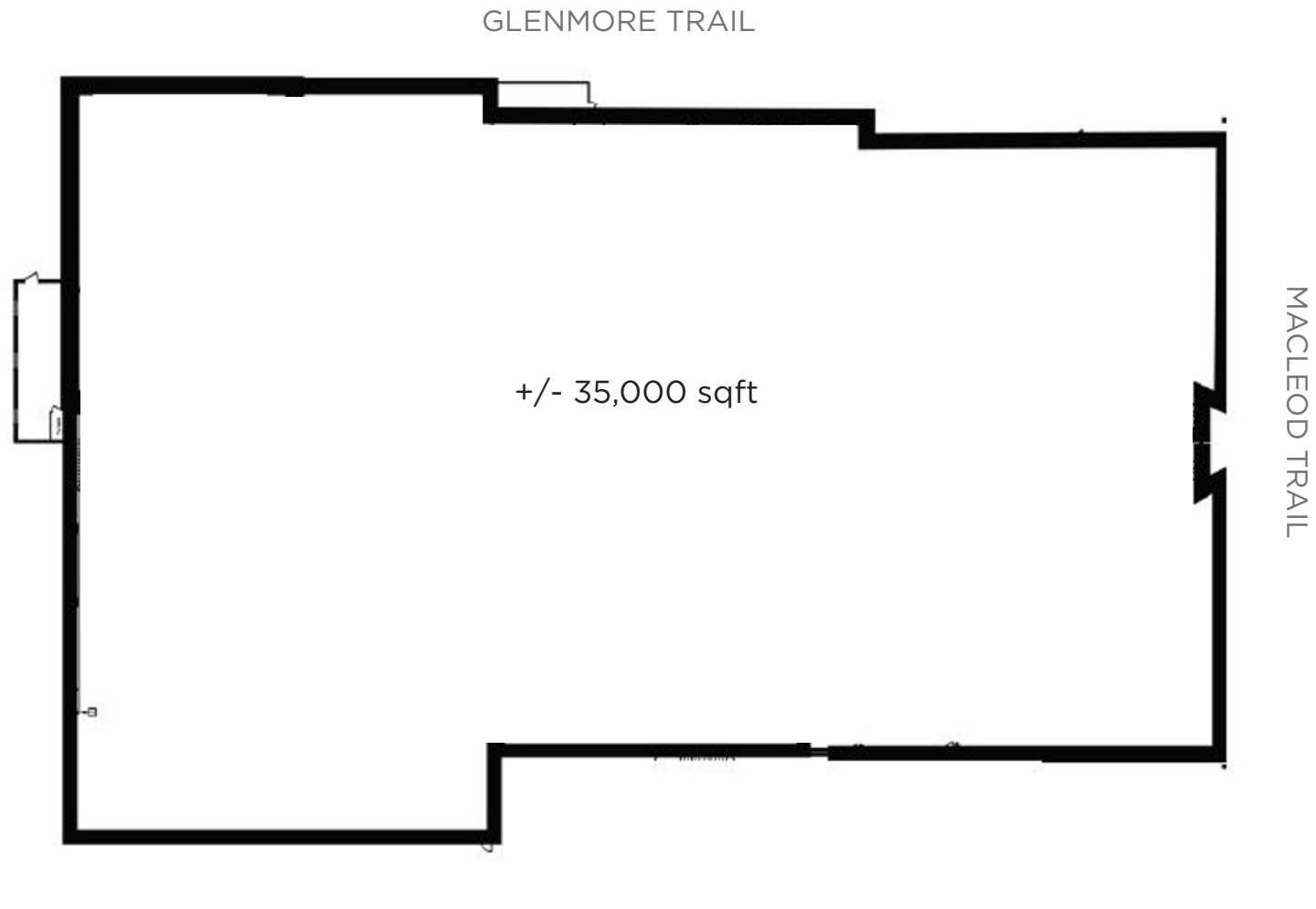
\$7,120.56



ANNUAL SPENDING ON HEALTH CARE

\$443.17

PROPOSED FLOORPLANS



Unit 1 +/- 35,000

Net Rent

Additional Rent

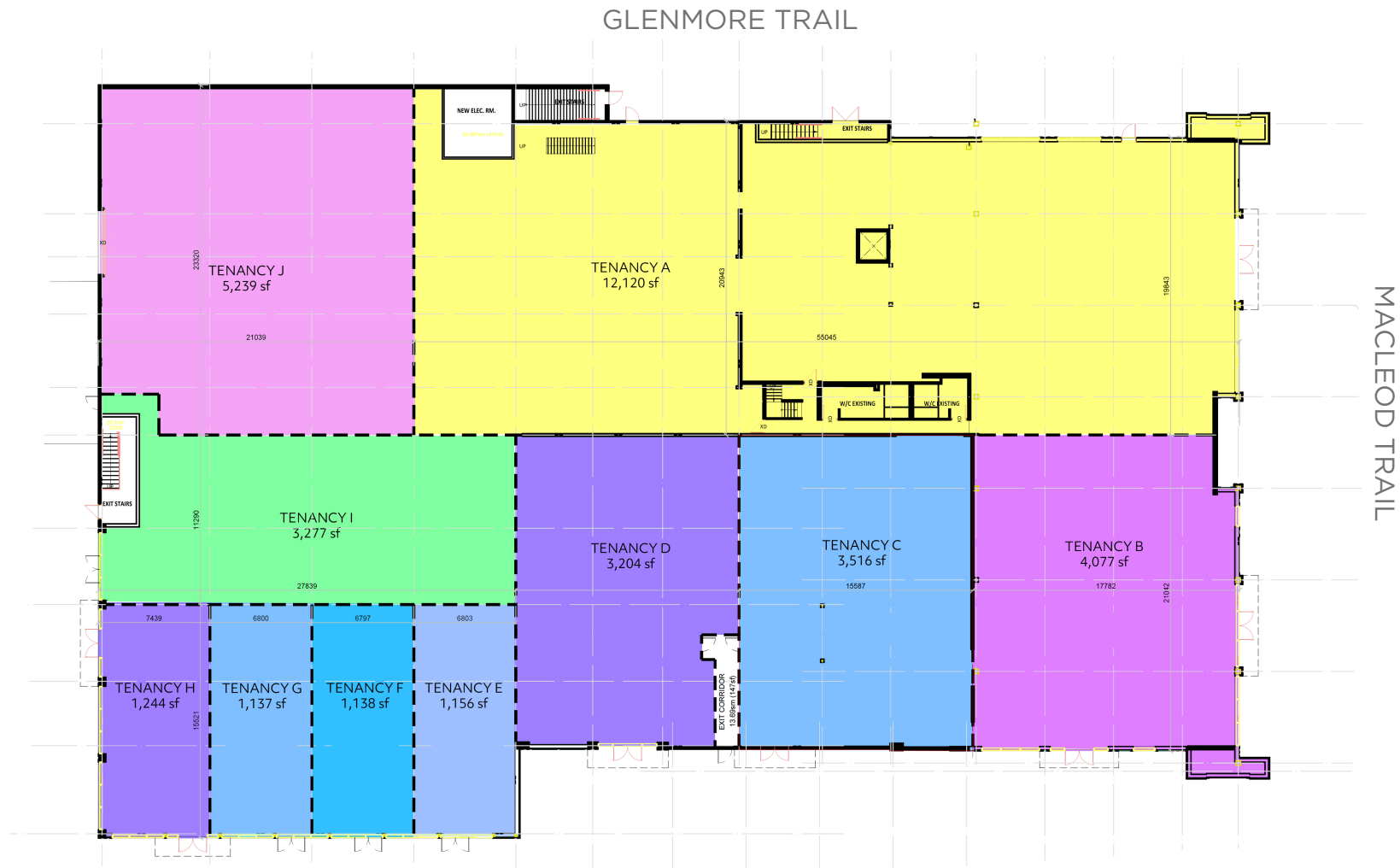
Occupancy

Market

\$14.00 per sqft (est. 2021)

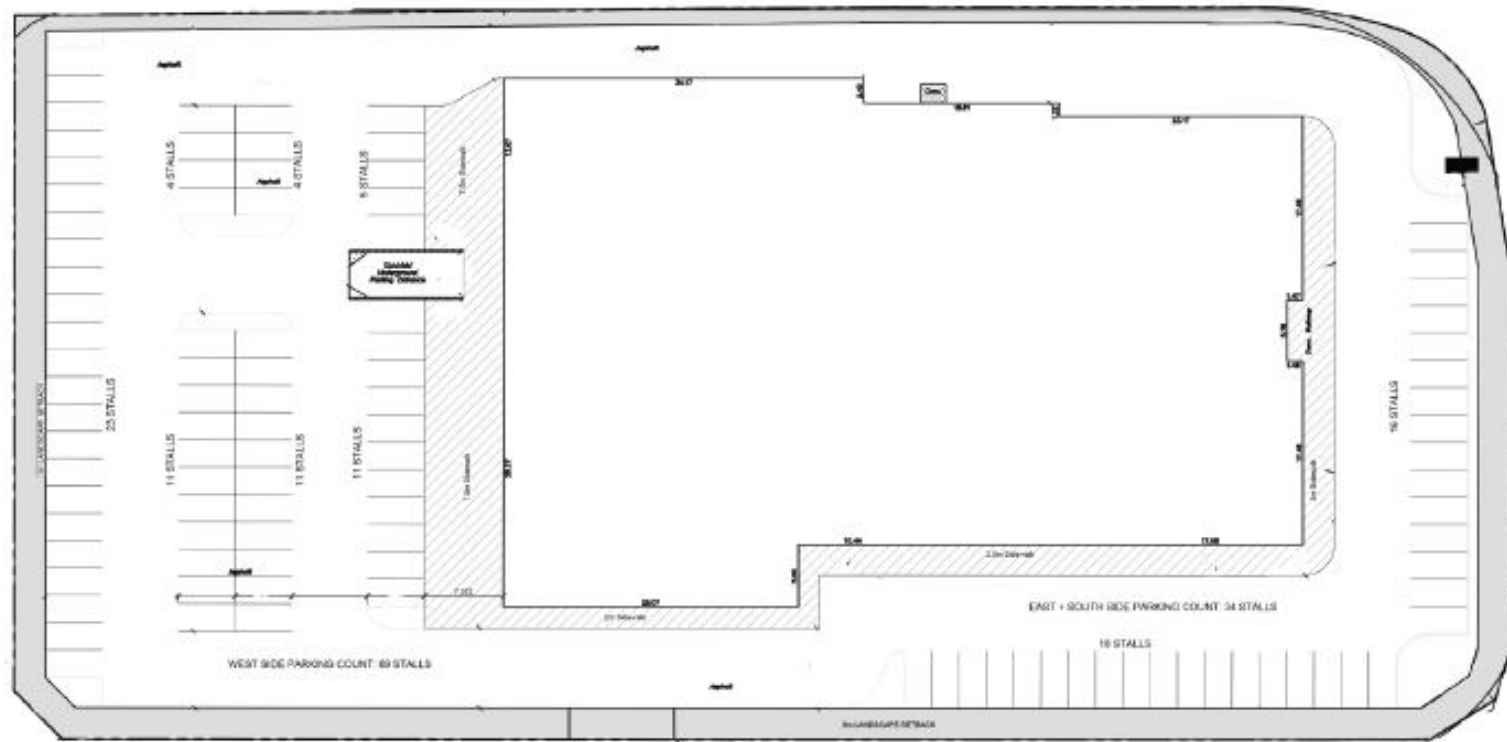
Summer 2022

PROPOSED FLOORPLANS



SITEPLAN

GLENMORE TRAIL



MACLEOD TRAIL



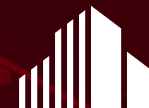
Parkade Parking: +/- 30 stalls
Site Parking: +/- 103 stalls
New Store fronts on South, East & West Elevations

RYAN RUTHERFORD

Vice President
Retail Sales & Leasing
403 261 1188
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MAC MARCINEW

Associate
403 261 1155
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**CUSHMAN &
WAKEFIELD**

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