



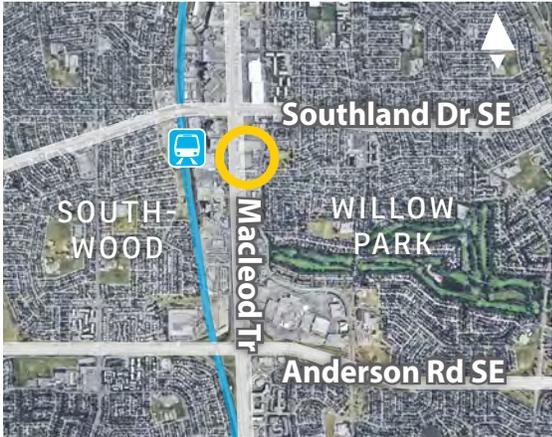
1,240 sf
Unit 204

1,000 sf
Unit 8 (Base Building)

RETAIL SPACE ON MACLEOD TR FOR LEASE

9950 Macleod Trail SE,
Calgary

- » Direct access from Macleod Trail and Bonaventure Dr SE
- » Proximity to Southland C-Train Station



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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LOCAL
EXPERTISE
MATTERS

AREA DEMOGRAPHICS

(2 km radius)

Population
34,384

Median Age
41.8

Average Household Income
\$122,425

Current Consumption per Annum

\$195.3M
FOOD

\$47.4M
HEALTH CARE

\$74.8M
RECREATION

\$31.5M
PERSONAL CARE

\$26.7M
LIQUOR/TOBACCO

\$36.5M
CLOTHING

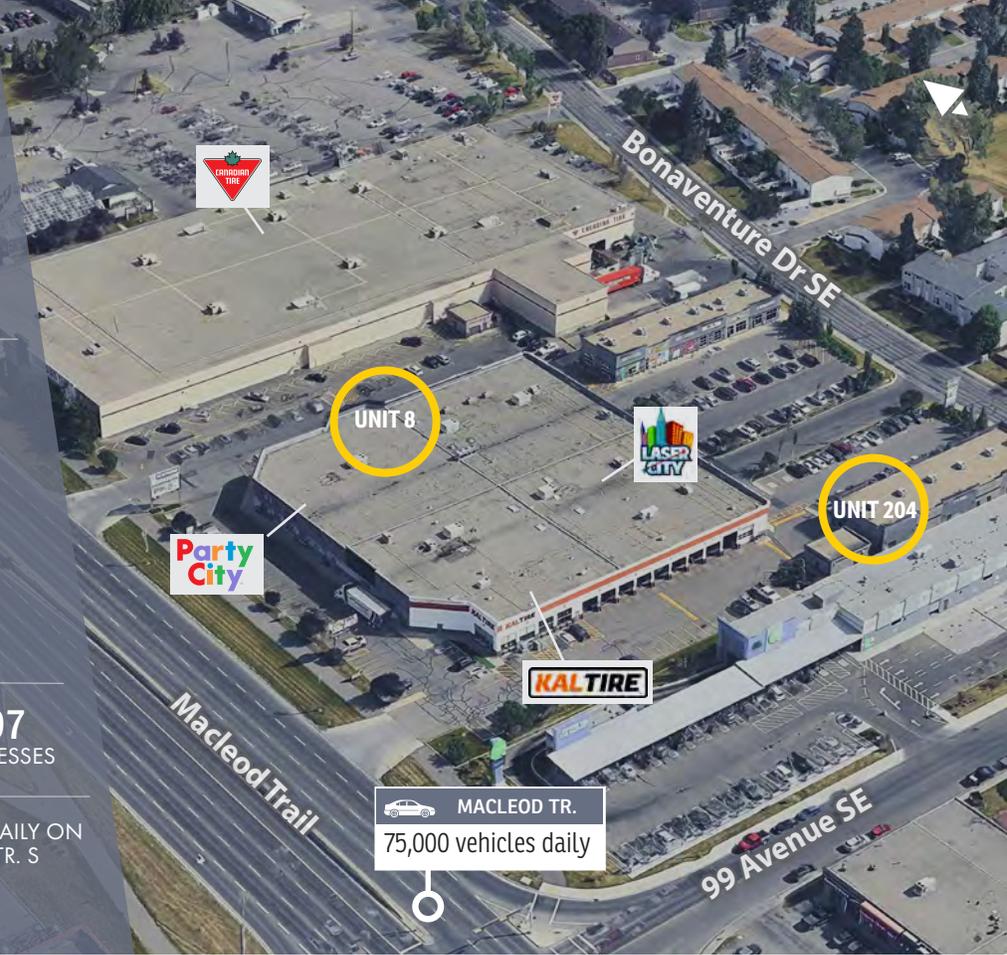
Daytime Employment
19,057

19,057
EMPLOYEES

1,397
BUSINESSES

Traffic Count **75,000** VEHICLES DAILY ON MACLEOD TR. S

Sources: Statistics Canada, City of Calgary, CoStar

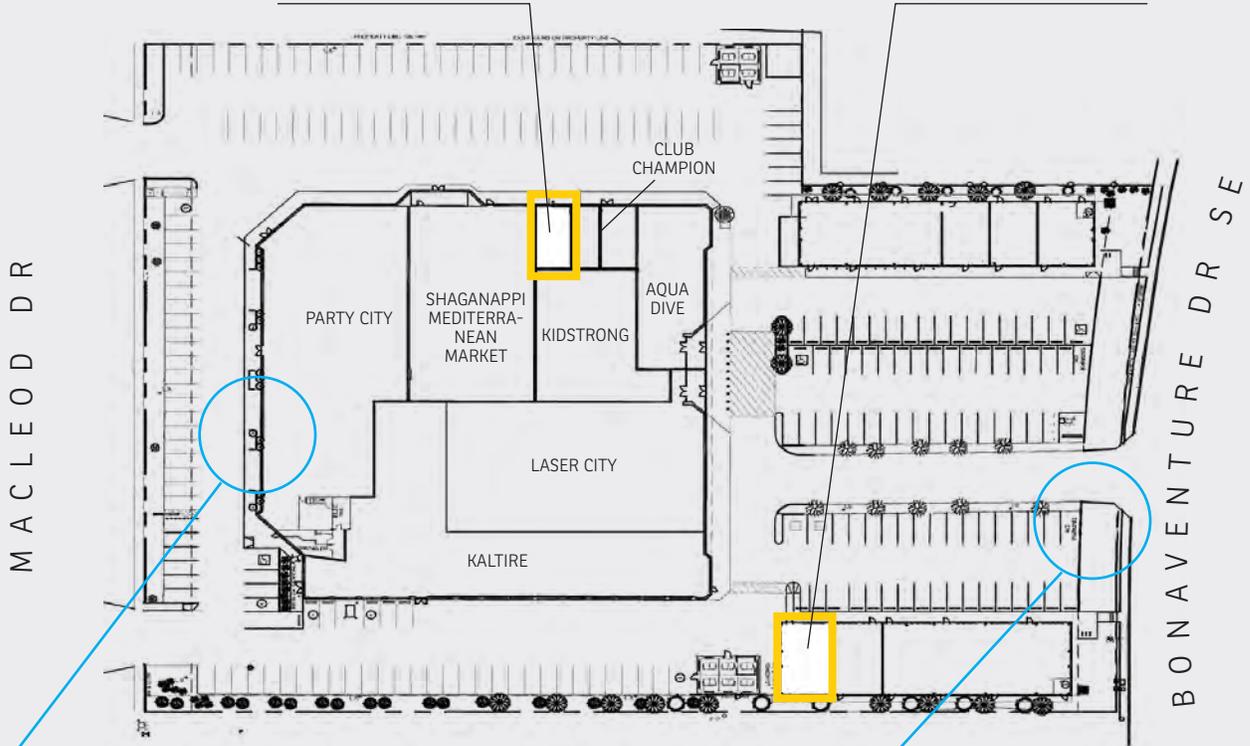


UNIT 8 (BASE BUILDING)

1,000 SQ.FT.

UNIT 204

1,240 SQ.FT.



Building fascia signage with direct exposure to 75,000 vehicles per day



Pylon signage on Bonaventure Drive SE opportunity

LEASE INFORMATION

ADDRESS:
9950 Macleod Trail SE, Calgary

ZONING:
Commercial - Corridor 3 C-COR3

AVAILABLE FOR LEASE:

1,240 sq. ft. – Unit 204

- End-cap unit
- Former nail salon

1,000 sq. ft. – Unit 8

- Base building condition

AVAILABILITY: Immediate

PARKING

219 common surface stalls

OP. COSTS AND TAXES:

Unit 204:

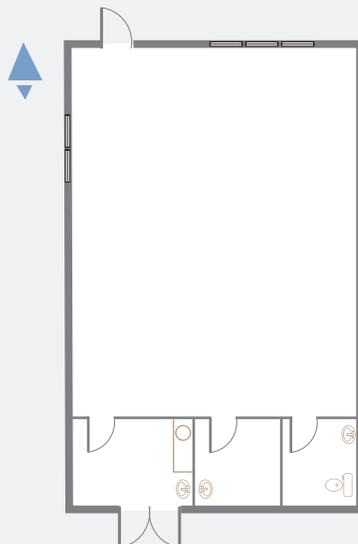
\$19.33 per sq. ft. (est., 2026)

Unit 8:

\$19.07 per sq. ft. Utilities included. (est., 2026)

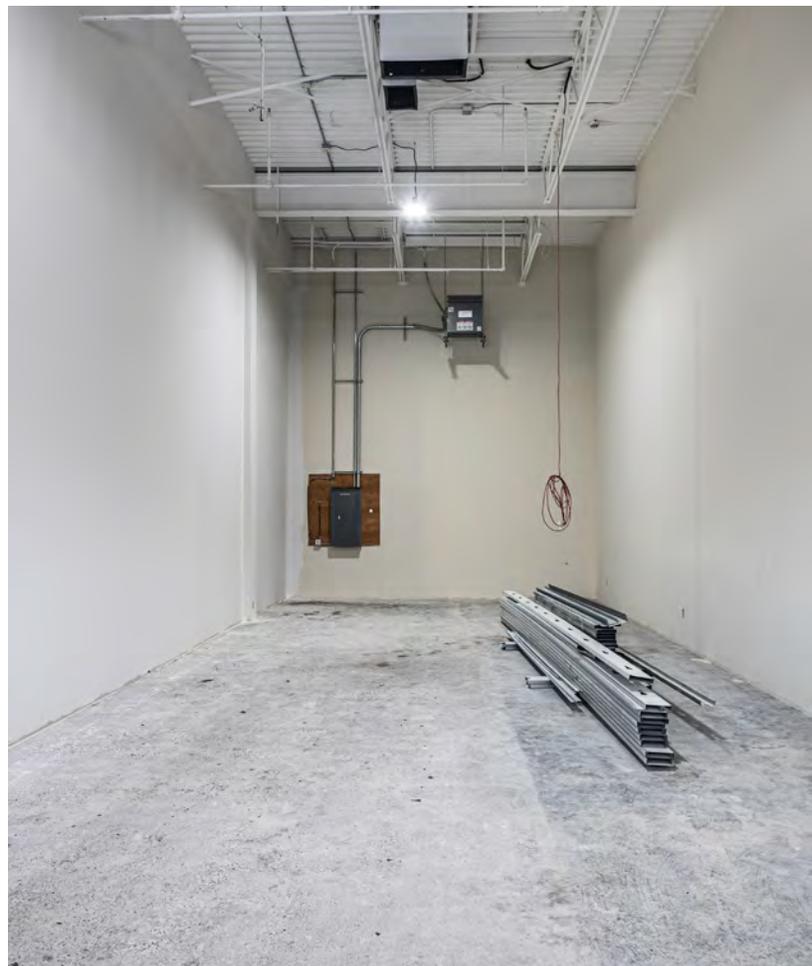
NET RENT: Market

UNIT 204
1,240 SQ.FT.





UNIT 8
1,000 SQ.FT.



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LOCAL EXPERTISE MATTERS