

Direct Exposure  
to 16,000  
Vehicles per Day  
on 58th Ave SW

RETAIL SPACE FOR LEASE

121 58 Avenue SW

Calgary

Up to 5,568 sf



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

Talha Niazi, SENIOR ASSOCIATE, RETAIL SERVICES

587-228-8203

tniazi@barclaystreet.com

403-290-0178 • Toll Free 1-877-867-6334 • 200, 407 8th Avenue SW Calgary, AB T2P 1E5  
www.barclaystreet.com



TCN  
MAGREDA  
REAL ESTATE SERVICES

Local  
Businesses  
Matter



- ▶ Excellent exposure to 58 Avenue SW, servicing 16,000 vehicles per day.
- ▶ Ample surface parking.
- ▶ Multiple amenities in the area.
- ▶ Walking distance to Chinook LRT Station and Chinook Centre.
- ▶ Proximity to major thoroughfares including Macleod Trail SW, Blackfoot Trail SE and Glenmore Trail.



## Area Demographics (5 km radius)

Population

**162,904**   **181,844**  
2020   2025 ▲10.5%

Average Household Income

**\$152,054**   **\$174,374**  
2020   2025 ▲11.4%

Median Age

**38.0**   **39.6**  
2020   2025

Current Consumption

**\$11,016,708,228**  
TOTAL SPENT







## LEASE INFORMATION

**ADDRESS:** 121 58 Avenue SW, Calgary

**LANDLORD:**  Property investment, development and asset management company.  
ENRIGHT [enrightcapital.com](http://enrightcapital.com)

### AVAILABLE FOR LEASE:

5,568 sq. ft. Demisable to 3 CRUs:

- 2,172.5 sq. ft. CRU 1. C/L by AVISON YOUNG
- 1,252.6 sq. ft. CRU 2
- 2,143.4 sq. ft. CRU 3

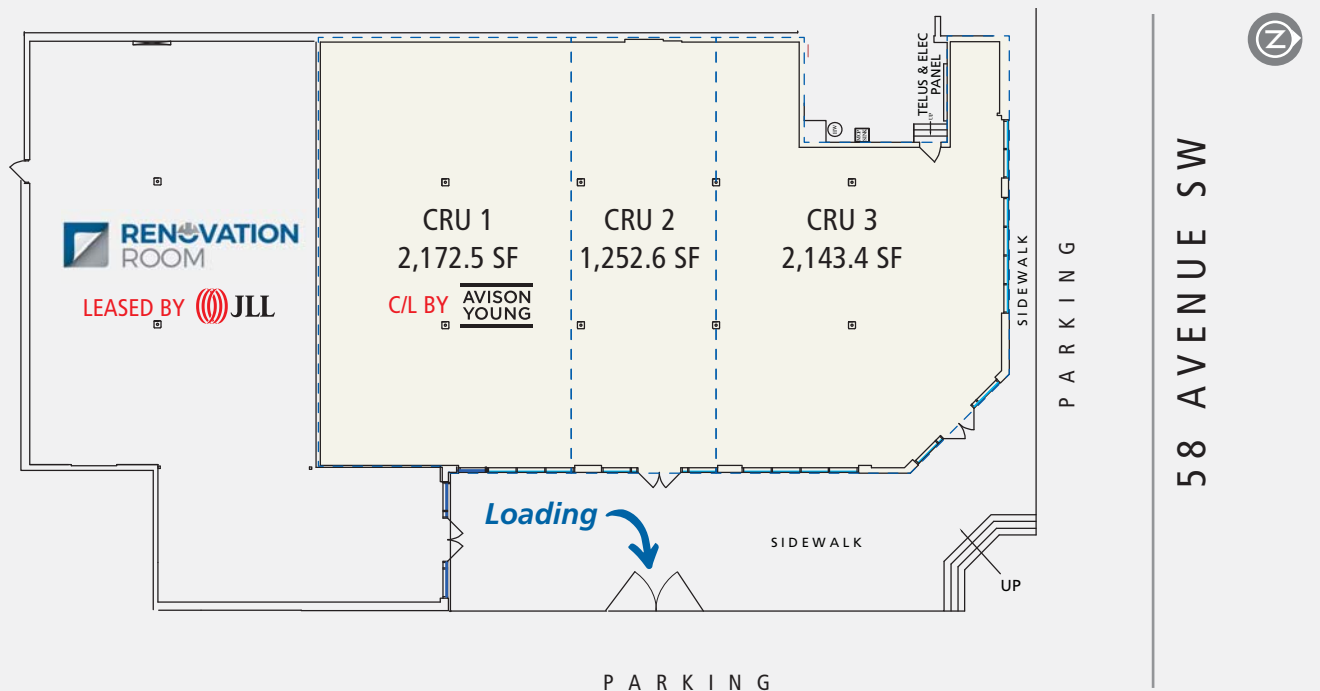
**YEAR RENOVATED:** 2021

**AVAILABILITY:** Ready for fixturing

**PARKING:** Ample surface

**OP. COSTS & TAXES:** \$10.23 per sq. ft. (est.)

**NET RENT:** Market





Loading Gate

*The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.*