

| 965 SF FOR LEASE |

BOUTIQUE RETAIL



Gateway Garrison Woods

3534 Garrison Gate SW, Calgary, AB

- Rare small bay retail opportunity in the heart of Marda Loop
- 965 SF available immediately in one of Calgary's premiere boutique retail nodes, with nearby anchors Safeway and Starbucks
- Servicing some of Calgary's wealthiest neighborhoods including Elbow Park, Upper & Lower Mount Royal, Altadore and Bankview
- Co-tenants include: TD Bank, Eye Gallery, Urban Dog Market, Booster Juice, Pacific Poke, Strides Running Store, Springbank Cheese, and more

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PROPERTY FEATURES

Vacancy	965 SF
Available	Immediately
Address	3534 Garrison Gate SW, Calgary, AB
Zoning	Direct Control 26Z2008
Lease Rate	Market
Op Costs	\$28.10 PSF (est) + management fee
Parking	Street and surface parking on site



RARE OPPORTUNITY WITH ON SITE & STREET FRONT PARKING



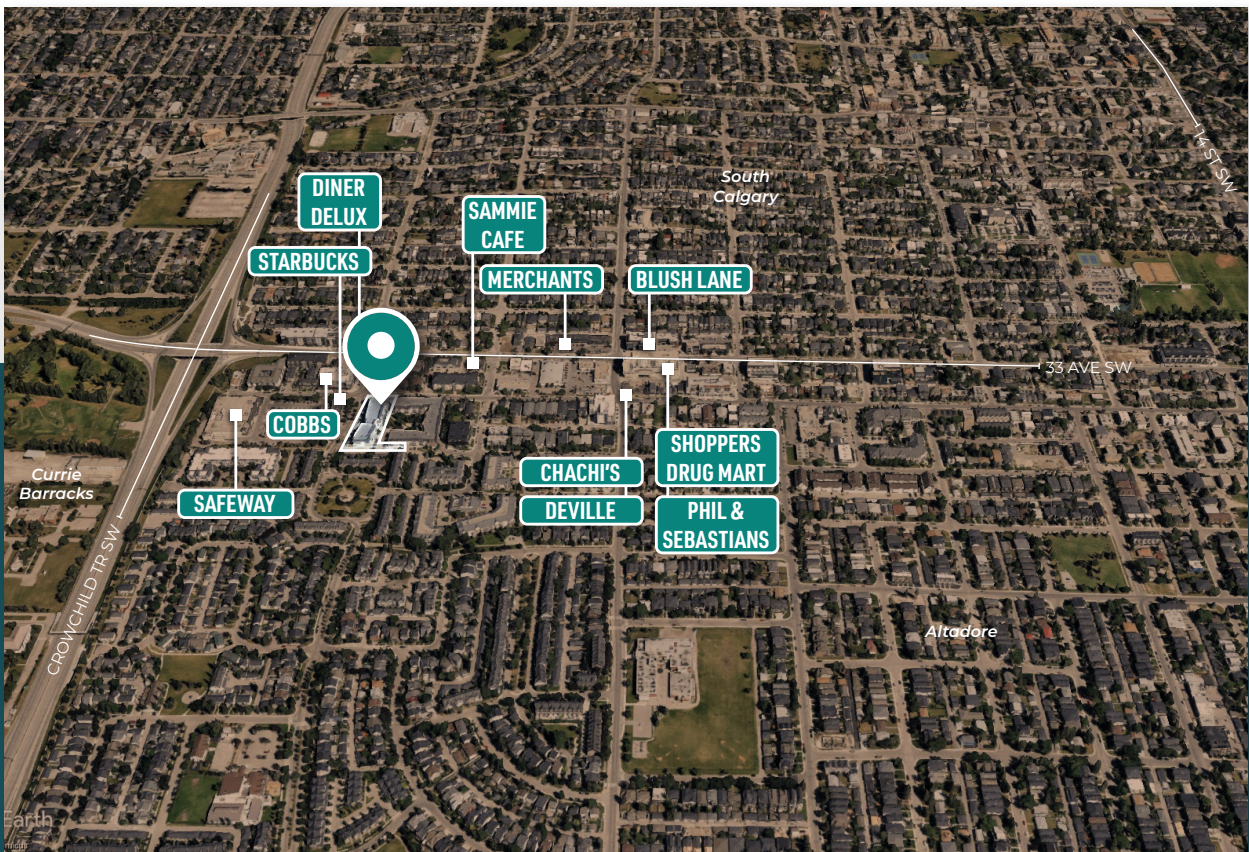
HIGH HOUSEHOLD INCOMES IN SURROUNDING AREA



ONE OF CALGARY'S MOST DESIRABLE MAIN-STREET SHOPPING NODES



THE VIBRANT COMMUNITY OF MARDA LOOP



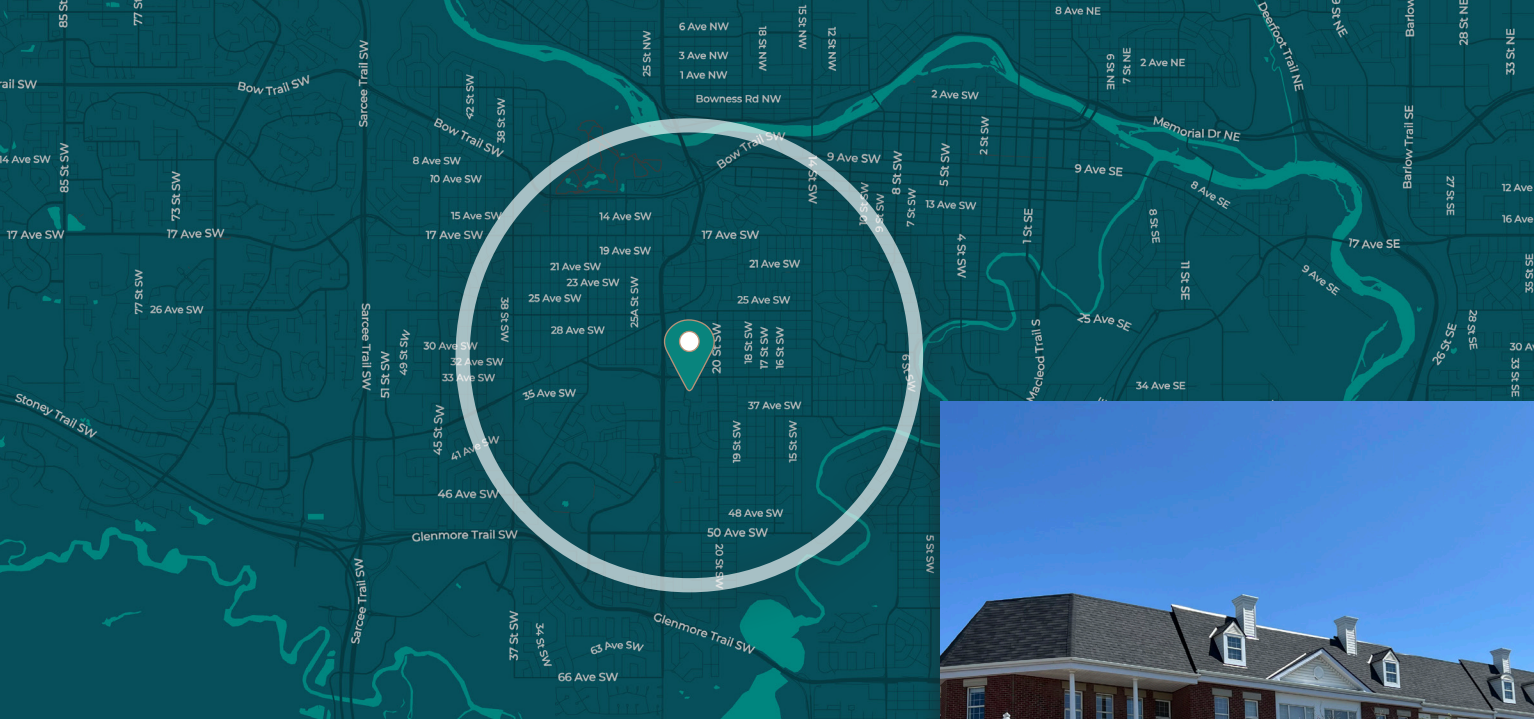
ADJACENT TO ONE OF ONLY TWO GROCERY STORES IN MARDA LOOP



HIGH DENSITY AREA WITH MULTIPLE DEVELOPMENTS UNDERWAY



HIGH DAILY TRAFFIC ALONG 33 AVE SW & CROWCHILD TRAIL



92,000 VPD ON CROWCHILD TRAIL (2019)
31,000 VPD ON 33 AVENUE SW (2019)

AREA DEMOGRAPHICS



[POPULATION - 2023 EST]

0.5 km = 3,403

1.0 km = 411,600

2.0 km = 44,196

Avg. growth of 9% since 2018



[HOUSEHOLD INCOME]

0.5 km = \$158,696

1.0 km = \$180,729

2.0 km = \$172,156

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