

LANDSLOWNE SQUARE ROADSURFER SUBLEASE

9618 Horton Rd SW, Calgary, AB

RETAIL FOR SUBLEASE



- **+/- 5,124 SF endcap showroom in high-profile shopping centre with access to MacLeod Trail South and Southland Drive SW**
- Flexible zoning, open concept layout, and ample glazing caters to a variety of business types
- Direct access to Horton Road SW, with excellent parking on site
- Surrounded by mature, affluent neighborhoods and in close proximity to many grocery-anchored shopping centres
- Opportunity to add overhead loading doors for industrial showroom users

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PROPERTY FEATURES

| | |
|------------|---|
| Vacancy | 5,124 SF – LEASABLE 4,912 SF – USEABLE |
| Available | Immediately |
| Term | Expiry October 31, 2029 Headlease wrap negotiable |
| Zoning | C-COR3 (Commercial - Corridor 3) |
| Basic Rent | Negotiable |
| Op Costs | \$16.27 (2024). Includes utilities |

| | |
|----------------|--|
| Parking | Ample parking on site |
| Loading | Double Man Door ABILITY TO ADD UP TO 12'X14' LOADING DOOR |
| Power | 225A, 240V, 3 Phase (TBC by Tenant) |
| Ceiling Height | 11' Clear |



AMPLE SIGNAGE
OPPORTUNITIES ON SITE

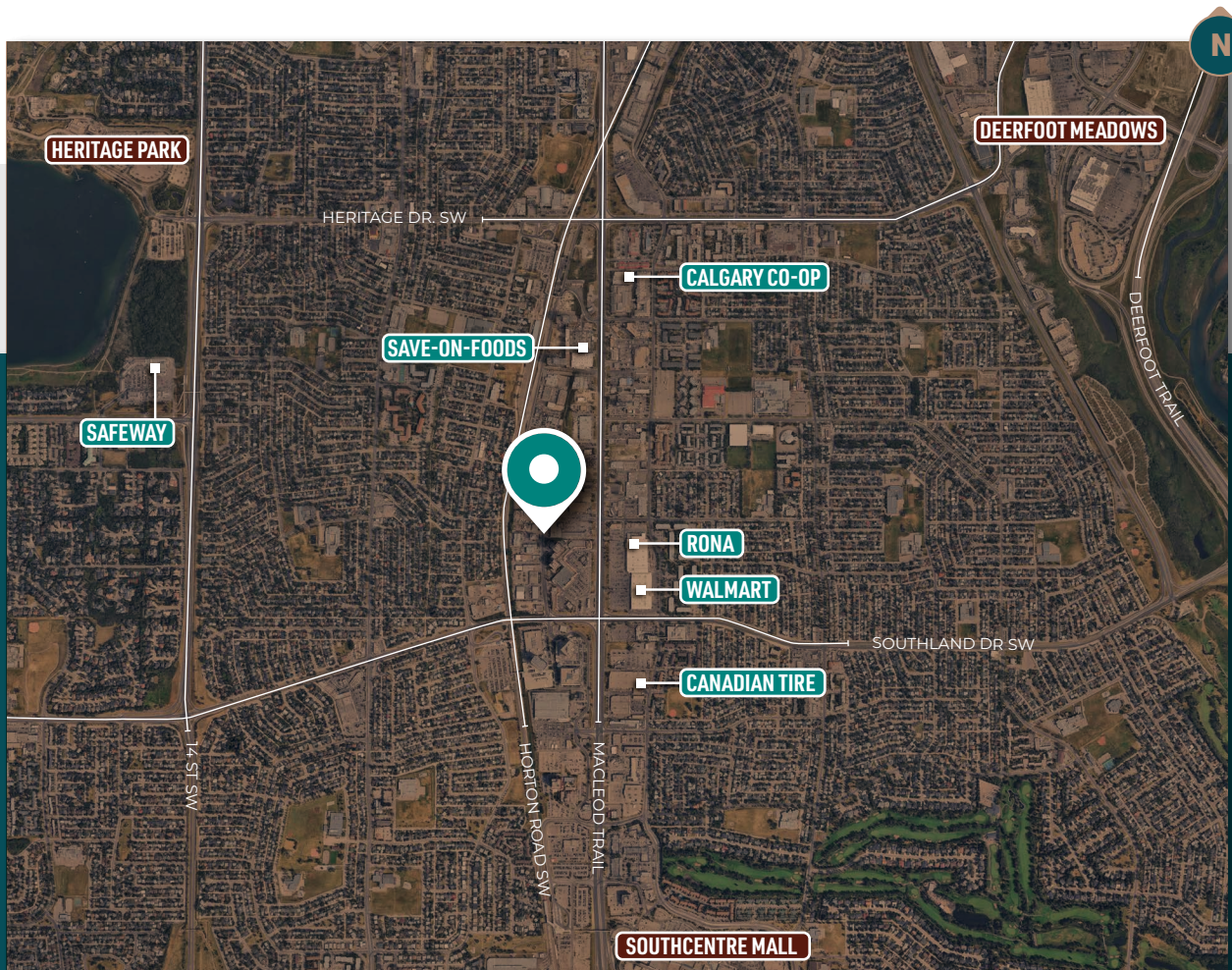
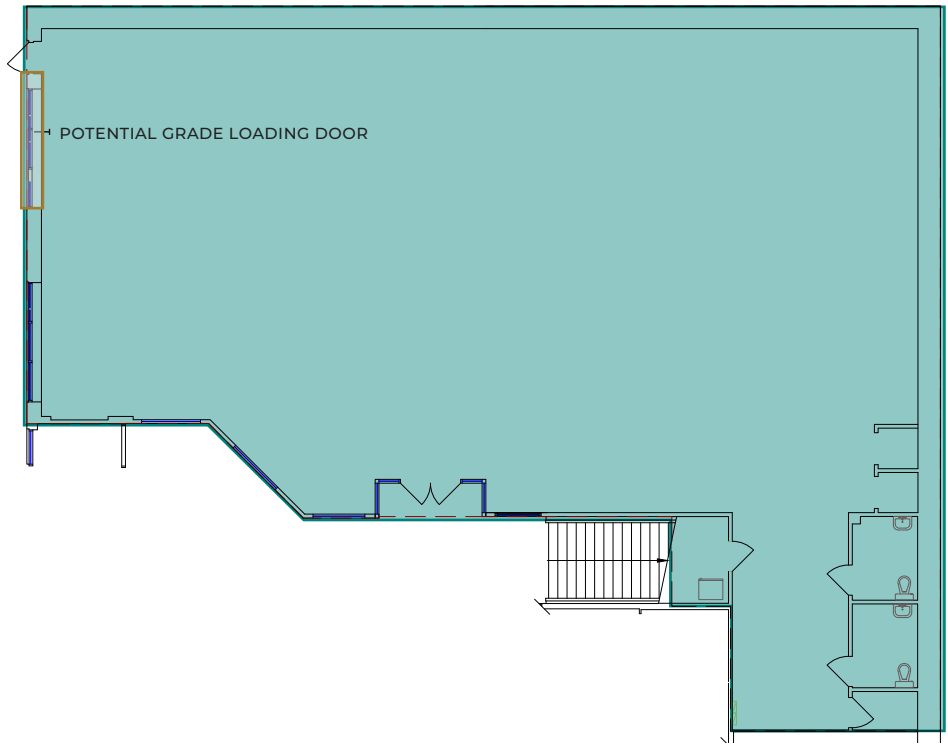
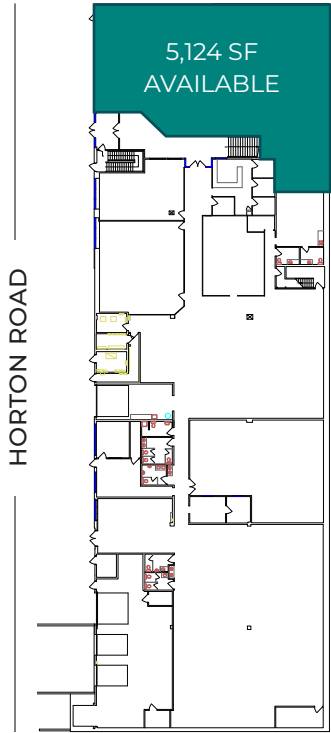


CROSS ACCESS TO
MACLEOD TRAILS



EXCELLENT
PARKING ON SITE





AREA DEMOGRAPHICS

2 KM RADIUS

36,997

DAYTIME POPULATION

33,225 residents
3.1% growth (2019-2024)
2.5% projected growth (2024-2029)

37.3%

20-44 YRS

0-19 yrs = 18.0%
45-64 yrs = 25.9%
65+ yrs = 19.2%

\$124,593

AVERAGE HOUSEHOLD INCOME

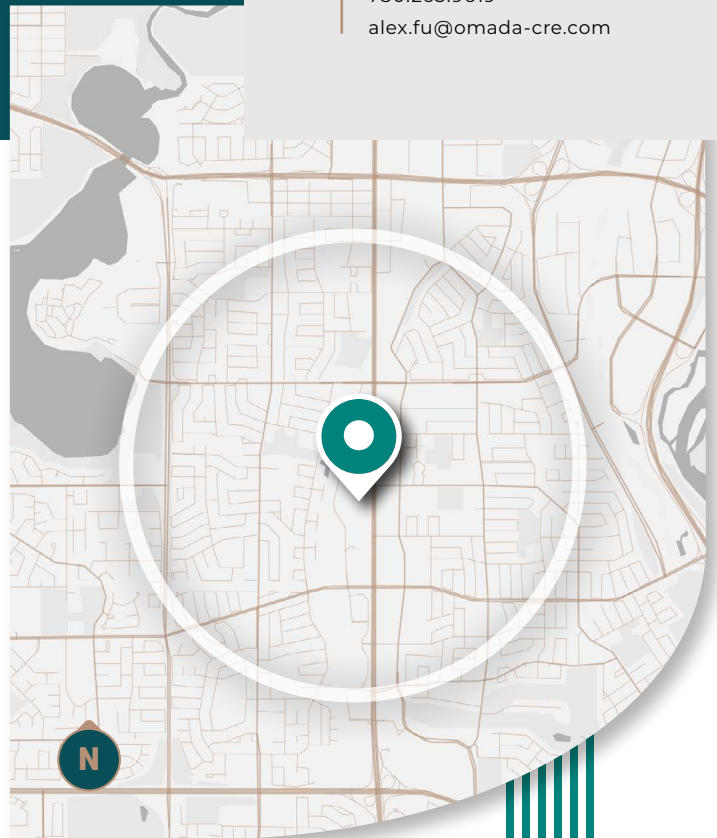
27.4% earn \$60-100,000
40.8% earn \$100,000+

53,000

VPD ON MACLEOD TRAIL S (2019)

30,000 VPD on Southland
Drive SW (2019)

+ 53,000 VPD ON MACLEOD TRAIL S



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