

GLENMORE GARDENS

2127 90 Ave SW, Calgary, AB

RETAIL FOR LEASE

SEEKING SMALL
FORMAT GROCERY OR
CONVENIENCE STORE

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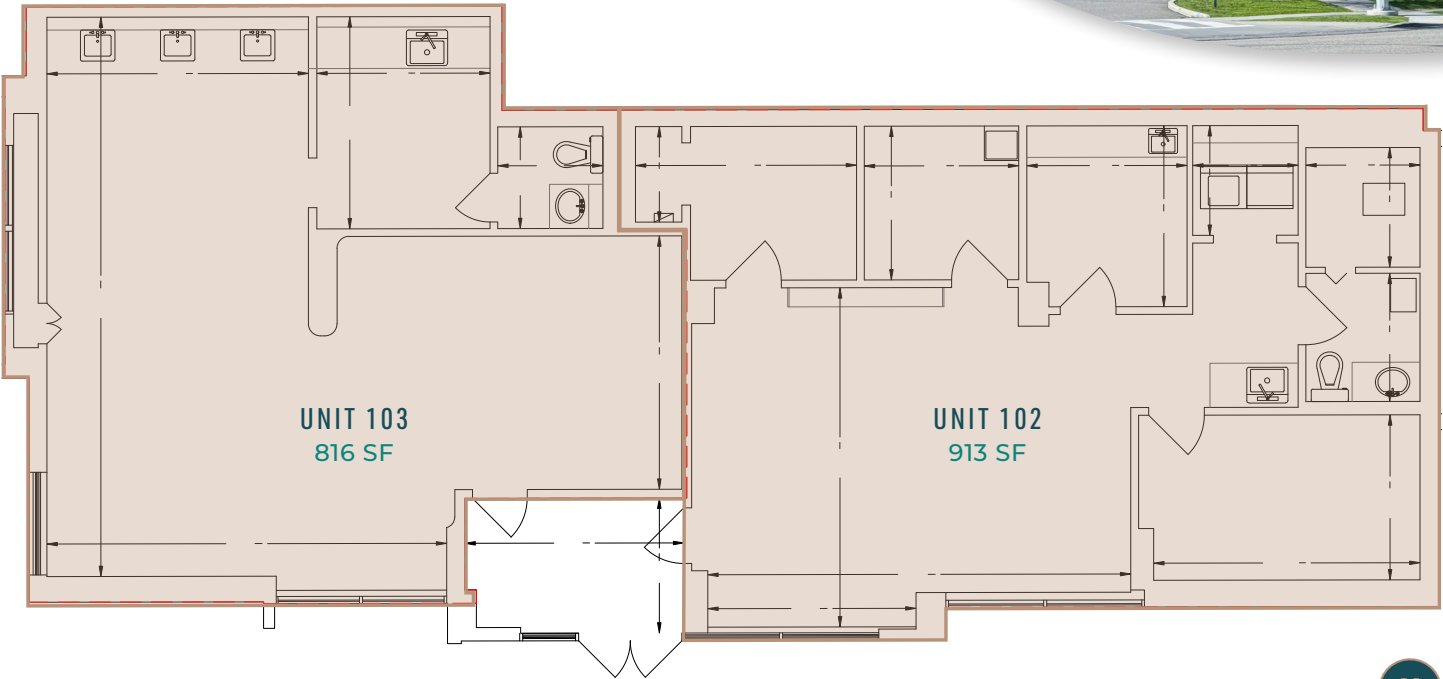
- Two small format retail bays located on 90 Ave SW, directly south of Bayview
- 816 SF and 913 SF bays with option to combine for a total of 1,729 SF
- Bays are fixtured for retail, and landlord is seeking a grocery or convenience store operator to service the ample density on site
- The property boasts high-density residential with 164 residential units on site and plenty of medium and low-density, mature housing surrounding the site
- Ample parking on site for commercial tenants

PROPERTY FEATURES

Vacancy	816 SF & 913 SF Option to combine – 1,729 SF
Available	TBD – subject to vacant possession
Address	2127 90 Ave SW, Calgary, AB
Legal	Plan 9011009, Block 1, Lot 1
Zoning	M-H2 Multi-Residential - High Density, Medium Rise
Basic Rent	Market
Additional Rent	TBD
Utilities	Included in additional rent
Parking	9 stalls



SITE PLAN

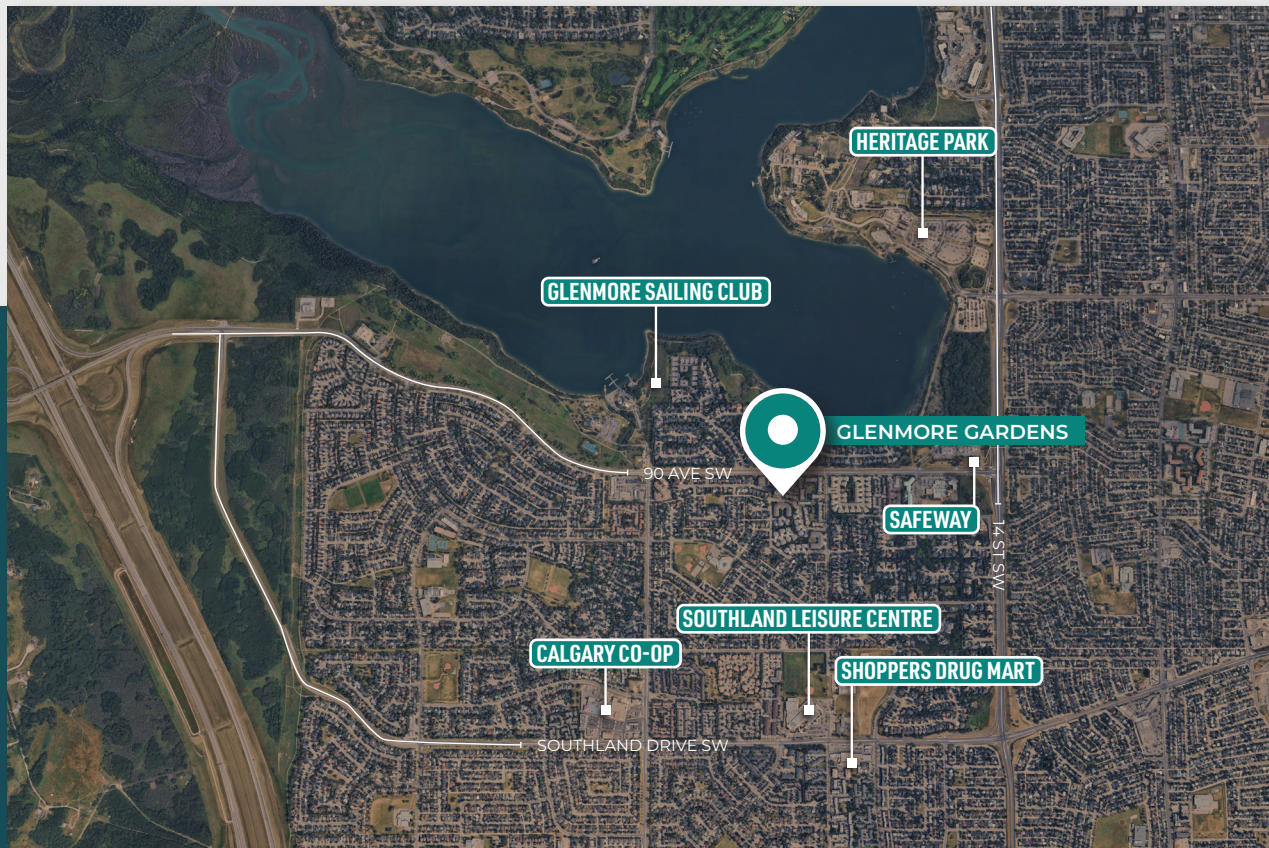


PRIME RETAIL BAYS IN HIGH-DEMAND SOUTHWEST CALGARY LOCATION

LOCATED ON 90 AVENUE SW AND SURROUNDED BY DESIRABLE NEIGHBORHOODS INCLUDING PALLISER, BAYVIEW, PUMP HILL, OAKRIDGE.

Glenmore Gardens features a large number of residential rental units that are 97% occupied. Surrounded by mature residential and mixed-density housing, the area caters to a wide demographic of residents and visitors alike.

Ideally located with convenient access to the numerous recreational facilities at Glenmore Reservoir, Heritage Park, and major thoroughfares including 14 St SW and Stoney Trail / Tsuut'ina Trail via 90 Ave SW.



CLOSE PROXIMITY
TO 2 GROCERY
ANCHORED CENTRES



UP TO 9 PARKING
STALLS RESERVED FOR
COMMERCIAL TENANTS



TARGETING AMENITY
USES FOR RESIDENTS



AREA DEMOGRAPHICS

2 KM RADIUS

61,280

DAYTIME POPULATION

61,280 residents
2.1% growth (2019-2024)
0.6% projected growth (2024-2029)

33.7%

20-39 YRS

0-19 yrs = 19.3%
40-59 yrs = 25.2%
60+ yrs = 21.9%

\$155,700

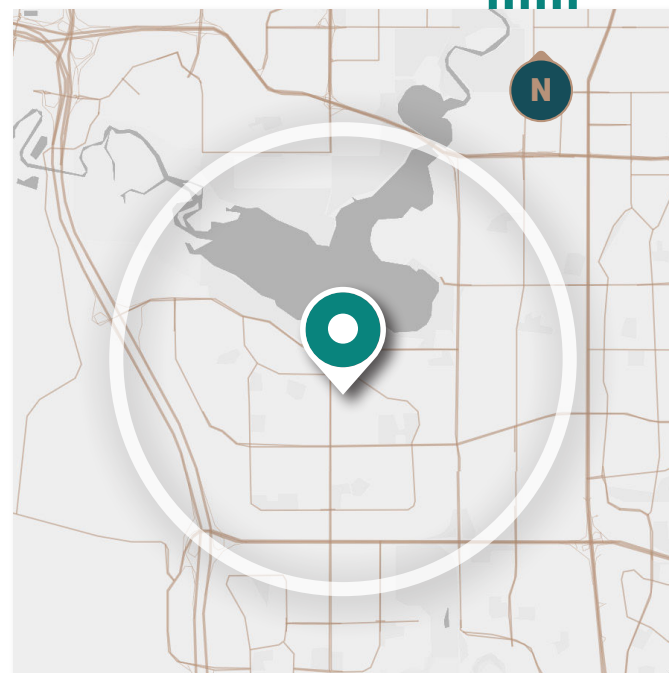
AVERAGE HOUSEHOLD INCOME

26.3% earn \$60-100,000
45.8% earn \$100,000+

43,000

VPD ON 14 ST SW

43,000 VPD on 14 St SW
21,000 VPD on 90 Ave SW



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