

CHINOOK PARK PLAZA

5809 Macleod Trail SW, Calgary, AB

1,012 - 2,088 SF

RETAIL FOR LEASE



- High-visibility location on Macleod Trail SW with 120,000+ vehicles passing daily
- Directly across from CF Chinook Centre in a dense, amenity-rich area
- Ideal for retail, medical, and personal service users
- Under new ownership with planned building and signage upgrades

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PROPERTY OVERVIEW

Position your business for success at Chinook Park Plaza, a high visibility retail centre on Macleod Trail SW - one of Calgary's busiest commercial corridors with over 120,000 vehicles passing by daily. Chinook Park Plaza is ideal for retail, medical, and personal service users seeking a high-traffic, amenity-rich location.

Across from the CF Chinook Centre-and surrounded by dense residential areas, offices, and transit.

THE BUILDING IS UNDER NEW OWNERSHIP WITH UPGRADES TO COME:

- Common corridors upgrades (New ceiling, paint, and LED lighting)
- New signage
- Updated lobby with tenant directory
- New paint on exterior
- New tenant signage with black backers
- Updated pylon sign



PROPERTY FEATURES

Basic Rent	Market
CAM + Utilities	\$13.22 / SF (2025)
Property Tax	\$9.78 / SF (2025)
Tenant Inducements	Negotiable



MAIN LEVEL

SUITE 104

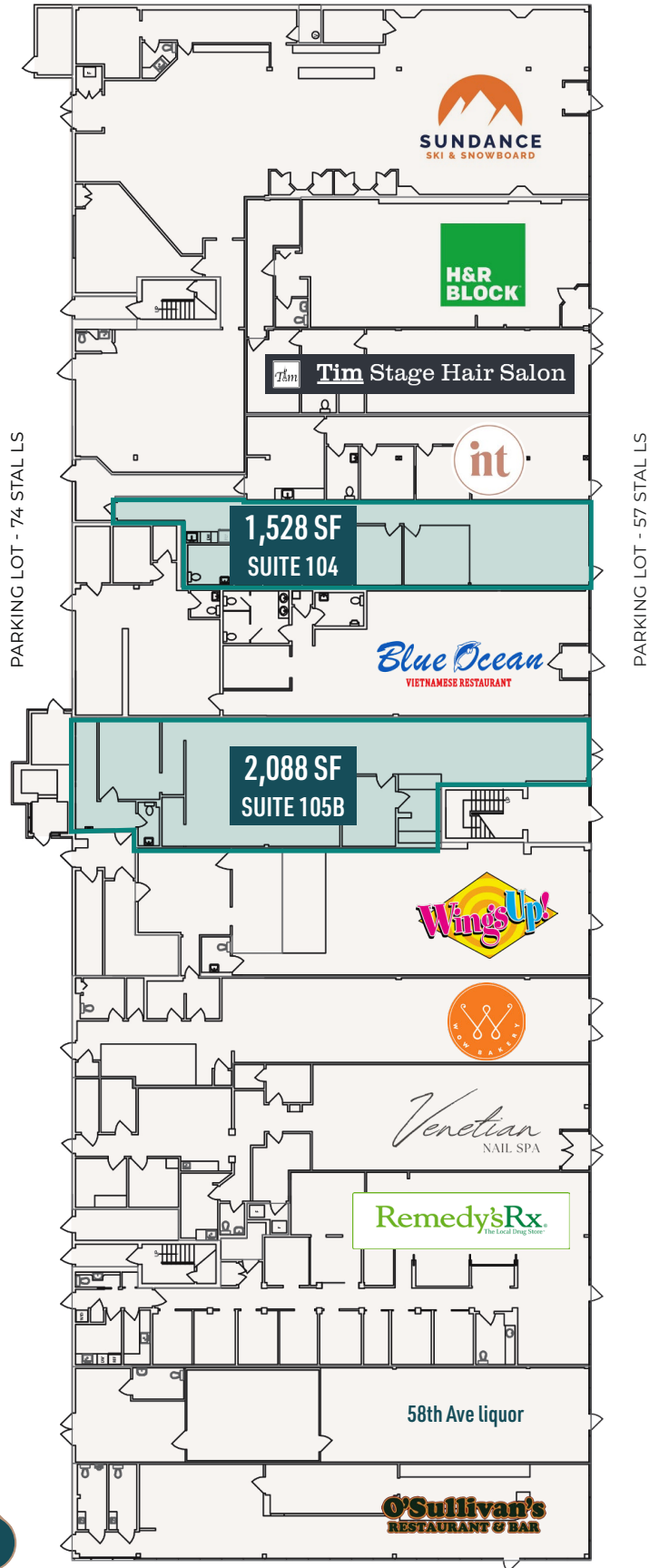
1,528 SF

SUITE 105B

2,088 SF

Chinook Park Plaza offers unmatched exposure and convenience in one of Calgary's busiest commercial districts. With necessary services like H&R Block, Remedy's Rx, and Health Watch Medical Clinic, and local restaurants like Blue Ocean Vietnamese, Osullivan's, and Wow Bakery - this plaza draws consistent daily traffic from both commuters and destination shoppers.

The available units offer flexible floor plans ideal for a variety of uses and benefit from excellent signage visibility and front-facing parking.



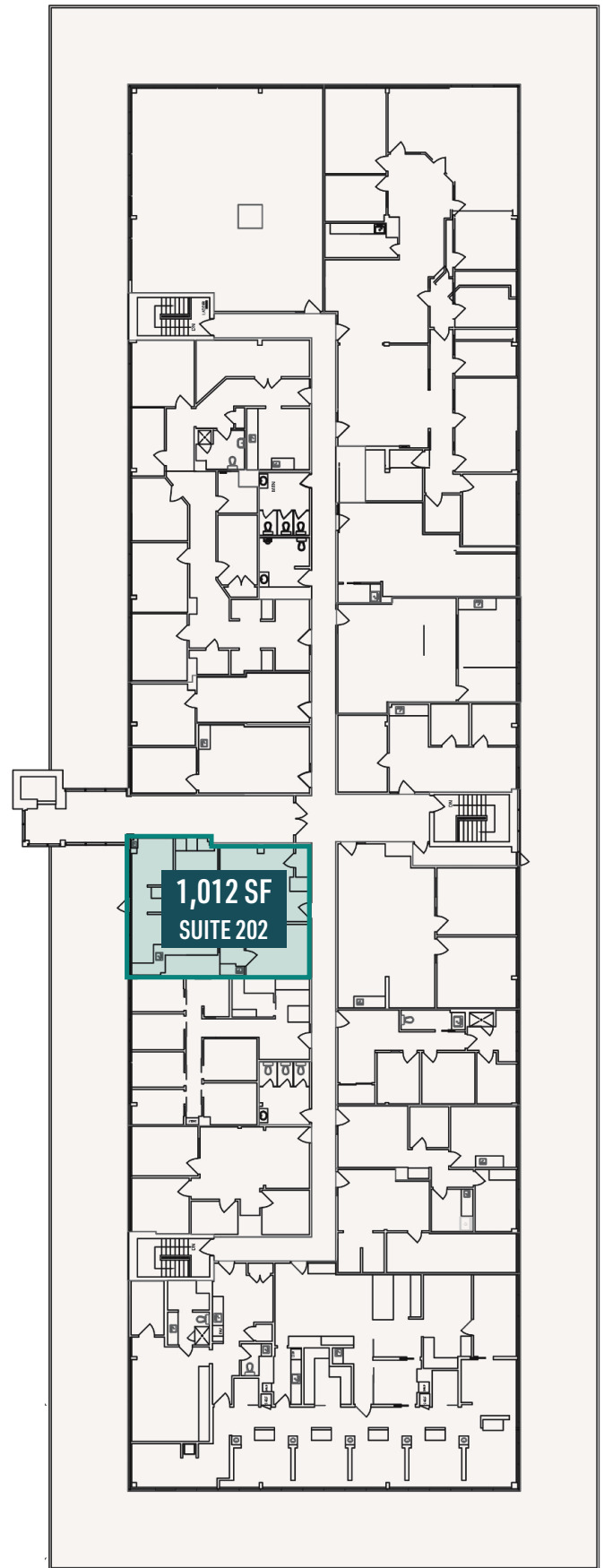
SECOND LEVEL

SUITE 202

1,012 SF

With just two units remaining, the second level offers a rare opportunity for businesses seeking space in one of Calgary's most energetic commercial districts. With all spaces being partially built, this makes for a cost-efficient transition into your new office.

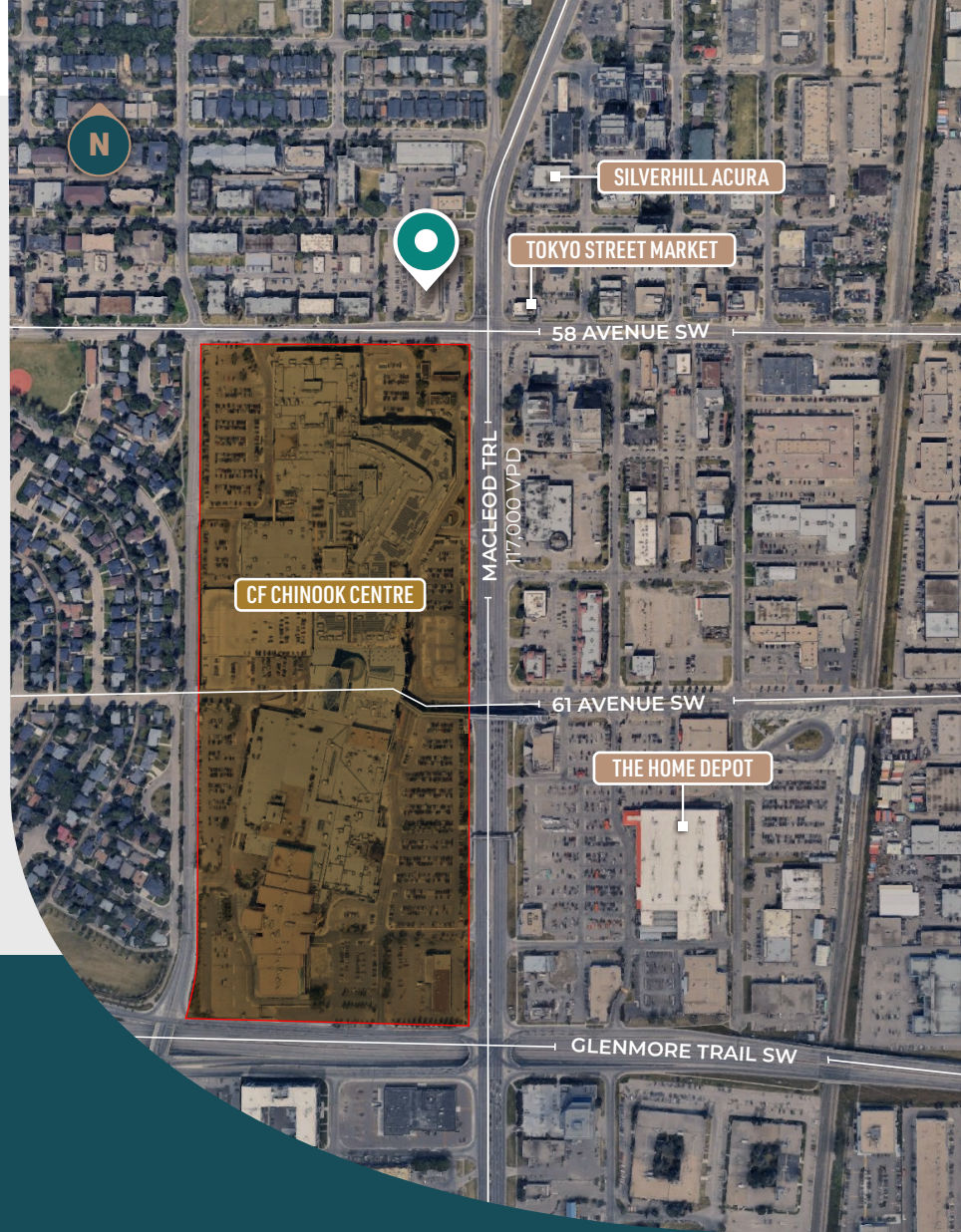
The available east-facing suites enjoy exceptional natural light throughout the day ideal for wellness clinics, professional services, creative studios, or modern offices with an uplifting work environment.



THE AREA

On average in a 5-kilometer radius, the household income of the surrounding communities is \$118, 108 (over \$20,000 more than Calgary's average) with the lowest being \$72,500 and the highest at \$316,000.

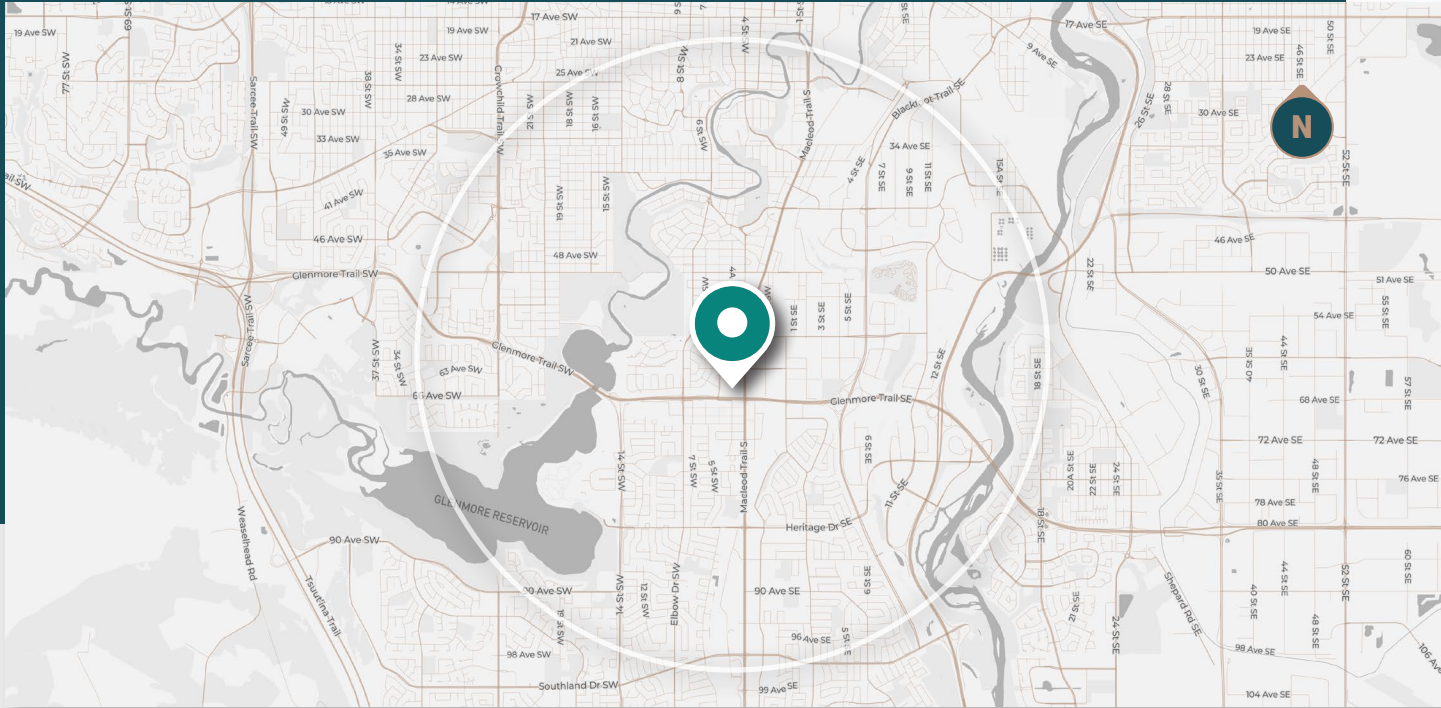
Landmarks and Anchor Businesses
This prime location boasts incredible exposure and high traffic counts with competitive rates to the CF Chinook Centre.



HOUSEHOLD SPENDING

EXPENDITURE CATEGORY	5 km Radius		Calgary, AB	
	Total	Avg. expenditure per house hold	Total	Avg. expenditure per house hold
Shelter (mortgages)	\$1,575,705,432	\$22,164	\$14,291,450,638	\$23,397
Food	\$1,094,336,502	\$15,393	\$9,709,863,337	\$15,896
Household furnishings and equipment	\$373,767,699	\$5,258	\$3,296,583,772	\$5,397
Total personal insurance premiums and retirement/pension contributions	\$439,135,597	\$6,177	\$3,594,830,358	\$5,885
Net purchase price of owned residences	\$200,470,701	\$2,820	\$4,223,955,850	\$6,915

LOCATION OVERVIEW 5 KM RADIUS



117,00 VPD ON MACLEOD TRAIL SW

AREA DEMOGRAPHICS 5 KM RADIUS

303,677

DAYTIME POPULATION

187,321 residents
18.2% growth (2018-2025)
18.7% projected growth (2025-2030)

39.1%

20-39 YEARS

15.4% – 0-19 years
24.6% – 40-59 years
20.9% – 60+ years

\$204,037

AVERAGE HOUSEHOLD INCOME

87,065 – total households
22.4% earn \$60 - \$100,000
47.7% earn \$100,000+

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