

ACADIA VILLAGE SHOPPING CENTRE

430 Acadia Dr SE, Calgary, AB

1,095 SF

RETAIL FOR LEASE



- Small format retail opportunity in the mature, central community of Acadia
- 1,095 square foot vacancy in Acadia, located in close proximity to over 8 schools, grocery stores and neighborhood amenities
- Well appointed fixtured space for personal service businesses – targeting uses including massage, chiropractic, physiotherapy, and beauty services
- Established, convenient neighborhood centre offers ample parking, convenient access to major thoroughfares and residents via Acadia Drive SE

NIC KRYWOLT

Associate

403.930.5882

nic.krywolt@omada-cre.com

SAM TRAFFORD

Associate

403.826.0128

sam.trafford@omada-cre.com

ERIC QUACH

Associate

403.805.9871

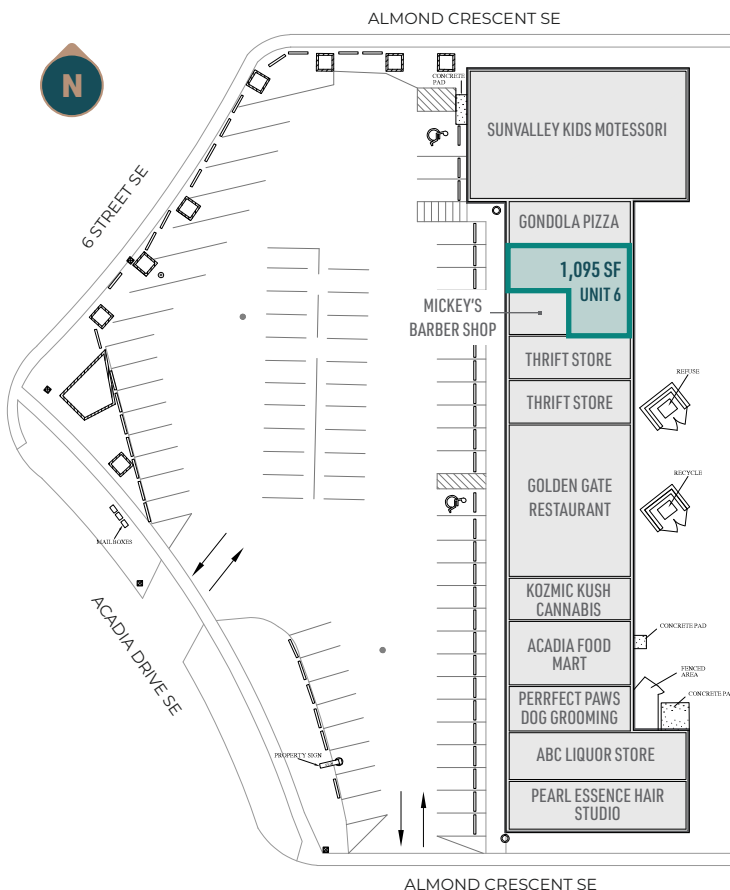
eric.quach@omada-cre.com

PROPERTY FEATURES

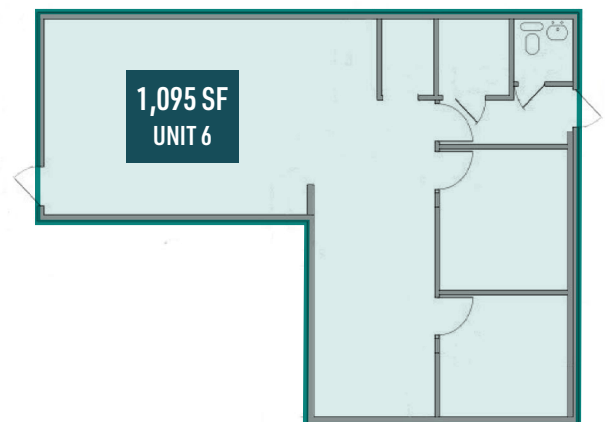
Vacancy	1,095 SF
Available	Sixty Days Notice
Municipal	#6, 430 Acadia Drive SE, Calgary, AB
Zoning	C-N2 Commercial - Neighbourhood 2
Basic Rent	Market
Op. Costs	CAM \$7.76; Tax \$7.08 \$14.84 psf + \$1.15 psf for Mgmt fee
Utilities	Water included in op costs Gas and Electricity separate
Parking	71 Stalls



SITE PLAN



FLOOR PLAN



MARKET INSIGHT

A rare neighborhood retail opportunity in the mature southeast. Located in close proximity to major retail hubs (CF Chinook Centre, Deerfoot Meadows, Willow Park Village and Southcentre Mall) but offering community charm for daily shoppers and residents of Acadia.

Located in close proximity to over 8 primary and secondary schools in Acadia alone, not including 5 additional schools between Fairview & Willow Park.

The centre provides convenient daily services to residents, commuters, students and their parents in the community. Acadia Drive connects to major traffic corridors including Macleod Trail, Fairmount Drive and Southland Drive SE.

Notable major retailers in the area include Costco Wholesale, Ikea, The Italian Centre, Calgary Farmers Market South which draws Calgarians from an extended trade area in the region



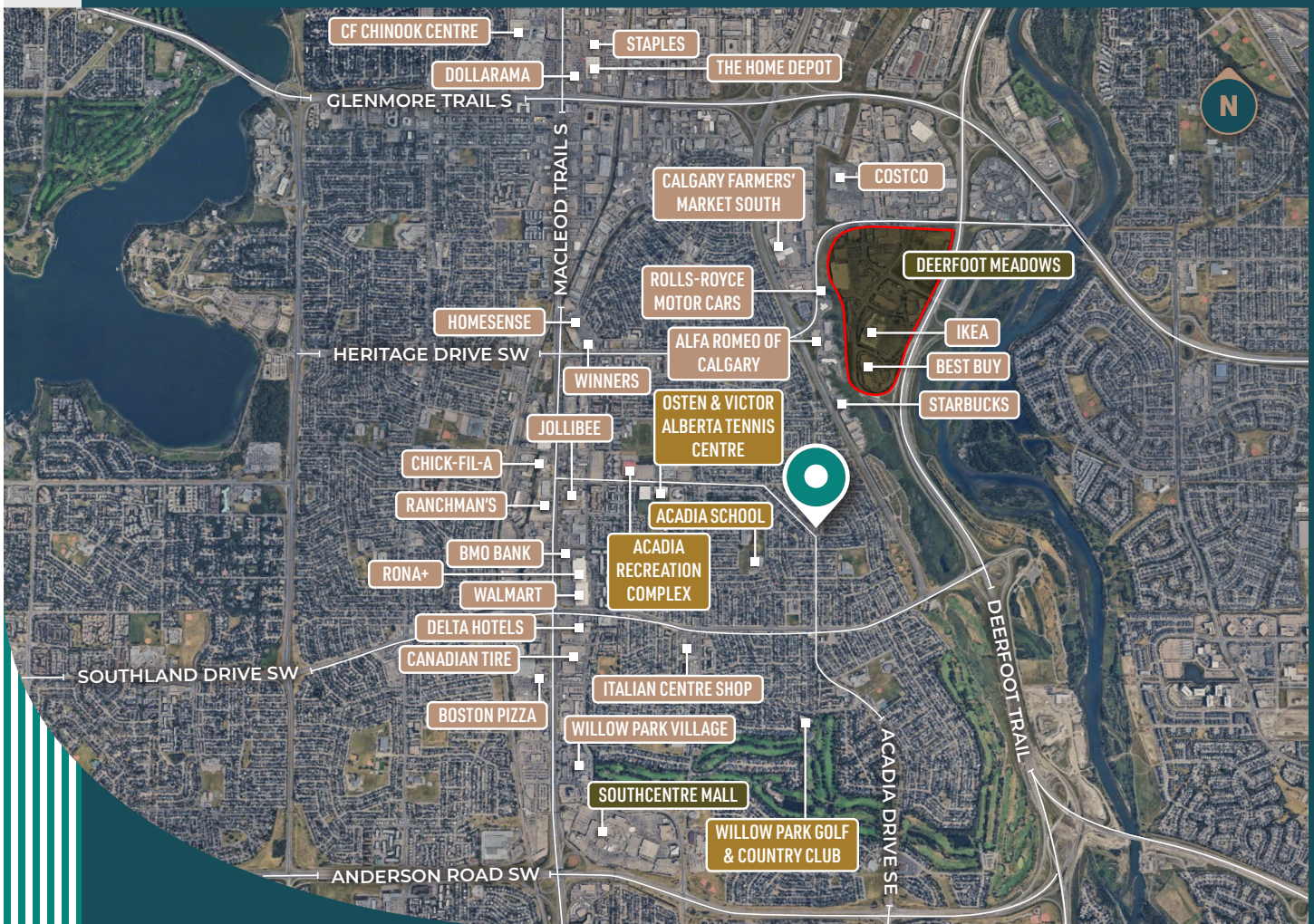
EASY ACCESS TO MACLEOD TRAIL S & BLACKFOOT TRAIL SE VIA SOUTHLAND DR SE



71 SURFACE STALLS ON SITE



8 SCHOOLS IN ACADIA



AREA DEMOGRAPHICS

2 KM RADIUS

35,414

DAYTIME POPULATION

26,726 residents
10.0% growth (2020-2025)
7.4% projected growth (2025-2030)

\$127,248

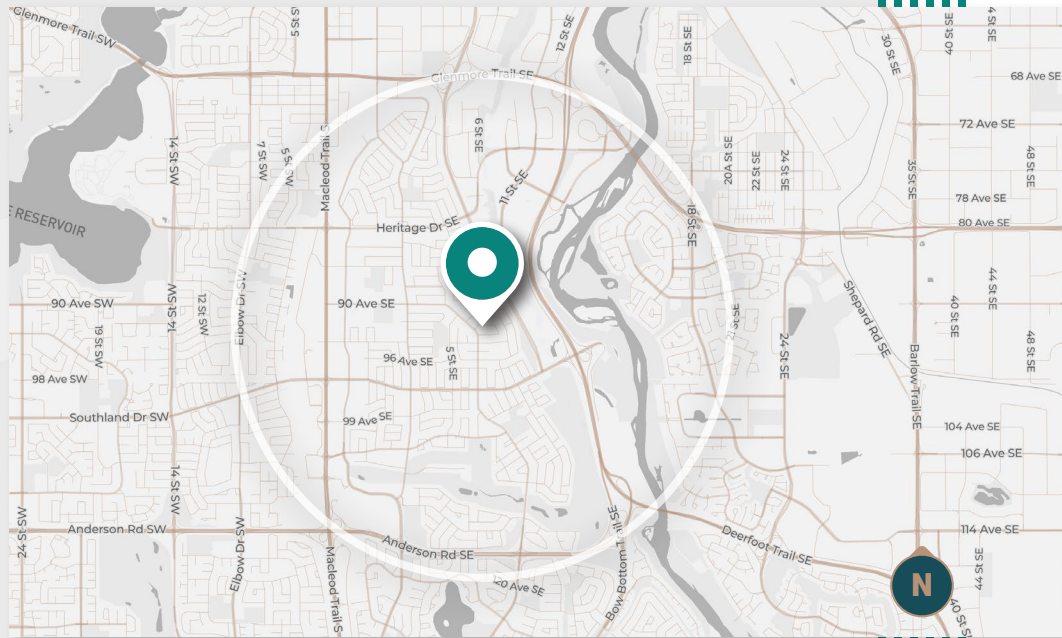
AVERAGE HOUSEHOLD INCOME

11,200 total households
24.1% earn \$60 - \$100,000
42.9% earn \$100,000+

36.70%

20-39 YEARS

16.3% - 0-19 years
26.0% - 45-64 years
21.3% - 65+ years



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OMADA-CRE.COM

403.930.5882

OMADA COMMERCIAL
1000 The Edison, 150 - 9th Ave SW
Calgary AB T2P 3H9

Omada
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