

RETAIL FOR LEASE



LAKE BONAVISTA PROMENADE

755 Lake Bonavista Dr SE, Calgary, AB

- **Small and Large bays ready for Tenant Fixturing**
- Established Anchor Tenants: High-volume daily traffic drivers including Safeway, Shoppers Drug Mart, and Brewsters Craft Brewery
- Diverse Tenant Mix: Home to over 45 service-oriented, medical, and boutique retail tenants that are pillars of the community
- Exceptional Accessibility: Ample surface parking with easy access to major south Calgary thoroughfares like Macleod Trail and Bow Bottom Trail SE via Anderson Rd SE
- Loyal Residential Demographics: Deeply rooted community connection with strong repeat customer visits from affluent neighborhoods
- Strong Commercial Density: Several schools and destination restaurants, Willow Park Golf and Country Club, Fish Creek Park, and Southcente Mall – all within 2 km - attract exceptional year-round daytime traffic to the area

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PROPERTY FEATURES

Municipal	755 Lake Bonavista Dr SE, Calgary, AB
Available	Immediately
Zoning	DC Direct Control
Op. Costs	\$22.56 PSF (est. 2026) + Mgmt. Fee
Utilities	Included
Basic Rent	Market
Parking	Scramble - 435 stalls

Unit	Interior build out	Size (SF)
173/175	Main Floor	1,774
203	2 nd Floor	885
236	2 nd Floor	3,648
240	2 nd Floor	2,234

SITE PLAN



MAIN FLOOR

#100 Safeway	#115 Video Game Trader	#151 Studio 9 Music	#173/175 Available - 1,774 SF
#101 Lottery	#125 Shoppers Drug Mart	#155 Ace Liquor	#176 Brewsters
#102 Oriental Grill	#127 Conditionally Leased	#159 Animal Clinic	#183 Avenue Blonde
#103 Circle K	#129 Titan Ink	#160 Dr. New Chiropractor	#187 Bravin Jewellers
#105 Amplifon Hearing Clinic	#131 Comic Traders	#161 Jeans Addiction	#189 Wig Warehouse
#107 Flowers	#135 Little Ceasars	#163 Beads & Plenty More	#191 Gourmet Cup
#109 Foot Institute	#139 Subway	#165 Lucky Nail	#193 Shoe Repair
#111 Servimage Print	#141 PC Medic	#167 Forbidden Library	#195 Alterations
#113 Thistle & Clover Barber	#143 Doodle Dogs	#169 Conditionally Leased	#198 Canada Post
#113A Barber	#145 Holy Family Preschool	#171 Peking House	#199 Esso

THE OPPORTUNITY

Lake Bonavista Promenade is a community pillar for affluent communities in South Calgary. The enclosed shopping centre has served established communities, including Lake Bonavista, Willow Park, Parkland, Canyon Meadows, Queensland, and Deer Run for over 30 years. Anchored by Safeway, Shoppers Drug Mart, Brewsters Brew Pub, and other retail staples, it provides a unique lakeside atmosphere paired with high-frequency customer traffic.



EASY ACCESS TO MACLEOD TRAIL SE, DEERFOOT TRAIL SE, AND BOW BOTTOM SE



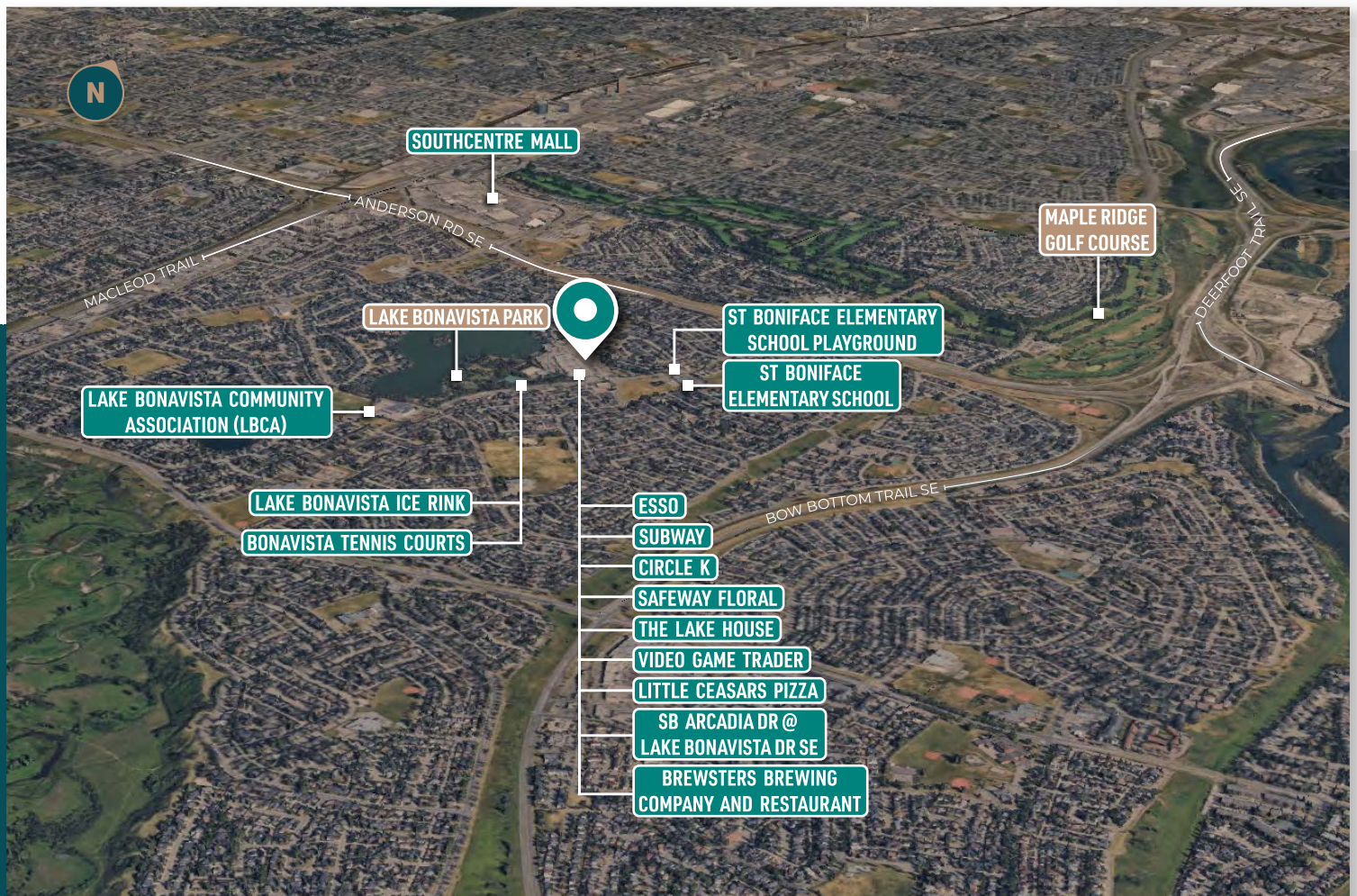
AMPLE PARKING



DUAL-STREET ACCESS POINTS



EXCEPTIONAL DINNER TRAFFIC



AREA DEMOGRAPHICS

2 KM RADIUS

22,315

DAYTIME POPULATION

22,715 residents
4.6% growth (2020-2025)
1.5% projected growth (2025-2030)

22.2%

20-39 YRS

0-19 yrs = 20.3%
40-59 yrs = 25.8%
60+ yrs = 31.7%

\$222,757

AVERAGE HOUSEHOLD INCOME

20.0% earn \$60-100,000
63.1% earn \$100,000+

150,000

VPD ON DEERFOOT TRAIL SE

105,000 VPD on MacLeod Trail SE
8,500 VPD on Acadia Drive SE

SAM TRAFFORD

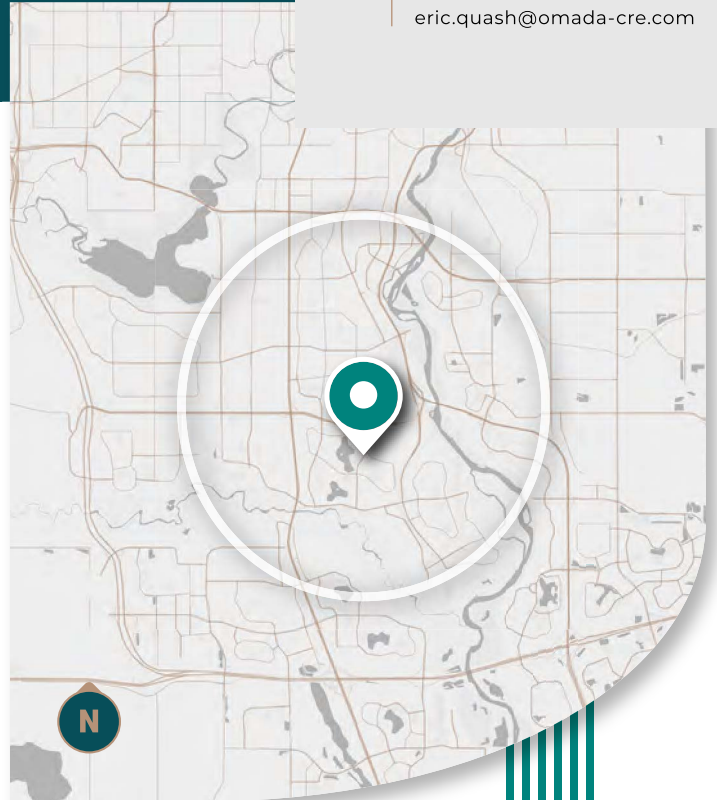
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