

HAYSBORO CENTRE

8403 Elbow Drive SW, Calgary, AB

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RETAIL FOR LEASE



- **Small bay, fixtured retail space in the heart of mature SW Calgary**
- Located at the intersection of Heritage Dr SW & Elbow Drive SW, Haysboro Centre offers great exposure and access to the mature communities of Southwest Calgary
- Two availabilities available with build out in place, 1,000 SF and 1,500 SF
- Nestled between the communities of Haysboro, Chinook Park and Kingsland, and surrounded by numerous traffic drivers including schools, Rose Kohn and Jimmie Condon Arenas, Rockyview General Hospital, Heritage Park
- Easy access to major throughfares including Macleod Trail S & Glenmore Trail SW

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PROPERTY FEATURES

VACANCY

UNIT #907

±1,000 SF

UNIT #8415

±1,500 SF

AVAILABILITY

UNIT #907

Immediately

UNIT #8415

90 Days Notice

Municipal	8403 Elbow Drive SW, Calgary, AB
Zoning	C-C1 Commercial - Community 1
Basic Rent	Market
Additional Rent	Tax (2025): \$8.39 PSF CAM (2025): \$10.37 PSF + Utilities - Unit #907: Utilities \$0.48 PSF; \$19.24 PSF - Unit #8415: Utilities \$5.78 PSF; \$24.54 PSF
Utilities	Included in Additional Rent
Parking	Scramble



HIGH DAILY COMMUTER TRAFFIC



MATURE NEIGHBOURHOOD RETAIL



AMPLE PARKING

UNIT #907



UNIT #8415



MARKET INSIGHT

Rare small bay vacancy available on this high-profile corner of Heritage Drive & Elbow Drive SW, in a traditionally fully leased centre. Haysboro Centre offers convenient daily needs shopping in the heart of the mature southwest. Bays offer high exposure and easy access from both main roads, and easy access from the greater southwest via access to Macleod Trail S and 14 Street SW via Heritage Drive SW. Join the beloved local businesses such as Empire Provisions, Outlaw Sports, Paws Pet Food & Accessories, Lotus Herbal Health among many others.



#901C
#901B
#905
#907
#909
#911
#8403

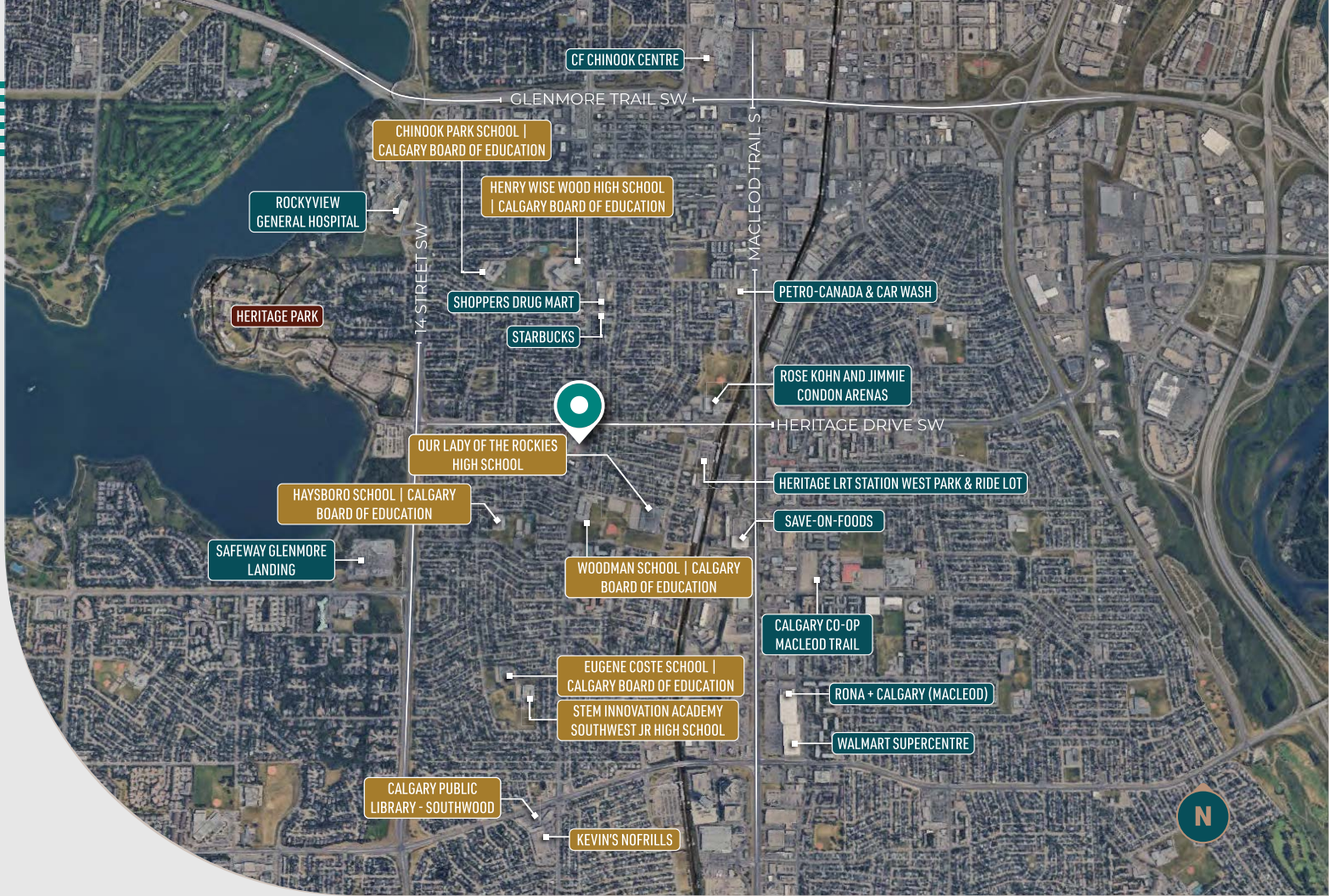
The Choice Hair
Two Twisted
Rapid Rent Outlaw
Vacant - 1,000 SF
Kumon Learning
Subway
Paws

#8407
#8407B
#8409
#8413
#8415

Western Pizza
Heritage Massage
Empire Provisions
John Wong's
**Available 90 days notice
1,500 SF**

#8417
#8419
#8419B
#8421
#8423

Lotus Herbal Health
Heritage Wine & Liquor
Cyrex Repairs
Haysboro Dental Care
Dairy Queen



AREA DEMOGRAPHICS

2 KM RADIUS

39,292

DAYTIME POPULATION

33,767 residents
13.3% growth (2020-2025)
7.7% projected growth (2025-2030)

37.9%

20-44 YRS

0-19 yrs = 17.5%
45-64 yrs = 24.6%
65+ yrs = 19.6%

\$154,927

AVERAGE HOUSEHOLD INCOME

25.2% earn \$60-100,000
40.0% earn \$100,000+

23,000

VPD TRAFFIC

Elbow Drive + Heritage Drive

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