



Colliers

4 Units Available  
1,236 SF  
2,017 SF  
3,335 SF  
4,615 SF

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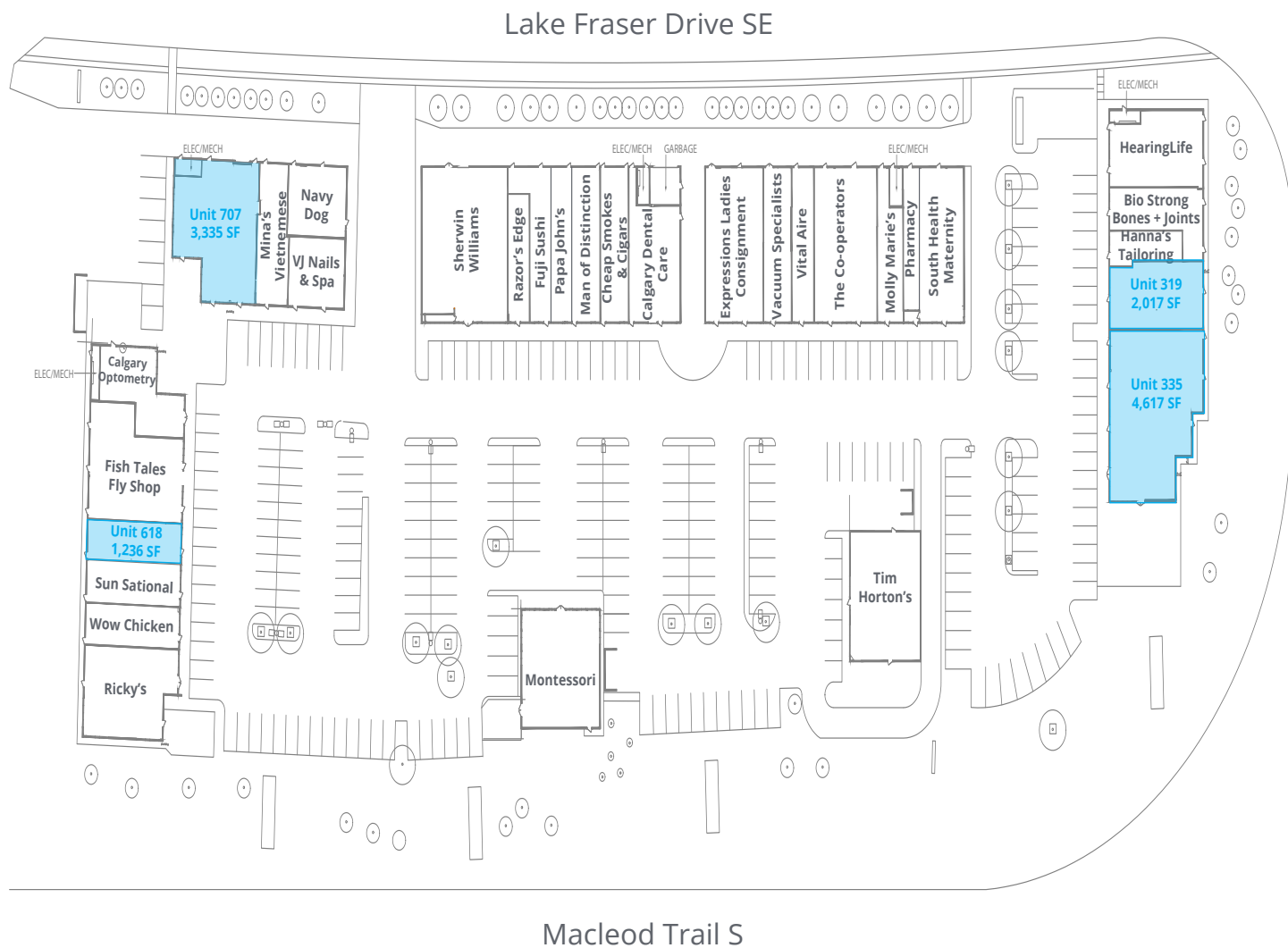
12100 Macleod Trail S | Calgary, AB

# Avenida Place

## Retail for lease

- Open air shopping centre located along Macleod Trail S with exposure to over 112,000 vehicles per day
- Over 180,000 residents living within 5km of the centre
- Services the surrounding communities of Bonavista, Lake Bonaventure, Canyon Meadows, and Deer Ridge
- Co-tenants include Ricky's, Papa John's, Tim Horton's and other retailers and service providers

# Site Plan



## Highlights

- Located along Macleod Trail with exposure to over 112,000 vehicles per day
- Over 180,000 residents living within 5km of the shopping centre
- Services the surrounding communities of Bonavista, Lake Bonaventure, Canyon Meadows, and Deer Ridge
- Co tenants include Ricky's, Tim Horton's, and other retailers and service providers



# Property Information

Civic Address	12100 Macleod Trail S	
Location	Located in SE Calgary along Macleod Trail	
Available Area	Unit 319:	2,017 SF
	Unit 618:	1,236 SF
	Unit 335:	4,617 SF
	Unit 707:	3,335 SF
Net Rent	Market Rates	
Operating Costs	\$22.17 PSF	
Occupancy	Immediately	
Term	5 - 10 years	
Parking	Ample surface stalls	



## Demographics



Current  
population  
(2022)

**\$204,138**



Projected  
population  
(2027)

**\$241,771**



Average  
household  
income (2022)

**\$153,846**



Projected  
household  
income (2027)

**\$174,776**

\* Based on a 5km radius





# Colliers

## Royal Bank Building

Suite 900  
335 8<sup>th</sup> Avenue SW  
Calgary, AB T2P 1C9

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