



Colliers

3 units
available

Rob Walker

Senior Vice President | Partner
+1 403 298 0422
rob.walker@colliers.com

Deep Sekhon

Senior Associate
+1 403 571 8826
deep.sekhon@colliers.com

12445 Lake Fraser Drive SE | Calgary, AB

Avenida Village

Retail for lease

- 110,000 SF open air shopping centre with exposure to over 112,000 vehicles per day along Macleod Trail S
- Abundance of potential customers with over 180,000 residents living within 5km radius
- Services the surrounding communities of Bonavista, Lake Bonaventure, Canyon Meadows, and Deer Ridge
- All-turns lighted intersection at Macleod Trail and Lake Fraser Gate ensures ease of access/egress

Property Overview

Address	12445 Lake Fraser Drive SE
Location	Located in SE Calgary along Macleod Trail
Available Areas	107: 2,444 SF
	213: 4,933-SF LEASED
	215: 973 SF
	410 1,116 SF

Net Rent	Market Rates
Operating Costs	See next page
Occupancy	Immediately
Term	5 - 10 years
Parking	Ample surface stalls



Demographics

Current population (2022)

182,021

Projected population (2027)

188,816

Average household income (2022)

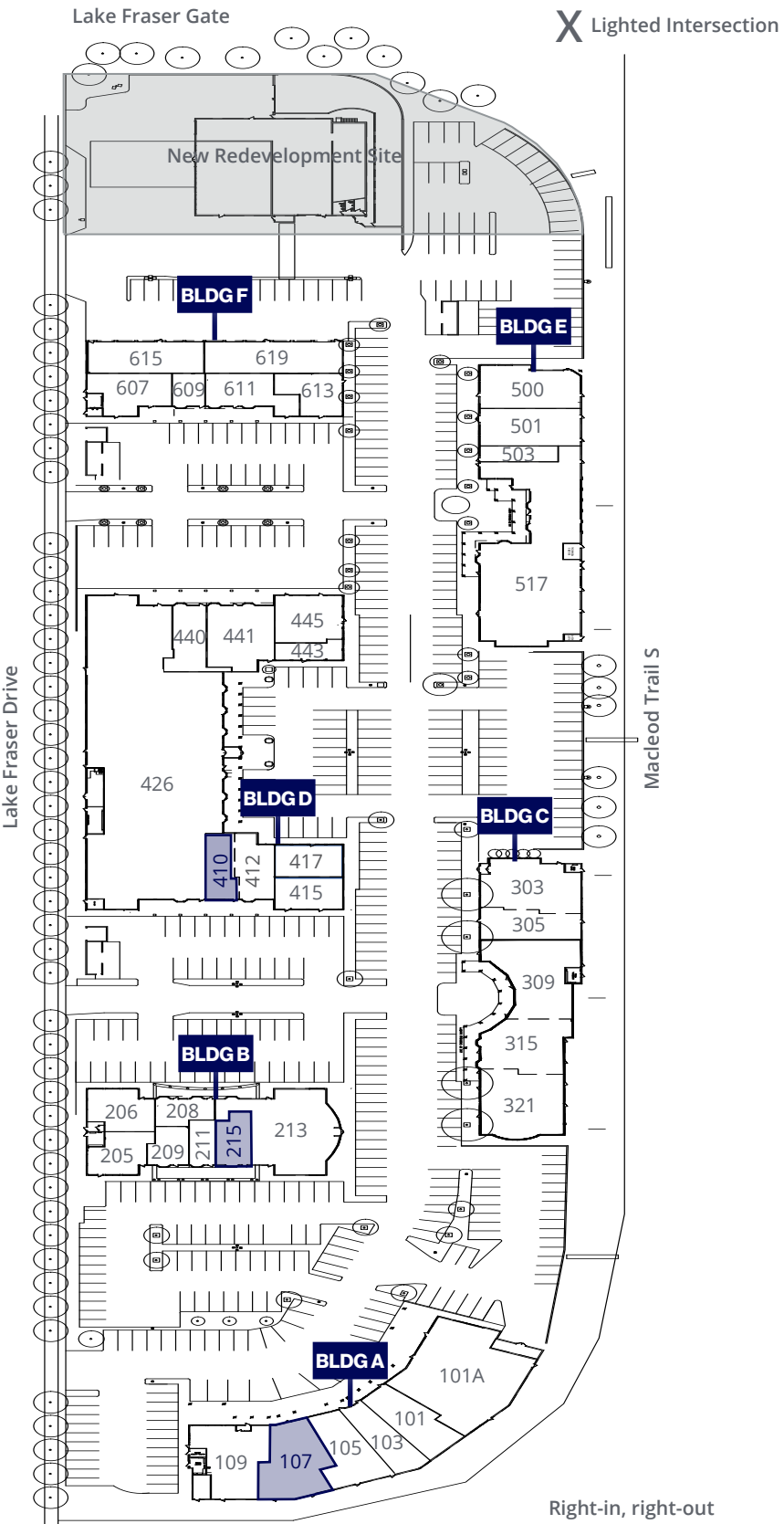
\$141,603

Projected household income (2027)

\$155,628

* Based on a 5km radius

Site Plan



Units			
101A	ADC Imaging	205	Avenida Dental Centre
101	Cedar & Steam	206	Salon Kokoro
103	Kam Han Inc.	208	Desjardins Insurance
105	La Piccola	209	Avenida Denturist
107	Vacant - 2,444 SF	211	National Hearing Services
109	Aladdins Casbah	213	Divine Mine
		215	Vacant - 973 SF
303/305	Golf Traders	410	Vacant - 1,116 SF (Available July 1, 2024)
309	Avenida Pharmacy	412	Chickadee Refillery
315	Dr. Amir	415	Coleman Prosthetics
321	Breathe Hot Yoga	417	Beyond Physiotherapy
		426/440 & 441	Avenida Food Hall
		443/445	Collective Craft Beer
500/501	Synapse Fitness	607	Avenida Pet Clinic
503	Union Vape	609	Deborah K Esthetics
517	Calgary Laboratory Services	611	Pies Plus
		613	Grower Direct
		615	Prolevel Corporation

2024 Operating Costs + Utilities	
• BLDG A	\$23.16 PSF
• BLDG B	\$25.72 PSF
• BLDG C	\$25.70 PSF
• BLDG D	\$24.10 PSF
• BLDG E	\$27.12 PSF
• BLDG F	\$28.43 PSF

An aerial photograph of a city, likely Calgary, showing a mix of residential neighborhoods, commercial areas, and a major highway interchange. A blue location pin is placed on a large, modern building with a blue roof, which is the subject of the advertisement. The city skyline is visible in the distance under a clear sky.

Colliers

Royal Bank Building

Suite 900
335 8th Avenue SW
Calgary, AB T2P 1C9

Rob Walker

Senior Vice President | Partner
+1 403 298 0422
rob.walker@colliers.com

Deep Sekhon

Senior Associate
+1 403 571 8826
deep.sekhon@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.



[collierscanada.com](https://www.collierscanada.com)

Accelerating success.