



Colliers

10640 Macleod Trail SE | Calgary, AB

# Freestanding Retail / Restaurant Building **For Lease**

Freestanding retail building located on the corner of Macleod Trail SE and Willow Park Drive SE - within close proximity to the Anderson LRT station and shadow anchored by Southcentre Mall.

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# Property Overview

Property Type:	Retail
Zoning:	C-COR3 f1.0 h12
Year Built:	1996
District:	Macleod Trail SE
Site Area:	43,595 SF

Parking

- 24 underground heated parking stalls
- 52 surface parking stalls
- Overflow parking available at the adjacent Toys R Us

Existing Non-trademarked kitchen equipemnt & seating package could be included at an additional cost

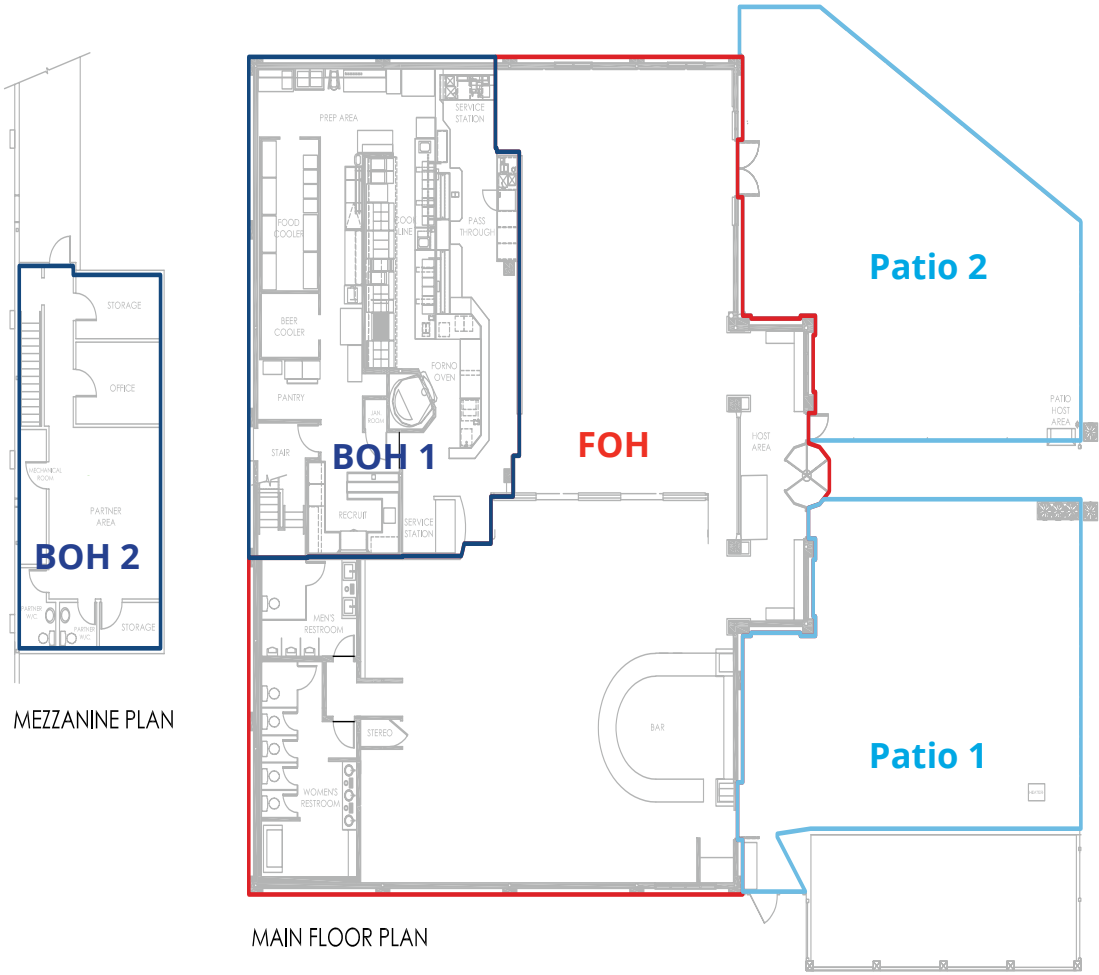
Size:

Front of House: 4,754 SF  
Back of House 1: 2,035 SF  
Back of House 2: 830 SF  
Total: 7,619 SF

Lease Rate:	C/S	Market
Operating Costs:	\$14.00 PSF + utilities	
Available:	Immediate	
Lease Term:	Minimum of 10 years	
Power:	600 Amps 120/208V	

Patio:

2 exterior patio areas  
Patio 1 is 1,369 SF  
Patio 2 is 1,721 SF



AREA CALCULATION LEGEND				
AREA NAME	COLOUR	SEATS	TABLES	SQUARE FT.
FOH		226	57	4754
BOH		0	0	2865
TOTAL INTERIOR		226	57	7619
SEASONAL PATIO		177	42	1721+1639
GRAND TOTAL W/ PATIO		403	99	N/A
TOTAL LEASE AGREEMENT SQ. FT.				6529

\*VARIATION B/T CALCULATIONS & LEASE AT 3.5% DUE TO MEZZANINE



# Area Demographics



**Current Population** (2022)

within 1km 7,207  
within 3km 64,456  
within 5km 157,990



**Projected Population** (2027)

within 1km 7,384  
within 3km 66,423  
within 5km 164,755



**Average Household Income** (2022)

within 1km \$90,689  
within 3km \$134,525  
within 5km \$141,905



**Projected Household Income** (2027)

within 1km \$101,259  
within 3km \$148,293  
within 5km \$155,606







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