

RARE RETAIL AND MEDICAL  
CONDOS FOR SALE

Brand new  
commercial  
development in the  
thriving SW Calgary  
neighbourhood of  
Christie Park.

# CHRISTIE PARK

COMMERCIAL PLAZA

6320 17<sup>TH</sup> AVENUE SW



NICK PRESTON

Senior Associate  
403 538 2512  
[nick.preston@colliers.com](mailto:nick.preston@colliers.com)

ROB WALKER

Senior Vice President | Partner  
403 298 0422  
[rob.walker@colliers.com](mailto:rob.walker@colliers.com)

BRENDAN KEEN

Senior Associate  
403 538 2511  
[brendan.keen@colliers.com](mailto:brendan.keen@colliers.com)



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# CHRISTIE PARK

COMMERCIAL PLAZA

Christie Park Commercial Plaza is a brand new retail development situated on the corner of 17th Avenue SW and Christie Park Gate SW. With nearby access to Sarcree Trail SW and the Sirocco C-Train Station, this site offers high visibility and traffic.

Explore the opportunity to purchase  
premium retail space in a well-situated  
SW Calgary community, Christie Park.



Over 30,000 SF Area

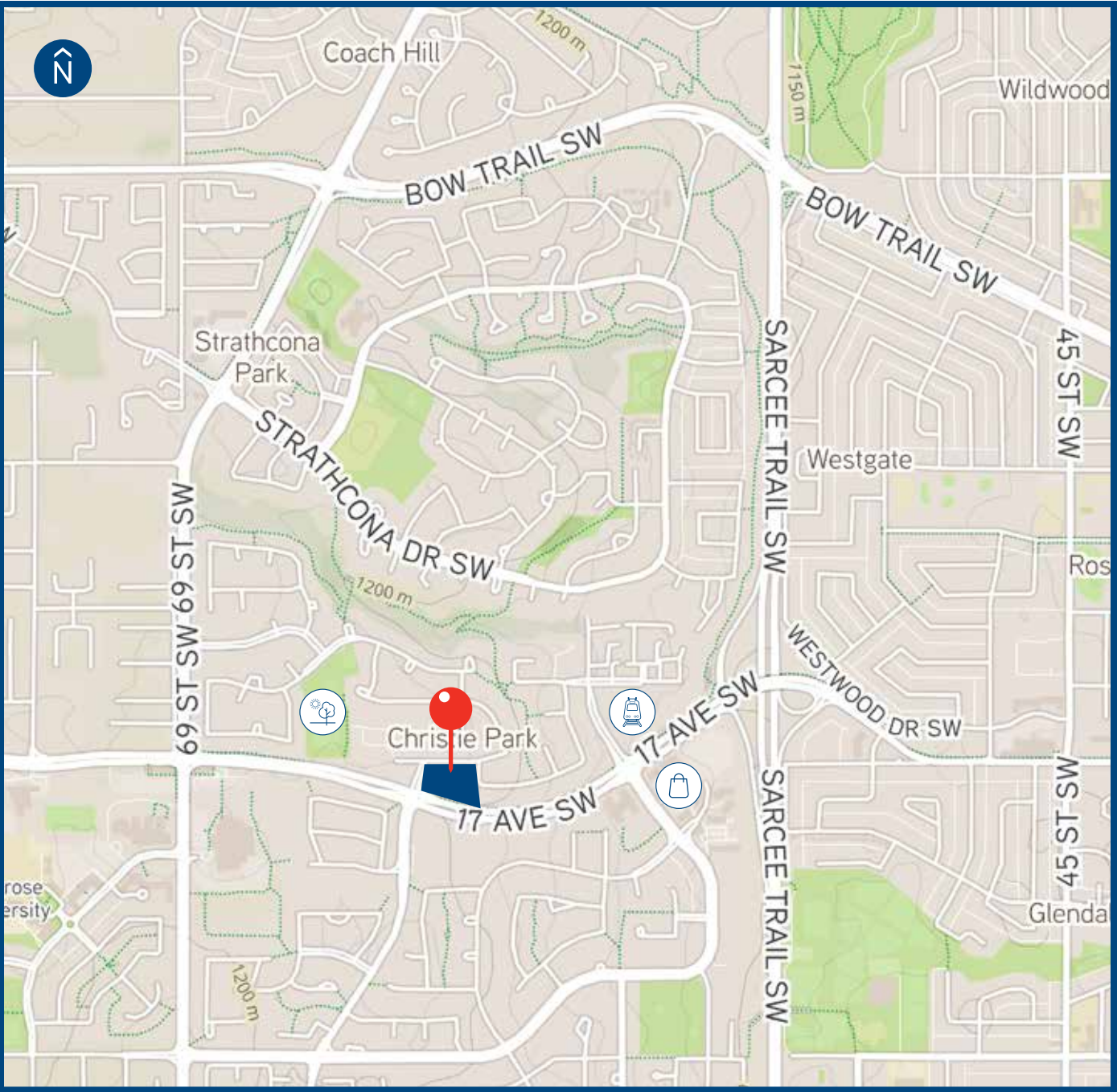


Over 100 Parking Stalls



Located in Well-Situated SW Calgary Neighborhood





Total Average Population	1 km radius	3 km radius	5 km radius
2014	7,864	73,553	140,615
2019	8,136	80,150	154,128
2024 Projected	8,661	89,734	174,779
% change 2019-2024	6.5%	12.0%	13.4%
Average Household Income	1 km radius	3 km radius	5 km radius
2014	\$231,440	\$172,182	\$174,146
2019	\$238,519	\$173,068	\$174,095
2024 Projected	\$274,963	\$197,755	\$196,877

DEMOGRAPHICS





Sirocco C-Train Station



West Market Square



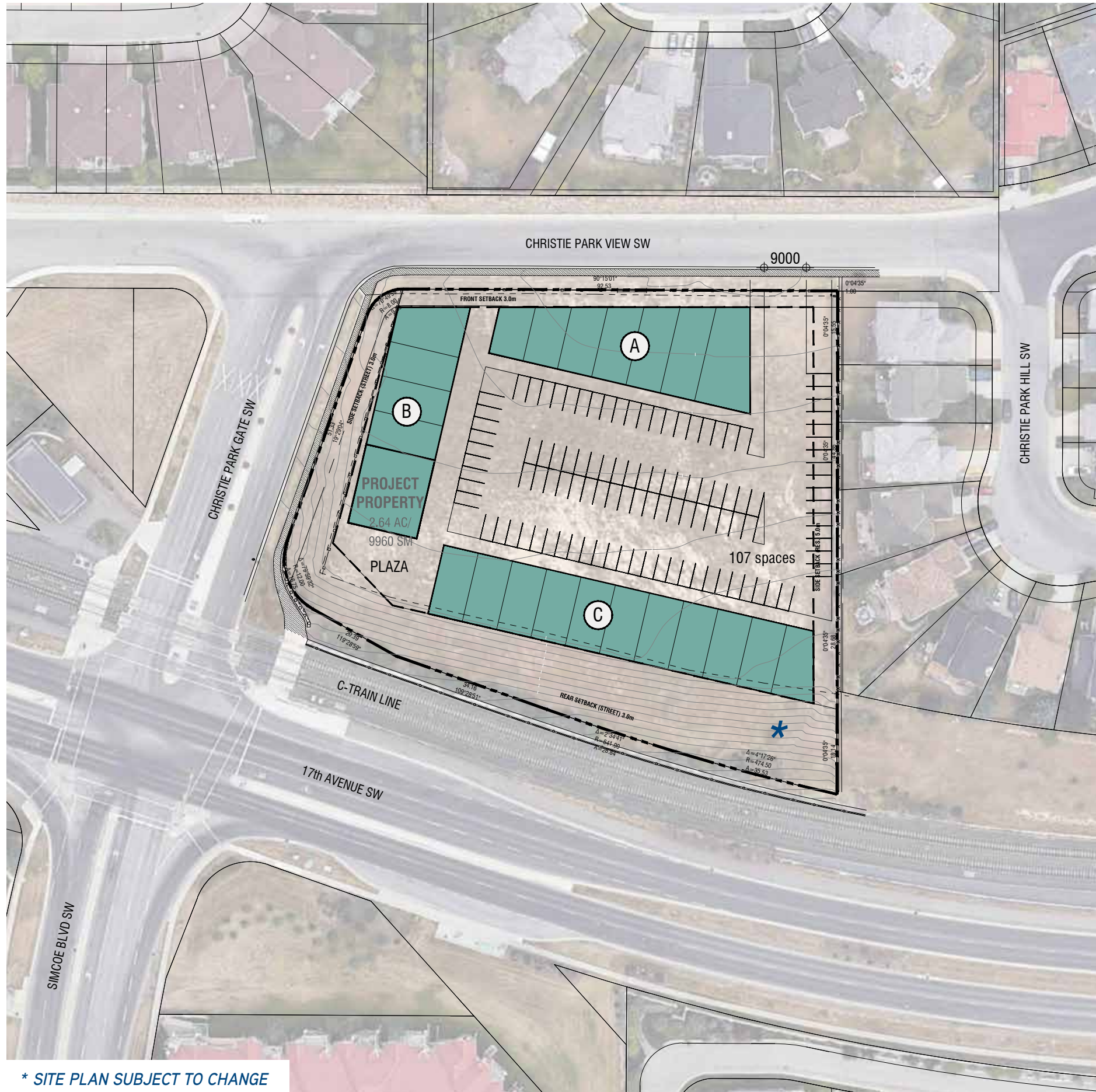
Christie Estates Park

Starbucks  
Sunterra Market  
Crowfoot Wine & Spirits  
JusFruit West Market

Shillelagh's Pub  
Signal Hill Barber Shop  
Signature Drug Mart  
Calgary Hearing Aid & Audiology

Permitted Uses		Discretionary Uses	
Convenience Store	Medical Clinic	Brewery, Winery and Distillery	Gas Bar
Financial Institution	Retail and Consumer Service Office	Car Wash	Liquor Store
Fitness Center	Specialty Food Store	Cannabis Store	Market
Instruction Facility	Take-out Food Service	Child Care	Restaurant: Licensed – Small
Restaurant (Food Service Only - Small)	Veterinary Clinic	Drinking Establishment – Small	Restaurant: Neighborhood





\* SITE PLAN SUBJECT TO CHANGE



## DEVELOPMENT HIGHLIGHTS

Units Starting at 1,000 SF

Price: \$575/SF

Building A: 9,634 SF

Building B: 7,890 SF

Building C: 1,336 SF

**Total: 30,860 SF**

Restaurant, Medical, and other Retail Opportunities Available

103 Shared Retail/Visitor Stalls

High-Visibility Signage Opportunities Available

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