

# The Gates of Walden

151 Walden Gate SE, Calgary, Alberta

## FULLY LEASED



## SITE INFO

Popular shopping centre serving the communities of Walden, Legacy and Chaparral. Pharmacy anchored site offering a mix of national and local retailers including a brand new Starbucks, Specsavers, Everest Dental and Cluck & Cleaver. The site has convenient access to the busy 194 Avenue SW with 21,000 vehicles per day and is minutes away from one of Calgary's busiest thoroughfares, Macleod Trail South.

### LEASING CONTACT

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**Royop Development Corporation**

510 211-11th Avenue SW, Calgary, AB

# SITE PLAN



### BUILDING 2

- #210 Cluck N Cleaver 1,362 sf
- #220 Great Clips 993 sf
- #230 Walden Medical Clinic 1,179 sf
- #240 Q Nails 1,172 sf
- #250 Pet Planet 2,010 sf
- #260 Leap N' Learn 1,473 sf
- #270 The Co-operators 1,197 sf

### BUILDING 3

- #310 Starbucks 2,100 sf
- #320 Specsavers 1,629 sf
- #330 Evershine Dental 2,644 sf

### BUILDING 4

- #410 Subway 1,198 sf
- #420 Chili Garden 1,186 sf
- #430 Green Chili 1,191 sf
- #440 Taco Time 1,191 sf

### BUILDING 5

- #510 Scotiabank 5,011 sf
- #520 Ace Liquor 2,607 sf
- #530 Windsor Rose Pub 6,035 sf

### PAD SITES

- #600 RBC 5,232 sf
- #700 Shoppers Drug Mart 18,115 sf

## AREA DEMOGRAPHICS



### Population

3 km | Total Daytime Population 20,070



### Income

3 km | Average Household Income \$166,297  
3 km | 2023 Proj. Avg HH Income \$175,755



### Households

3 km | Total Households 11,584

Demographics information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Royop does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Our rich history spans 60 years in Western Canada. Royop is a leader and expert in development and management. Our leasing strategy is proven to retain and attract best-in-class retailers to our centres. We develop and manage mixed use projects.