

The Gates of Walden

151 Walden Gate SE, Calgary, Alberta

RETAIL UNITS AVAILABLE



SITE INFO

- Join national retailers including: Save-On Foods, Shoppers Drug Mart, McDonalds, Scotiabank & RBC
 - Drive-thru opportunity in the community of Walden
 - Easily accessible from Macleod Trail S - one of Calgary's major thoroughfares
 - Exposure to 21,000 VPD along 194 Avenue SE
 - Prominent visibility from Macleod Trail; pylon signage opportunity along 194 Avenue SE
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- **Available Space:** Unit 210 - 1,362 sq ft *end cap available Spring 2023*
 - **Asking Minimum Rent:** Market
 - **Additional Rent:** \$20.04 PSF (est. 2023) + Mgmt Fee
 - **Zoning:** Commercial Community (C-C2)

LEASING CONTACT

Ben Cowie Leasing Manager

403.618.7753 | bcowie@royop.com

Royop Development Corporation

510 211-11th Avenue SW, Calgary, AB

SITE PLAN



BUILDING 2

- #210 Vacant 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 C. Kahlon 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 Liquor Depot 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

Total Daytime Population 20,070



Income

Average Household Income \$166,297
2023 Projected Average HH Income \$175,755



Households

Total Households 11,584

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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.