

Beddington Village

8282 Centre Street NE, Calgary, Alberta

▶ OPPORTUNITIES AVAILABLE



▶ SITE INFO

21,000 square foot shopping centre located on the busy corner of Beddington Drive NE and Centre Street with easy access to the Deerfoot Trail connector. The centre is strategically located within walking distance of two grocery store and pharmacy anchored shopping centres. Pre-built restaurant pad location is available for immediate possession with demising options available to accommodate a variety of uses.

- **Available Space:** #8294 - 4,310 sq ft *(Former pub that can be converted to other uses, and multiple demising options.)*
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$17.78 PSF (est. 2023) + Mgmt Fee
- **Zoning:** CN-2

LEASING CONTACT

Ben Cowie Leasing Manager

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Royop Development Corporation
510 211-11th Avenue SW, Calgary, AB

SITE PLAN AND PHOTOS



BUILDING 8282

- #8282D BMO 3,557 sf
- #8282A Wilkie Chiropractic 1,170 sf
- #3-8282 Shanghai Classic 2,488 sf

BUILDING 8286

- #8286 Mac's 2,000 sf

BUILDING 8294

- #8294 Vacant 4,310 sf

BUILDING 8290

- #8290 Mommy's Kids 3,890 sf
- #8290C Pediatric Dentistry 3,417 sf

AREA DEMOGRAPHICS



Population

1 km Total Population	9,208
3 km Total Population	55,247
5 km Total Population	129,800

1 km Daytime Population	4,592
3 km Daytime Population	37,818
5 km Daytime Population	110,444

1 km Median Age	40
3 km Median Age	40
5 km Median Age	39



Income

1 km Average Household Income	\$89,081
3 km Average Household Income	\$90,860
5 km Average Household Income	\$99,456



Households

1 km Total Households	3,362
3 km Total Households	20,370
5 km Total Households	46,337

Average Household Size 3

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.