

Haysboro Centre

8403 Elbow Drive SW, Calgary, Alberta

OFFICE SPACE AVAILABLE



SITE INFO

25,000 square foot neighbourhood shopping centre in a prime location, located along the busy intersection of Heritage Drive and Elbow Drive Southwest in the established neighborhoods of Haysboro, Chinook Park, Acadia, Fairview and Eagle Ridge. Join popular retailers Dairy Queen, Empire Provisions, Outlaw Sports and other notable retailers.

- **Available Space:** Unit 8411C - 500 sq ft (2nd floor office)
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$17.23 PSF (est. 2024) + Mgmt Fee



LEASING CONTACT

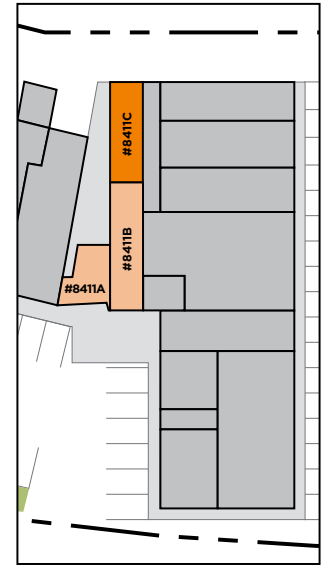
Ben Cowie Leasing Manager

403.618.7753 | bcowie@royop.com

Royop Development Corporation

510 211-11th Avenue SW, Calgary, AB

SITE PLAN



MAIN FLOOR

- | | | |
|--|---|--|
| #901C The Choice Hair 209 sf | #8403 Paws 2,100 sf | #8417 Lotus Herbal Health 1,200 sf |
| #901B Two Twisted 767 sf | #8407 Western Pizza 800 sf | #8419 Heritage Wine & Liquor 1,200 sf |
| #905 Rapid Rent Outlaw 2,030 sf | #8407B Heritage Massage 260 sf | #8419B Cyrex Repairs 677 sf |
| #907 Vape Express Canada 1,000 sf | #8409 Empire Provisions 1,868 sf | #8421 Haysboro Dental Care 2,260 sf |
| #909 Kumon Learning 1,000 sf | #8413 John Wong's 1,683 sf | #8423 Dairy Queen 2,200 sf |
| #911 Subway 1,000 sf | #8415 Bel Aire Dry Cleaning 1,500 sf | |

SECOND FLOOR

- #8411A** Small Business 386 sf
- #8411B** Keyboard Academy 555 sf
- #8411C** Vacant 500 sf

AREA DEMOGRAPHICS



Population

1 km	8,417
3 km	59,245
5 km	141,350



Households

1 km	3,905
3 km	25,118
5 km	56,665



Income

1 km | Avg Household Income \$124,999



Traffic

Elbow Drive + Heritage Drive 23,000 VPD

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.