

Douglas Square Shopping Centre

11520 - 24 Street SE, Calgary, Alberta

RETAIL SPACE AVAILABLE



SITE INFO

121,000 square foot shopping centre serving the neighbourhoods of Douglasdale and Douglas Glen with immediate access to Deerfoot Trail, minutes away from the popular Fish Creek Provincial Park. The shopping centre offers plenty of parking and contains a nice mix of retail, service providers, restaurants, QSR's pharmacy and mixed medical uses.

- **Available Space:** Unit 11540-110 - 2,714 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$14.94 PSF (est. 2025) + Mgmt Fee
- **Available:** Immediately
- **Zoning:** C-R3
- **Signage:** Fascia and Pylon

LEASING CONTACT

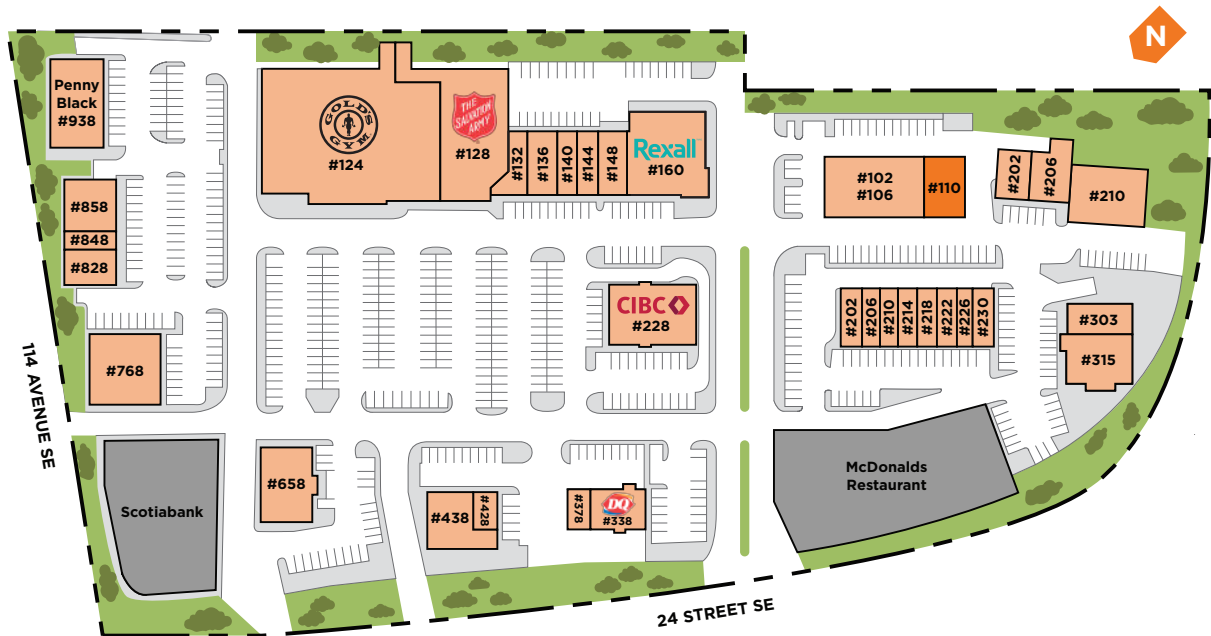
Ben Cowie Leasing Manager

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Royop Development Corporation

510 211-11th Avenue SW, Calgary, AB

SITE PLAN



#11520-100

- #11520-124 Gold's Gym 27,284 sf
- #11520-128 Salvation Army 10,000 sf
- #11520-132 Supplement King 1,285 sf
- #11520-136 Douglas Square Pet Clinic 2,100 sf
- #11520-140 Douglas Square Chiropractic & Massage 1,377 sf
- #11520-144 Medical Clinic 1,516 sf
- #11520-148 Value Buds 2,085 sf
- #11520-160 Rexall Drugs 6,950 sf

#11520-200

- #11520-228 CIBC 5,978 sf

#11520-300

- #11520-338 Dairy Queen 2,584 sf
- #11520-378 Connect Hearing 1,059 sf

#11520-400

- #11520-428 Jeena Nails 766 sf
- #11520-438 Millenium Dental 3,722 sf

#11520-600

- #11520-658 YYC Pasta 4,571 sf

#11520-700

- #11520-768 The Crisp Apple 5,494 sf

#11520-800

- #11520-828 Pet Planet 1,979 sf
- #11520-848 Masala Theory 1,596 sf
- #11520-858 Liquorama 2,426 sf

#11520-900

- #11520-938 Penny Black 5,028 sf

#11540-100

- #11540-102 Douglas Square Auto 6,581 sf
- #11540-110 Vacant 2,714 sf

#11540-200

- #11540-202 Sagana Foods 2,219 sf
- #11540-206 Kid's Coollege 2,026 sf
- #11540-210 Paws Wash 4,798 sf

#11566-200

- #11566-202 Starbucks 1,350 sf
- #11566-206 Red Swan Pizza 1,212 sf
- #11566-210 Prickly Rose 1,019 sf
- #11566-214 Foggy Gorilla 1,223 sf
- #11566-218 Salon One 1,099 sf
- #11566-222 Quesada 1,134 sf
- #11566-226 Peking Express 1,066 sf
- #11566-230 Subway 1,289 sf

#11566-300

- #11566-303 The Vacuum District 2,140 sf
- #11566-315 Spring Vietnamese 4,080 sf

AREA DEMOGRAPHICS



Population

Douglasglenn + Douglasdale 12,700



Income

Average Household Income \$136,984



Traffic

114 Avenue SE 15,000 VPD
24 Street SE 26,000 VPD



Income

Households 4,605

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.

ROYOP



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.