

# Avenida Village

12445 Lake Fraser Drive SE, Calgary, Alberta

## RETAIL SPACE AVAILABLE



## SITE INFO

The 110,000 square foot open-air shopping centre is within the regional shopping node for the communities of Bonavista, Lake Bonaventure, Canyon Meadows and Deer Ridge. The centre is competitively positioned along Macleod Trail South which provides exposure to over 112,000 vehicles per day. Avenida Village offers a mix of popular national and local retailers and service providers including Calgary Lab Services, Pies Plus, Aladdin's Casbah, Golf Traders, and the popular Avenida Food Hall and Fresh Market.

- **Available Space:** #B215 - 931 sq ft  
#D410 - 1,116 sq ft  
#F619 - 2,466 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** Building B - \$23.84 PSF (est. 2024) + Mgmt Fee  
Building D - \$21.54 PSF (est. 2024) + Mgmt Fee  
Building F - \$25.10 PSF (est. 2024) + Mgmt Fee



## LEASING CONTACT

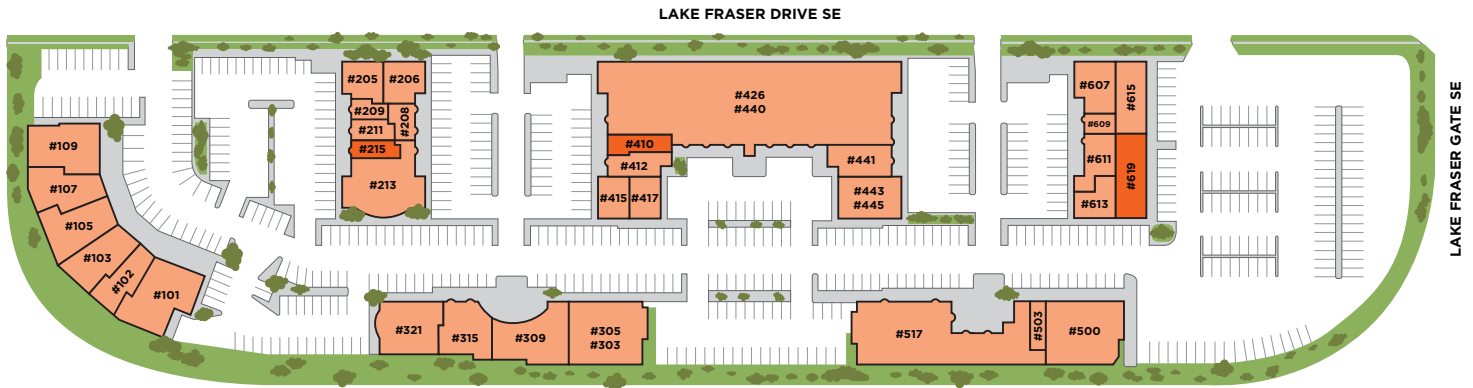
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**Royop Development Corporation**

510 211-11th Avenue SW, Calgary, AB

## SITE PLAN AND PHOTOS



### BUILDING A

- #A101** Avenida Diagnostic Centre 3,452 sf
- #A102** Cedar & Steam 1,962 sf
- #A103** Kam Han Inc. 2,383 sf
- #A105** La Torino Trattoria 2,537 sf
- #A107** Strides Running Store 2,512 sf
- #A109** Aladdins Casbah 2,539 sf

### BUILDING B

- #B205** Avenida Dental Centre 1,309 sf
- #B206** Salon Kokoro 1,440 sf
- #B208** Desjardins Insurance 865 sf
- #B209** Avenida Denturist 825 sf
- #B211** Connect Hearing 700 sf
- #B213** The Divine Mine 4,002 sf
- #B215** Vacant 931 sf

### BUILDING C

- #C303/C305** Golf Traders 5,784 sf
- #C309** Avenida Pharmacy 1,915 sf
- #C315** Avenida Medical 2,465 sf
- #C321** Breathe Hot Yoga Ltd. 3,042 sf

### BUILDING D

- #D410** Vacant 1,116 sf
- #D412** Chickadee Refillery 1,285 sf
- #D415** Colman Prosthetic & Orthodontics 1,246 sf
- #D417** Beyond Physiotherapy 1,239 sf
- #D426/D440** Avenida Food Hall & Fresh Market 20,871 sf
- #D441** Bow Valley Credit Union 2,344 sf
- #D443/D445** Collective, A Craft Beer Store 2,419 sf

### BUILDING E

- #E500/E501** Synapse Fitness 4,402 sf
- #E503** Union Vape 688 sf
- #E517** Calgary Laboratory Services 8,565 sf

### BUILDING F

- #F607** Avenida Pet Clinic 1,642 sf
- #F609** Deborah K. Esthetics 612 sf
- #F611** Pies Plus 1,576 sf
- #F613** Avenida Flowers 1,323 sf
- #F615** Prolevel Performance 2,112 sf
- #F619** Vacant 2,466 sf



## AREA DEMOGRAPHICS



### Population

5 km | Total Population 182,021  
2027 Projected Population 188,816



### Income

5 km | Average Household Income \$141,603  
2027 Projected Household Income \$155,628

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.