

# Avenida Place

12100 Macleod Trail SE, Calgary, Alberta

## RETAIL SPACE AVAILABLE



## SITE INFO

The 97,000 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 Place offers a mix of popular national and local brands including Tim Horton's, Ricky's All-Day Grill, Sherwin Williams Paints, Expressions Ladies Consignment, and South Health Maternity & Wellness.

- **Available Space:** #707 - 3,335 sq ft  
#610 - 1,277 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$23.90 PSF (est. 2026) + Mgmt Fee



## LEASING CONTACT

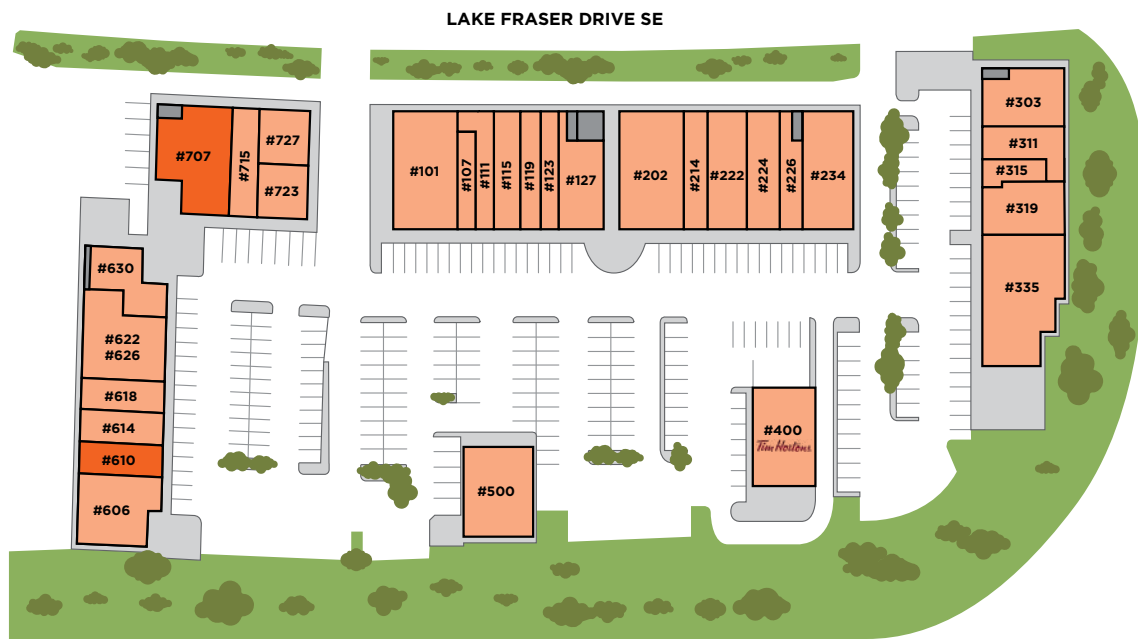
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**Royop Development Corporation**

510 211-11th Avenue SW, Calgary, AB

## SITE PLAN AND PHOTOS



MACLEOD TRAIL

### BUILDING 1

- #101 Sherwin-Williams 4,337 sf
- #107 Razor's Edge 885 sf
- #111 Fuji Ramen and Sushi 1,899 sf
- #115 Man of Distinction 1,827 sf
- #119 Papa John's 1,421 sf
- #123 Cheap Smokes and Cigars 941 sf
- #127 Calgary's Dental Care 1,115 sf

### BUILDING 2

- #202 Expressions 4,334 sf
- #214 Vacuum Specialists 1,112 sf
- #222 VitalAire 1,740 sf
- #224 Co-operators 1,418 sf
- #226 Molly Marie's Accessories 1,122 sf
- #234 South Health Maternity and Wellness 3,069 sf

### BUILDING 3

- #303 Hearing Life Canada 2,202 sf
- #311 BioStrong Bones and Joints 1,501 sf
- #315 Hanna's Design Tailoring 747 sf
- #319 Fitness Unhinged 2,017 sf
- #335 Ayur Medical & Laser 4,617 sf

### BUILDING 4

- #400 Tim Horton's 3,043 sf

### BUILDING 5

- #500 Nurture Care 3,083 sf

### BUILDING 6

- #606 Ricky's All Day Grill 2,600 sf
- #610 Vacant 1,277 sf
- #614 Sunsational 1,307 sf
- #618 Vapiano Cucina Italian 1,236 sf
- #622/#626 Fish Tales Flyshop 3,050 sf
- #630 Calgary Optometry Centre 1,664 sf

### BUILDING 7

- #707 Vacant 3,335 sf
- #715 Dosa Kingdom 1,414 sf
- #723 VJ Nails 1,290 sf
- #727 Navy Dog Grooming 1,356 sf



## AREA DEMOGRAPHICS



### Population

5 km | Total Population  
2027 Projected Population

204,138  
241,771



### Income

5 km | Average Household Income  
2027 Projected Household Income

\$153,846  
\$174,776

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.