

# 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
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$24.36 PSF (est. 2026) + Mgmt Fee



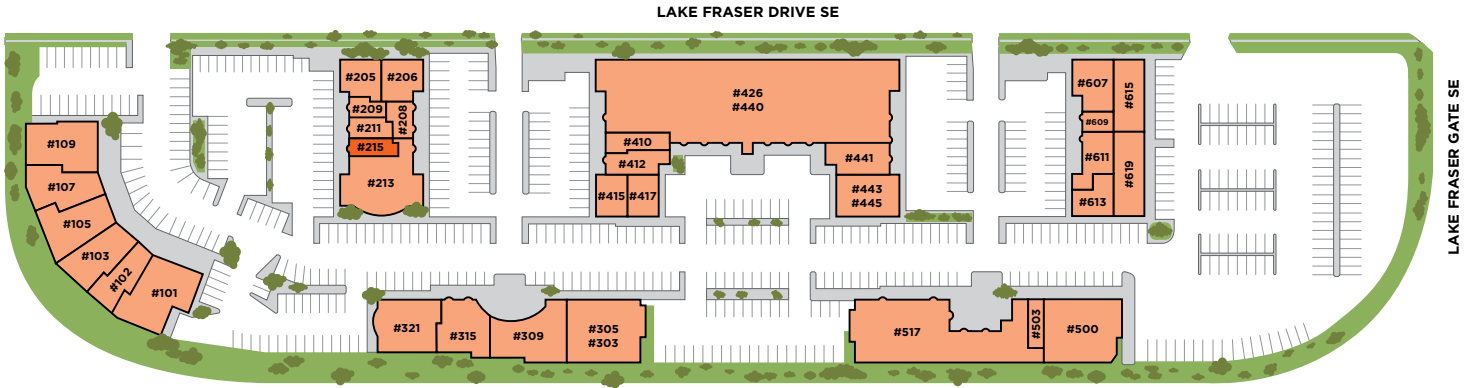
## LEASING CONTACT

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

# SITE PLAN AND PHOTOS



## MACLEOD TRAIL

### BUILDING 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 Honor Bound Tattoo 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 Simplicity Car Care 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.