

# Haysboro Centre

8403 Elbow Drive SW, Calgary, Alberta

## ▶ RETAIL 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 #907 - 1,000 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$18.77 PSF (est. 2026) + Mgmt Fee



## LEASING CONTACT

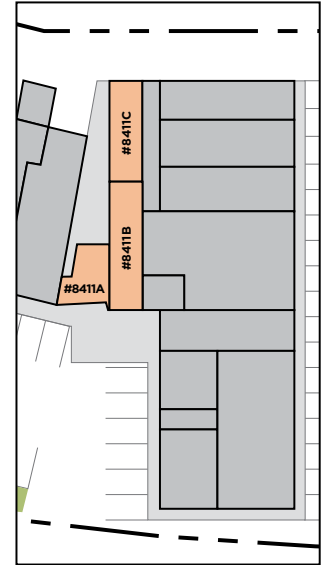
**Houston Peterson** Leasing Manager, Associate

403.808.7932 | [hpeterson@royop.com](mailto:hpeterson@royop.com)

**Royop Development Corporation**

510 211-11th Avenue SW, Calgary, AB

# SITE PLAN



## MAIN FLOOR

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

## SECOND FLOOR

- #8411A** Small Business 386 sf
- #8411B** Keyboard Academy 555 sf
- #8411C** Valiant Lifestyle 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.