

802 sf – 10,927 sf

ANCHOR
TENANT
OPPORTUNITY

Up to 10,000 sf

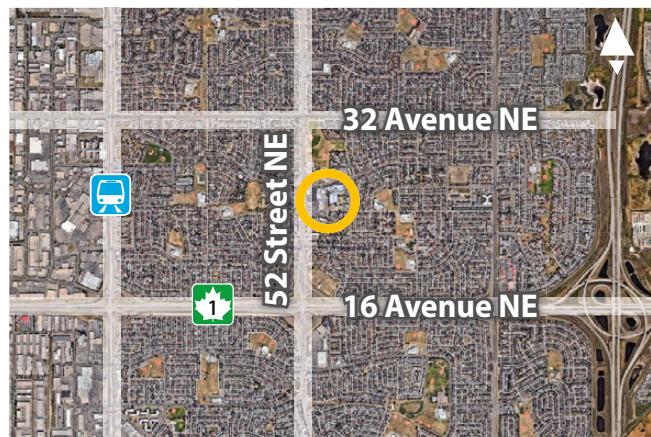


RETAIL SPACE FOR LEASE

Village Square Mall

2640 52nd Street NE, Calgary

- » Well-established community of Pineridge.
- » New interior anchor opportunity.
- » Medical space available.



Andrew Sherbut, VICE PRESIDENT, PARTNER

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Myles Scheske, SR. ASSOCIATE

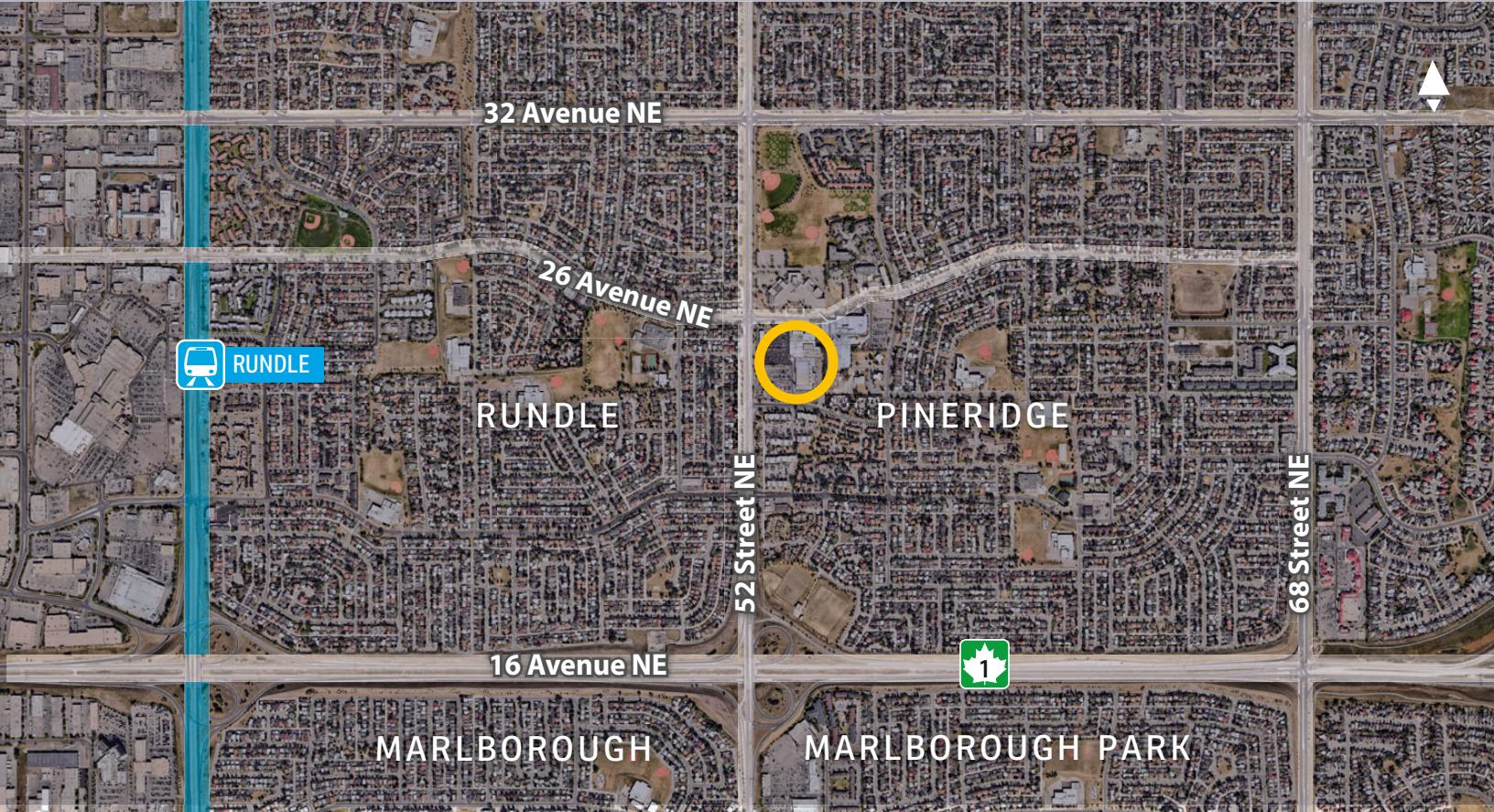
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LOCAL
EXPERTISE
MATTERS



- » Located in the well-established community of Pineridge.
- » Direct exposure and access from 52nd Street NE.
- » Excellent connectivity to 16 Avenue NE and 32 Avenue NE.



AREA DEMOGRAPHICS (3 km radius)

Population
87,642

Median Age
38.8

Average Household Income
\$94,465

Current Consumption / Household

\$12,793
FOOD

\$4,995
HEALTH CARE

\$3,681
RECREATION

\$1,834
PERSONAL CARE

\$2,303
LIQUOR/TOBACCO

\$3,015
CLOTHING

Traffic Count
38,000 VEHICLES DAILY
ON 52 STREET NE
5,000 VEHICLES DAILY
ON 26 AVENUE NE

Sources: Statistics Canada, City of Calgary

- » Abundance of on-site parking.
- » Existing amenities in the shopping complex include Shoppers Drug Mart, Dollarama, RBC Royal Bank, Gold's Gym, McDonalds, Tim Horton's, gas station and more.
- » Adjacent to Lester B. Pearson High School and Village Square Leisure Centre.
- » Multiple bus stops right outside the door.

LEASE INFORMATION

MUNICIPAL ADDRESS:
2640 52nd Street NE, Calgary

AVAILABLE FOR LEASE:

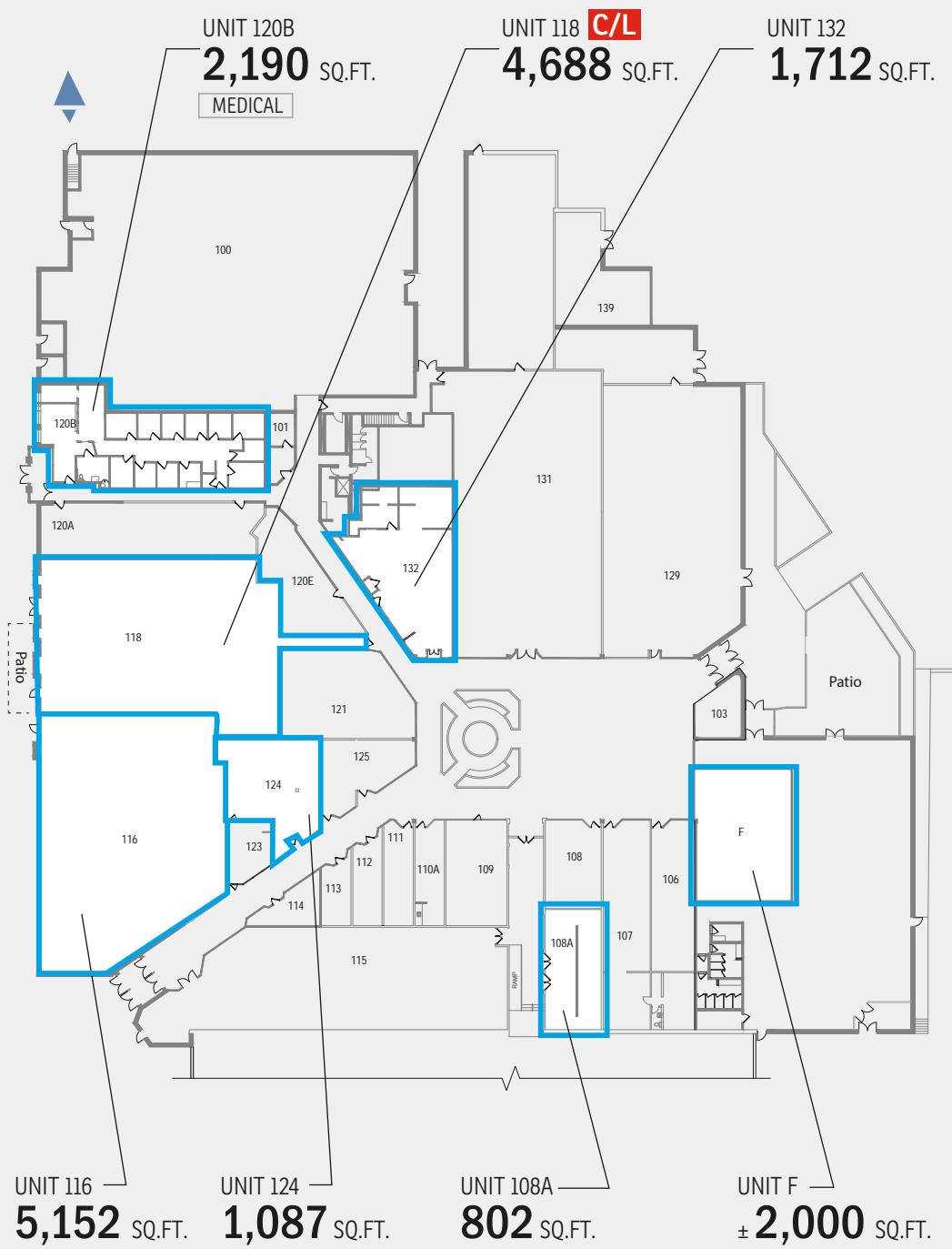
- » 802 sq. ft. – Unit 108A
- » 4,688 sq. ft. – Unit 118 **C/L**
 - Available on 30-day notice
- » 5,152 sq. ft. – Unit 116
 - Available Nov. 1, 2025
- » 1,087 sq. ft. – Unit 124
- » 2,190 sq. ft. – Unit 120B
 - Built out as medical clinic.
- » 1,712 sq. ft. – Unit 132
- » ±2,000 sq. ft. – Unit F
 - Available on 60-day notice.
 - To be remeasured.
- » Anchor Opportunity – up to 10,000 sq. ft. (please inquire)

OP. COSTS AND TAXES:
\$27.00 per sq. ft. (est.)

NET RENT: Market rates

NOTES:

- » Flexible lease term available.
- » Not suitable for daycare.
- » Interior units not suitable for restaurant.



UNIT 109
823 SQ.FT.



UNIT 108A. SIZE TBD



UNIT 120B
2,190 SQ.FT.

- Built out as medical clinic.



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