

SIGNIFICANT RETAIL SPACE AVAILABLE IN SW CALGARY

ANDERSON ROAD (45,073 VPD)

14TH STREET SW (40,264 VPD)

HAROLD
PANABAKER
SCHOOL

SOUTHWOOD

UNIT
145

ELBOW DRIVE SW (77,118 VPD)

SOUTHLAND DRIVE SW (25,974 VPD)

Southwood Corner

10233 Elbow Drive SW
Calgary, AB

CBRE

Highlights & Demographics



67,993

Population Within 3 KM



\$143,701

Average Household
Income within 3 KM



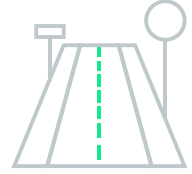
Demographics within 3 KM

36 Years

Dominant Age

66,773

Daytime Population



25,974

VPD Along
Southland Drive

17,118

VPD Along
Elbow Drive

Prime retail opportunity in SW Calgary

- » Exposure to 25,974 vehicles per day on Southland Drive and 17,118 vehicles per day on Elbow Drive.
- » 115,000 sq. ft. Community Shopping Centre with No Frills, Tim Hortons, Dollarama, Humpty's, Bull & Finch Pub, Pet Planet, Liquor Depot, Money Mart, Medical, Chiropractor, Physio, Dental, Optical, Barber, Veterinarian, Fried Chicken, Nails, Alterations and Gaming/Hobby.
- » Close to Macleod Trail corridor.

Space Available

Unit 145 - 1,151 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - Unit 145 - \$12.59 (2026 est)
(Plus management fee)

SIGNAGE - Fascia

Pylon available at market

AVAILABLE - Unit 145 - Immediately

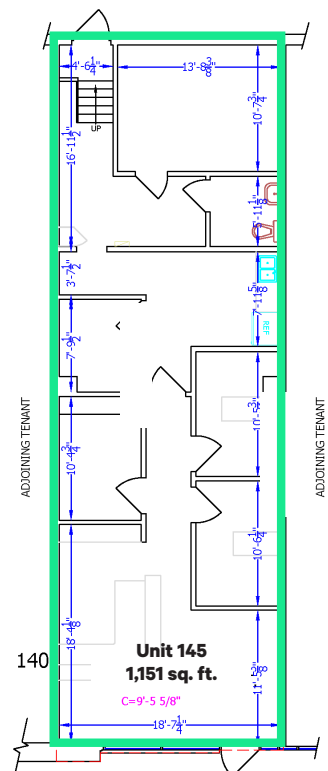
TERM - 5 - 10 years

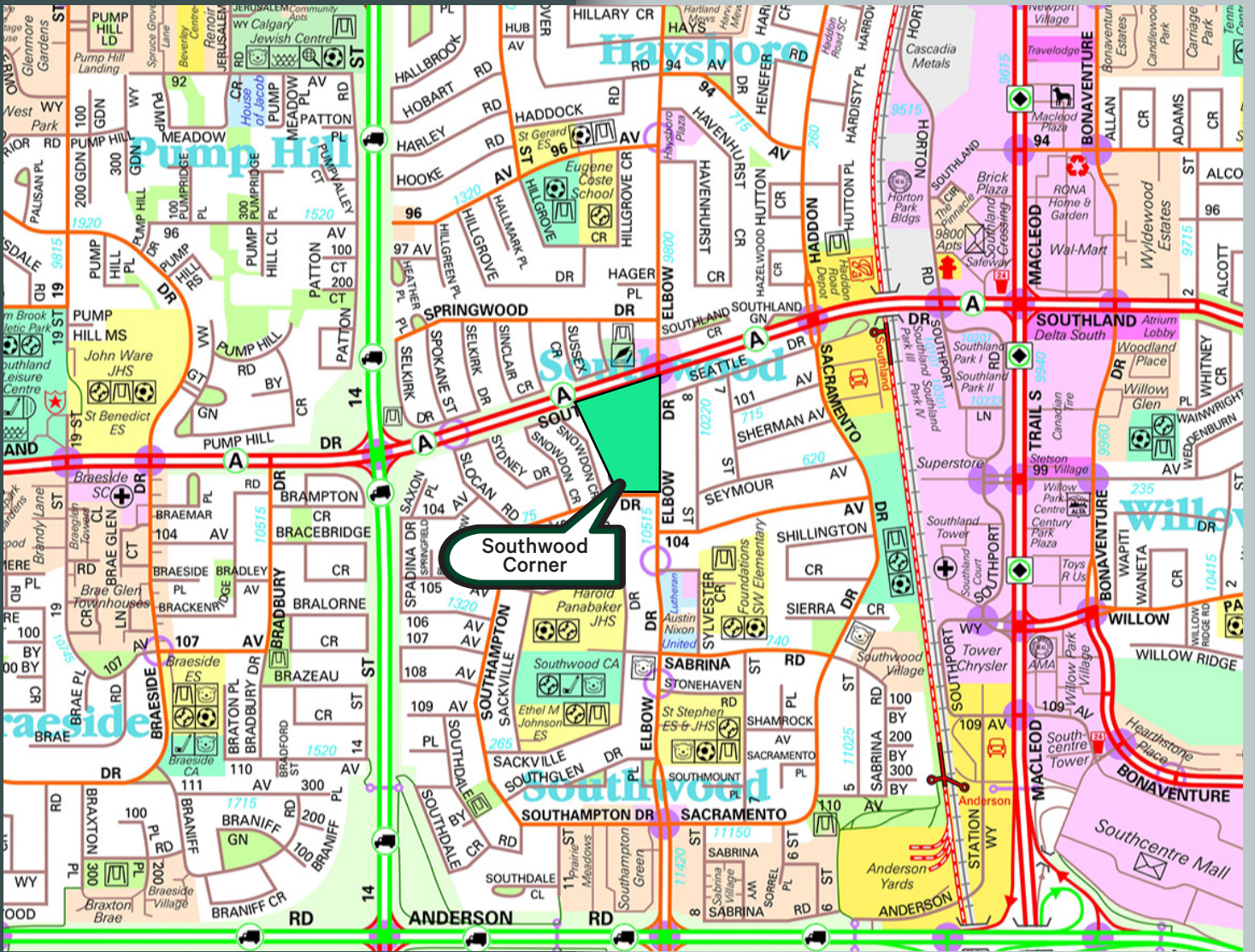


Leasing Plan



Unit 145 - Exterior Photo & Floor Plan





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