

PRIME RETAIL OPPORTUNITY IN REDEVELOPED AREA OF SHOPPING CENTRE



Westwinds Corner

3690 Westwinds Drive NE
Calgary, AB

CBRE

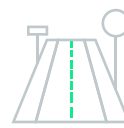
Demographics



147,079
Population Within 5 KM



\$113,734
Average Household Income
Within 5 KM



31,729
VPD along 64th Avenue SW

21,661
VPD along Castleridge Boulevard

28.5% of population
under 19 years old

55% of population aged
20 - 54 years old

Prime retail opportunity in NE Calgary

- Tenants include Anytime Fitness, Tim Hortons, Wendy's and BMO
- Excellent residential and industrial park demographics
- Close proximity to the Westwinds LRT Station
- Drive home side to communities of Martindale, Castleridge, Saddleridge, Taradale, and Coral Springs

Space Available

Unit 205 - 1,253 sq. ft.

Unit 210 - 1,203 sq. ft.

Unit 215 - 1,180 sq. ft.

Unit 220 - 1,180 sq. ft.

Unit 225 - 1,180 sq. ft.

Unit 331 - 3,540 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$17.81 (2026)

SIGNAGE - Pylon & Fascia

POSSESSION - Units 1-5 - July 2026

Unit 331 - August 2026

ZONING - C-C1

TERM - 5 - 10 years



Westwinds Corner Leasing Plan

| | |
|--|----------------------|
| | Available |
| | Under Offer |
| | Conditionally Leased |
| | Leased |

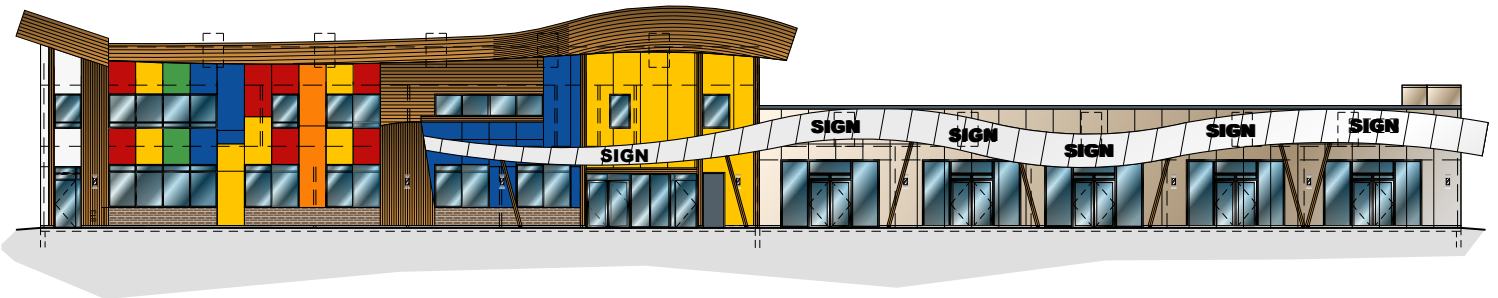
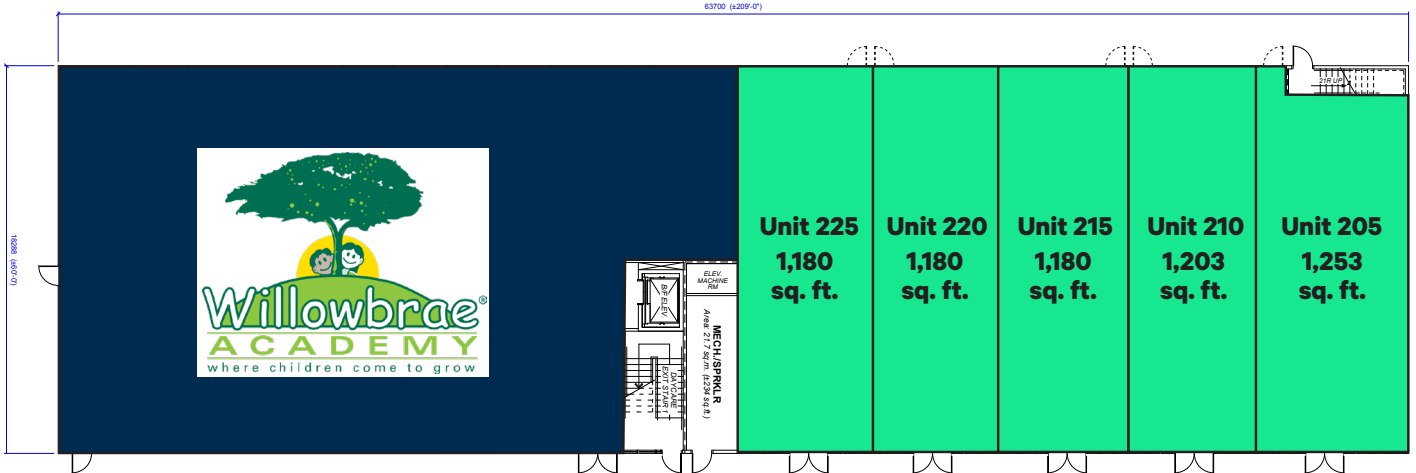


Redevelopment Plan

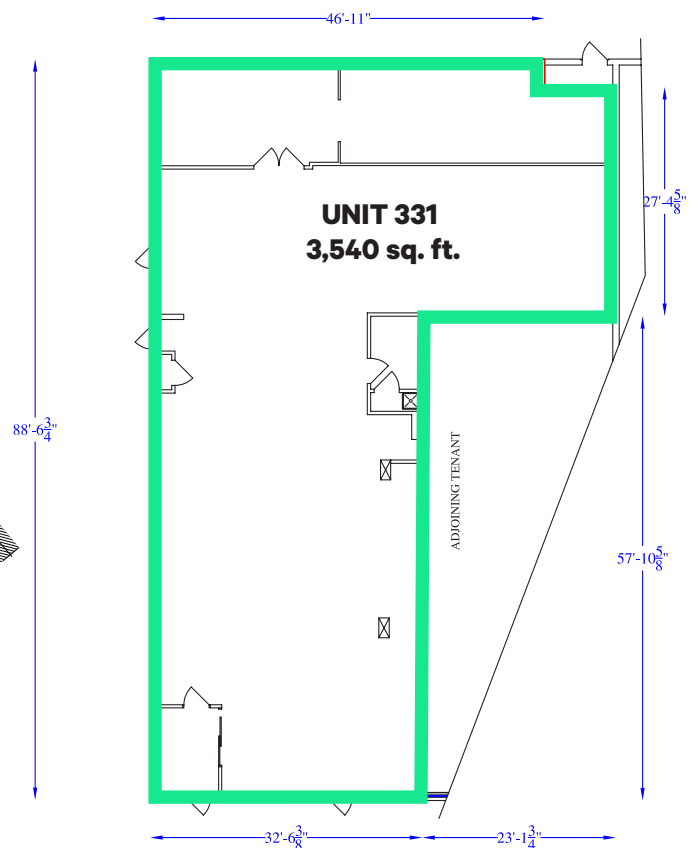
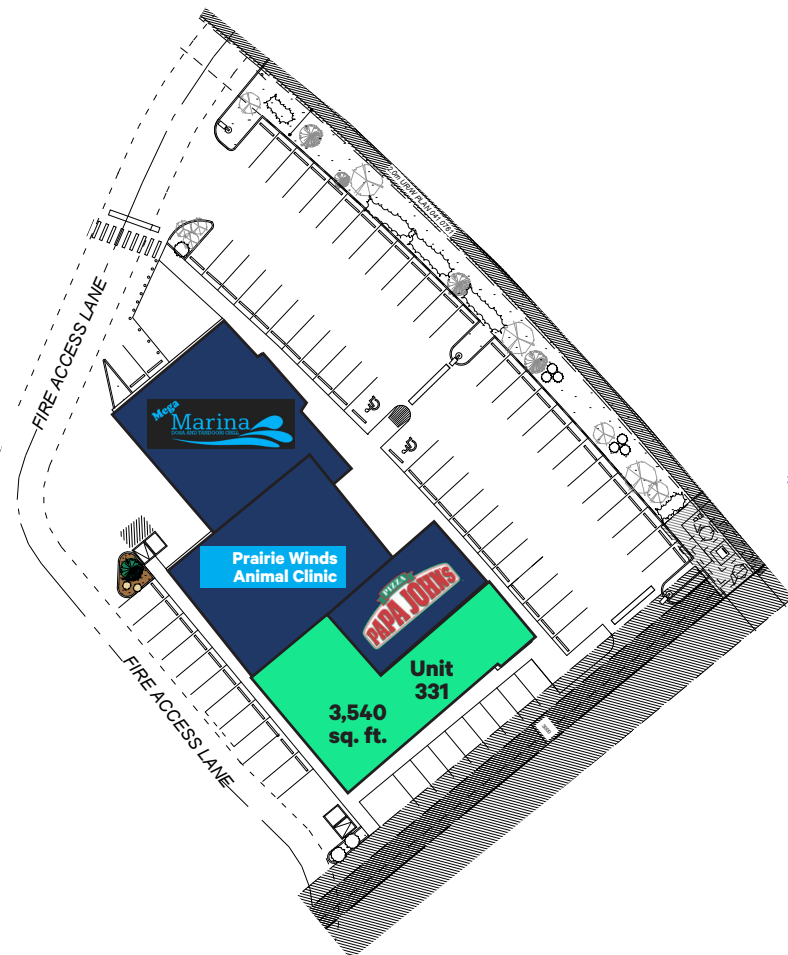
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Building Plan & Elevation



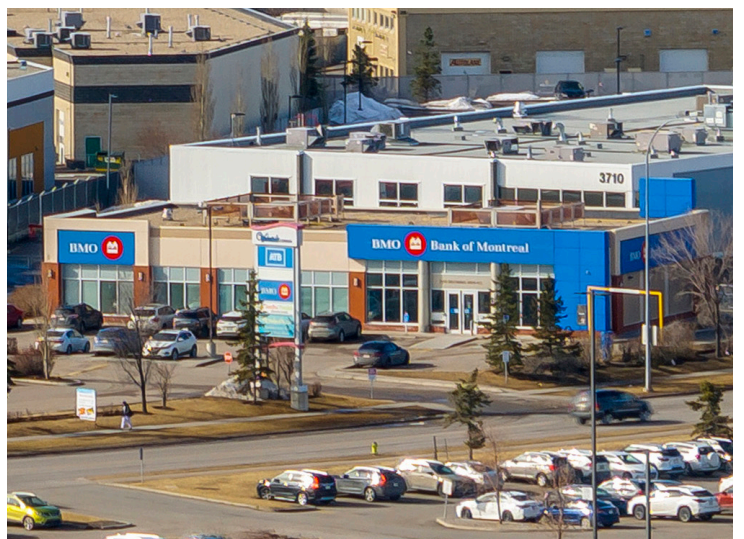
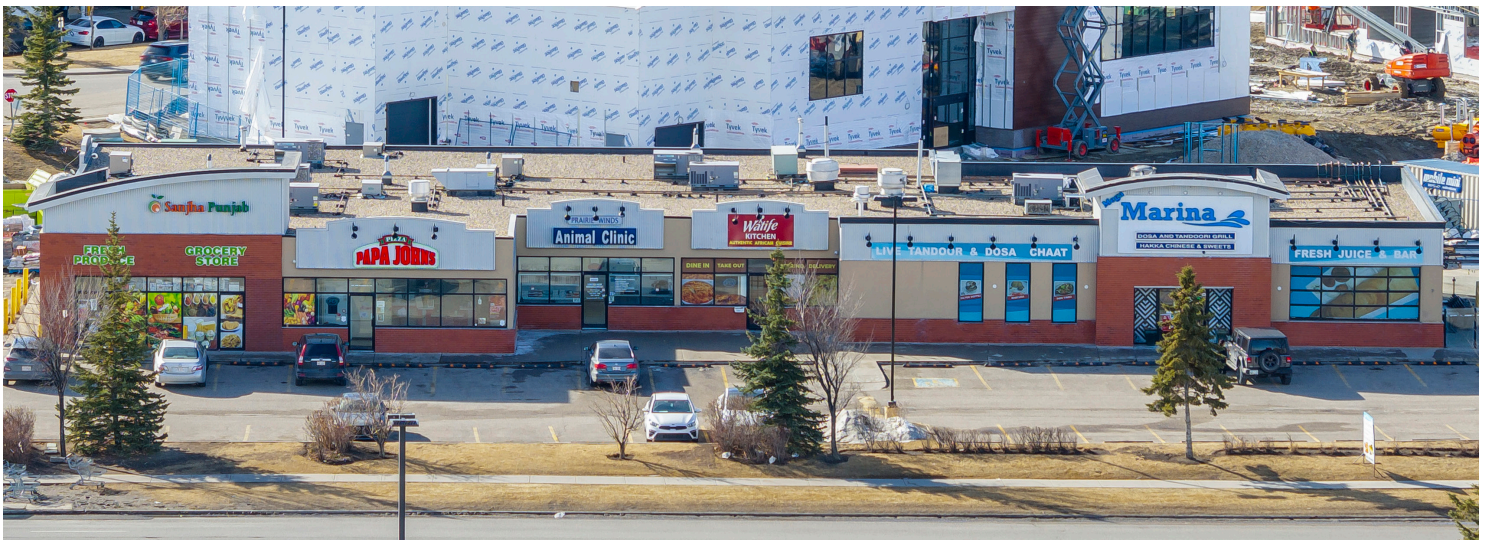
Unit 331 - 3,540 sq. ft.



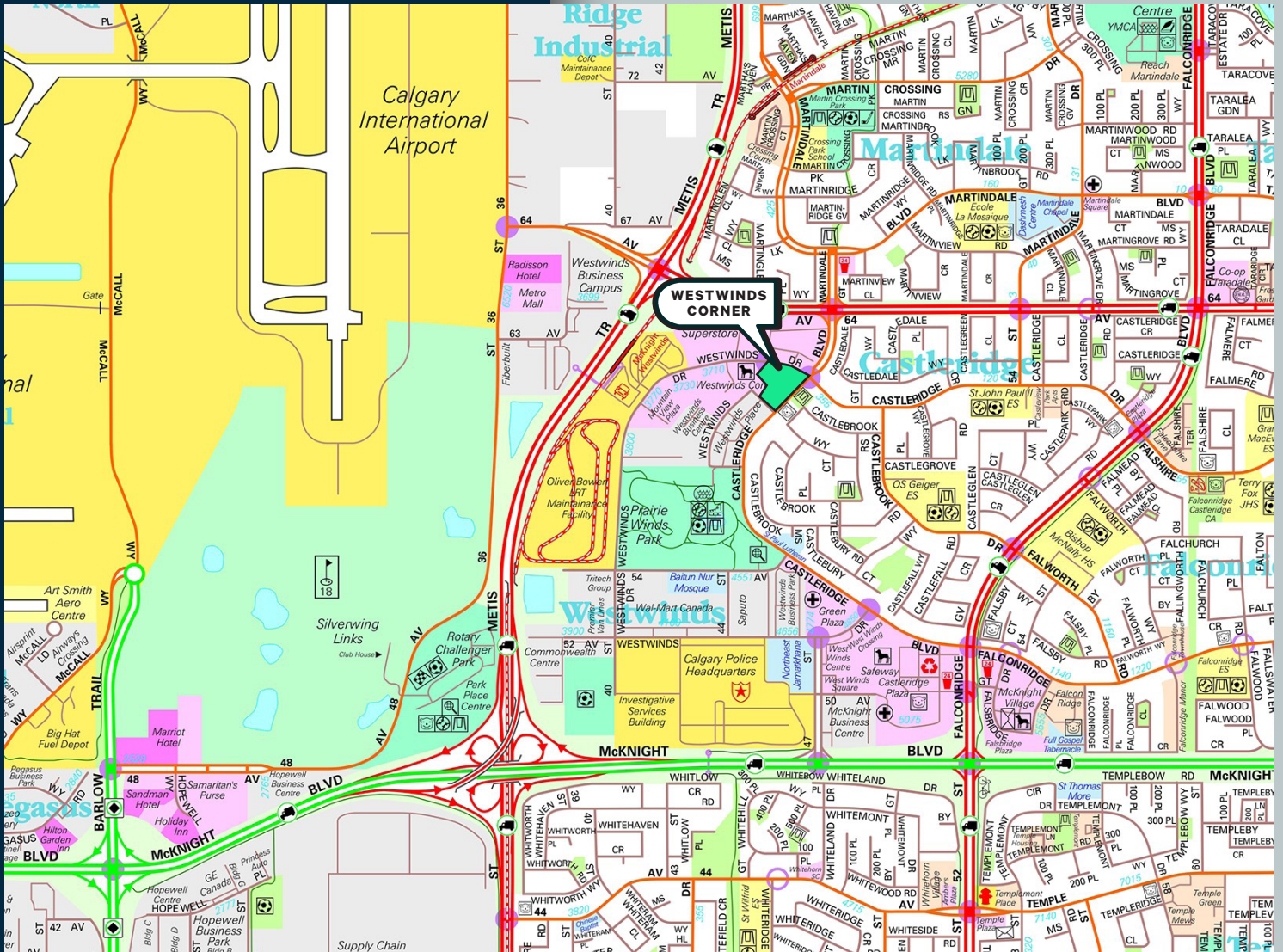
Redevelopment Construction Photos



Property Photos



Area & Nearby



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