

PRIME RETAIL OPPORTUNITY IN SW CALGARY



Signature Parke Plaza

1919 Sirocco Drive SW
Calgary, AB

CBRE

Demographics



197,396

Population
Within 5 KM

82,235

Population
Within 3 KM

167,477

Daytime Population
Within 5 KM



\$192,611

Average Household Income
Within 3 KM

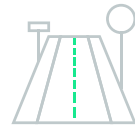
32,736

Households
Within 3 KM



39 Years

Median Age Within 5 KM



59,655

VPD along 17 Avenue SW

25,724

VPD along Sirocco Drive SW

Prime retail opportunity in SW Calgary

- Strategically positioned along Sirocco Drive SW, this site offers unmatched visibility with quick and easy access from both Sarcee Trail and 17th Avenue SW
- Located at the heart of a high-demand trade area including the established communities of Strathcona Park, Coach Hill, Patterson, Glenbrook, Christie Park, Westgate and Wildwood
- With strong daily traffic and ample parking, this is an ideal location for retailers looking to capture a loyal and growing customer base in a high-traffic, high-demand market
- Shadow anchored by Sunterra Market at the European-style community plaza West Market Square
- Close proximity to the 17th Avenue Sirocco C-Train station

Space Available

Unit 436

1,087 sq. ft.



BASIC RENT: Market

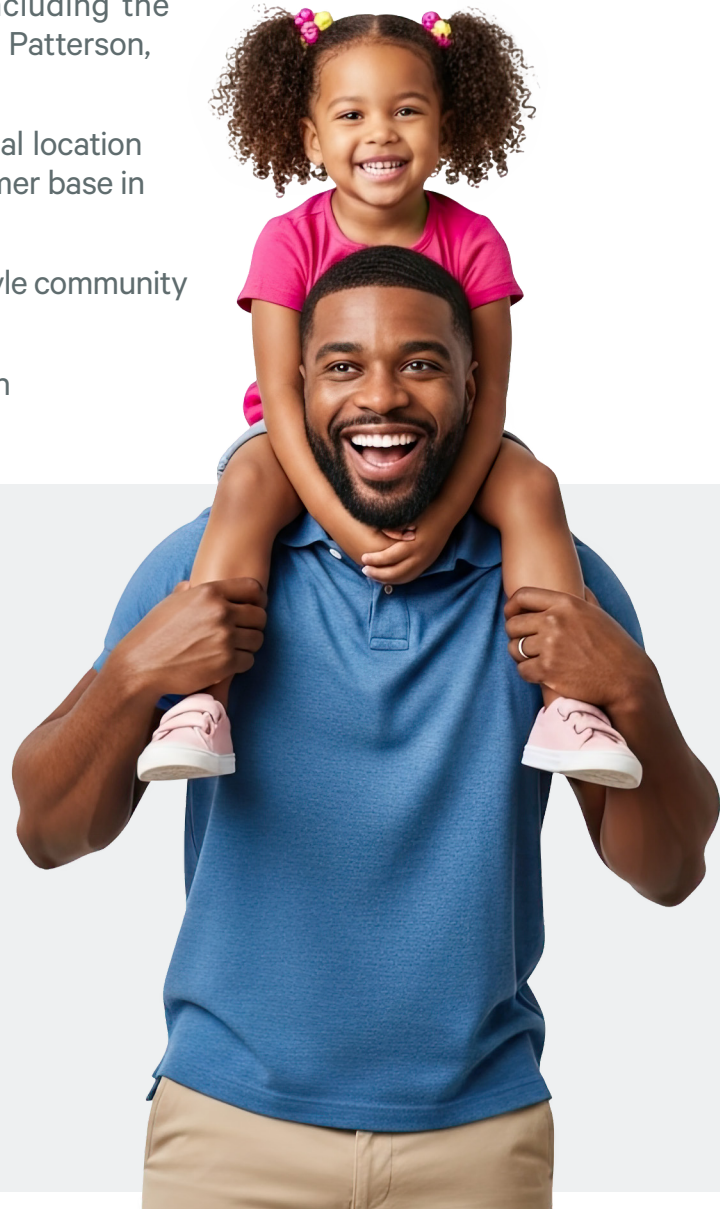
OP COSTS & TAXES: \$21.06 est (2026)

SIGNAGE: Pylon & Fascia

AVAILABLE: Immediate

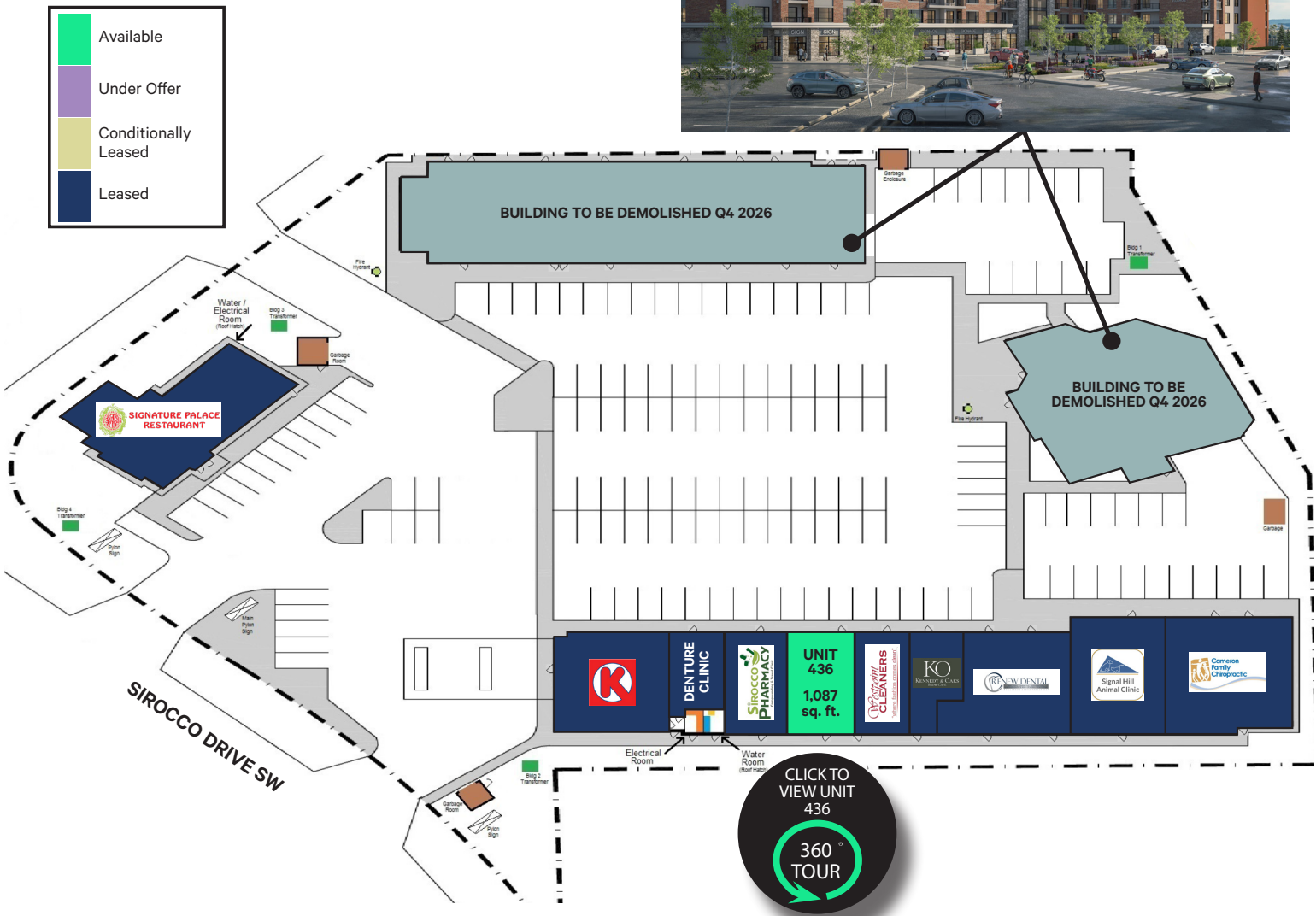
TERM: 5 - 10 Years

PYLON SIGN: \$250 per month

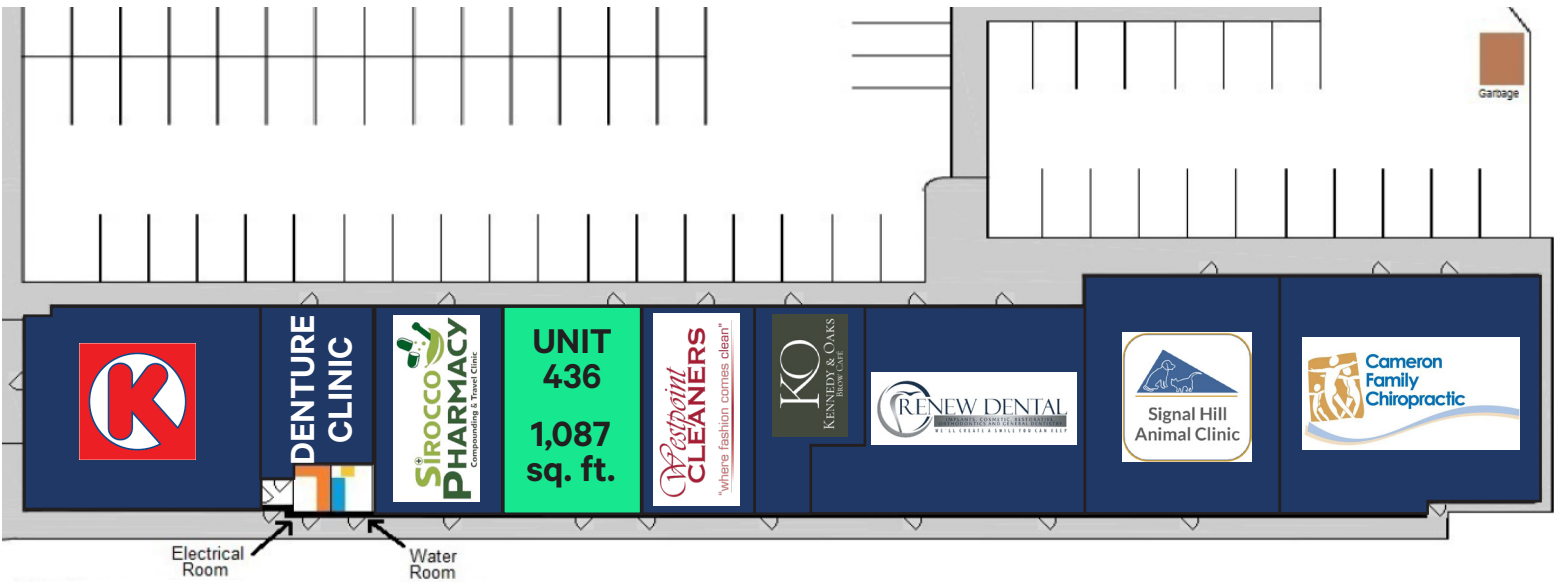


Leasing Plan

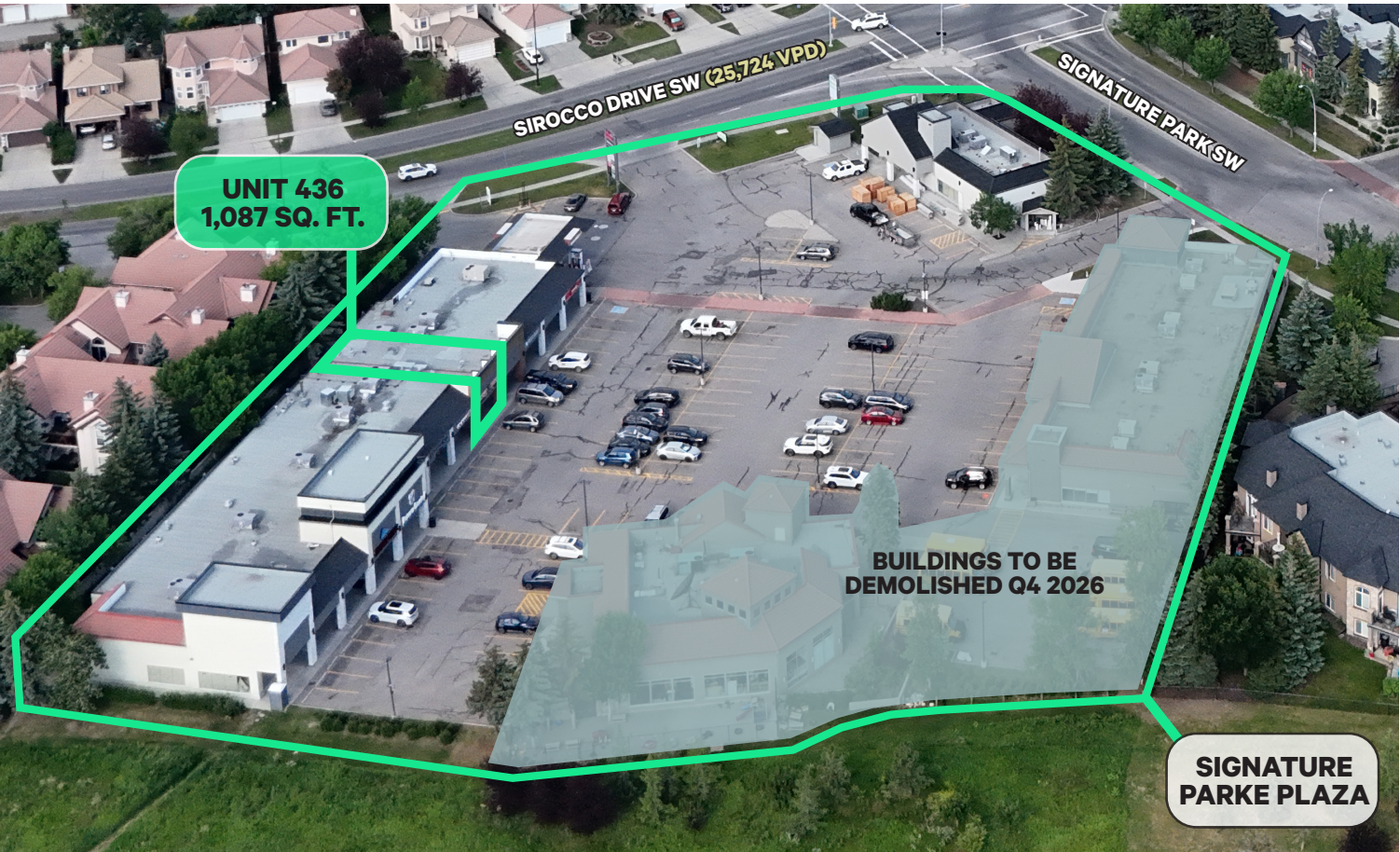
SIROCCO VILLAGE RENDERING



Building Plan



Aerial



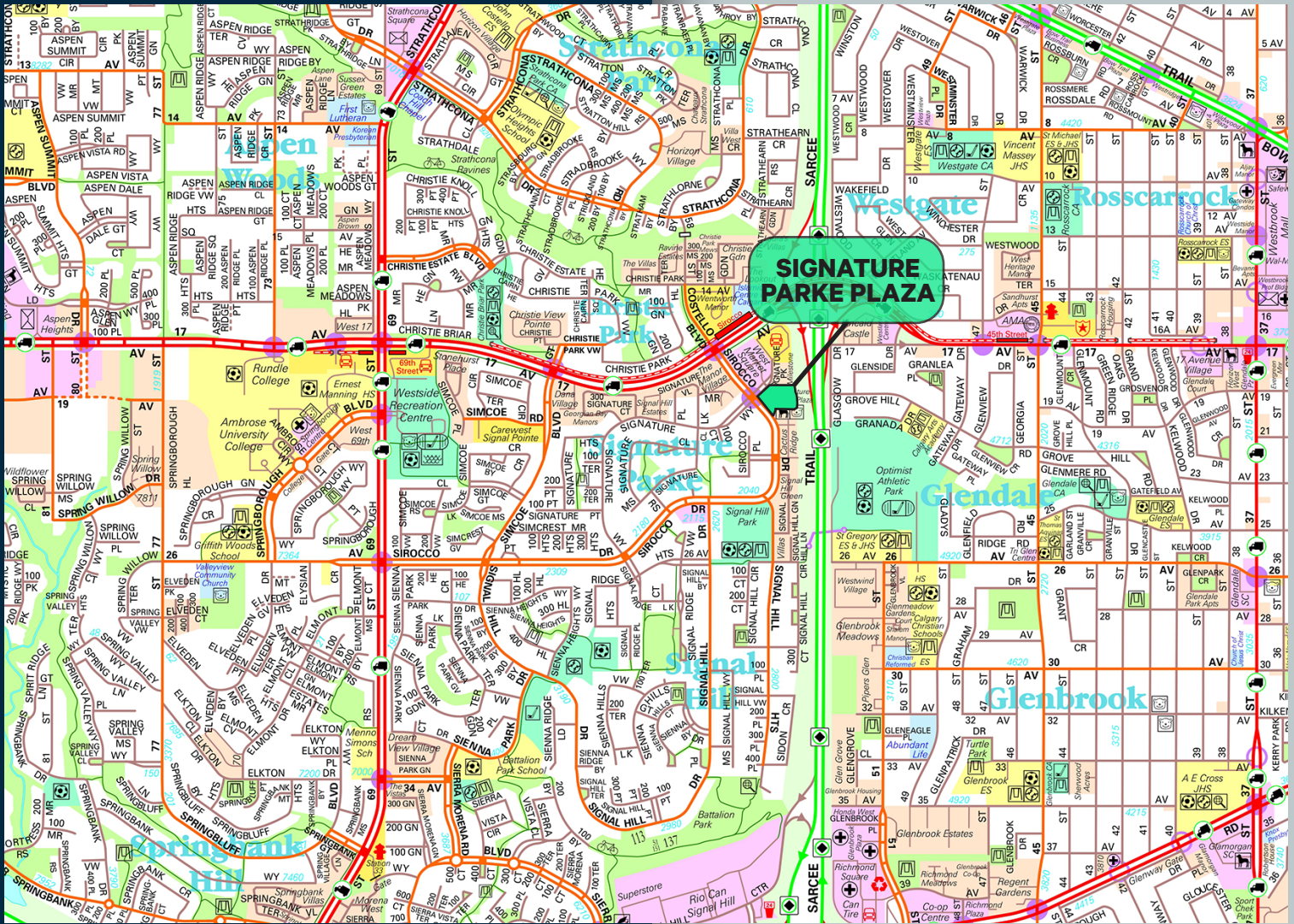
Photos of Unit 436



Photos of Unit 436



Area & Nearby



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