

PRIME RETAIL OPPORTUNITY IN REDEVELOPED AREA OF SHOPPING CENTRE



Westwinds Corner

3690 Westwinds Drive NE
Calgary, AB

CBRE

Demographics



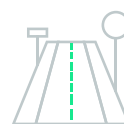
147,079
Population Within 5 KM

28.5% of population
under 19 years old

55% of population aged
20 - 54 years old



\$113,734
Average Household Income
Within 5 KM



31,729
VPD along 64th Avenue SW

21,661
VPD along Castleridge Boulevard

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

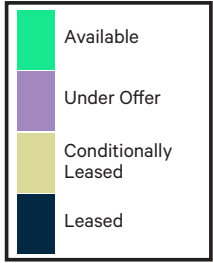
POSSESSION - Units 1-5 - July 2026

Unit 331 - August 2026

ZONING - C-C1

TERM - 5 - 10 years





Redevelopment Plan

Available

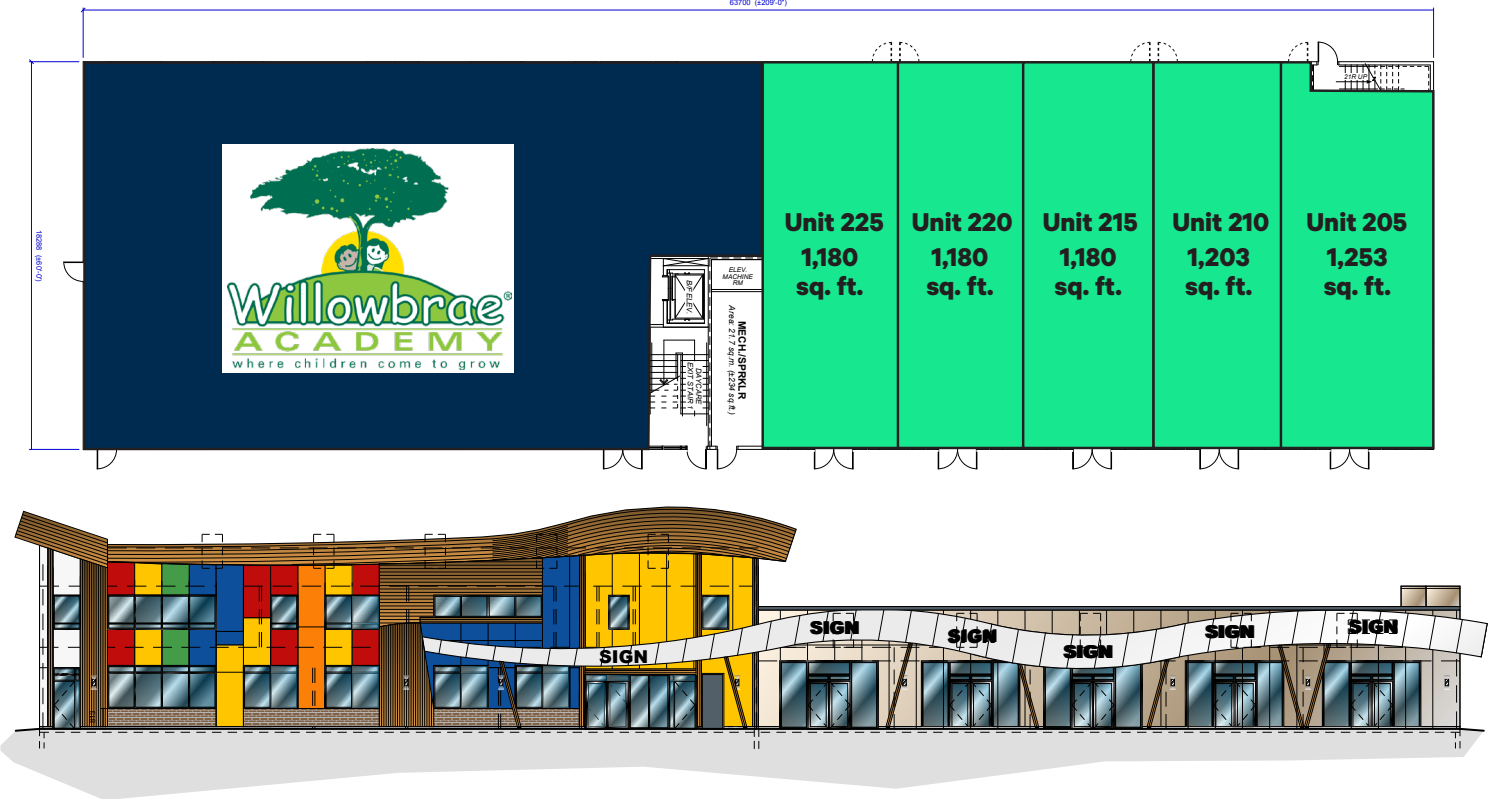
Under Offer

Conditionally Leased

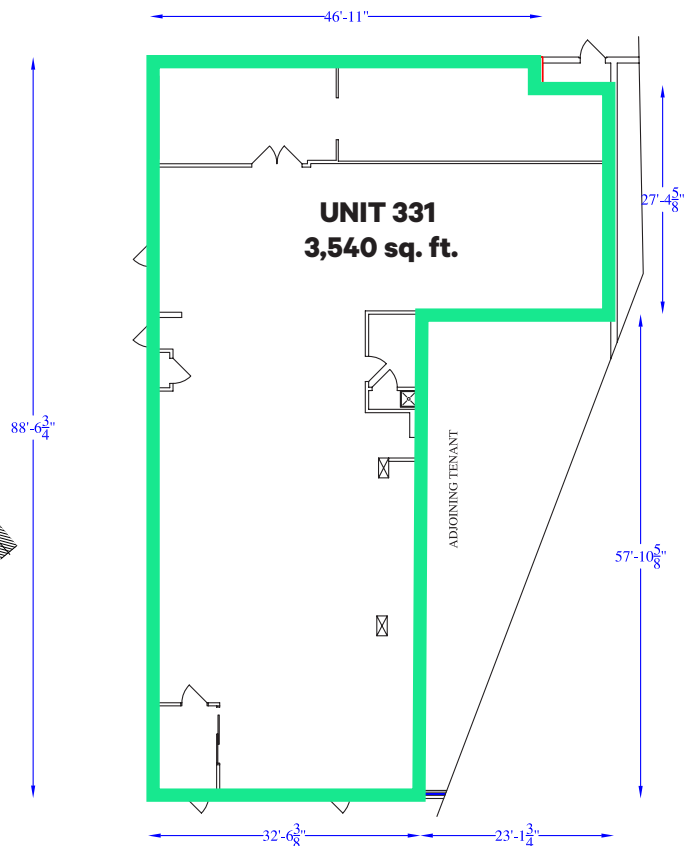
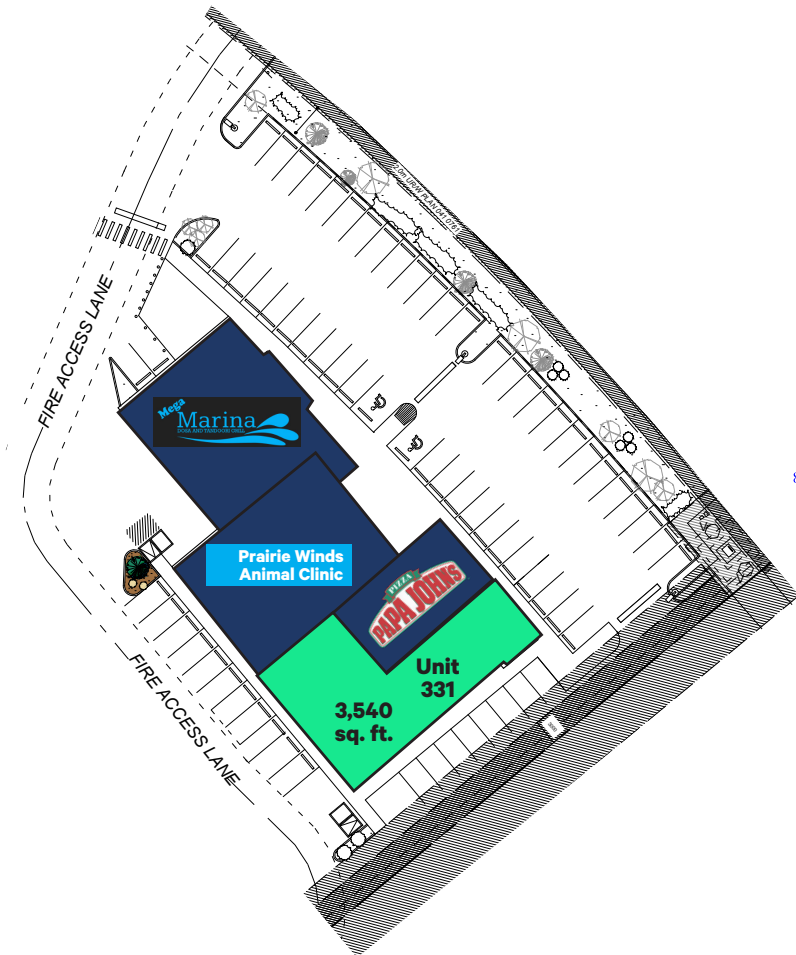
Leased



Building Plan & Elevation



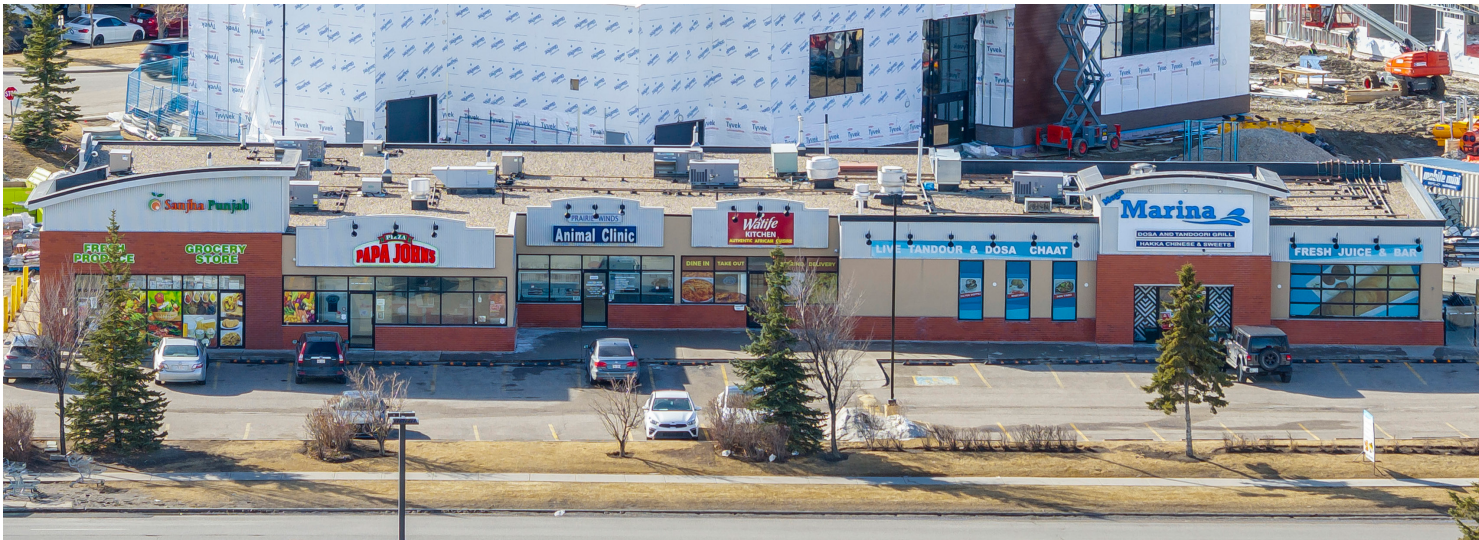
Unit 331 - 3,540 sq. ft.



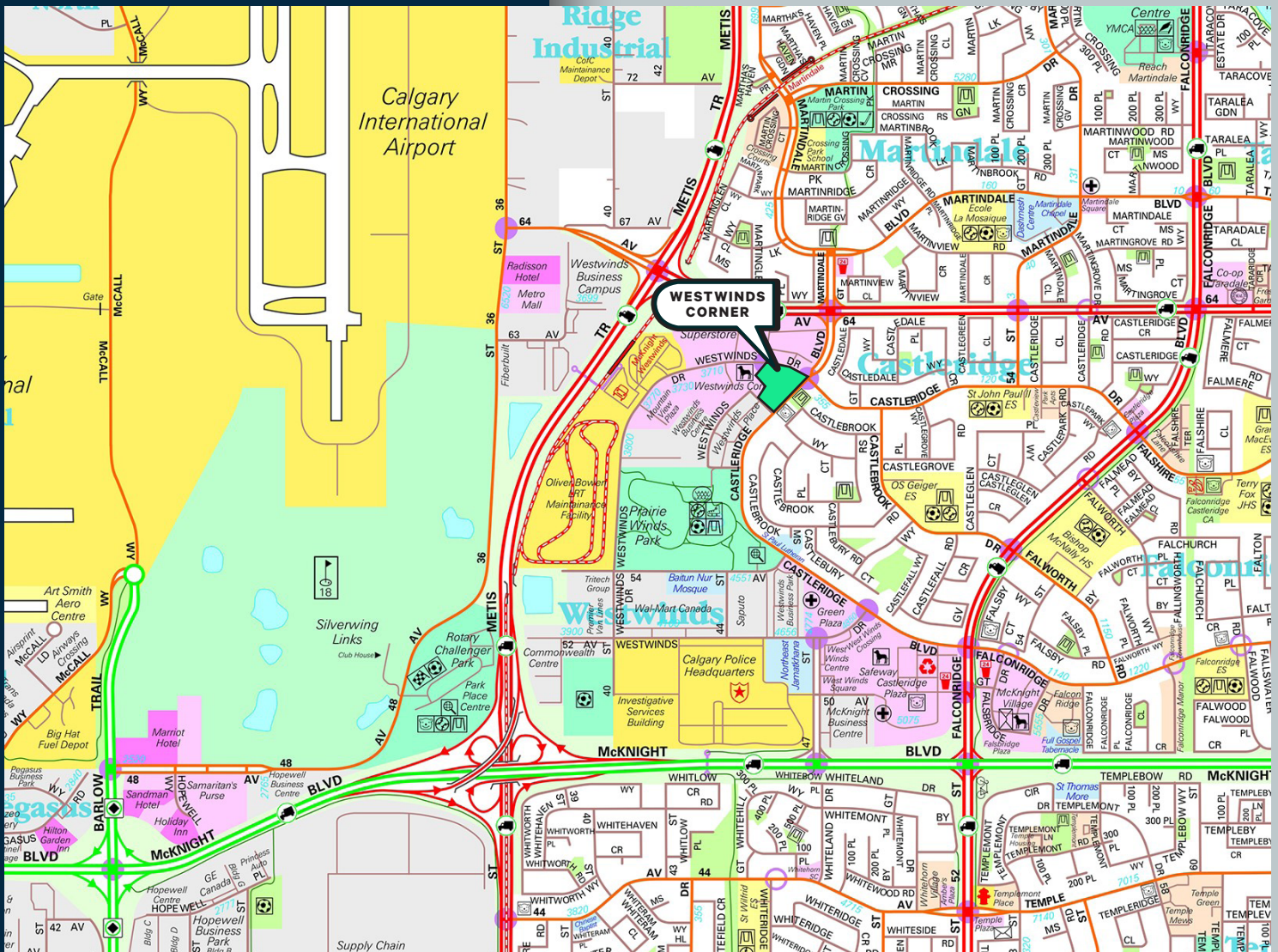
Redevelopment Construction Photos



Property Photos



Area & Nearby



For More Information Please Contact

Alistair Corbett

Senior Vice President

403.294.5709

alistair.corbett@cbre.com

Cory Miles

Associate Vice President

403.750.0523

cory.miles@cbre.com

Mac Marcinew

Sales Associate

587.583.7197

mac.marcinew@cbre.com

Jayce Rogers

Transaction Manager

403.750.0535

jayce.rogers@cbre.com

Brandy Chorney

Marketing Specialist

403.303.3609

brandy.chorney@cbre.com

CBRE Calgary

Eighth Avenue Place

East Tower 525 8 Avenue SW Suite 3200

Calgary, Alberta T2P 1G1

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTISpatial, Environics Analytics, Microsoft Bing, Google Earth. Map© 2024 Sherlock Publishing Ltd.

CBRE