

PRIME LEASING OPPORTUNITY AVAILABLE IN SE CALGARY



Copperfield Corner

15566 McIvor Boulevard SE
Calgary, AB

CBRE

Demographics



98,212

Population within 3 KM

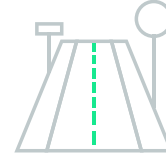
61,801

Daytime Population within 3 KM



\$165,473

Average Household
Income Within 3 KM



34,154

VPD along
McIvor Blvd SE

45,767

VPD along
52nd Street SE

Prime retail opportunity in the SE neighborhood of Copperfield

- Servicing the communities of Copperfield, Mahogany, Cranston, Auburn Bay, McKenzie Towne, McKenzie Lake and New Brighton
- Current Tenants include Starbucks, Papa John's Pizza, Star Liquor, Preschool, Co-op Gas Bar/C-Store, Tower Cleaners, Nails, Medical Clinic, Pharmasave, Dental, Chiropractor, Vet, Tail Blazers, Avis Kabob and Edward Jones

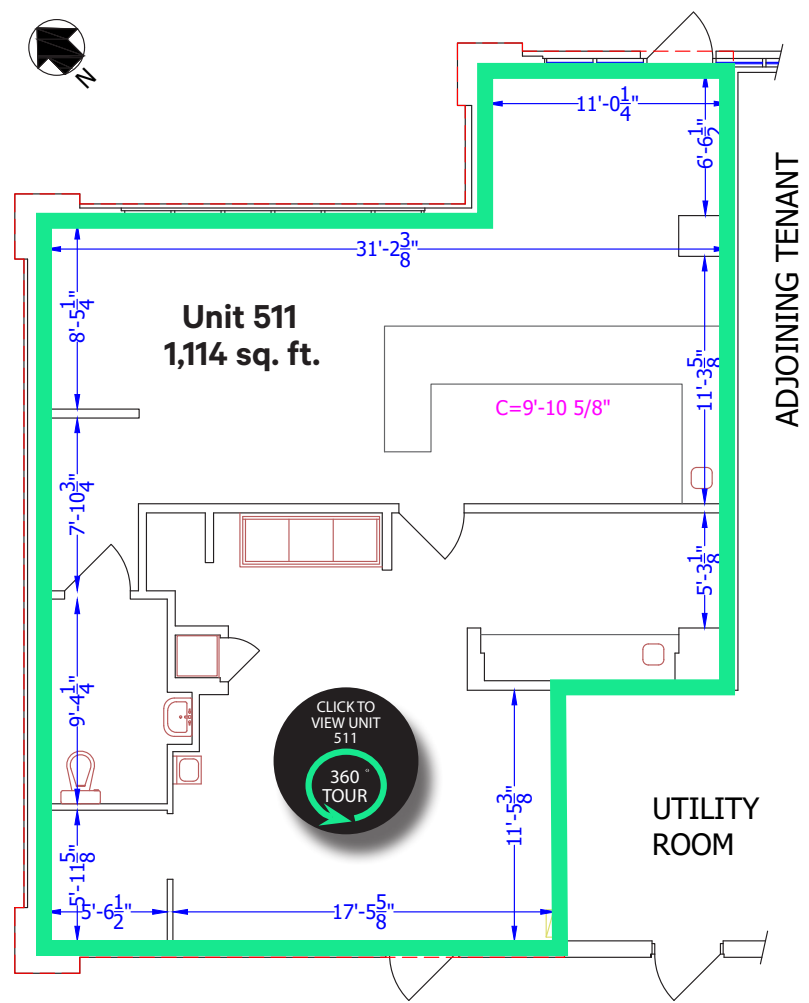
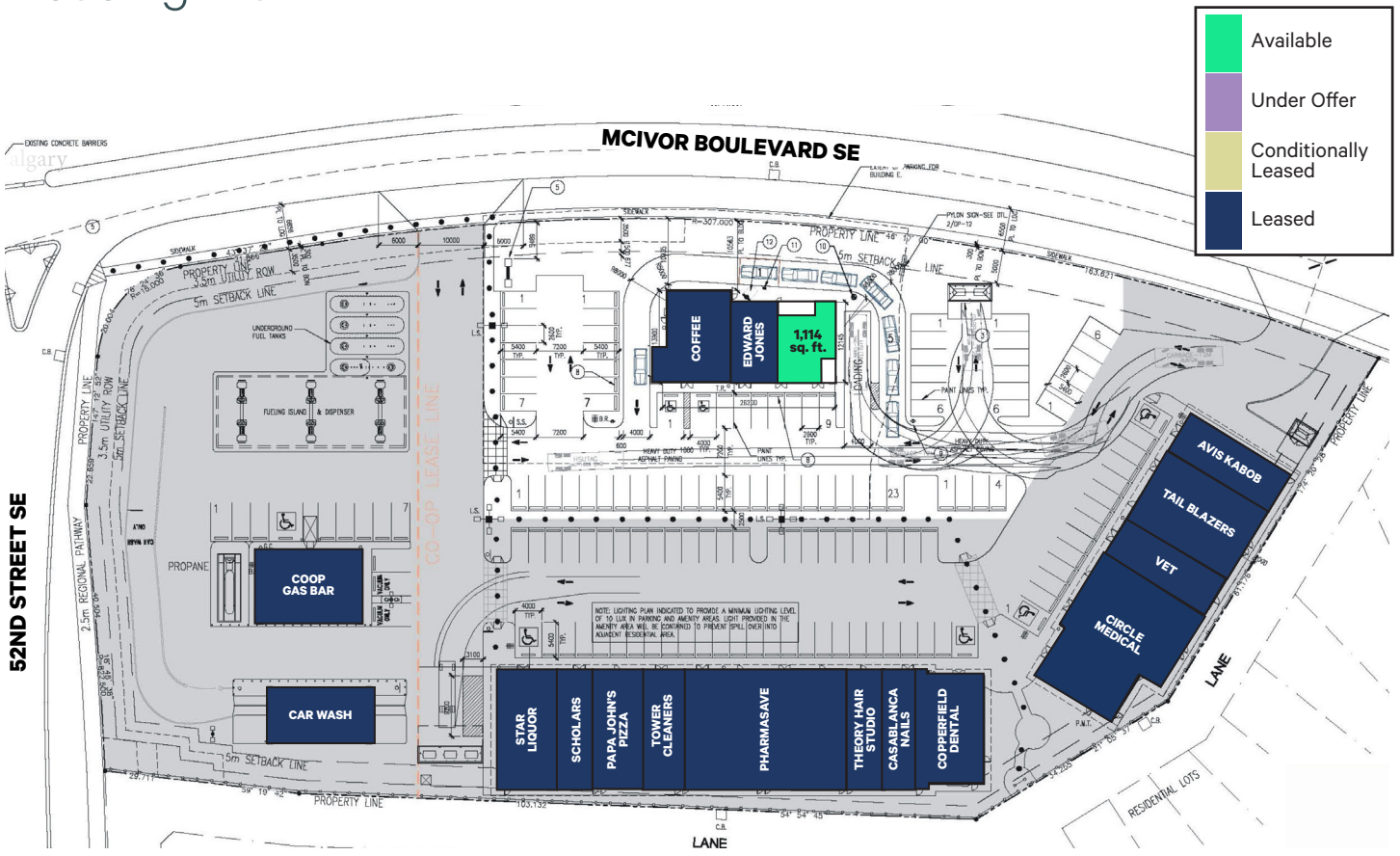
Space Available

Unit 511
1,114 sq. ft.

BASIC RENT -	Market
OP COSTS & TAXES -	\$24.39 (2026)
SIGNAGE -	Pylon (\$175/month per dbl sided panel)
AVAILABLE -	Immediately
ZONING -	C-N2
TERM -	5 - 10 years



Leasing Plan



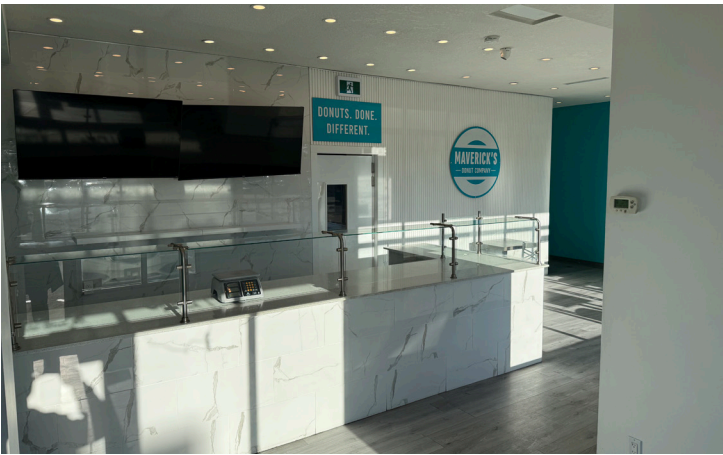
Unit 511 Exterior Photos



Pylon Signage

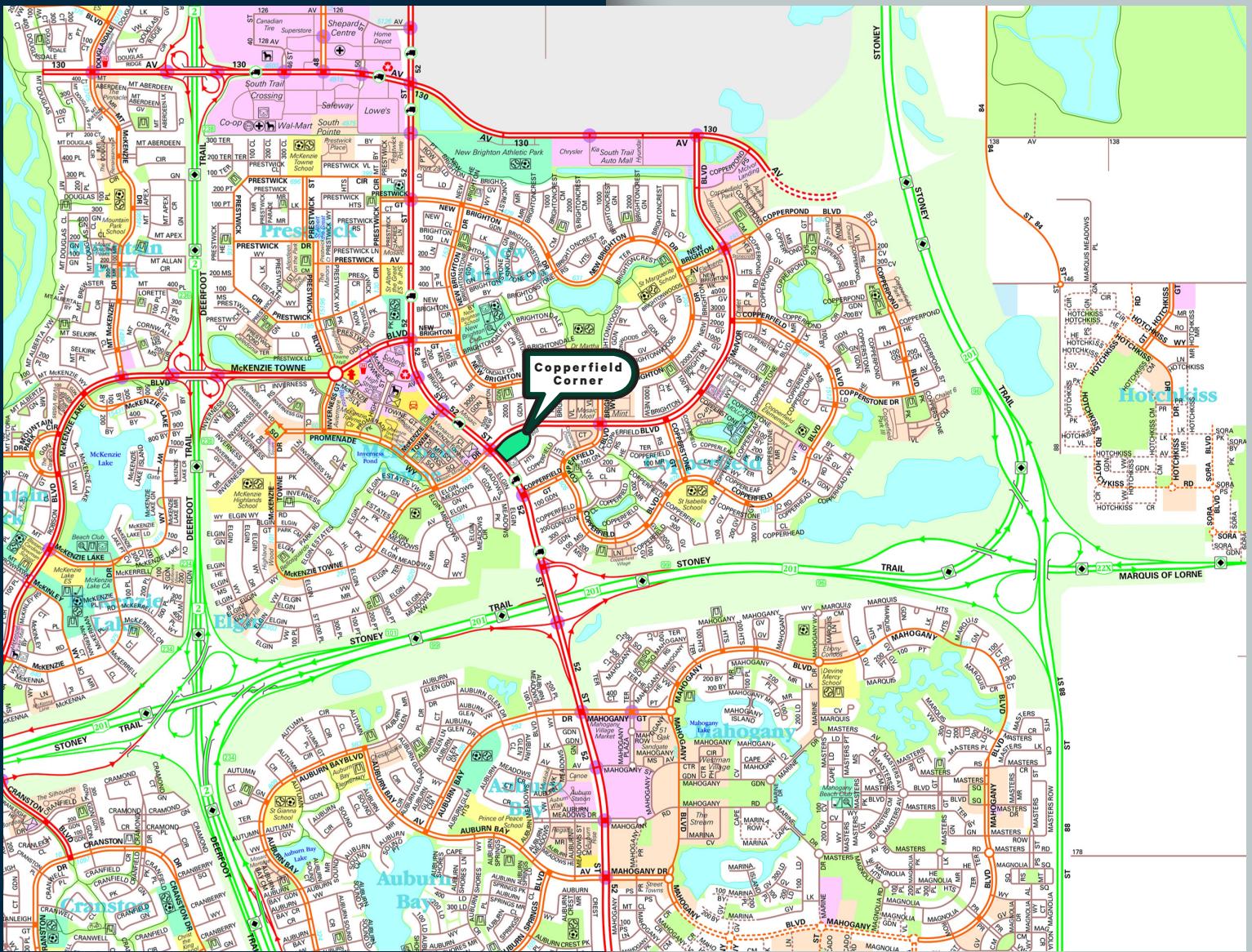


Unit 511 Interior Photos



Property Photos





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