

1,722 sf – 15,000 sf



RETAIL SPACE FOR LEASE

Village Square Mall

2640 52nd Street NE, Calgary

- » Well-established community of Pineridge.
- » New interior anchor opportunity (±15,000).



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Andrew Sherbut, VICE PRESIDENT, PARTNER

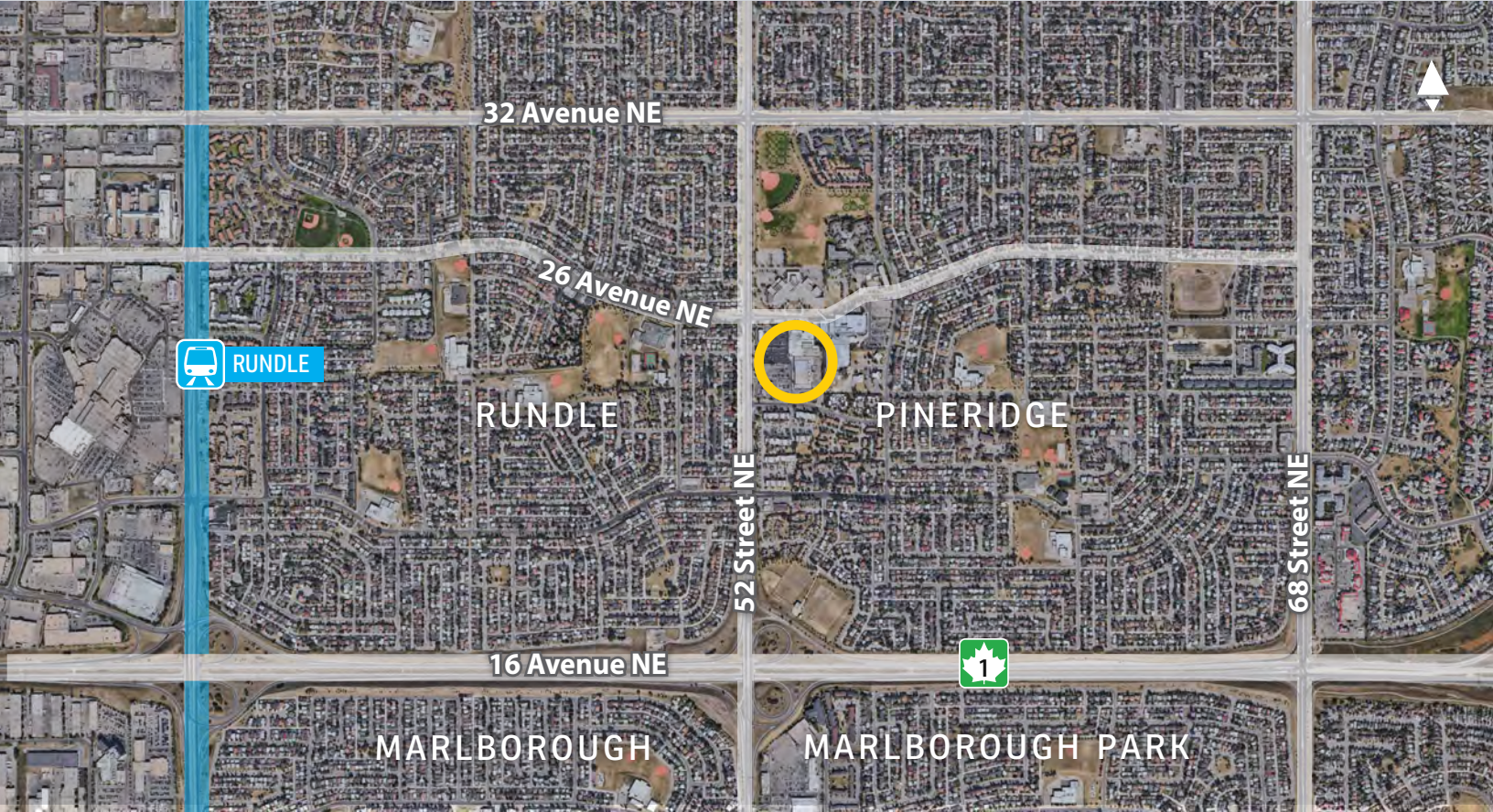
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LOCAL
EXPERTISE
MATTERS






- » Located in the well-established community of Pineridge.
- » Direct exposure and access from 52nd Street NE.
- » Excellent connectivity to 16 Avenue NE and 32 Avenue NE.






AREA DEMOGRAPHICS

(3 km radius)

| | | | |
|--|----------|--|------|
|  Population | 87,642 |  Median Age | 38.8 |
|  Average Household Income | \$94,465 | | |

Current Consumption / Household

| | |
|---|--|
|  \$12,793 FOOD |  \$4,995 HEALTH CARE |
|  \$3,681 RECREATION |  \$1,834 PERSONAL CARE |
|  \$2,303 LIQUOR/TOBACCO |  \$3,015 CLOTHING |

| | | |
|---|--------|--------------------------------|
|  Traffic Count | 38,000 | VEHICLES DAILY ON 52 STREET NE |
| | 5,000 | VEHICLES DAILY ON 26 AVENUE NE |

- » Abundance of on-site parking.
- » Existing amenities in the shopping complex include Shoppers Drug Mart, Dollarama, RBC Royal Bank, Gold's Gym, McDonalds, Tim Horton's, gas station and more.
- » Adjacent to Lester B. Pearson High School and Village Square Leisure Centre.
- » Multiple bus stops right outside the door.

LEASE INFORMATION

MUNICIPAL ADDRESS:
2640 52nd Street NE, Calgary

AVAILABLE FOR LEASE:

- » 1,722 sq. ft. – Unit 132
- » ±2,000 sq. ft. – Unit F
 - Available on 60-day notice.
 - To be remeasured.
- » ±15,000 sq. ft. – Unit A
 - Anchor opportunity.
 - Availability – please inquire.

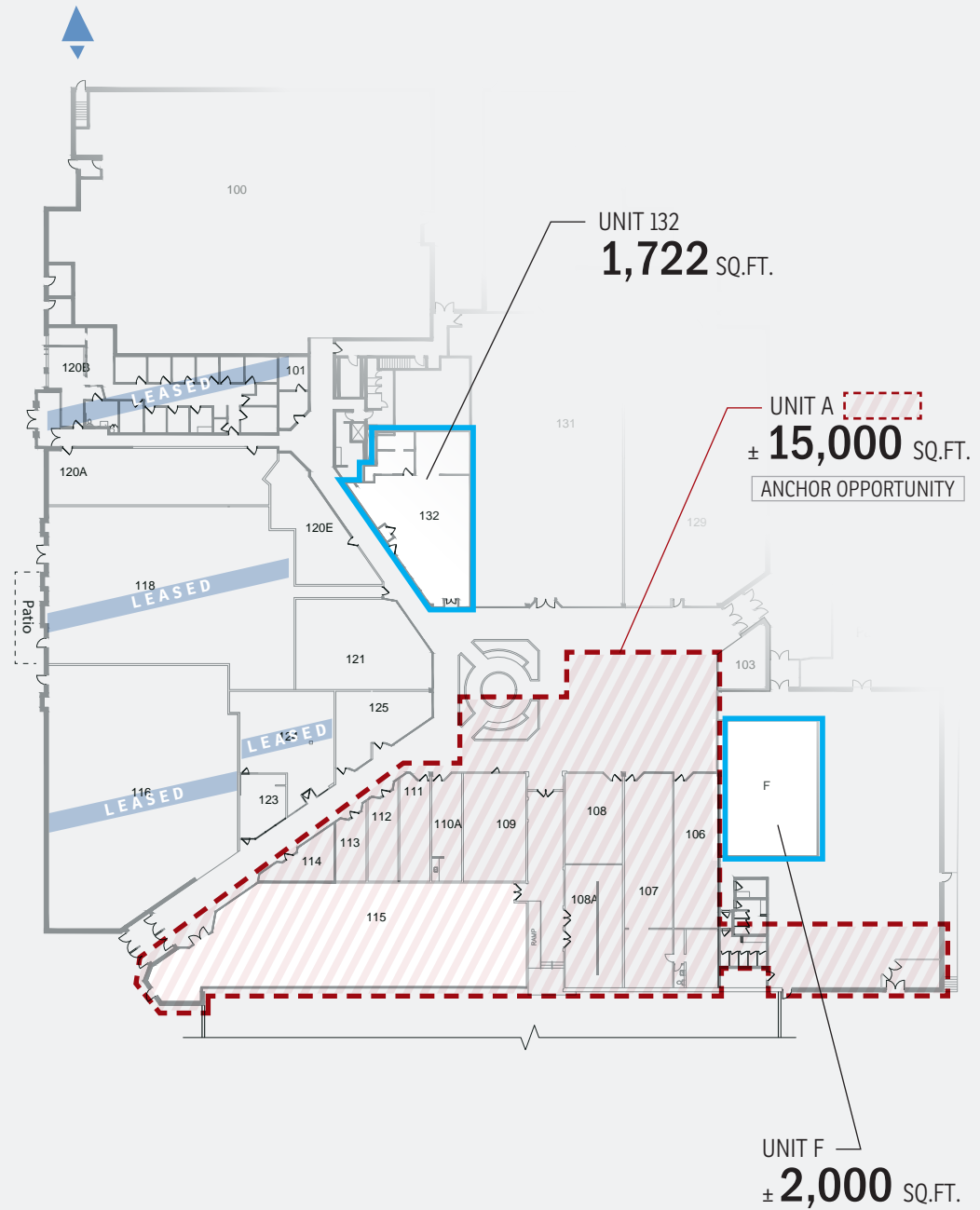
~~» 2,190 sq. ft. – Unit 120B – LEASED~~

OP. COSTS AND TAXES:
\$27.17 per sq. ft. (est., 2026)

NET RENT: Market rates

NOTES:

- » Flexible lease term available.
- » Not suitable for daycare.
- » Interior units not suitable for restaurant.



UNIT 120B
2,190 SQ.FT.

- Built out as medical clinic.



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