

Adjacent to Sunridge Mall
NE Calgary's Premier Retail
Destination // up-to 6,500 SF

For Lease

3385 & 3393 26 Avenue NE, Calgary AB
Sunridge Landing



Presented by:
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PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size Available

BUILDING A

Unit 111: 6,536 SF

Unit 123: 2,397 SF

BUILDING B

~~Unit 102: 2,491 SF~~ **LEASED**

Unit 108: 2,742 SF

Unit 210: 2,452 SF

Availability

Immediately

Net Rate

Market

Op Costs

\$10.38 PSF (Est. 2026)

Property Taxes

\$8.12 PSF

Zoning

C-R3f2.8h18

Parking

62 Surface Stalls

PROPERTY FEATURES

- **Unmatched Retail Positioning** – Directly adjacent to Sunridge Mall with shared access to NE Calgary's premier shopping destination.
- **Premier Shopping Node** – Located within the greater Sunridge retail hub and steps from the high-traffic 32 Avenue/36 Street corridors.
- **Surrounded by National Anchors** – Immediate proximity to Costco, RONA, Cineplex, and Best Buy.
- **Healthcare Traffic Driver** – Minutes from Peter Lougheed Centre, NE Calgary's major hospital and employment hub.
- **Transit-Oriented Convenience** – Easy walk to Rundle station (C-Train access).
- **Exceptional Connectivity** – Quick access to 16 Ave / Hwy 1, Barlow Trail, Deerfoot Trail, 32 Avenue & 36 Street NE.
- **Ample On-Site Parking** – Designed for convenience with generous customer parking.













INTERIOR FEATURES // Photo Gallery

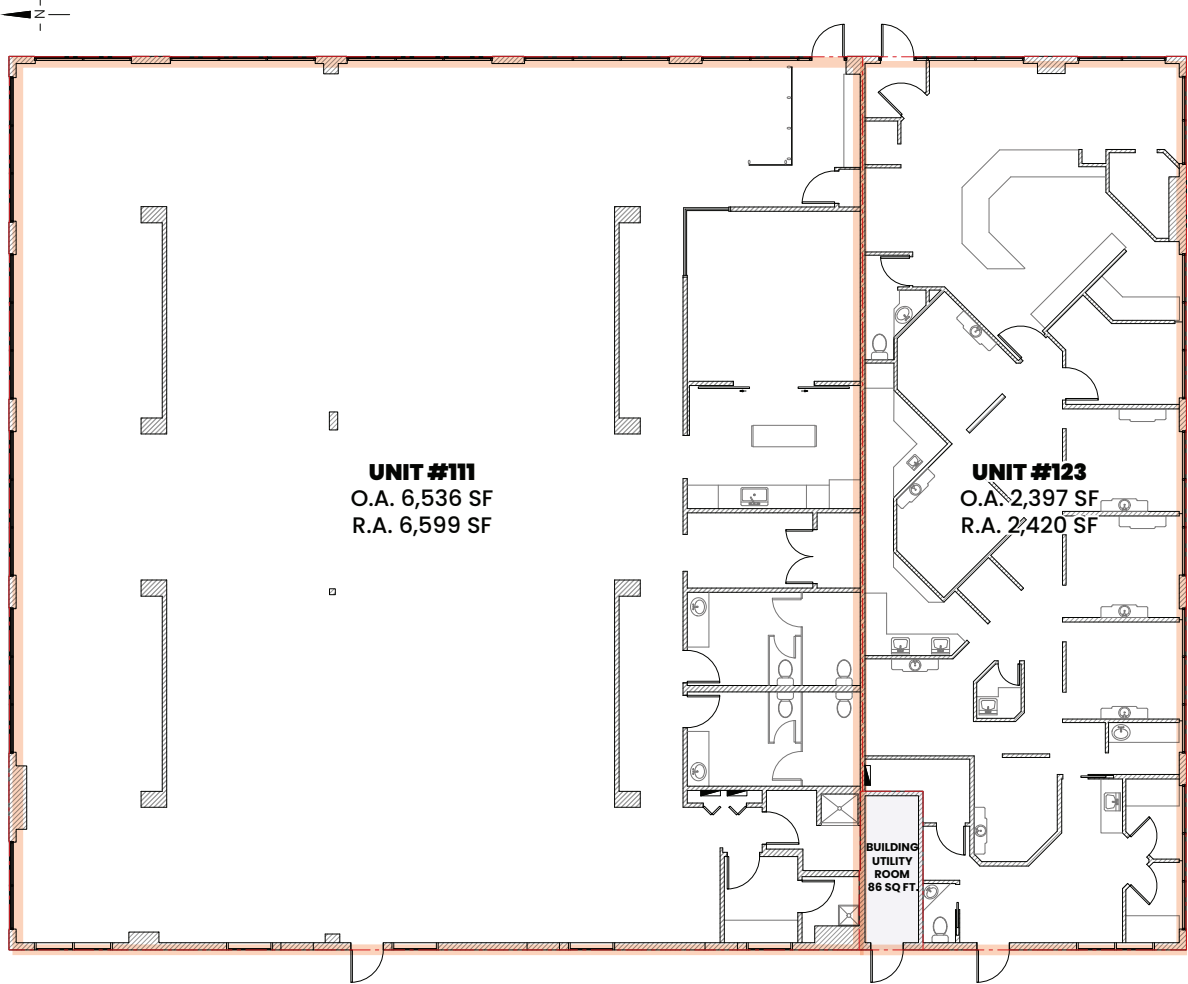


LOCATION



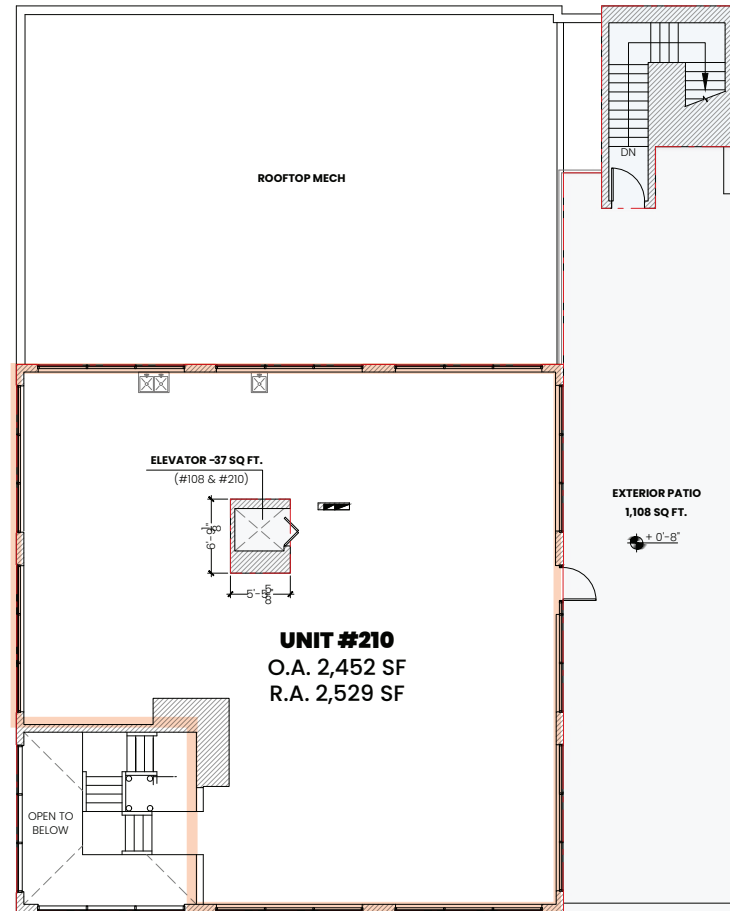
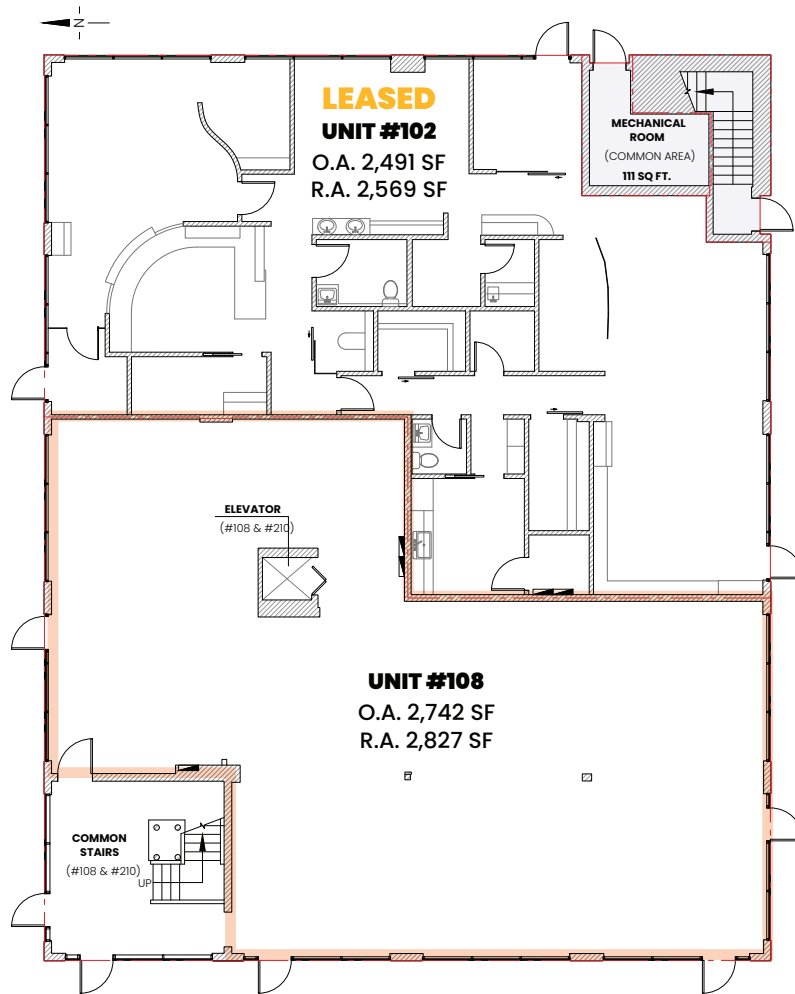
 <p>Neighbourhood Sunridge Retail Hub</p>	 <p>Population 3km 55,978</p>	 <p>Drive Times Deerfoot Trail SE: 8 minutes Calgary Airport: 17 minutes</p>	 <p>Prime Location</p>	 <p>Health & Wellness</p>	 <p>Ample Parking</p>
 <p>Household Income \$71,888</p>	 <p>Median Age 38.6</p>	<p>Traffic Count 12,000 VPD 26 Ave & 36 St NE 20,000 VPD 34 St & 32 Ave NE</p>	 <p>Fuel / Charging Stations</p>	 <p>Travel Accommodations</p>	

BUILDING A FLOOR PLANS



BUILDING 3385				
SPACE ID	OCCUPANT AREA	RENTABLE AREA	BUILDING SERVICE AREA	
UNIT 111	6,536 SF	6,599 SF	-	
UNIT 123	2,397 SF	2,420 SF	-	
BUILDING SERVICES	-	-	86 SF	

BUILDING B FLOOR PLANS



BUILDING 3393 (MAIN LEVEL)				
SPACE ID	OCCUPANT AREA	RENTABLE AREA	BUILDING SERVICE AREA	
UNIT 102	2,491 SF	2,569 SF	-	
UNIT 108	2,742 SF	2,827 SF	-	
BUILDING SERVICES	-	-	241 SF	

BUILDING 3393 (SECOND LEVEL)					
SPACE ID	OCCUPANT AREA	RENTABLE AREA	NON-ALLOCATED AREA	RENTABLE EXCLUSION	
UNIT 210	2,452 SF	2,529 SF	-	-	
NON-ALLOCATED AREA	-	-	1,145 SF	-	
RENTABLE EXCLUSION	-	-	-	194 SF	



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