

# Shoppes of Bridlewood

2335 - 162nd Avenue S.W. | Calgary, Alberta



## Retail Leasing Opportunity



**Ronmor Developers Inc.**  
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5920 - 1A Street SW  
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# PROPERTY OVERVIEW

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Strategically located at the intersection of five maturing neighbourhoods



Several access points to the centre from 162nd Avenue and Bridleridge Way



Anchored by Sobeys and Scotiabank



Immediately adjacent to a 62-unit multi-family development



Centre includes 95,000 SF of retail + 8,000 SF of second floor office space



Prominent pylon signage opportunities available

## Vacancy Information

<b>Landlord's Legal Name:</b>	Bridlewood Shopping Centre Ltd.
<b>Rentable Area:</b>	Building 4   5,210 SF
<b>Lease Rate:</b>	Market
<b>Annual Operating Costs &amp; Taxes:</b>	±\$17.09 PSF
<b>Term:</b>	5-10 years
<b>Availability:</b>	Immediate
<b>Parking:</b>	Unassigned surface



Rear of Premises

# LOCATION

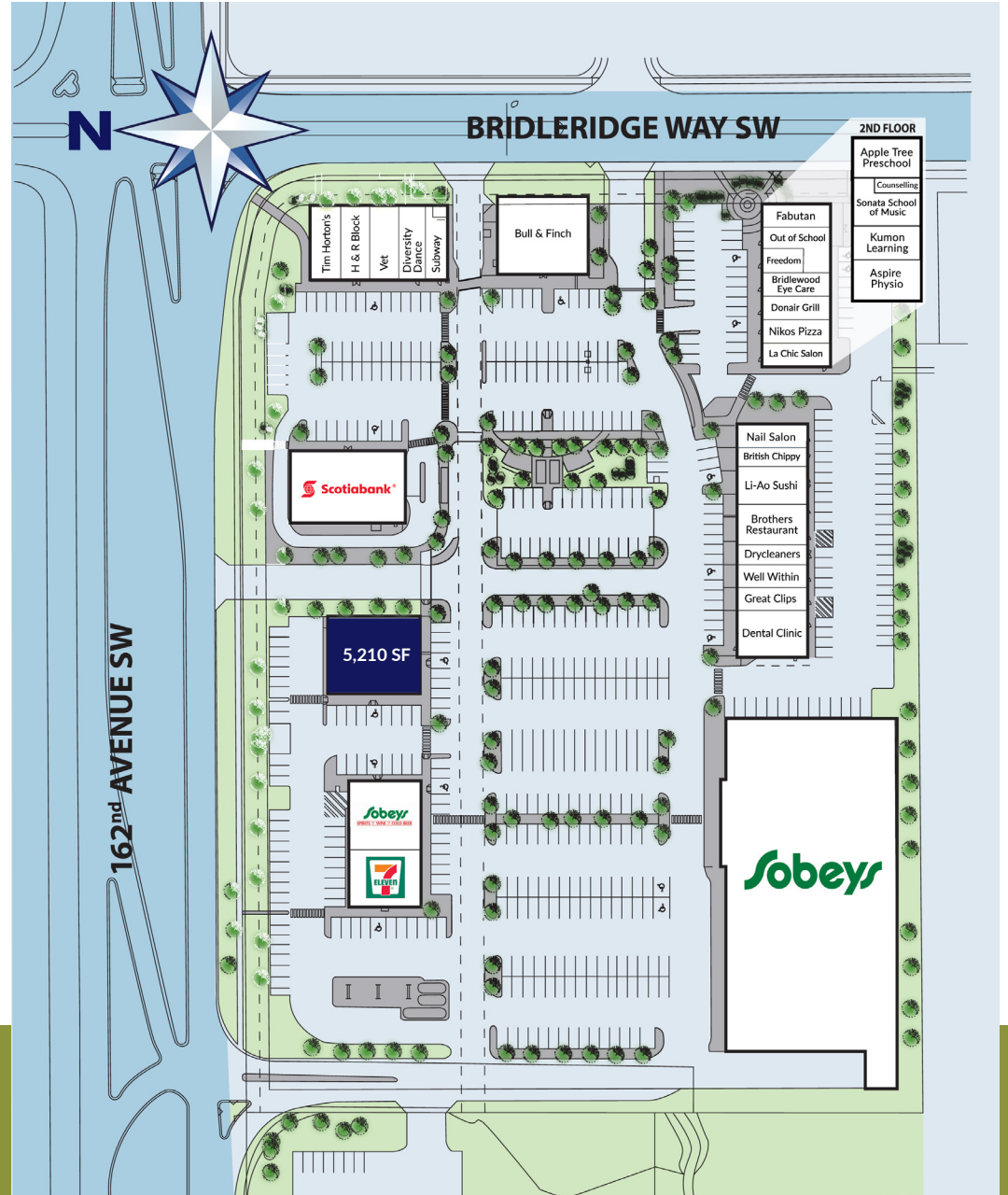
2335 - 162nd Avenue SW | Calgary, Alberta



## Other Shopping Centre Tenants

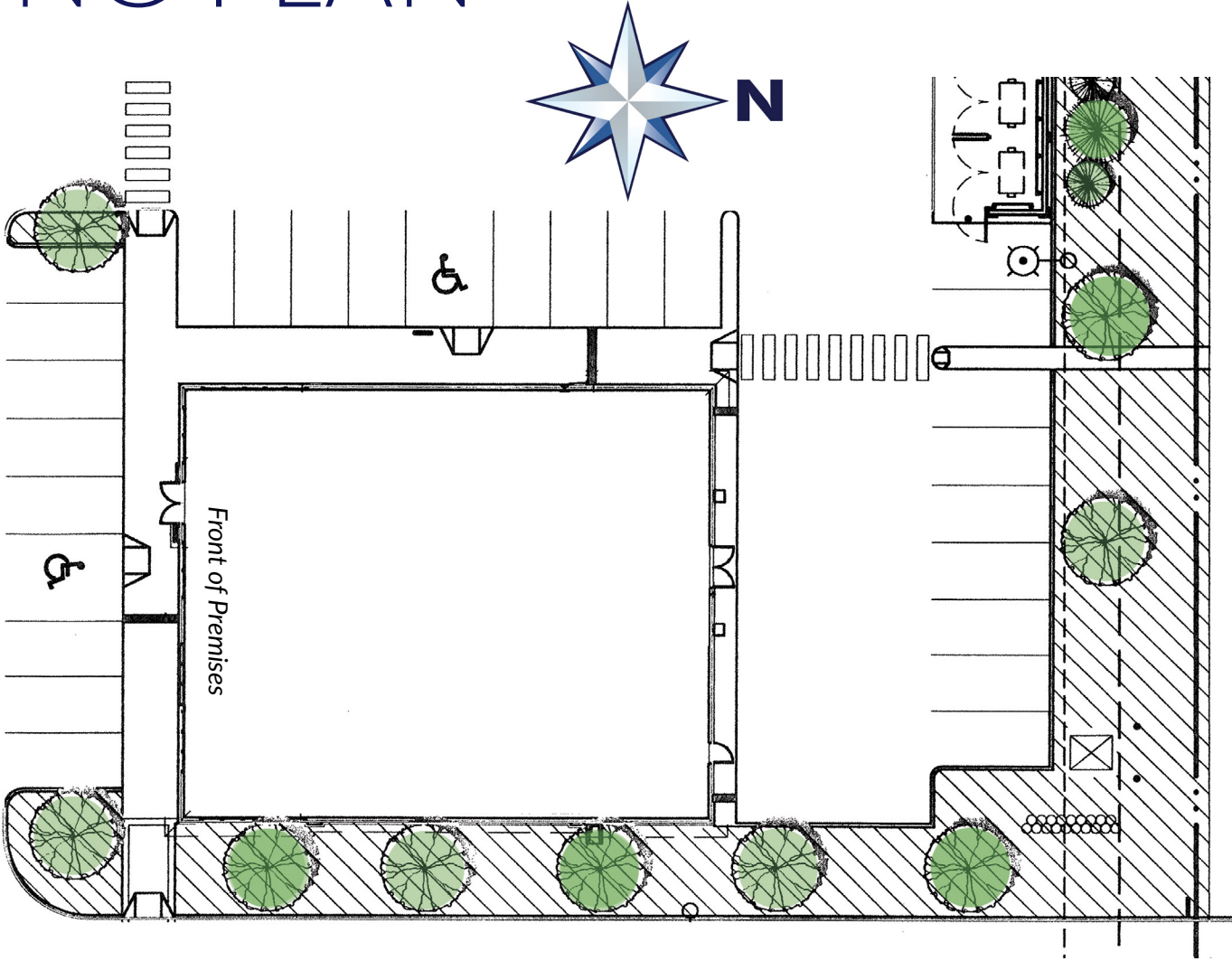
- 1 7-Eleven Gas
- 2 Sobeys Liquor / 7-Eleven
- 3 Sobeys
- 4 Chiropractor / Dental Clinic
- 5 Scotiabank
- 6 British Chippy / Li-Ao Sushi
- 7 La Chic Salon
- 8 Tim Horton's / Diversity Dance  
Subway / Vet
- 9 Bull & Finch

# THE SITE



# BUILDING PLAN

Building 4 | 5,210 SF



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# CENTRE IMAGES



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# IDEAL USES

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**Restaurant**



**Pet Supplies**



**Daycare**



**Fitness Centre**

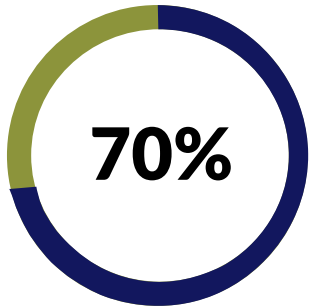
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# DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	14,259	56,865	99,486
Daytime Population	Sum	6,545	23,530	60,198
Total Households	Sum	4,766	19,001	35,032



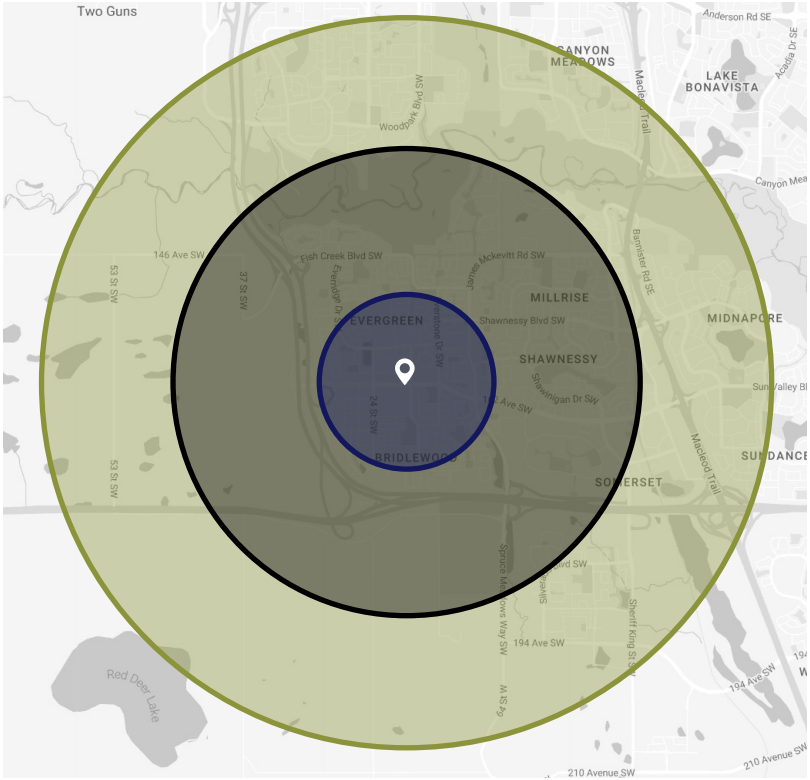
**Median age**  
35 years old



**Employment Rate**  
within 1 km radius



**Median Household Income**  
\$105,868



1 km Radius    3 km Radius    5 km Radius



Primary age group suitability  
**22-37**  
year olds



**MOST** of the population in the surrounding area have **university** educations