

Marketplace at Callingwood

EDMONTON, ALBERTA

RETAIL OPPORTUNITIES – OCTOBER 2025





233,297 SF
GLA

Property Description

The Marketplace at Callingwood is an outdoor shopping center in West Edmonton, featuring 65+ diverse stores, services, and eateries. With anchor tenants like Safeway, Shoppers Drug Mart, and Dollarama, it offers a broad retail selection. Additionally, the center houses various professional and healthcare services, including medical clinics, dental offices, banks like TD Canada Trust and Servus Credit Union, making it a convenient one-stop destination for both shopping and essential services.

Trade Area Demographics

| | 1 km | 3 km | 5 km |
|------------------------------|----------|-----------|-----------|
| Total Population | 14,191 | 66,744 | 157,091 |
| Median Age | 37.3 | 39.8 | 39.6 |
| Avg. Household Income | \$90,387 | \$133,898 | \$138,933 |

Source: Environics Analytics

2025 ESTIMATES
 CAM \$10.45
 TAX \$8.52
 Pro building CAM: \$8.49
 Asking: low \$20's - mid \$40's

CALLINGWOOD 2:
 CAM/Tax \$20.07/sf

69TH AVENUE

178TH STREET

177TH STREET

64TH AVENUE

SAFWAY

SHOPPERS DRUG MART

Canada Trust

CIRCLE K

PETRO-CANADA

SERVIS CREDIT UNION
#110 1,460 SF
PANAGO
#115 947 SF
HAIR SALON

ALBERTA HEALTH SERVICES
DOLLARAMA
BOTTLE DEPOT
ACADEMY OF LEARNING
#1017 4,160 SF
LIBRARY
CALLINGWOOD BARBER
CALLINGWOOD X-RAY
SCIENCE LEARNING
GLOBAL PET FOODS 410 500
CANNABIS HOUSE
DR. GILBERTSON
Little Caesars
barBURRITO
KFC
VITAMINS
Massage Addict

SPARKLE CAR WASH
EMERGENCY MEDICAL SERVICES
SHERLOCKS AUTOMOTIVE

WHOLESALE TRIST
GOLDEN LEAF
#PRO101 285 SF
WHOLESALE FLOWERS
BARBERSHOP
BINN'S NAILS
CAPITAL VAPE & CIGAR
VISION BY DESIGN
WEST BIRD MEDICAL
MUSKIEZ RESTAURANT
COUNTRY CLUB DAY CARE
#PRO105 2,201 SF
ASBOT
COUNTRYSIDE CLINIC
DENTISTRY ACADEMY

PROBES
PRIME TIME DENTISTRY
CALLINGWOOD CLINIC
#PRO4 2,411 SF
NAILS
SALONS
MARKETPLACE HOSPITAL

ALBERTA LEGISLATIVE OFFICE
SLEEP THERAPEUTICS
BRUNICE DE PAIRAR
INSIGHT PSYCHOLOGICAL
#PRO313 736 SF
PHYSICAL THERAPY
MORRY LAW
ANGELES LAW
NATUROPATHIC CLINIC
ALBERTA LEGISLATIVE ASSEMBLY
VISION THERAPY CLINIC
VISIONARY DESIGN
#PRO304 1,022 SF
MIRROR DENTISTRY
DENTAL IMPLANT CLINIC
Beauty FACILITIES
Cosmetics

THIRD FLOOR

SECOND FLOOR

SPACES AVAILABLE FOR LEASE

Unit 110 | 1,469 SF

Opportunity for retail/QSR

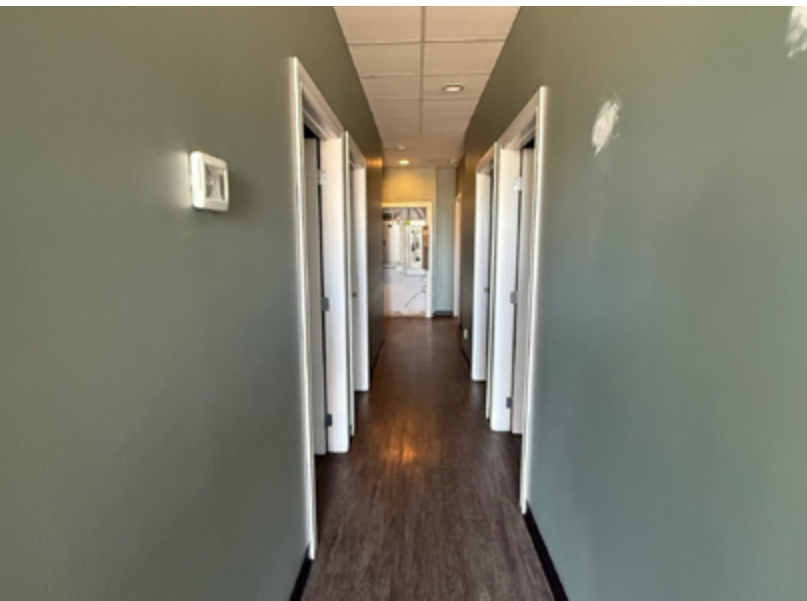
AVAILABLE
FOR LEASE



Unit 116 | 947 SF

Opportunity for office/retail

AVAILABLE
FOR LEASE



Unit B104 | 2,411 SF

Opportunity for a restaurant

AVAILABLE
FOR LEASE



Unit D117 | 4,180 SF

Opportunity for retail/office

AVAILABLE FOR LEASE



Unit PRO101 | 985 SF

Opportunity for main floor retail/office, professional building

AVAILABLE FOR LEASE



Unit PRO105 | 2,201 SF

Opportunity for street-front retail/office/professional services

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FOR LEASE



Unit PRO203A | 1,022 SF

Opportunity for **second floor office**

Consists of four small offices, a reception area, and a kitchenette

**AVAILABLE
FOR LEASE**



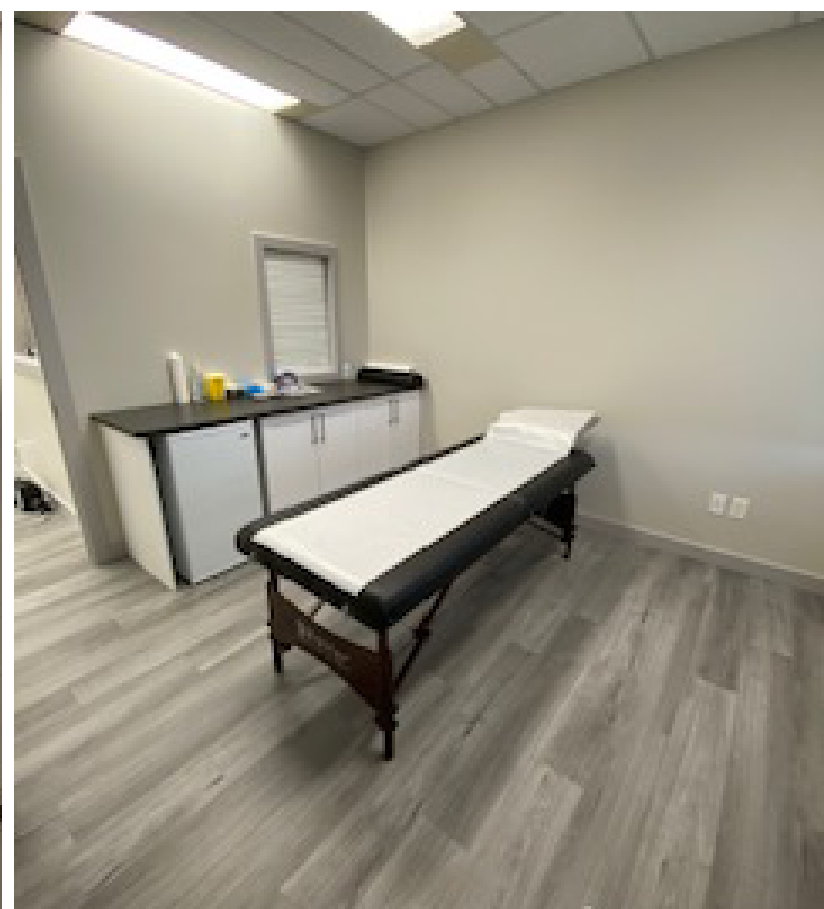
Four separate offices.

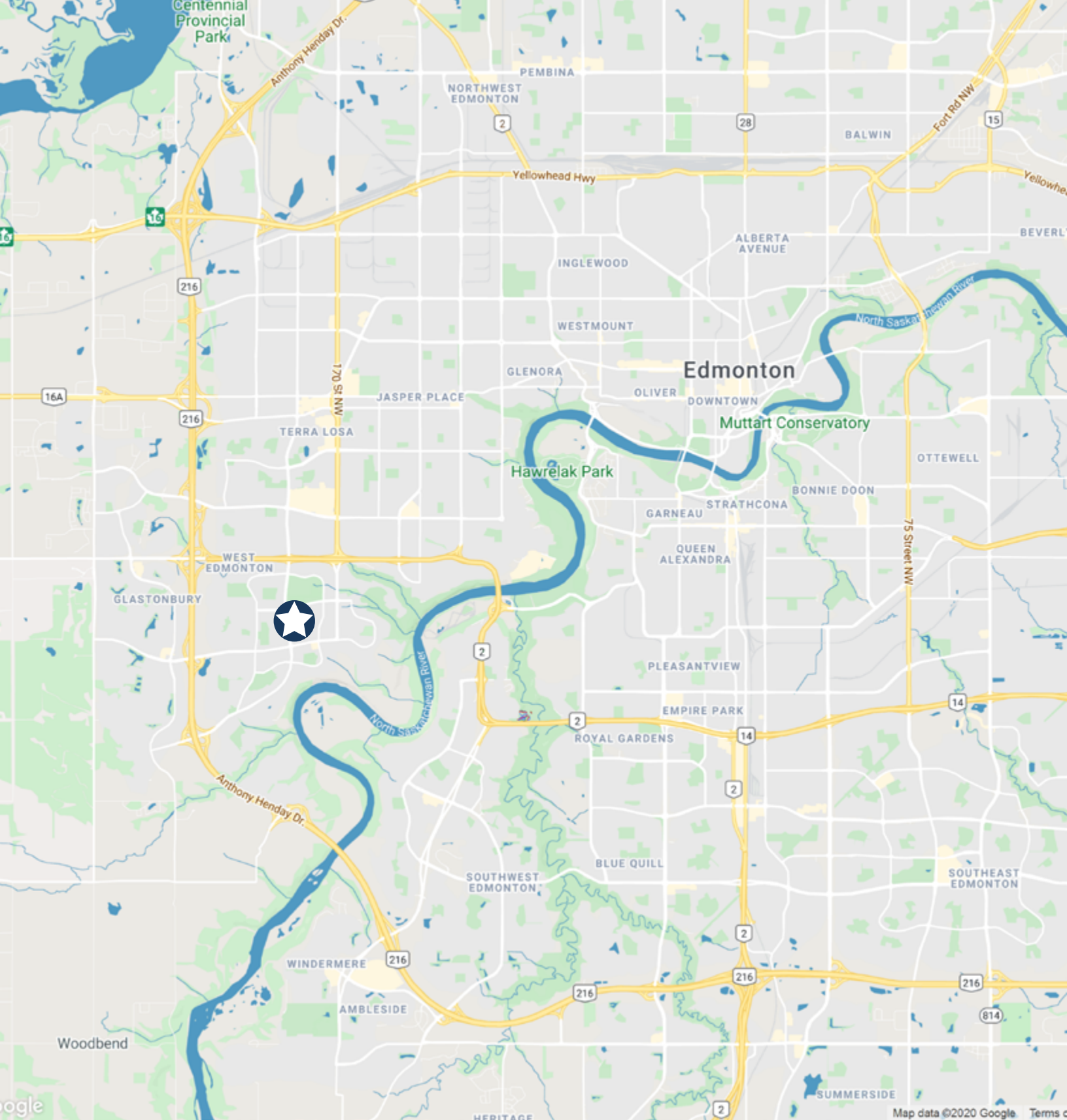


Unit PRO302 | 736 SF

Opportunity for second floor office/professional services

**AVAILABLE
FOR LEASE**





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