

Shoppes of Bridlewood

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



Retail / Office Leasing Opportunity



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PROPERTY OVERVIEW



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

Basic Information

Landlord's Legal Name:	Bridlewood Shopping Centre Ltd.
Rentable Area:	Suite 356 623 SF
Lease Rate:	Market
Operating Costs & Taxes:	\$18.27 PSF / year
Term:	5-10 years
Availability:	Immediate
Parking:	Unassigned surface



LOCATION

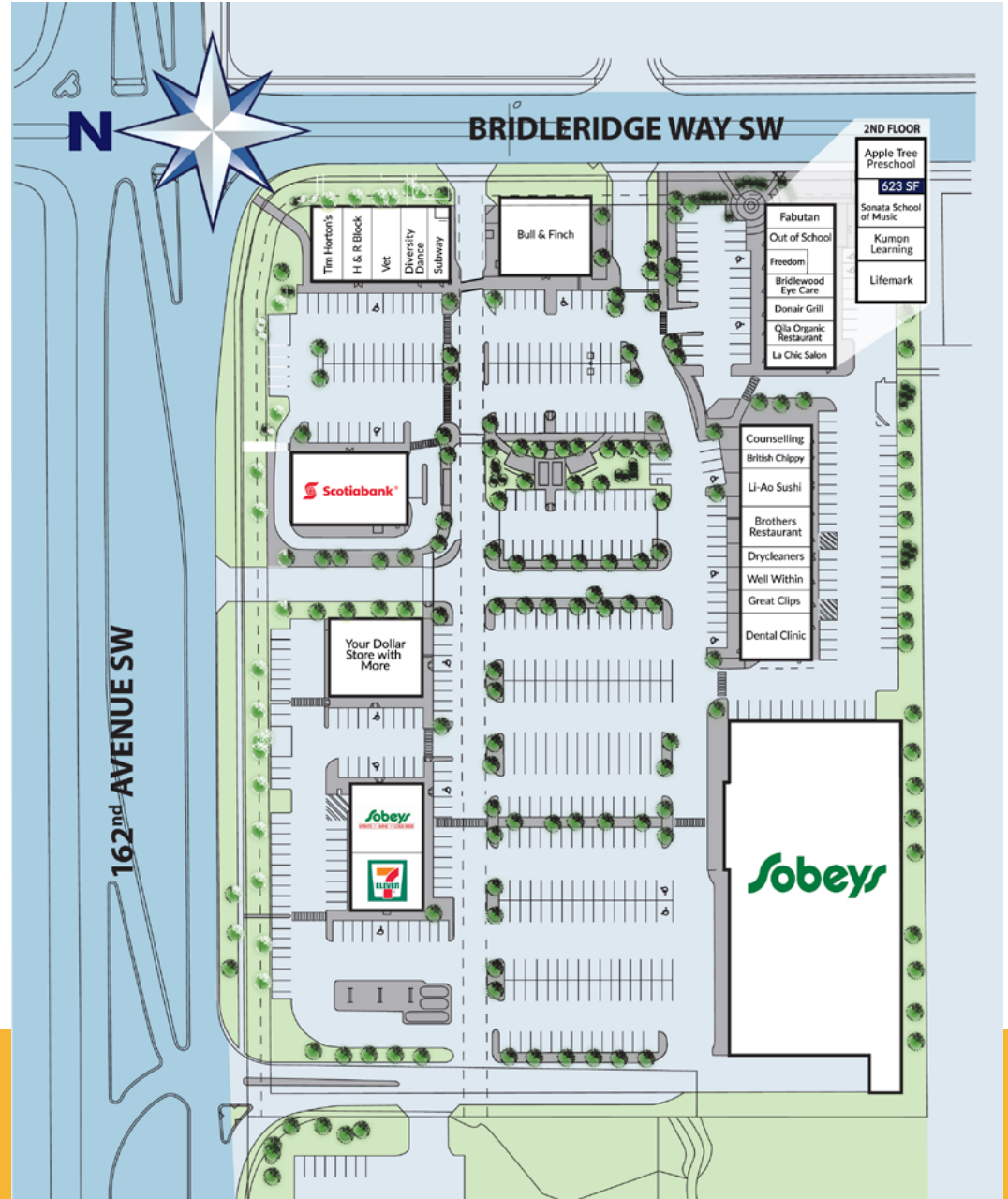
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Other Shopping Centre Tenants

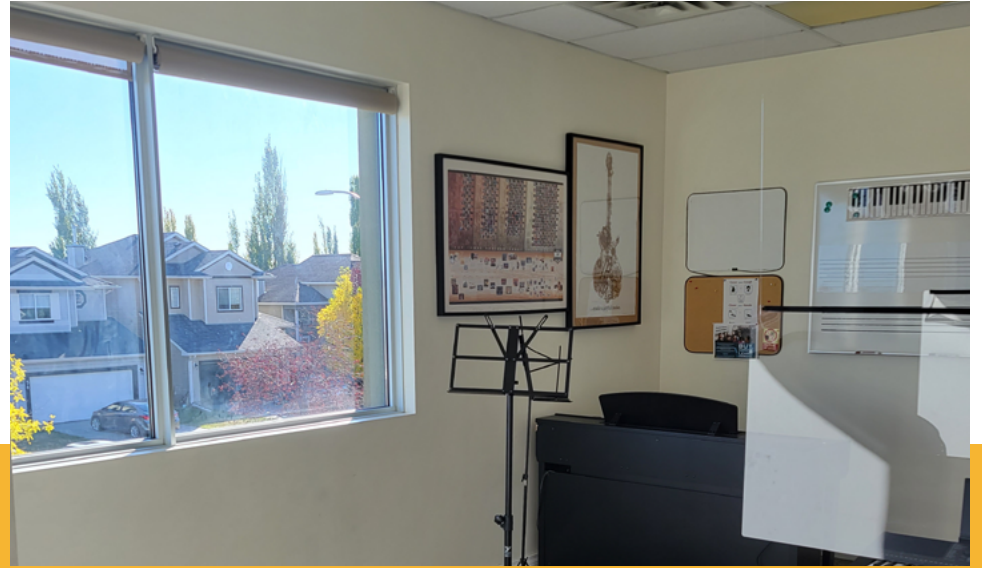
- 1 7-Eleven Gas
- 2 Sobeys Liquor / 7-Eleven
- 3 Sobeys
- 4 Chiropractor / Dental Clinic
- 5 Scotiabank
- 6 British Chippy / Li-Ao Sushi
- 7 Salon / Lifemark Physiotherapy
- 8 Tim Horton's / Diversity Dance
Subway / Vet
- 9 Bull & Finch

THE SITE



VACANCY IMAGES

Suite 356 | 623 SF



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CENTRE IMAGES



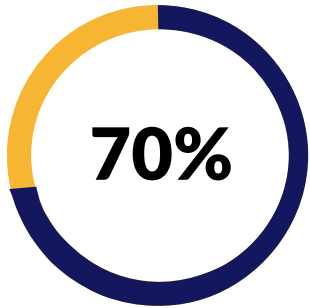
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DEMOGRAPHICS

	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



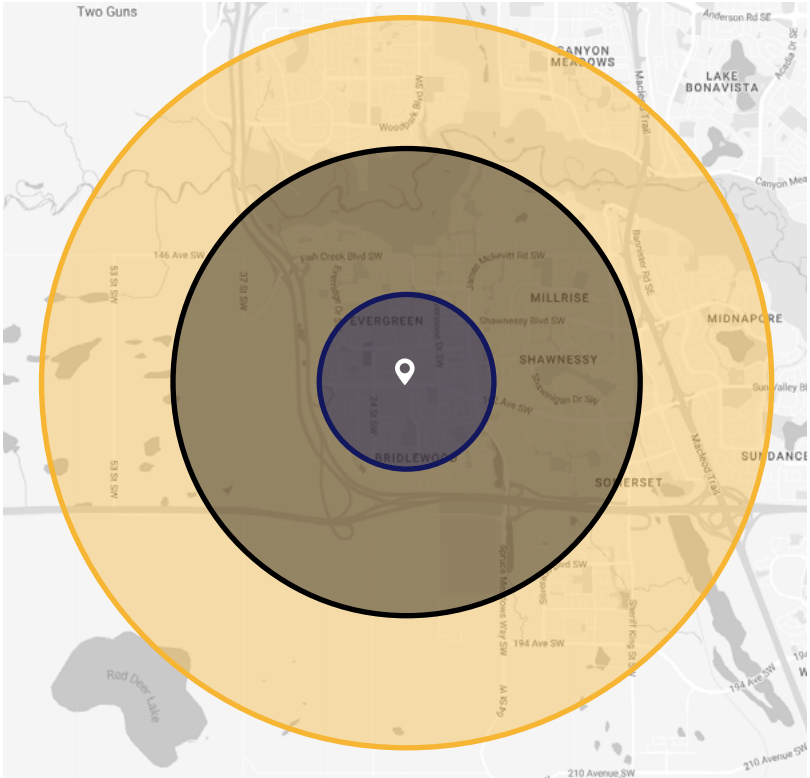
Median age
35 years old



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