

**PRIME END-CAP OPPORTUNITY
FACING BUSY 32ND AVENUE IN NE CALGARY**



Centre 32

2770 - 32 Avenue NE
Calgary, AB

Managed By:



Leased By:



Demographics



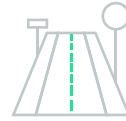
38,308
Population Within 3 KM

171,447
Population Within 5 KM

203,736
Daytime Population
Within 5 KM



\$93,535
Average Household Income
Within 3 KM



33,542
VPD along 32nd Avenue NE

Prime end-cap opportunity in NE Calgary

- Strategically positioned to serve the established communities of Horizon, Sunridge, Vista Heights, Whitehorn, and Rundle, offering access to a strong and diverse customer base
- Excellent regional connectivity with immediate access to Barlow Trail, providing convenient travel throughout Northeast Calgary and surrounding areas
- Highly accessible location at 32nd Avenue NE and 27th Street NE, complete with a large on-site parking field designed for customer convenience and ease of access
- Outstanding exposure along busy 32nd Avenue NE with premium pylon signage opportunities that maximize visibility and strengthen brand presence
- Anchored by a strong mix of established medical, childcare, retail, and service-oriented tenants including Kids Churchill Park Daycare, North East Medical Clinic, Pharmacy, and other complementary businesses that drive consistent daily traffic
- Ideally located within close proximity to major Northeast Calgary amenities including Sunridge Mall, Peter Lougheed Hospital, and the Whitehorn C-Train Station

Space Available

Unit 4

2,594 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$17.16 (2026)

(includes management fee)

UTILITIES - Separately metered

SIGNAGE - Fascia

- Pylon - 5 spaces available at \$150/panel

AVAILABLE - November 1, 2026

ZONING - C-COR3

TERM - 5 - 10 years



Leasing Plan



1. SHERWIN-WILLIAMS PAINTS
2. THE TURKISH ROTISSERIE
3. QUESADA
4. AMBBER & SALMA COLLEGE OF ESTHETICS & SPA
5. KIDS CHURCHILL PARK DAYCARE
6. ONCE UPON A CHILD
7. WISE GUYS LIQUOR
8. BASIL ULTIMATE PHO & FINE VIETNAMESE CUISINE
9. T & K NAILS & SPA
10. NORTH EAST MEDICAL CLINIC
11. REMEDY'S RX PHARMACY

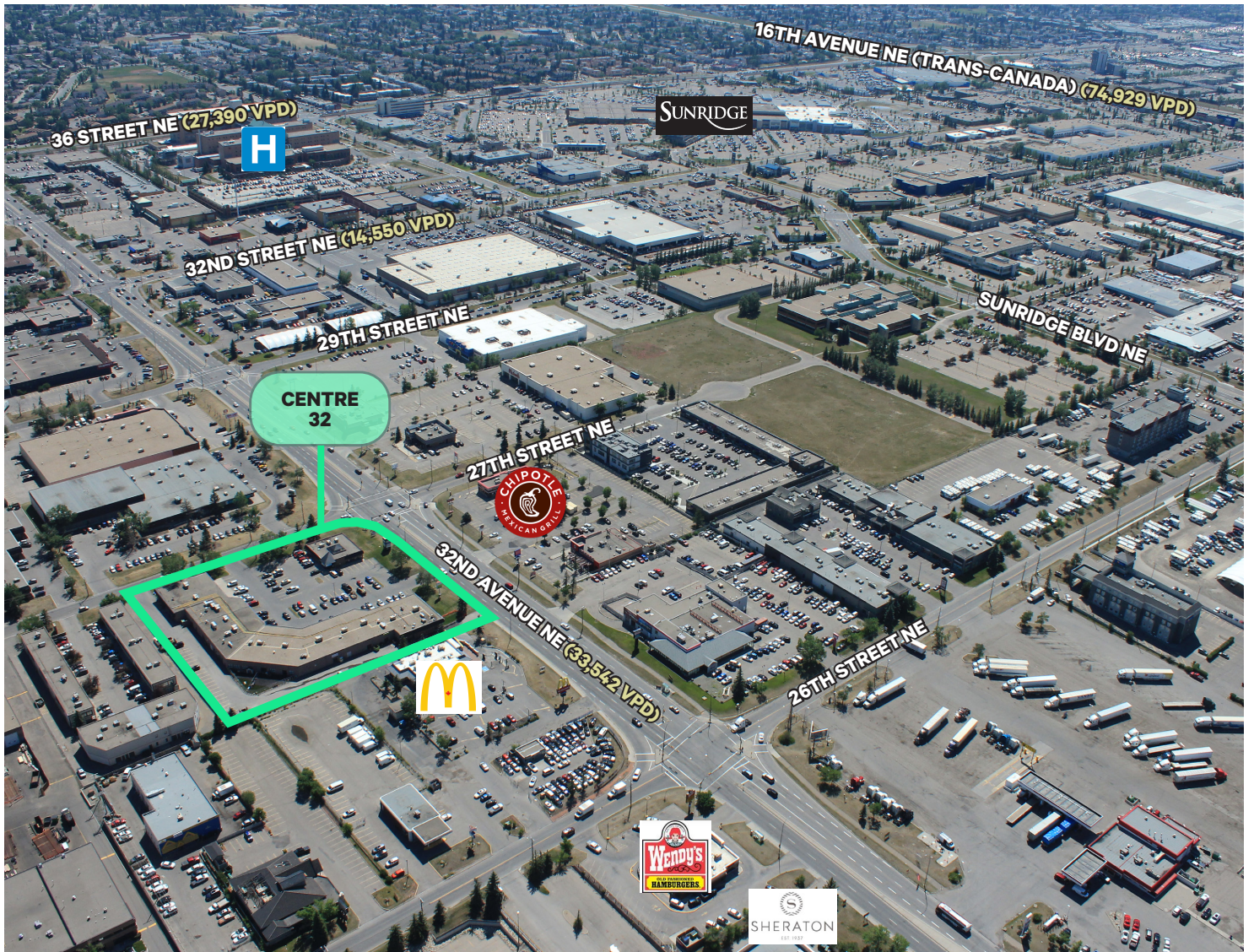
	Available
	Under Offer
	Conditionally Leased
	Leased

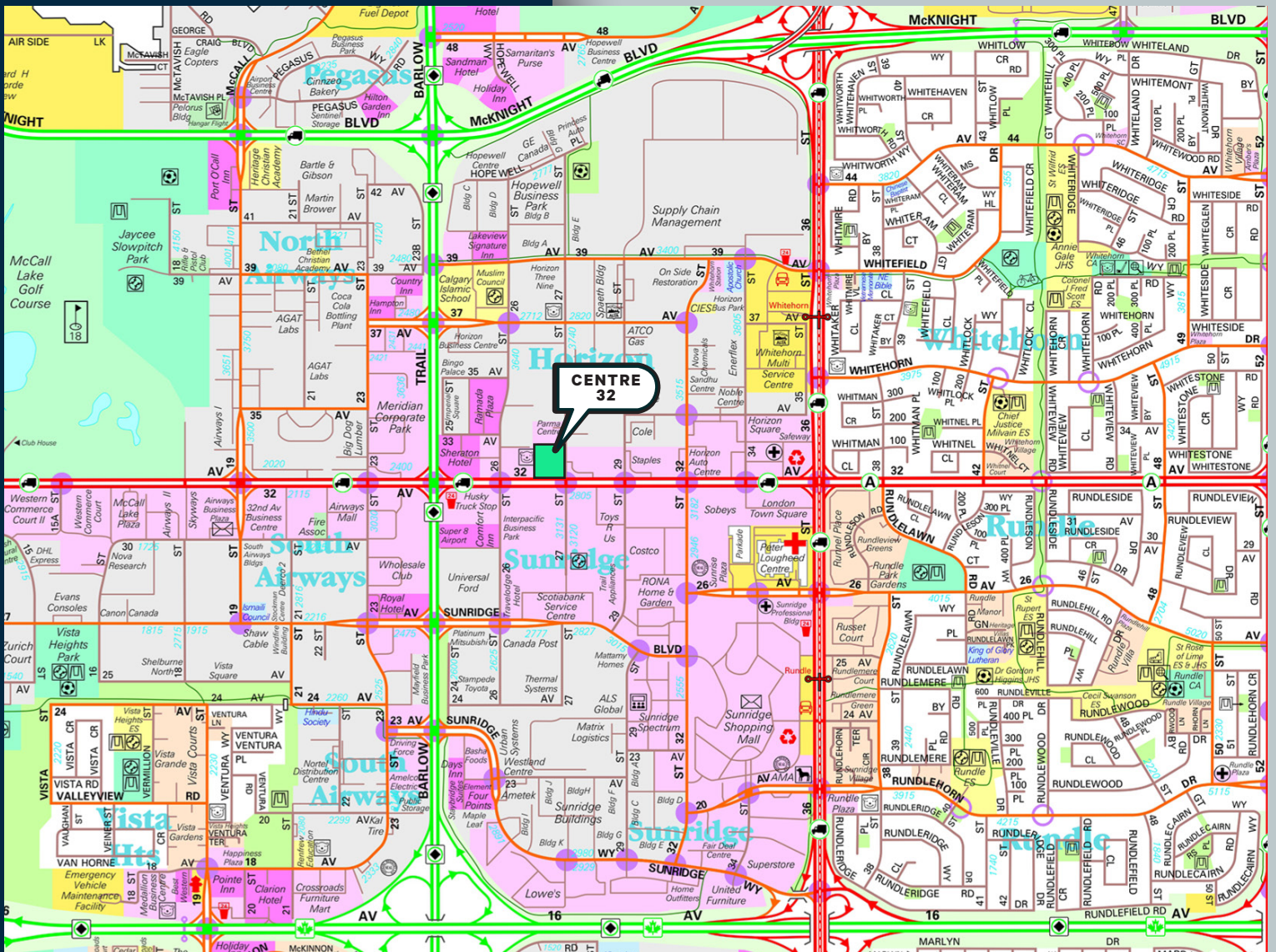
	Light Standard
	Storm Drain
	Tree/Shrub
	Fire Hydrant
	Utility Box
	Pylon Signs

Unit 4 Photos



Aerial and Property Photos





For More Information Please Contact

Alistair Corbett

Senior Vice President

403.294.5709

alistair.corbett@cbre.com

Cory Miles

Senior Sales Associate

403.750.0523

cory.miles@cbre.com

Mac Marcinew

Sales Associate

587.583.7197

mac.marcinew@cbre.com

Jayne Rogers

Transaction Manager

403.750.0535

jayne.rogers@cbre.com

Brandy Chorney

Marketing Specialist

403.303.3609

brandy.chorney@cbre.com

Managed By:

Leased By:

CBRE



CBRE Calgary

Eighth Avenue Place

East Tower 525 8 Avenue SW Suite 3200

Calgary, Alberta T2P 1G1

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