

# Admiral Court

6130 - 1A Street S.W. | Calgary, Alberta



## Retail Leasing Opportunity



**Ronmor Developers Inc.**  
Suite 250  
5920 - 1A Street SW  
Calgary, Alberta T2H 0G3

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# PROPERTY OVERVIEW



Located two blocks east of CF Chinook Centre and Chinook Professional Tower



Ample on-site parking



Good mix of professional, retail, and personal services within the centre



Exposure to abundant pedestrian and vehicular traffic



Adjacent to Chinook LRT Station and public transportation routes



High daytime population within surrounding employment areas

## Vacancy Information

|                                            |                     |
|--------------------------------------------|---------------------|
| <b>Landlord's Legal Name:</b>              | 404305 Alberta Ltd. |
| <b>Rentable Area:</b>                      | Unit 56   2,338 SF  |
| <b>Lease Rate:</b>                         | Market              |
| <b>Annual Operating Costs &amp; Taxes:</b> | ±\$24.87 PSF (2026) |
| <b>Availability:</b>                       | Unit 56   Immediate |
| <b>Term:</b>                               | 5-10 years          |
| <b>Zoning:</b>                             | Direct Control (DC) |



Neighbouring Tenant

# LOCATION

6130 - 1A Street S.W. | Calgary, Alberta



## Area Businesses

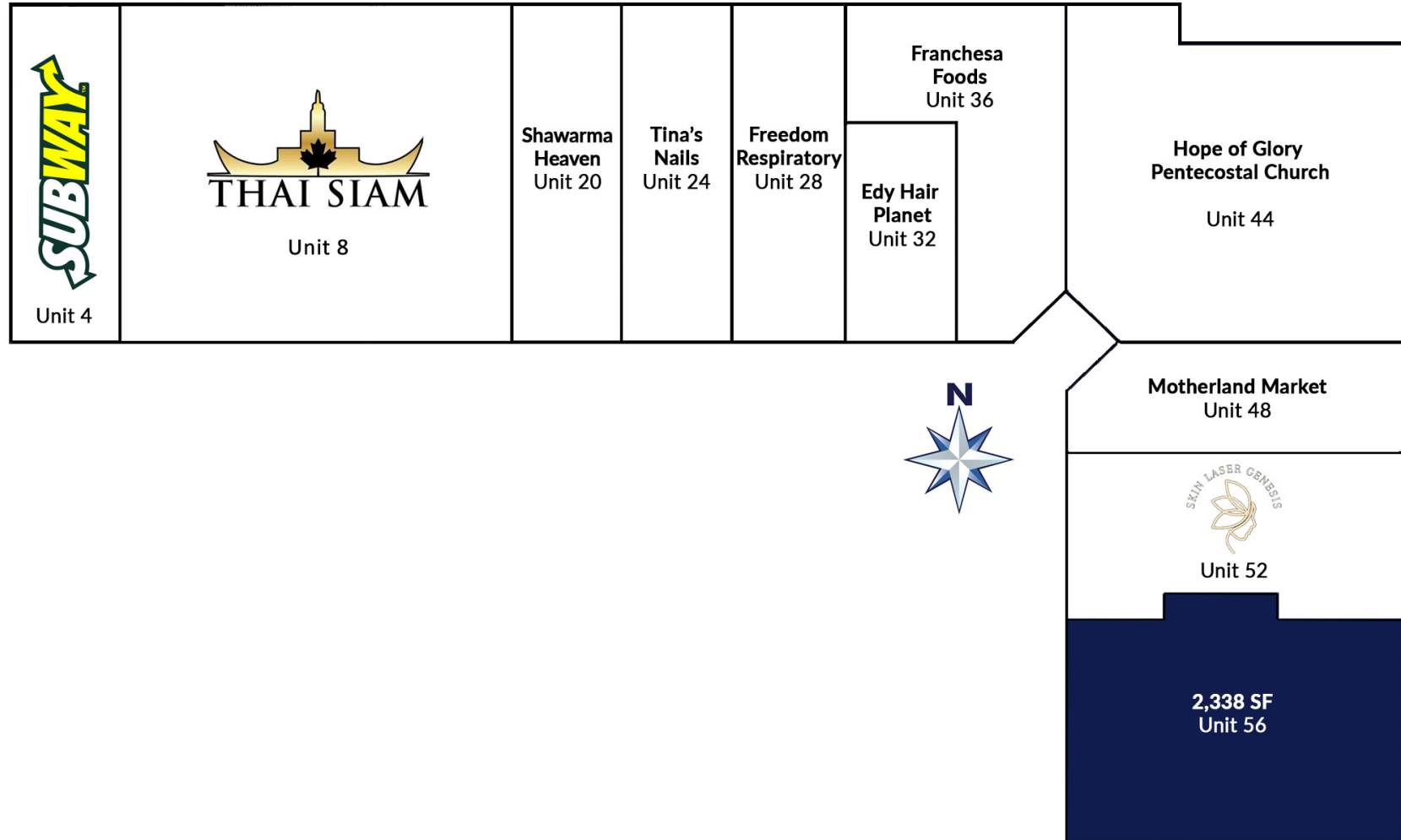
- 1 Marks
- 2 Dollarama
- 3 Home Depot
- 4 Chinook Centre / Prof. Tower
- 5 CIBC
- 6 PetSmart / Staples
- 7 Scotiabank
- 8 Cadillac Fairview Multi-Family

## Also in the Area

Cineplex Theatres  
Nordstrom  
Chinook Medical Clinic

# SITE PLAN

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# PHOTOS | UNIT 56

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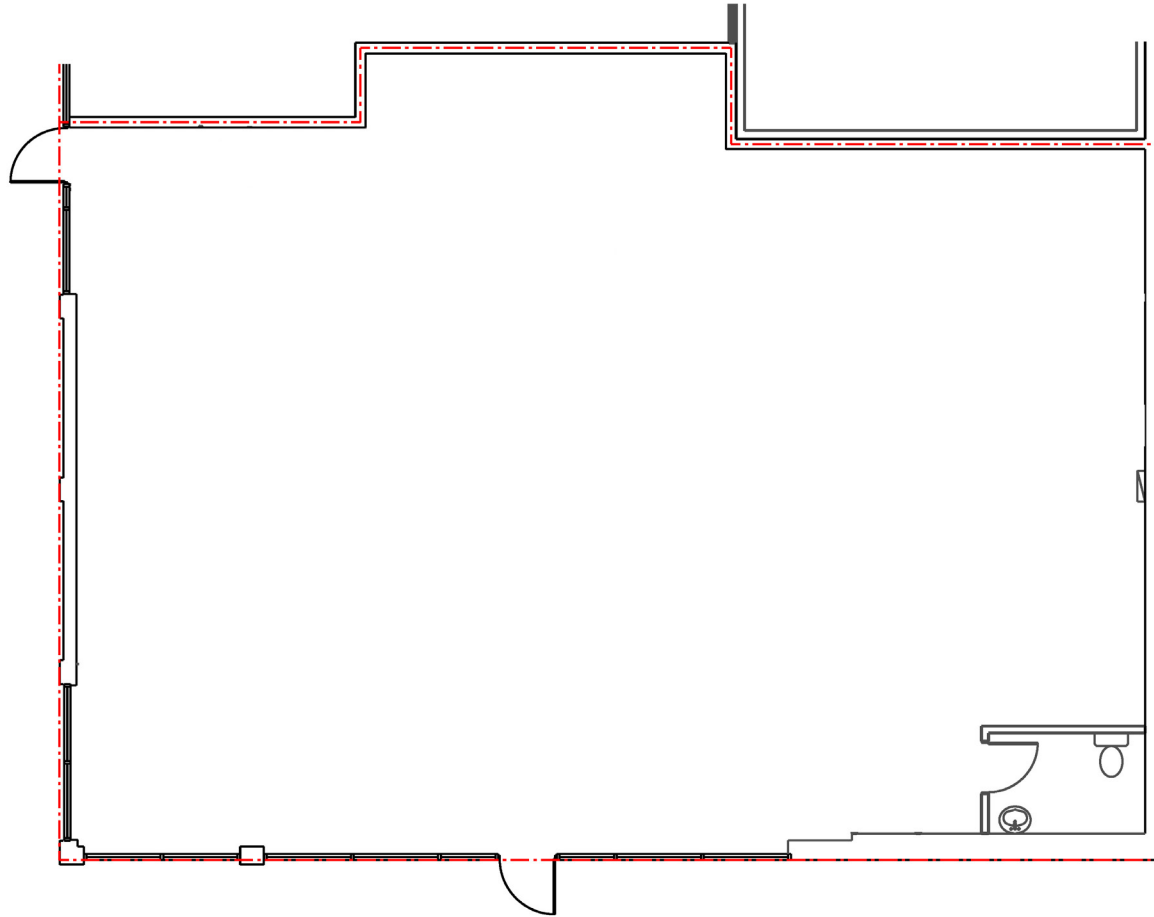


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# FLOOR PLAN | UNIT 56

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2,338 SF



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# IDEAL USES

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**Butcher / Specialty Food**



**Training Facility**



**Medical Clinic**



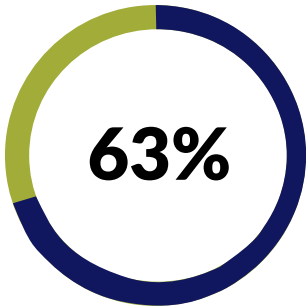
**Tattoo Studio**

# DEMOGRAPHICS

|                    | Aggregation | 1 km Radius | 3 km Radius | 5 km Radius |
|--------------------|-------------|-------------|-------------|-------------|
| Total Population   | Sum         | 5,200       | 36,341      | 144,088     |
| Daytime Population | Sum         | 20,446      | 84,798      | 215,265     |
| Total Households   | Sum         | 2,727       | 16,384      | 70,694      |



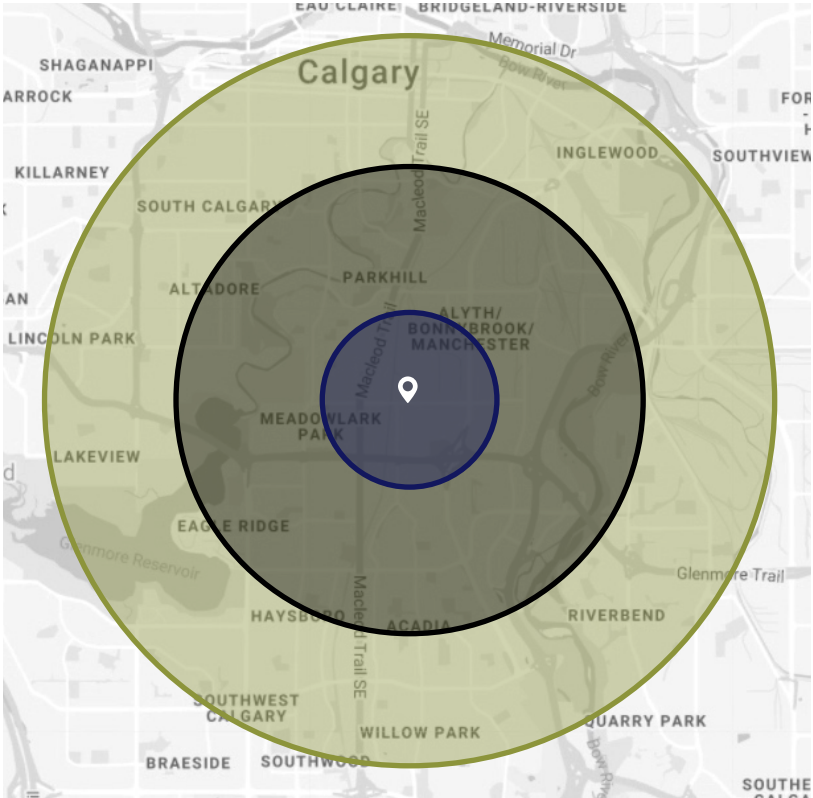
**Daytime Trade**  
 The property is located within a **STRONG** daytime trade area



**Employment Rate**  
 within 1 km radius



**Average Household Income**  
 within 1 km radius  
 \$76,581



1 km Radius    3 km Radius    5 km Radius



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



A **MAJORITY** of the population is **UNIVERSITY EDUCATED**