

PRIME RETAIL OPPORTUNITY IN NE CALGARY



# LONDON TOWN SQUARE

3545 32 Avenue NE  
Calgary, AB

**CBRE**

# Demographics

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**5,907**

Population Within 1 KM

**53,176**

Population Within 3 KM



**\$94,579**

Average Household Income  
Within 2 KM

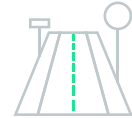


**38 Years**

Dominant Age Within 2 KM

**65,739**

Daytime Population Within 3 KM



**27,390**

VPD along 36th Street NE

**25,450**

VPD along 32nd Avenue NE

## Prime retail opportunity in part of the Sunridge Power Centre area - the hub of NE retail

- 120,257 sq. ft. shopping centre anchored by London Drugs with a strong tenant mix including TD and Starbucks
- Located on the busy SW corner of 32nd Avenue NE and 36th Street NE with signalized access from 32nd Avenue NE
- Strong daytime population due to proximity to hospital, office and industrial
- Adjacent to the Peter Lougheed Hospital
- Close to bus stops and Whitehorn and Rundle C-Train stations
- Servicing the communities of Rundle, Whitehorn, Horizon, Vista Heights, Mayland Heights and Marlborough

## Space Available

**1,925 sq. ft.**

BASIC RENT - Market

OP COSTS & TAXES - ( +/- \$13.32)  
+ management fee (2026)

SIGNAGE - Pylon & Fascia

AVAILABLE - Immediate

ZONING - C-C2

TERM - 5 - 10 years



# Leasing Plan



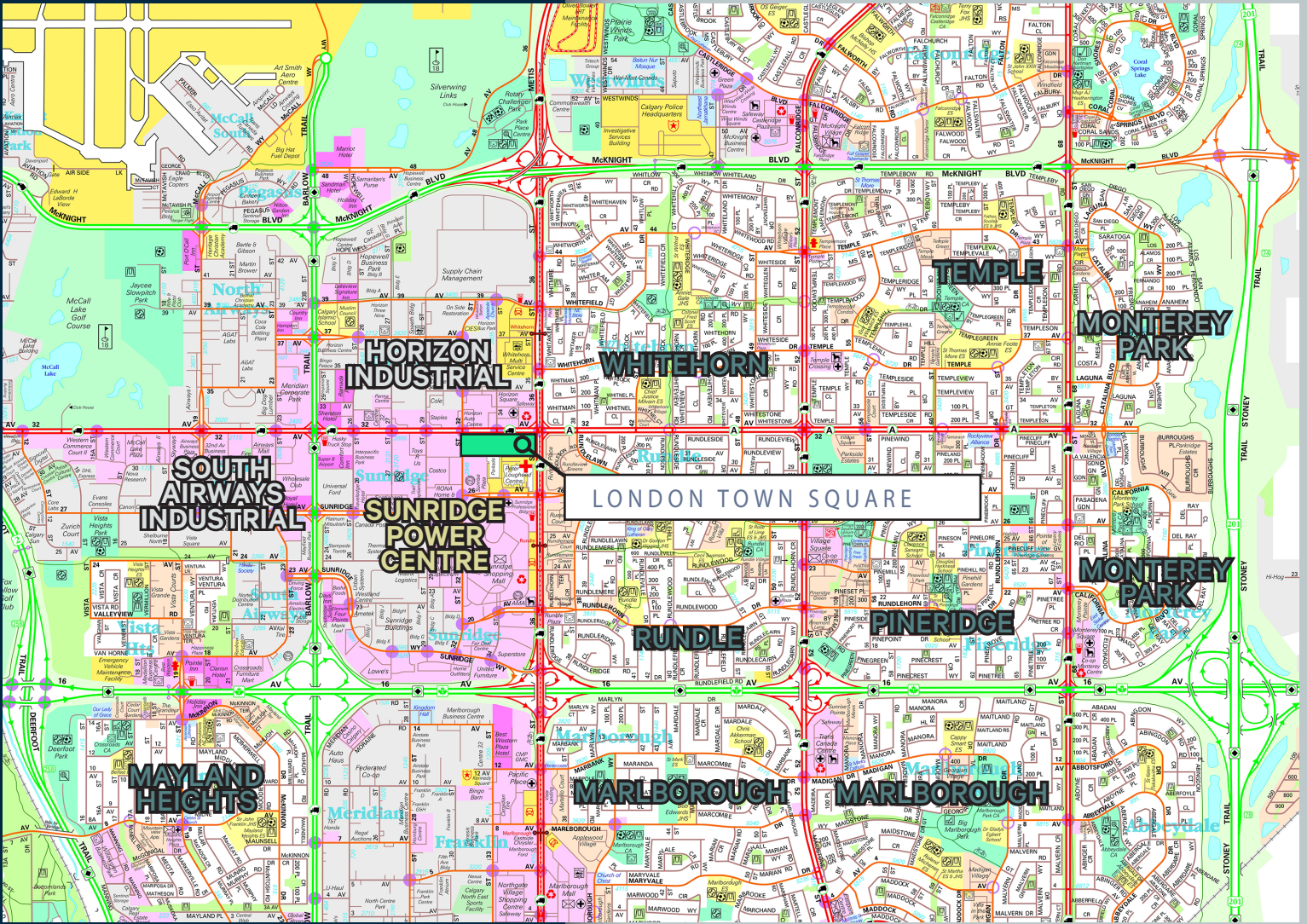
# Aerial



# Property Photos

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