

PRIME RETAIL OPPORTUNITY IN REDEVELOPED AREA OF SHOPPING CENTRE



# Westwinds Corner

3690 Westwinds Drive NE  
Calgary, AB

**CBRE**

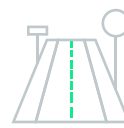
# Demographics



**147,079**  
Population Within 5 KM



**\$113,734**  
Average Household Income  
Within 5 KM



**31,729**  
VPD along 64th Avenue SW

**21,661**  
VPD along Castleridge Boulevard

**28.5%** of population  
under 19 years old

**55%** of population aged  
20 - 54 years old

## Prime retail opportunity in NE Calgary

- Tenants include Anytime Fitness, Tim Hortons, Wendy's and BMO
- Excellent residential and industrial park demographics
- Close proximity to the Westwinds LRT Station
- Drive home side to communities of Martindale, Castleridge, Saddleridge, Taradale, and Coral Springs

### Space Available

**Unit 205 - 1,253 sq. ft.**

**Unit 210 - 1,203 sq. ft.**

**Unit 215 - 1,180 sq. ft.**

**Unit 220 - 1,180 sq. ft.**

**Unit 225 - 1,180 sq. ft.**

**Unit 331 - 3,540 sq. ft.**

BASIC RENT - Market

OP COSTS & TAXES - \$17.81 (2026)

SIGNAGE - Pylon & Fascia

POSSESSION - Units 1-5 - July 2026

Unit 331 - August 2026

ZONING - C-C1

TERM - 5 - 10 years



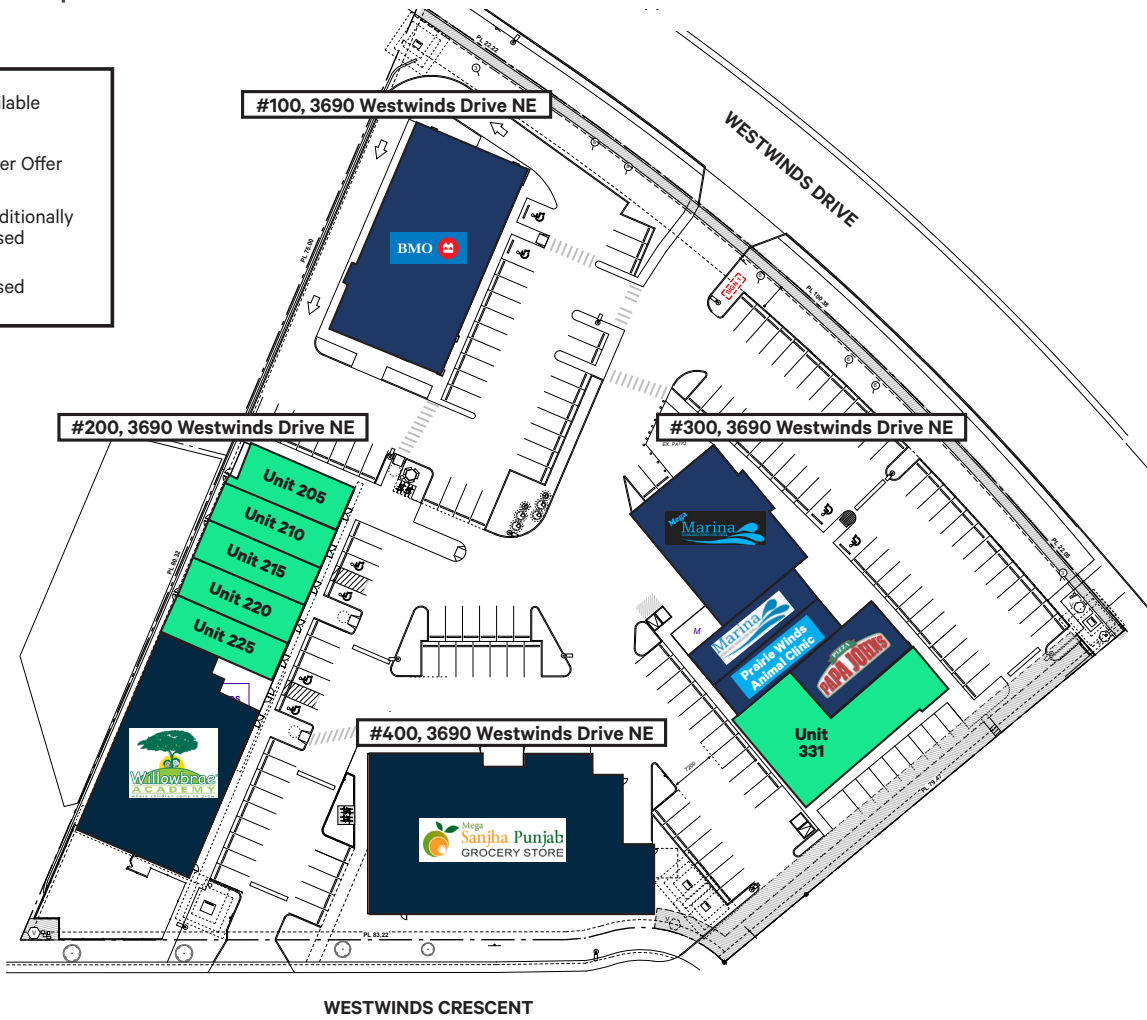
# Westwinds Corner Leasing Plan

	Available
	Under Offer
	Conditionally Leased
	Leased

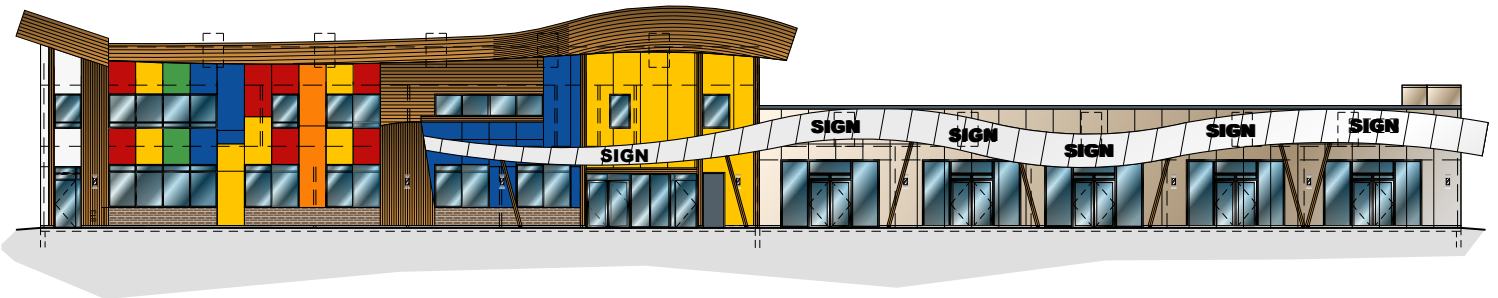
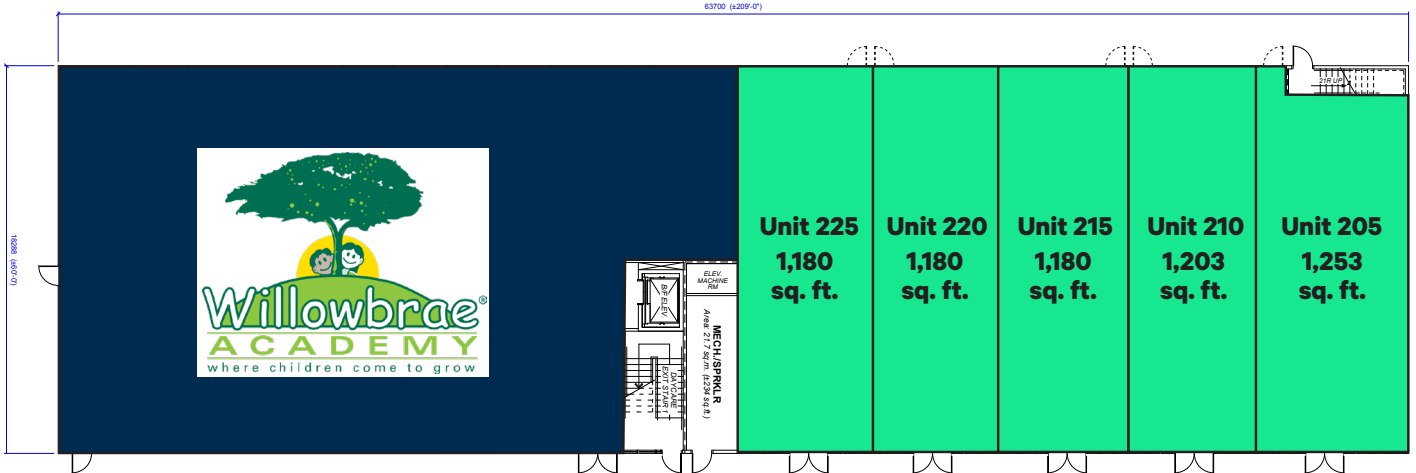


# Redevelopment Plan

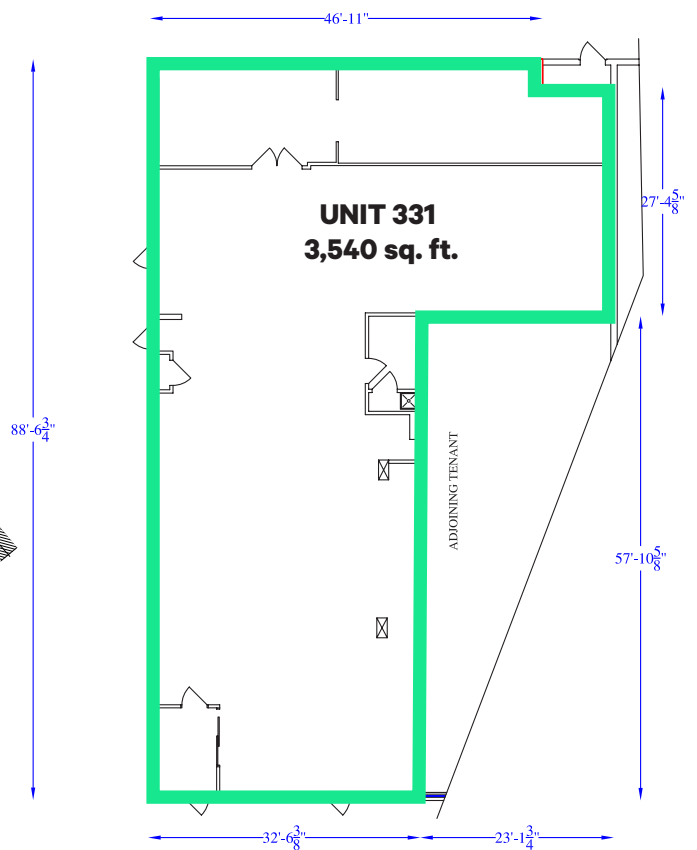
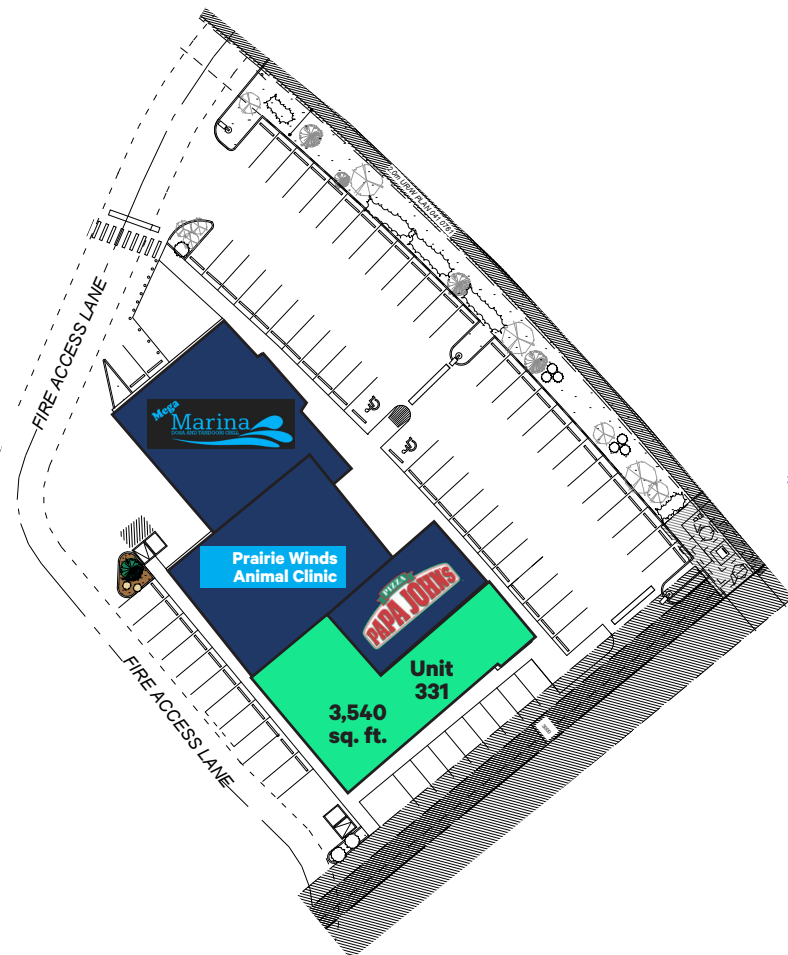
	Available
	Under Offer
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# Building Plan & Elevation



# Unit 331 - 3,540 sq. ft.

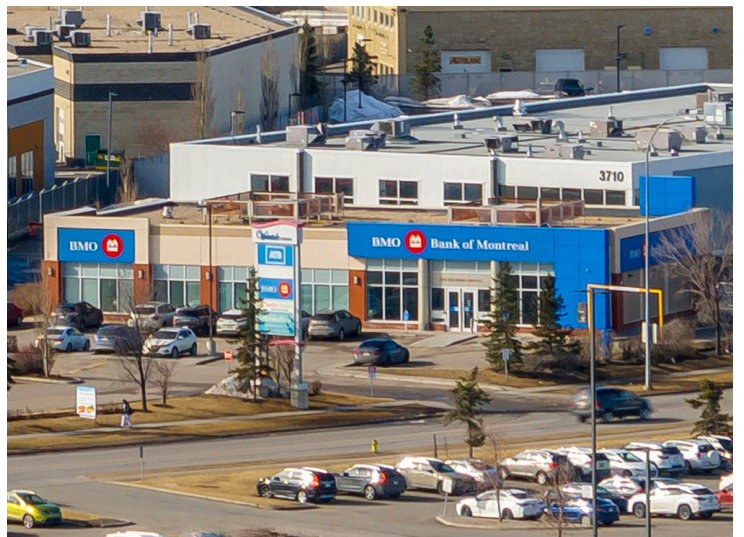


# Redevelopment Construction Photos

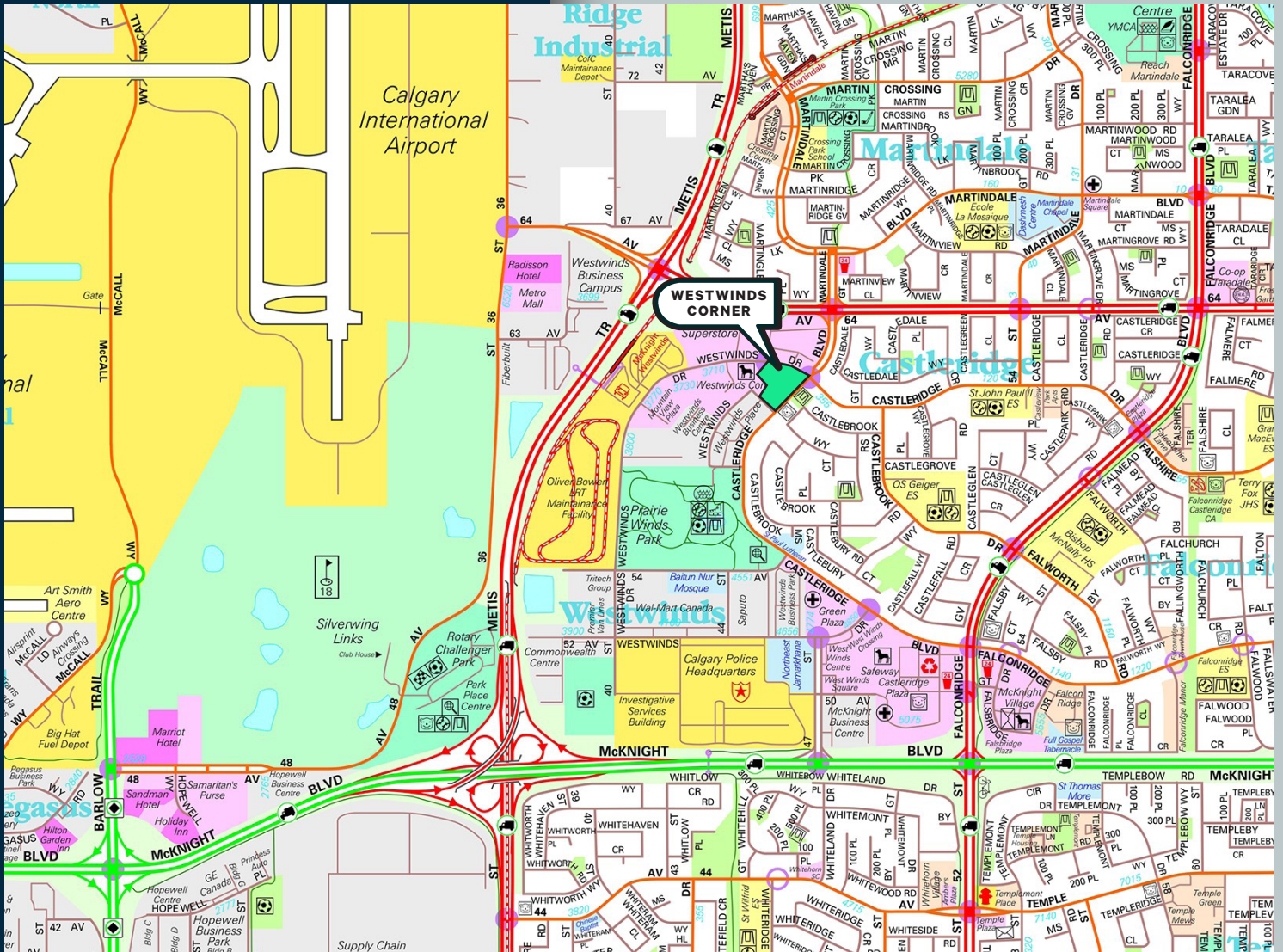
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# Property Photos



# Area & Nearby



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  
jayce.rogers@cbre.com

## Brandy Chorney

Marketing Specialist  
403.303.3609  
brandy.chorney@cbre.com

CBRE Calgary

Eighth Avenue Place

East Tower 525 8 Avenue SW Suite 3200

Calgary, Alberta T2P 1G1

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