

Garrison Corner

3425 - 22nd Street S.W. | Calgary, Alberta



Retail Leasing Opportunity



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PROPERTY OVERVIEW



Prominent location in Garrison Woods, in very close proximity to Marda Loop



One block away from pedestrian corridor along 33rd Avenue SW



Two -level underground parkade



Convenient access to / from Crowchild Trail and 33rd Avenue S.W.



Shadow-anchored by busy Safeway grocery and liquor stores



Close to public transportation routes

Vacancy Information

Landlord's Legal Name:	Garrison Corner Inc.
Rentable Area:	Unit 345 2,492 SF
Lease Rate:	Market
Annual Operating Costs & Taxes:	±\$28.09 PSF (2026)
Term:	5-10 years
Availability:	Immediate
Parking:	Underground, up to 2.5 stalls/1,000 SF @ market rates



LOCATION

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Area Businesses

1 Safeway

2 Safeway Liquor

3 Starbucks

4 Booster Juice

5 TD Canada Trust

6 Petro Canada

7 Opa! of Greece

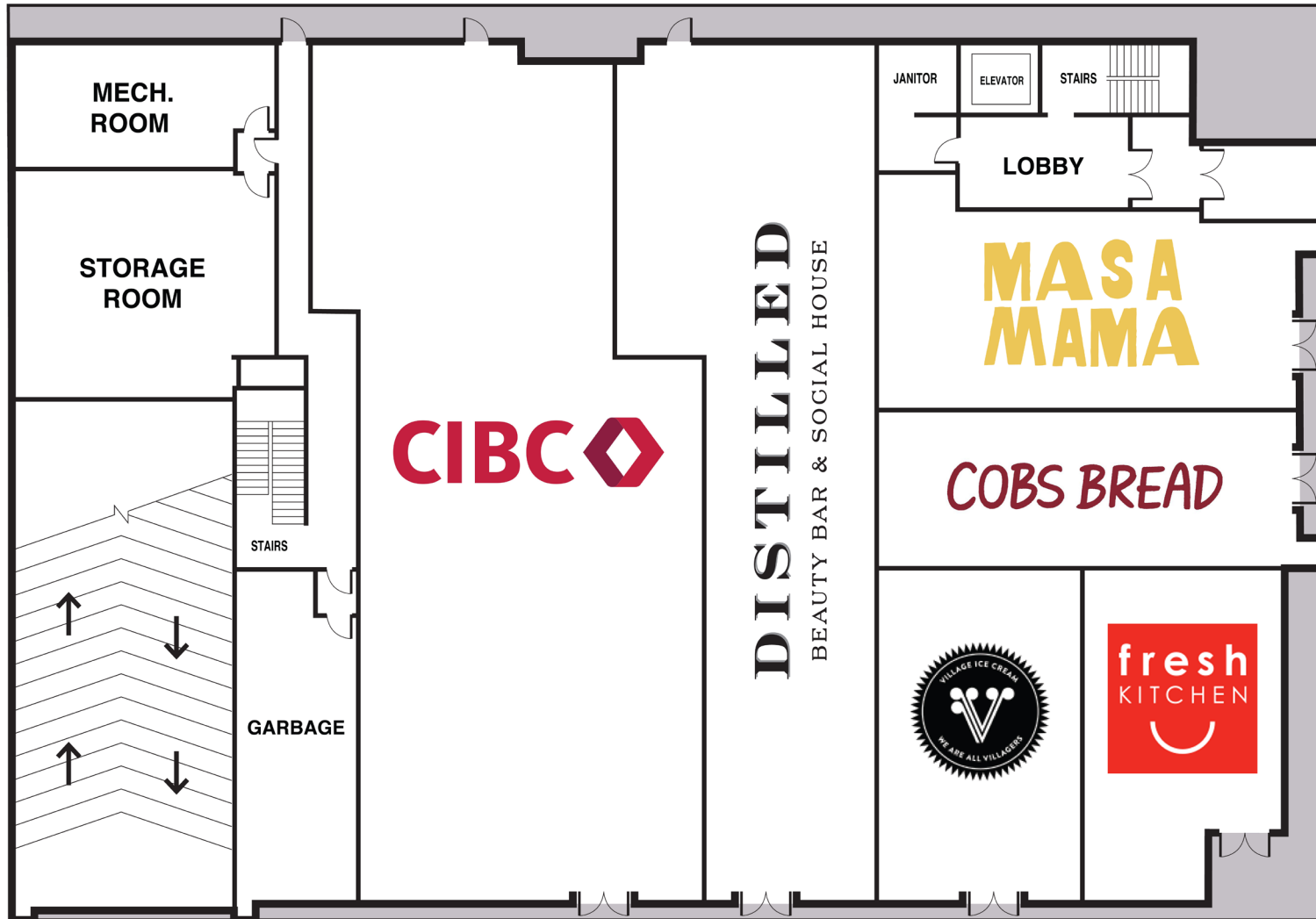
8 ATB Financial

9 Wild About Flowers

10 GoPerformance Fitness

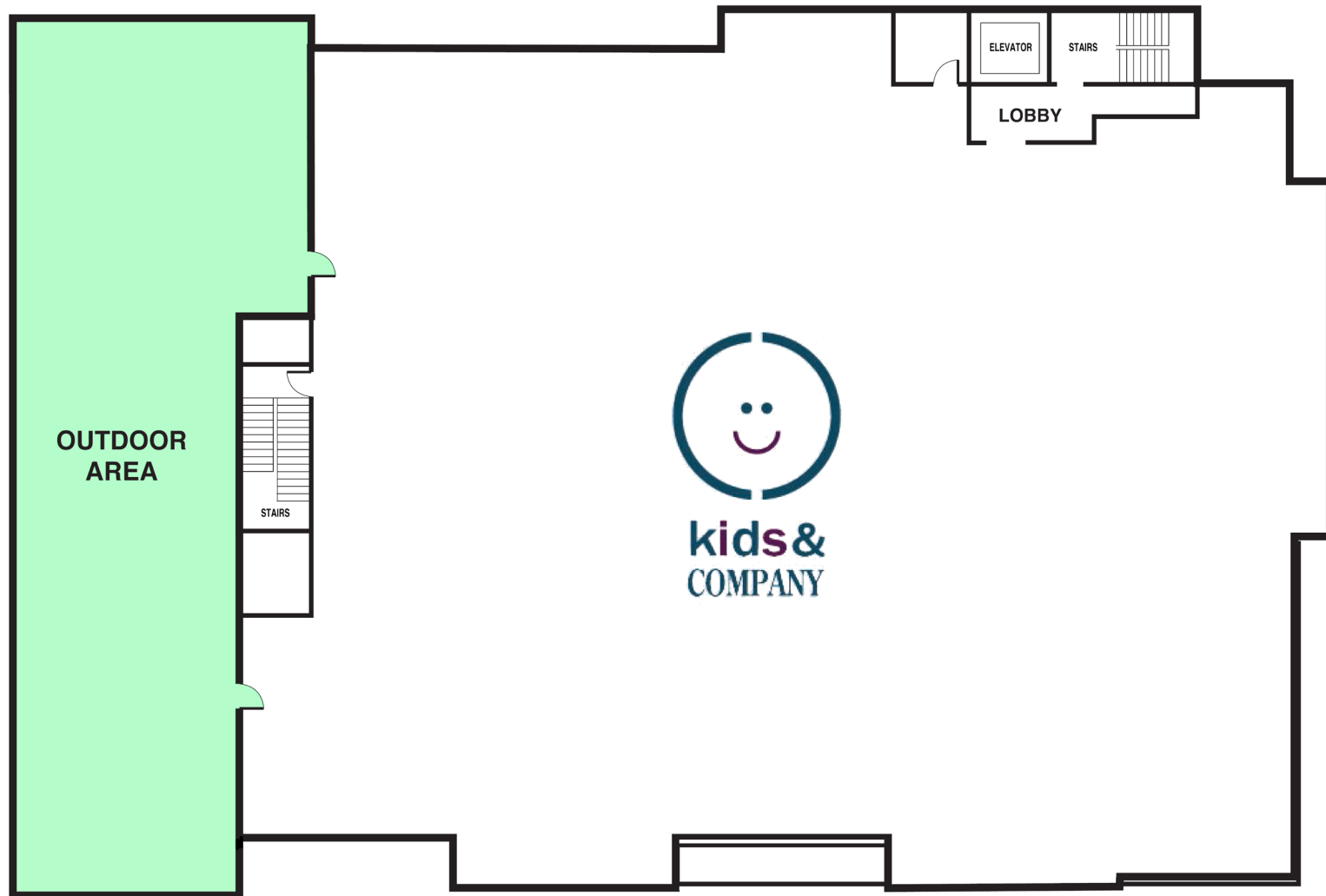
11 Global Pet Foods

FLOOR PLAN | MAIN



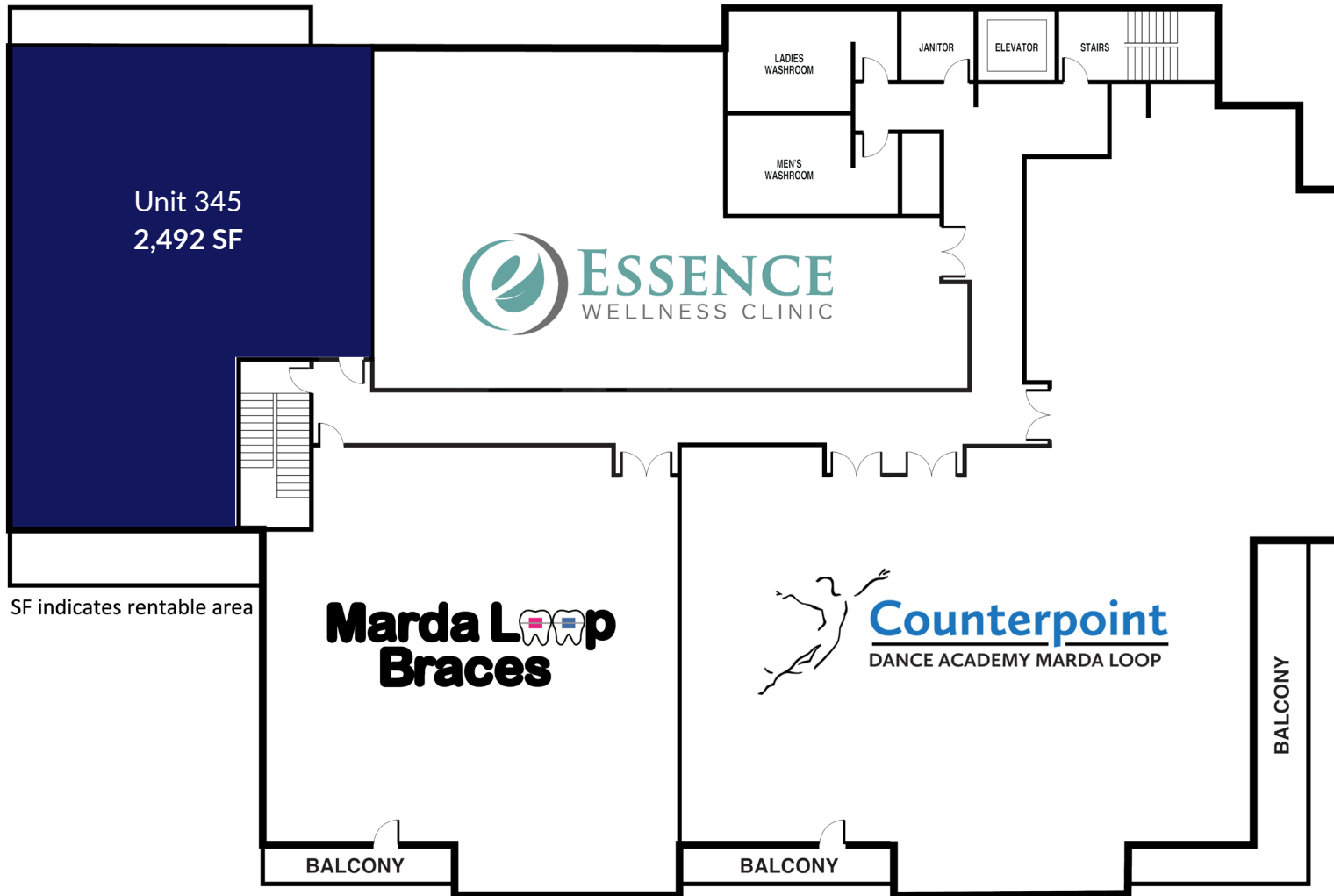
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FLOOR PLAN | SECOND



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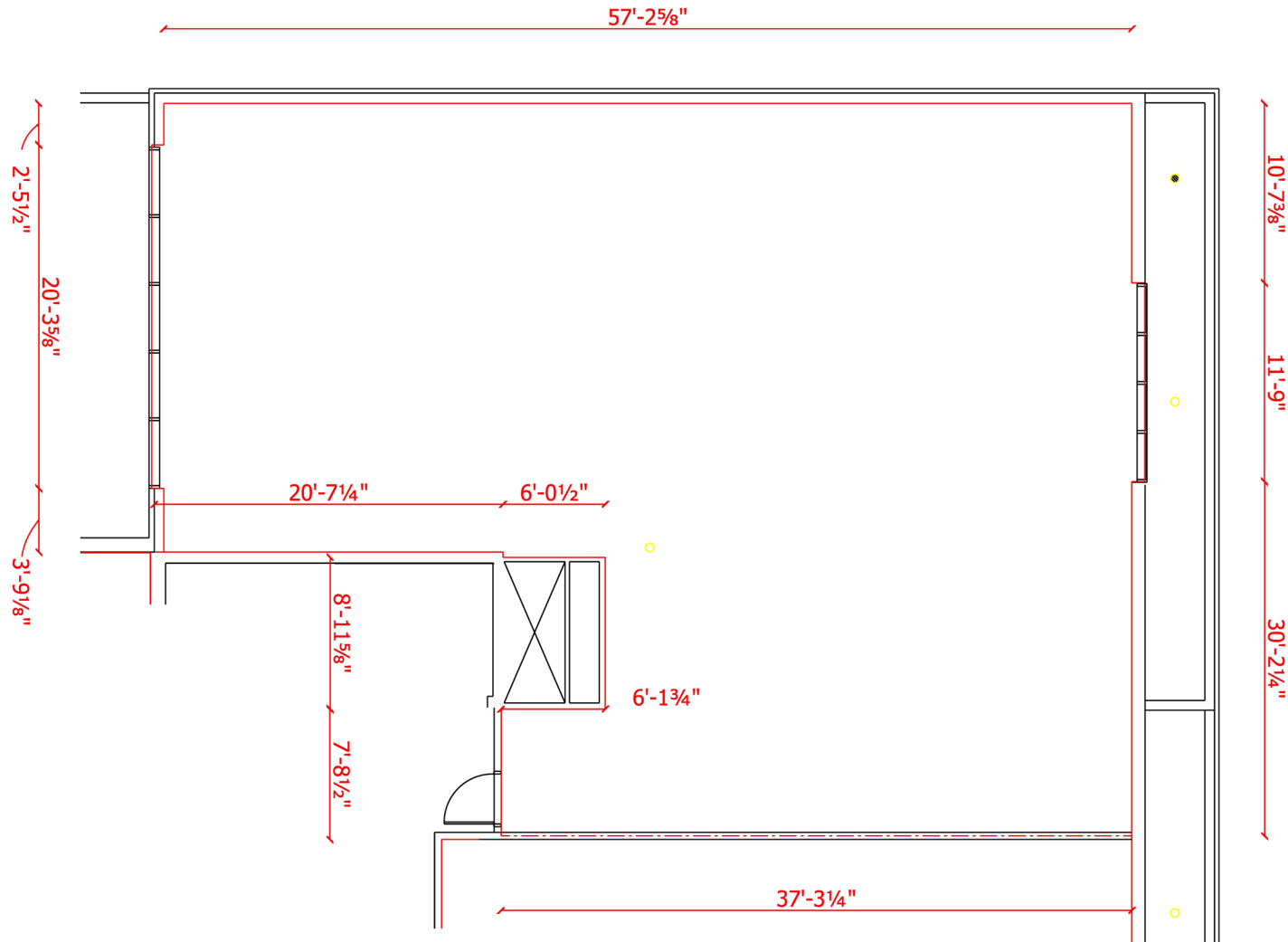
FLOOR PLAN | THIRD



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FLOOR PLAN

Unit 345 | 2,492 SF



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INTERIOR IMAGES

Unit 345 | 2,492 SF



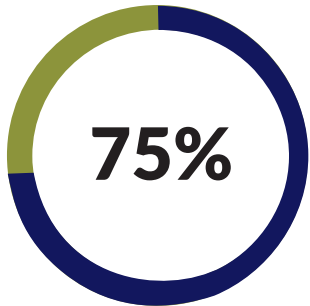
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DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	12,662	88,417	195,733
Daytime Population	Sum	8,416	91,943	424,303
Total Households	Sum	5,932	43,411	94,423



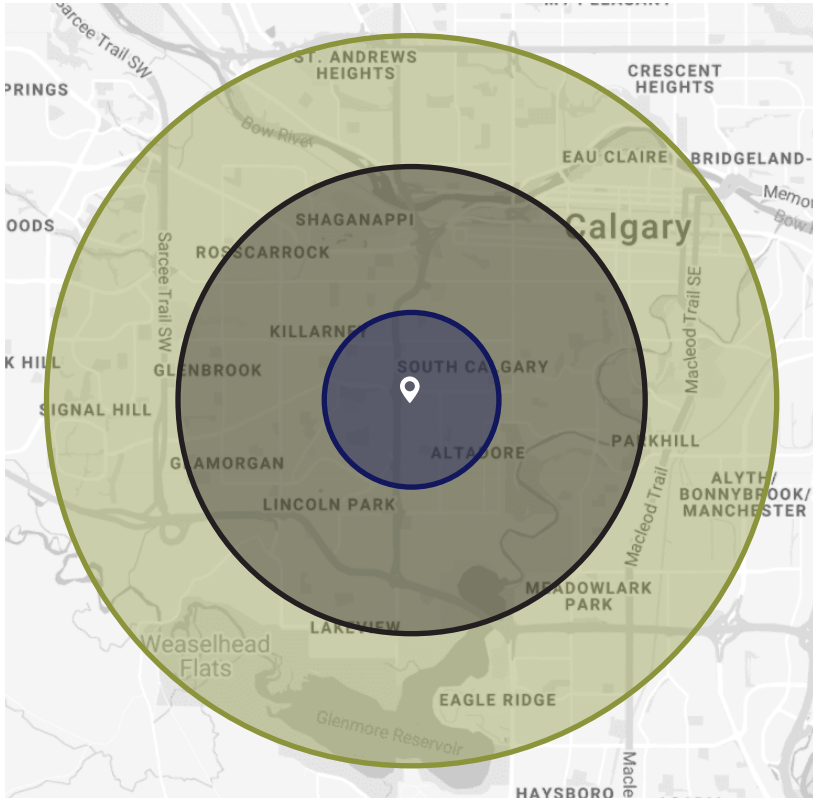
Median age
37 years old



Employment Rate
within 1 km radius



Median Household Income
\$118,312



1 km Radius



3 km Radius



5 km Radius



Primary age group
22-37
year olds



A **MAJORITY** of the surrounding population is **university educated**