

FOR LEASE



WILLOW PARK
VILLAGE

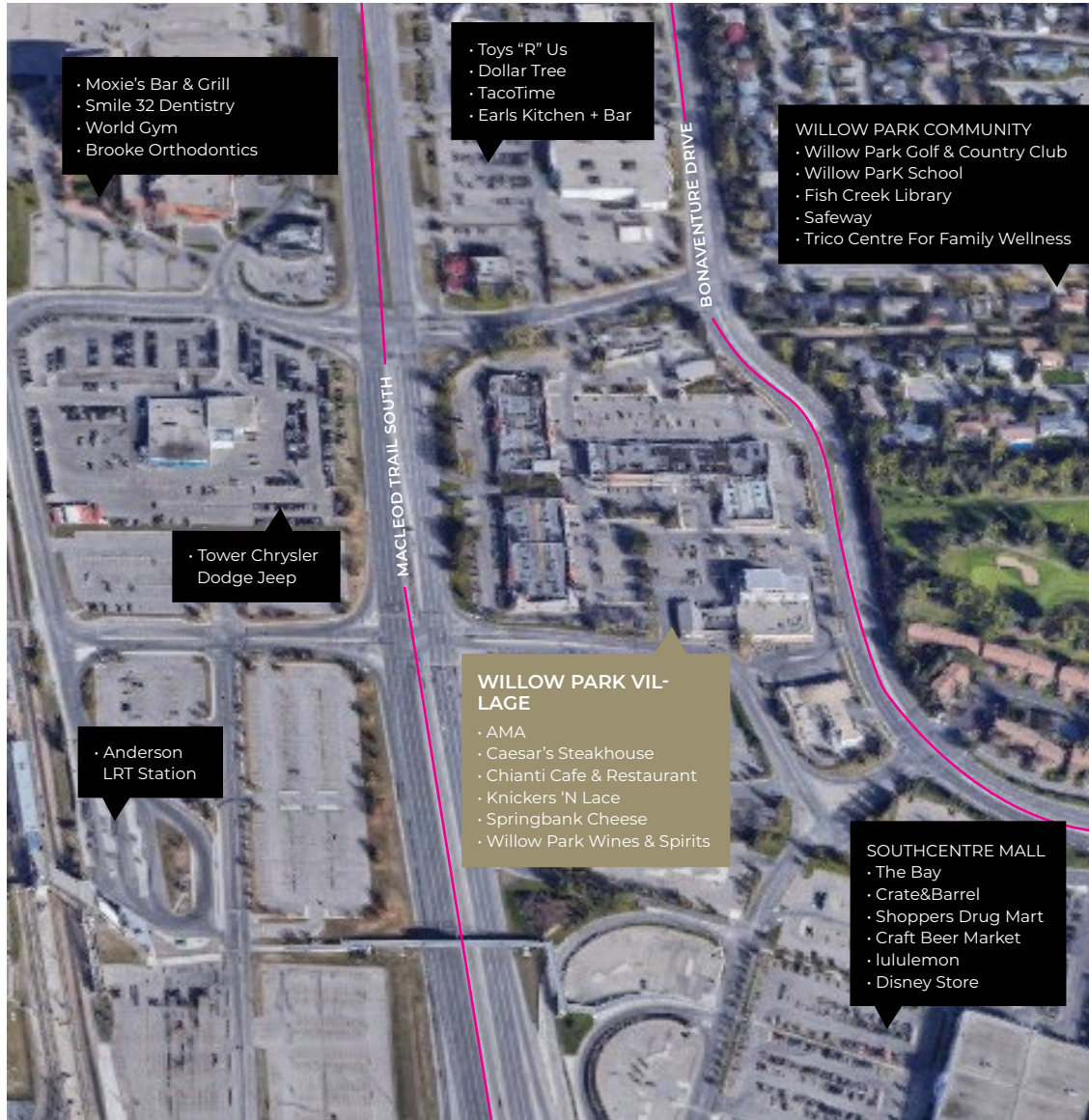
10816 MacLeod Trail S, Calgary, AB T2J 5N8

WESTERN SECURITIES
ESTABLISHED · 1932

Head Office
909 17 Ave SW, Suite 310
Calgary, Alberta T2T 0A4

Contact
Phone: 403.263.6940
westernsecurities.com

LOCATION HIGHLIGHTS



RETAIL



VEHICLES PER DAY
71,000



PROXIMITY TO ANDERSON LRT STATION
12,460 Passengers Per Day

- » Located along Macleod Trail South, Willow Park Village has been a mainstay in Calgary for over 40 years and continues to be a destination shopping centre for many around the city.
- » Willow Park Village offers excellent accessibility for the neighbouring communities, and beyond, with its access to main arteries including Anderson Road, Deerfoot Trail, Southland Drive, and Glenmore Trail as well as transit commuters with its proximity to Anderson LRT Station.
- » The Village is home to more than 50 unique and inspiring local business owners and service providers offering an unparalleled mix in boutique fashion, home furnishings, cuisine, spa services, accessories, gifts, and more.

PROPERTY HIGHLIGHTS



RETAIL GLA
112,000

MUNICIPAL ADDRESS
10816 Macleod Trail SE

ZONING
C-C2

YEAR BUILT
1978

PARKING
587 Surface Stalls

LANDLORD
Western Securities
Limited

LEGAL DESCRIPTIONS
Plan: 7910768
Block: 2
Lot: 3, 5, 6

Plan: 871168
Block: 2
Plan: 7

CO-TENANTS
Patagonia
Starbucks
Essence Wellness
Curious Hair Skin Body
Knickers 'n Lace
Springbank Cheese
Crave
Skoah

ADDITIONAL RENT - 2021 ESTIMATES

Operating Costs	\$8.25
Property Tax	\$10.18
Total	\$18.43

TRADE AREA DEMOGRAPHICS



TRANSIT SCORE
66

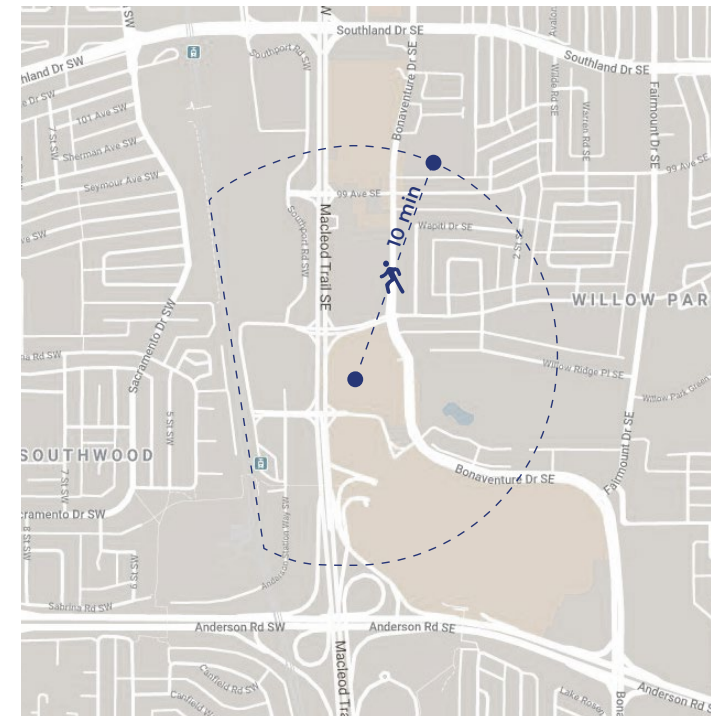


WALK SCORE
80

POPULATION	PRIMARY 21,453	SECONDARY 46,108
AVERAGE AGE	PRIMARY 44.1	SECONDARY 42.5
AVERAGE HOUSEHOLD IN-	PRIMARY \$188,860	SECONDARY \$166,145
DAYTIME POPULATION	PRIMARY 22,813	SECONDARY 33,091
ANNUAL HOUSEHOLD SPENDING AVERAGE	PRIMARY \$92,878	SECONDARY \$90,026
POST-SECONDARY EDUCATION	PRIMARY 73.9%	SECONDARY 73.4%

CUSTOMER & TRADE AREA HIGHLIGHTS

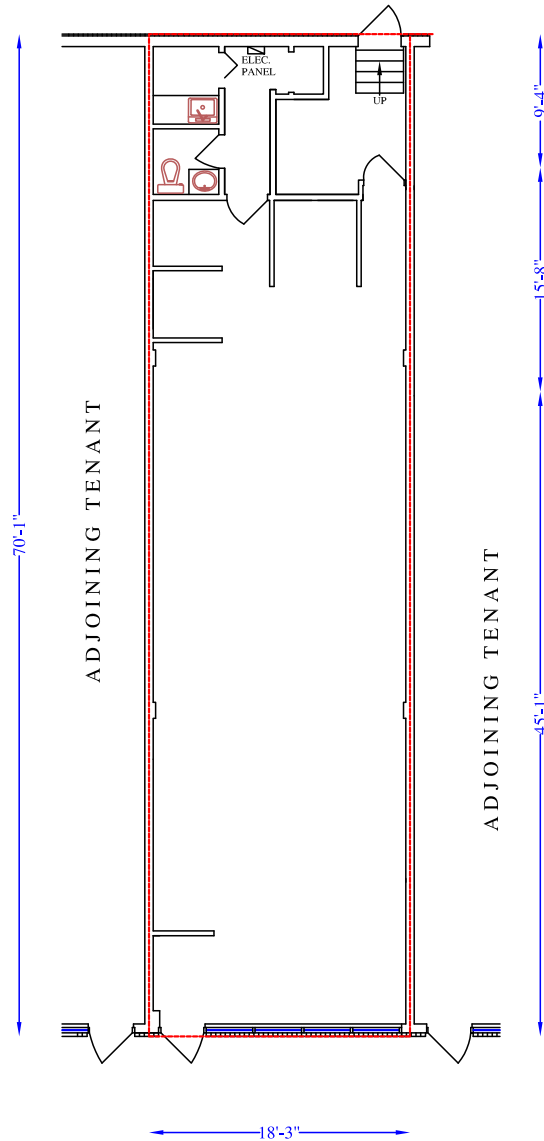
- » Highly-educated customers
- » Higher than average household incomes.
- » Higher than average annual household spending.



SITE PLAN



UNIT SPECS



UNIT
106

RETAIL AREA
1,591 Sq. Ft.

CEILING HEIGHT
USQD 13'3", USWJ 11'8"
T-Bar 6'6"

POWER
80A

HVAC
5T

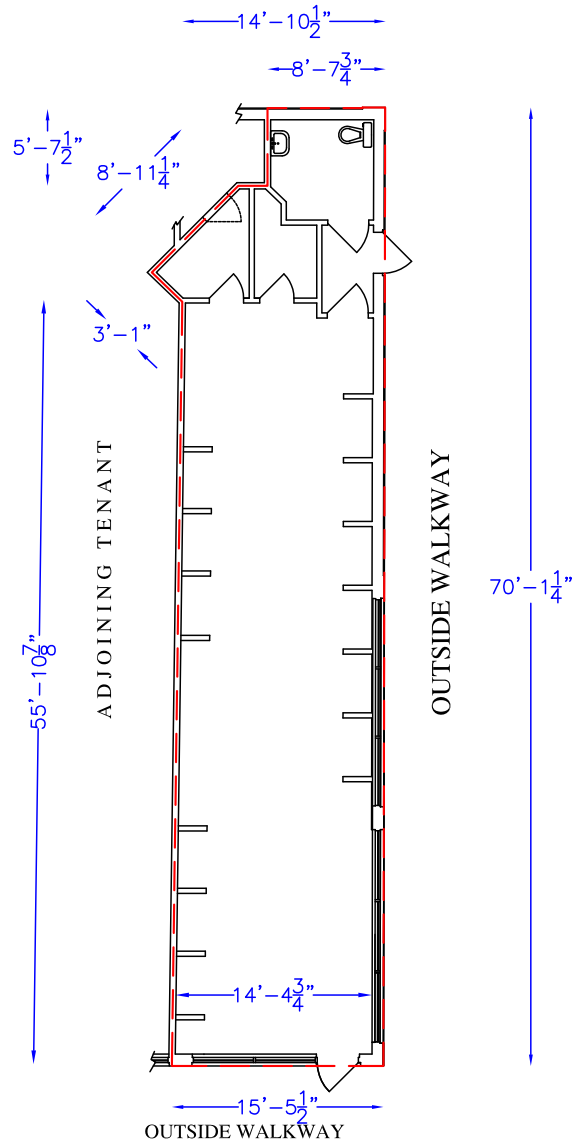
WATER
2"

SEWER AVAILABLE
3"

GARBAGE
Communal

LOADING
Front and Rear Entrances

UNIT SPECS



UNIT
120

RETAIL AREA
1,017 Sq. Ft.

CEILING HEIGHT
USQD 11'11", USWJ n/a
T-Bar 9'9"

POWER
100A

HVAC
5T

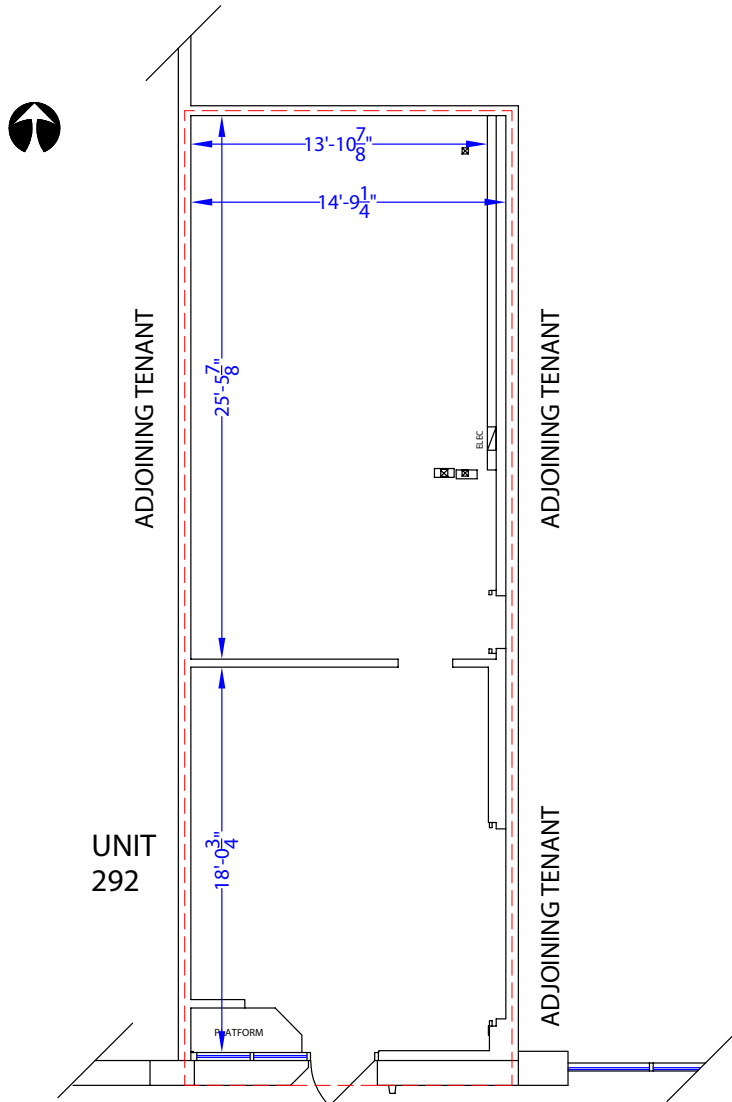
WATER
2"

SEWER AVAILABLE
3"

GARBAGE
Communal

LOADING
Front and Rear Entrances

UNIT SPECS



UNIT
202

RETAIL AREA
698 Sq. Ft.

CEILING HEIGHT
USQD 13'5", USWJ 11'4"
T-Bar 9'7"

POWER
N/A

HVAC
4T

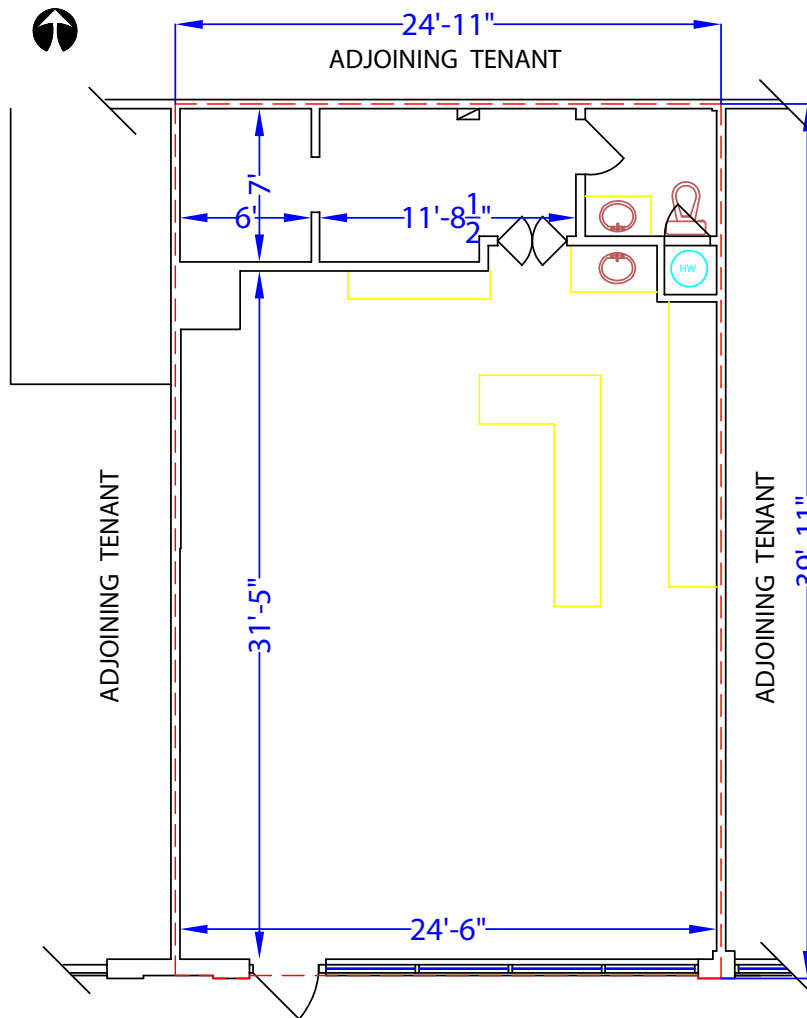
WATER
2"

SEWER AVAILABLE
N/A

GARBAGE
Communal

LOADING
Front Entrance

UNIT SPECS



UNIT
216

RETAIL AREA
998 Sq. Ft.

CEILING HEIGHT
USQD 13'1", USWJ 11'5"
T-Bar 10'4"

POWER
100A

HVAC
4T

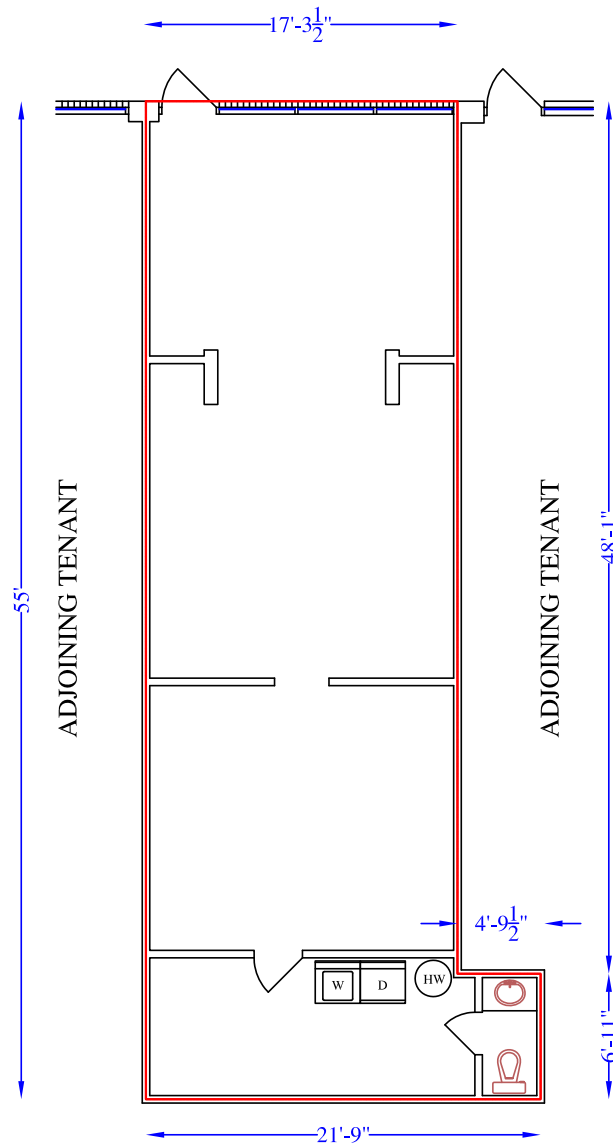
WATER
2"

SEWER AVAILABLE
3"

GARBAGE
Communal

LOADING
Front Entrance

UNIT SPECS



UNIT
402

RETAIL AREA
980 Sq. Ft.

CEILING HEIGHT
USQD 13'8"

POWER
100A

HVAC
4T

WATER
2"

SEWER AVAILABLE
Yes

GARBAGE
Communal

LOADING
Front Entrance



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