

PRIME RETAIL OPPORTUNITY IN SE CALGARY



8400 Blackfoot Trail SE

Calgary, AB

CBRE

Demographics



49,643

Population Within 3 KM

114,012

Population Within 5 KM



\$167,488

Average Household Income
Within 5 KM

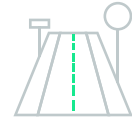


43 Years

Dominant Age Within 1 KM

169,541

Daytime Population Within 5 KM



61,795

VPD along Blackfoot Trail SE

46,537

VPD along Heritage Drive SE

Prime retail opportunity in SE Calgary

- This location offers a unique opportunity for businesses seeking a modern and highly visible location in SE Calgary
- Servicing the communities of Acadia, Maple Ridge, Willow Park and Manchester Industrial
- Benefit from high visibility and significant volume of traffic on Blackfoot Trail SE
- Easily accessible with registered 2-hour free parking for customers and unlimited parking for tenants through Indigo
- Maximum exposure with prominent pylon signage
- Close proximity to Deerfoot Meadows Shopping Centre

Space Available

**Unit 132 - 1,237 sq. ft.
with Mezzanine**

BASIC RENT - Market

OP COSTS & TAXES - \$17.20 (2025)

POSSESSION - 30 days notice

SIGNAGE - Fascia & Pylon

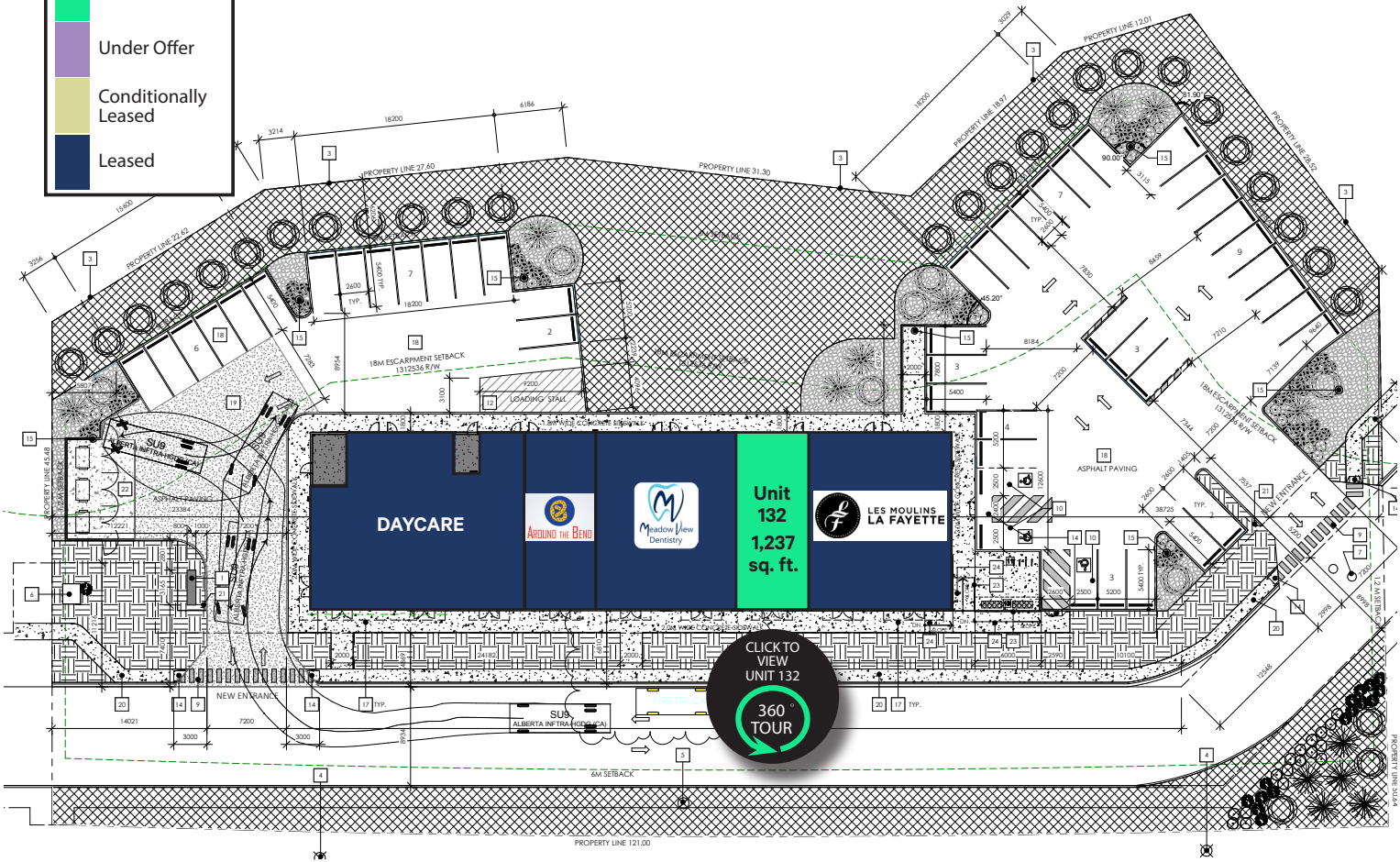
TERM - 5 - 10 years

ZONING - C-COR2



Building Plan

- Available
- Under Offer
- Conditionally Leased
- Leased



Exterior Photo



Exterior Photos

LOOKING SOUTH

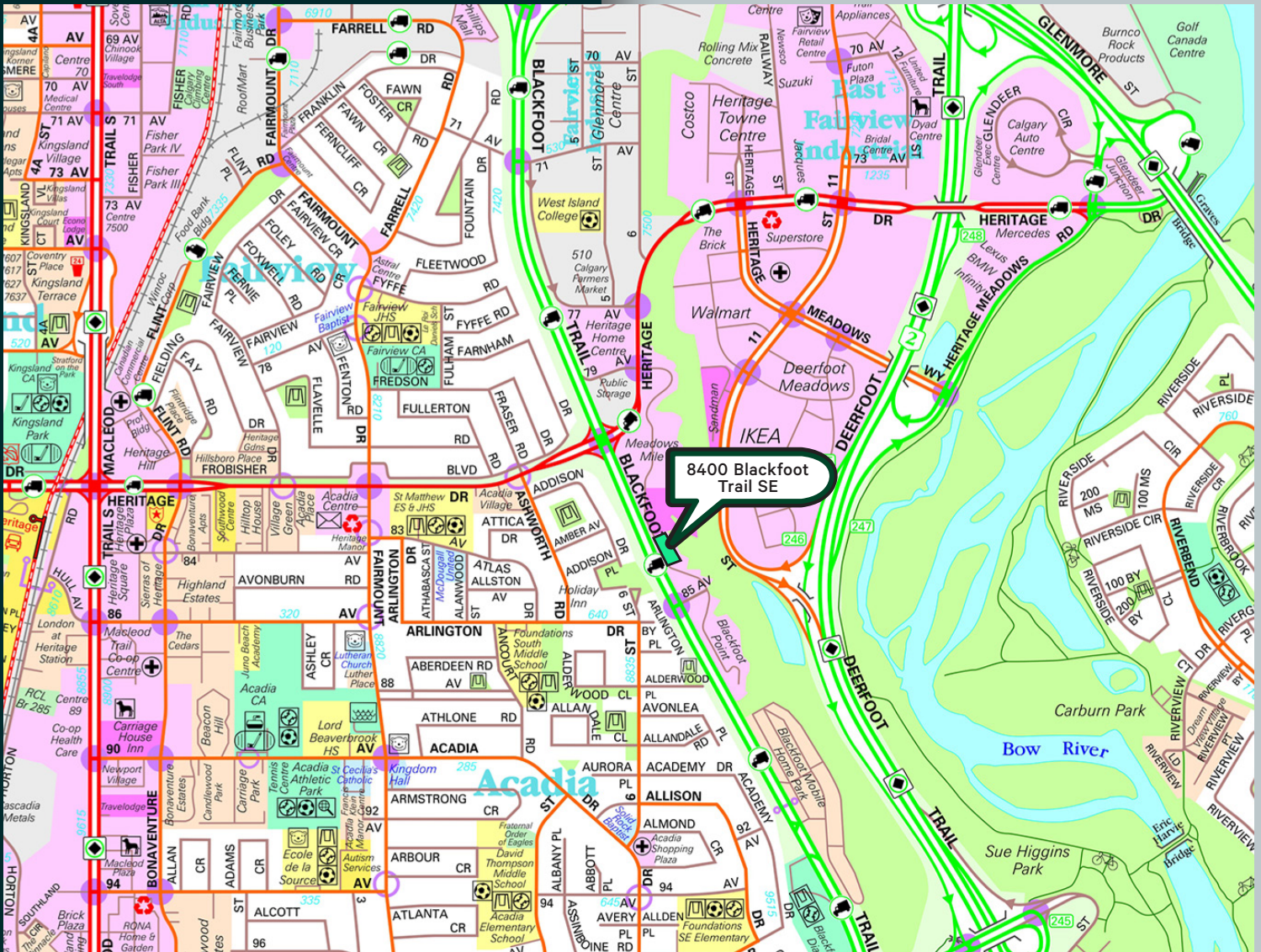


LOOKING WEST



LOOKING NORTH





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