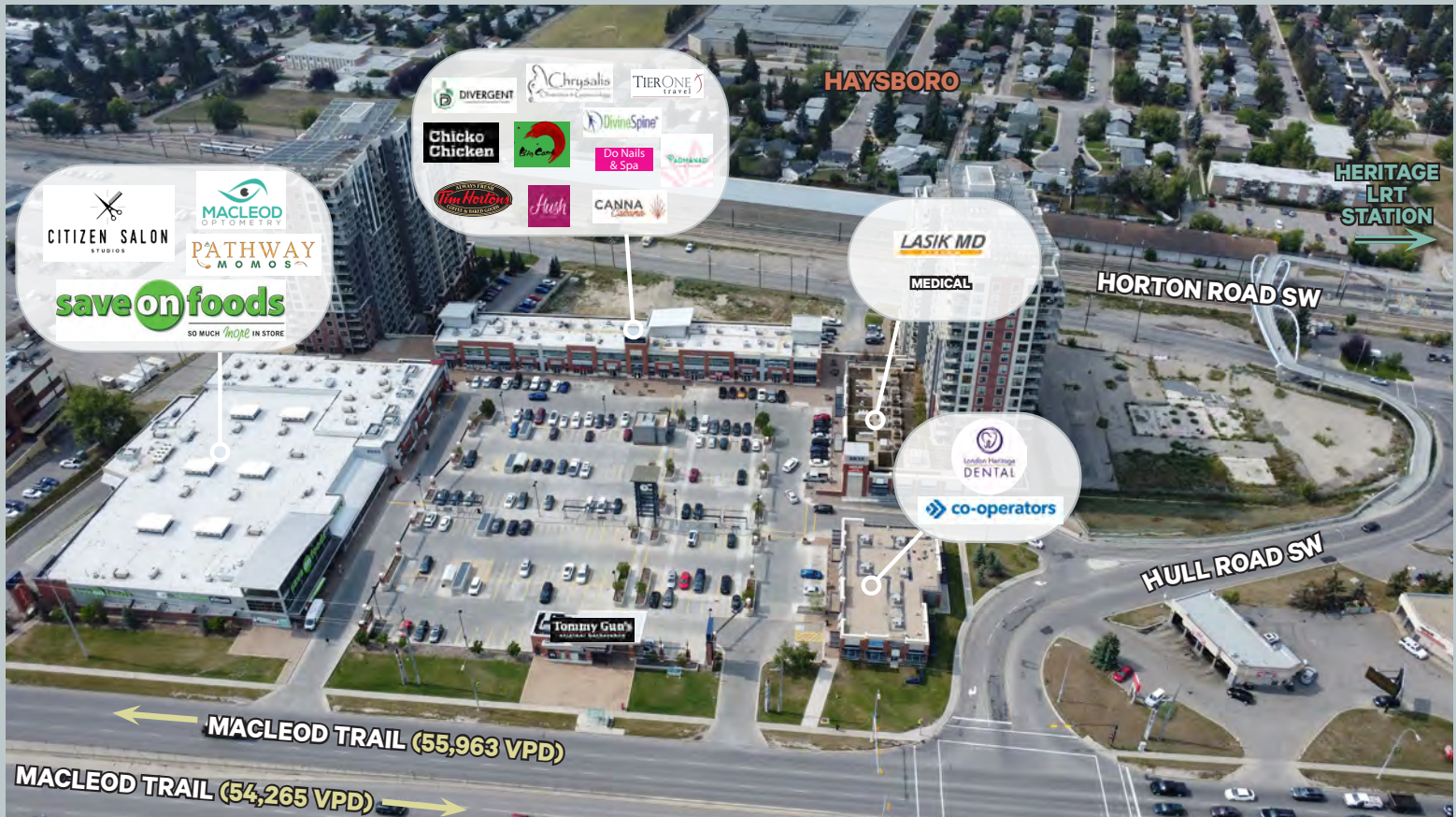


PRIME LEASING OPPORTUNITY AVAILABLE ON MACLEOD TRAIL



The Shops at Heritage

8835 Macleod Trail SW
Calgary, AB

CBRE

Demographics



56,995

Population within 3 KM

151,334

Population within 5 KM

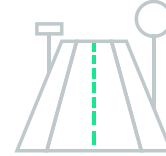
183,208

Daytime Population within 5 KM



\$152,597

Average Household
Income Within 3 KM



110,228

VPD along
Macleod Trail

45,780

VPD along
Heritage Drive

Prime retail opportunity in a grocery anchored Shopping Centre on Macleod Trail

- 80,000 sq. ft. of retail space anchored by a 40,000 sq. ft. Save-On-Foods
- 716 residential units on site with up to 600 more planned
- Connection to the Heritage LRT Station via a pedestrian foot bridge
- 20 minute train ride into downtown.
- Upon completion, the site will have a total of 1,300 residential units.
- 274 parking stalls on P4 of the parkade and 475 parking stalls on surface level.

Space Available

Unit 150 - 3,260 sq. ft.

Unit 420 - 5,593 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$17.66 est (2026)

SIGNAGE - Fascia

POSSESSION - Unit 150 - July 1, 2027

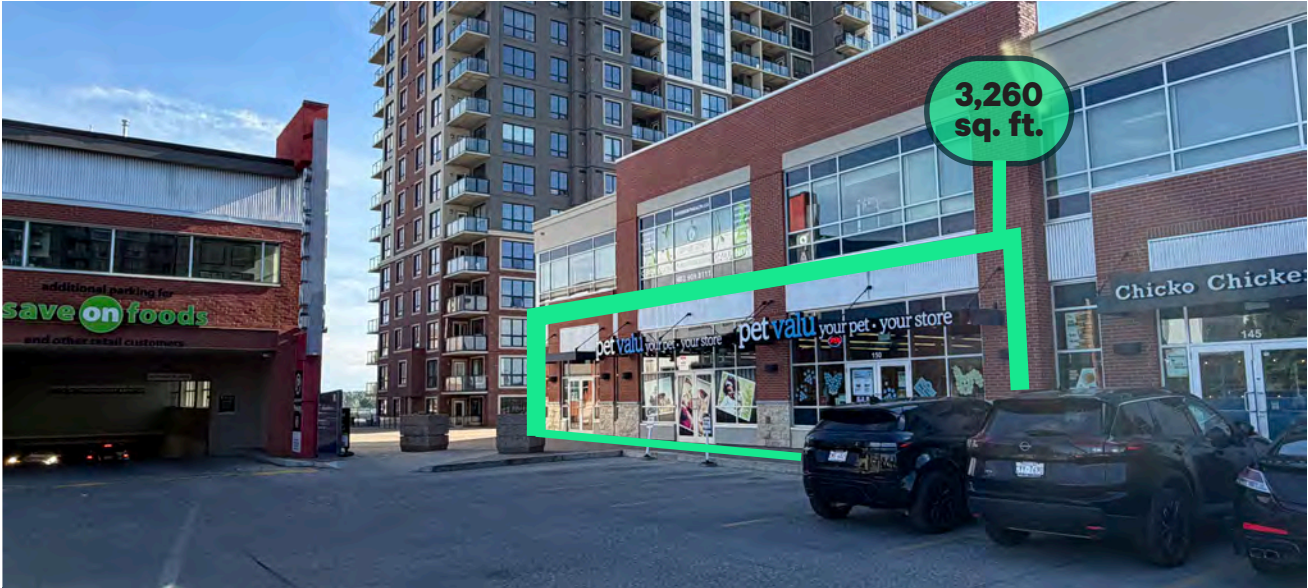
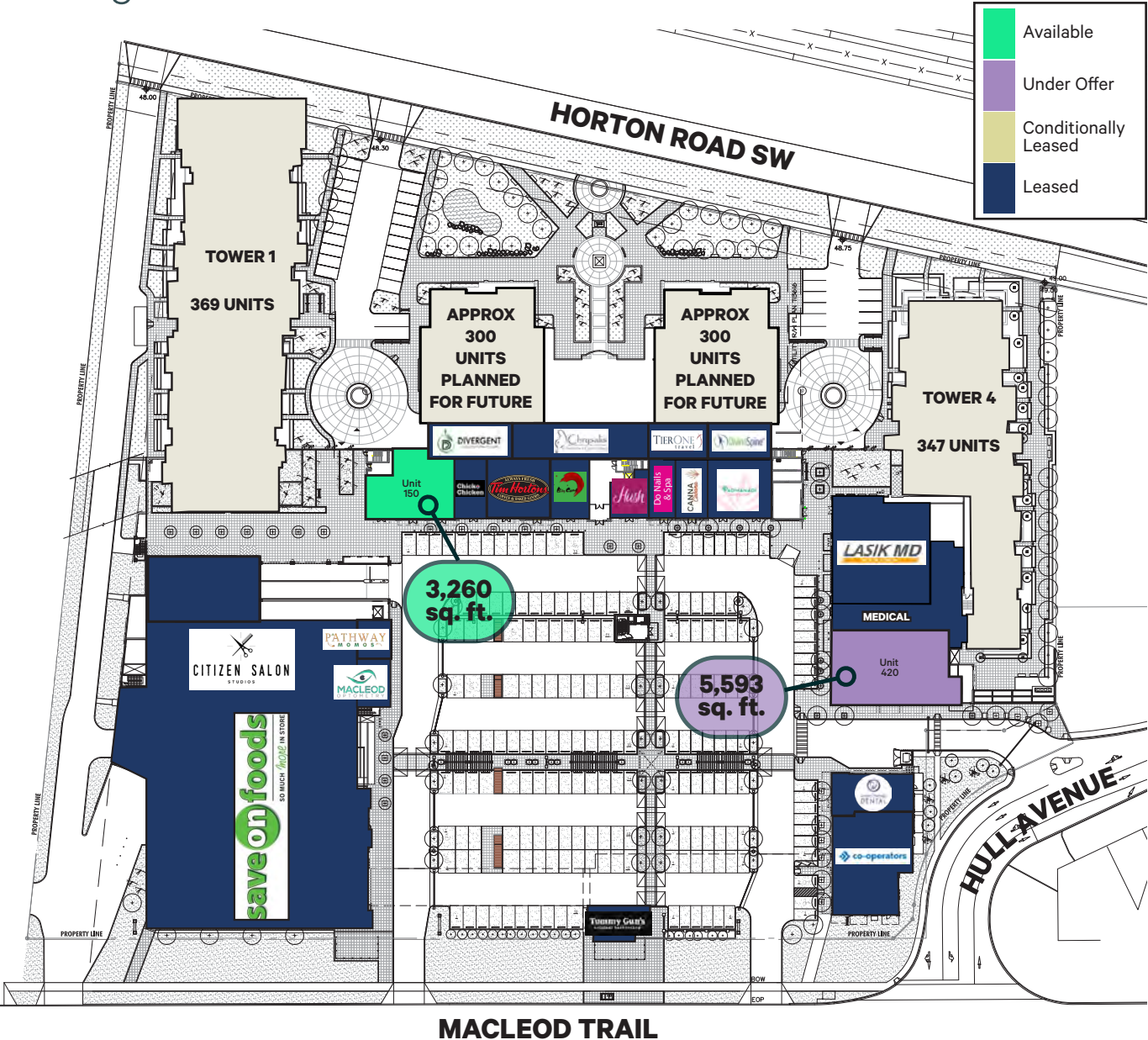
Unit 420 - 60 days notice

ZONING - C-C2

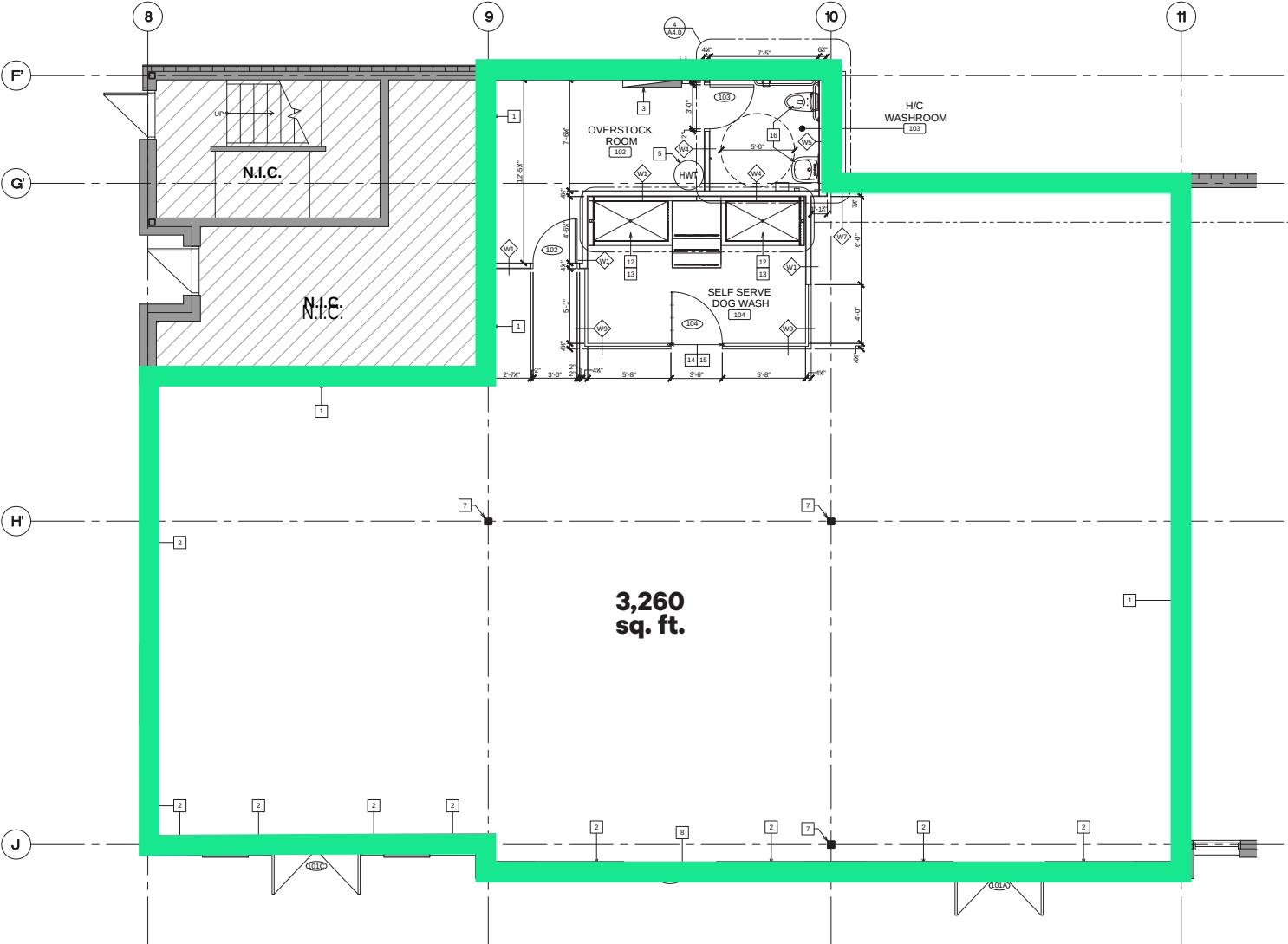
TERM - 5 - 10 years



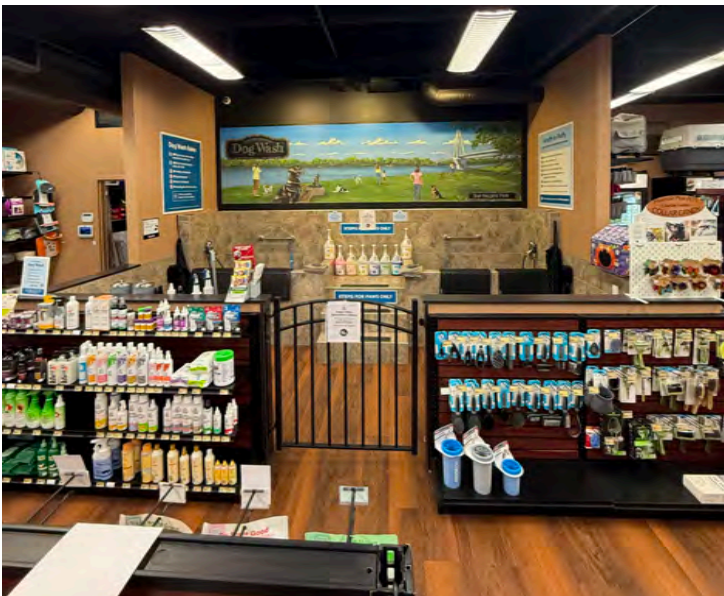
Leasing Plan



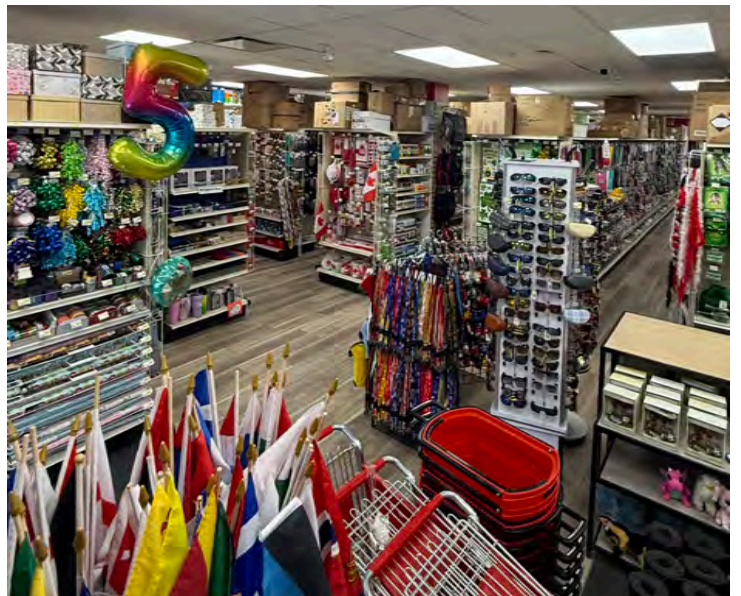
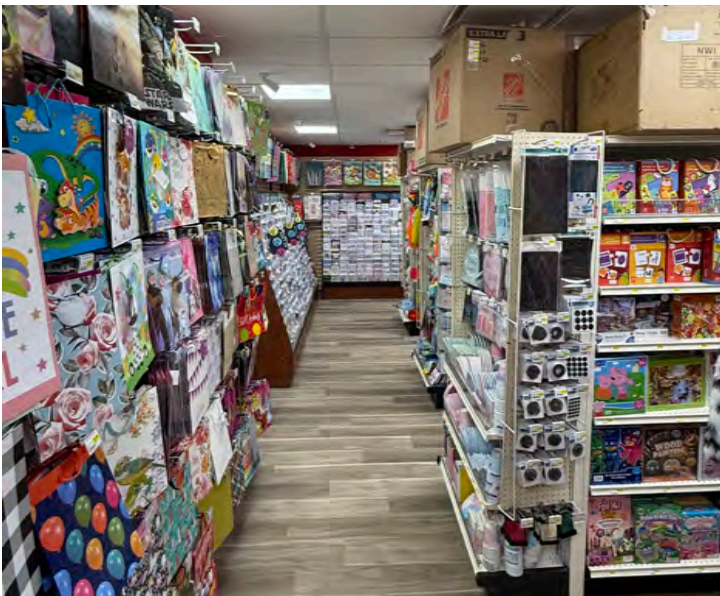
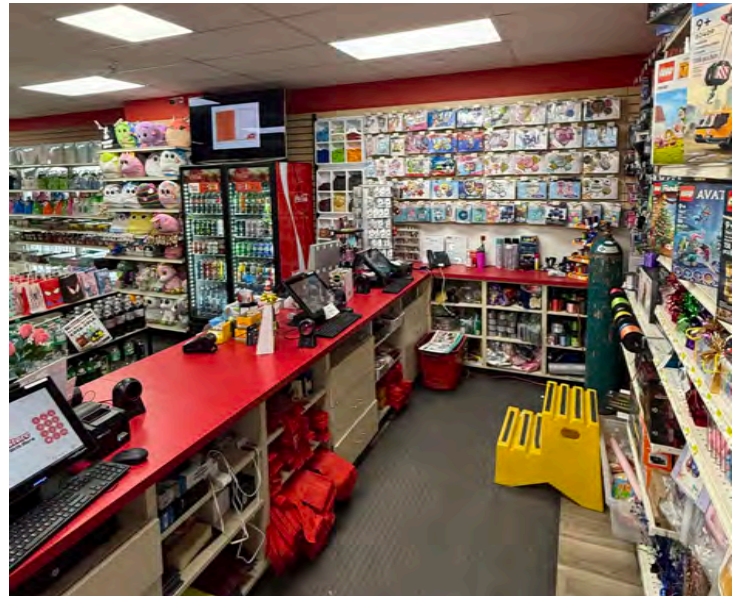
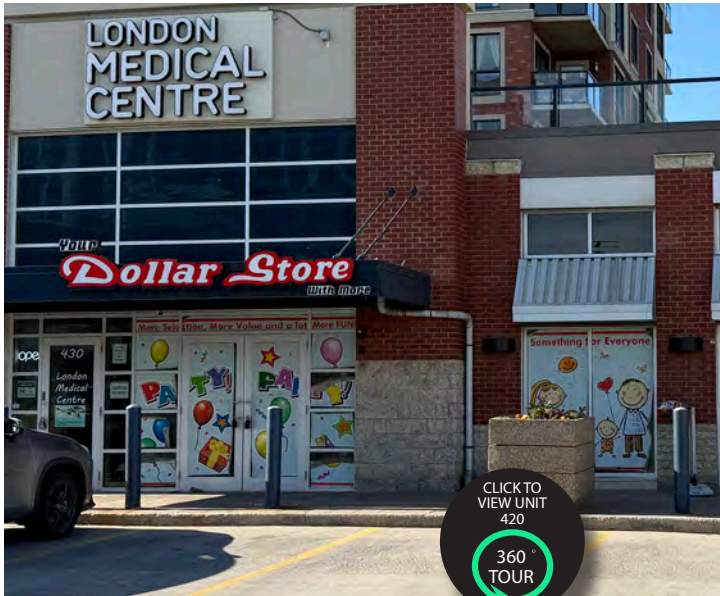
Unit 150 - 3,260 sq. ft.



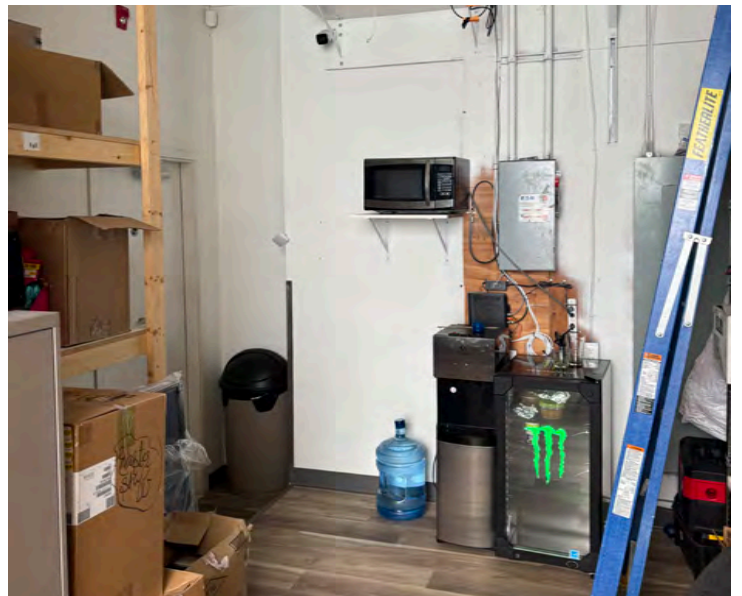
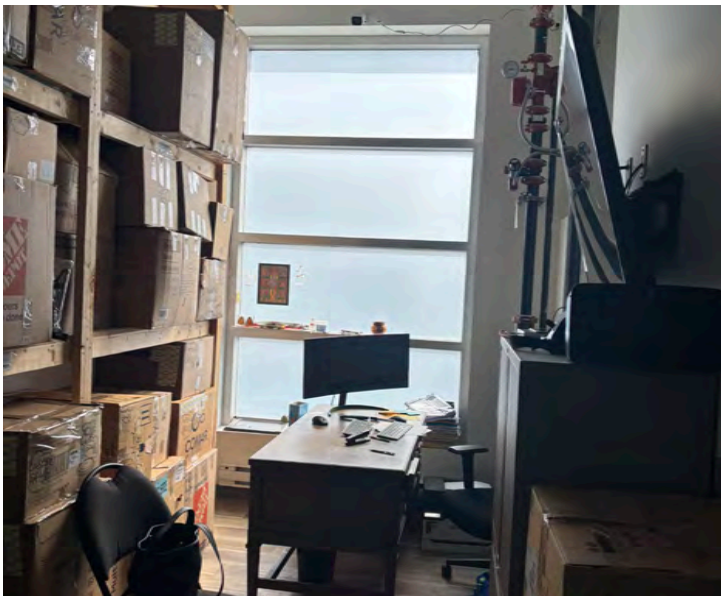
Unit 150 - 3,260 sq. ft.



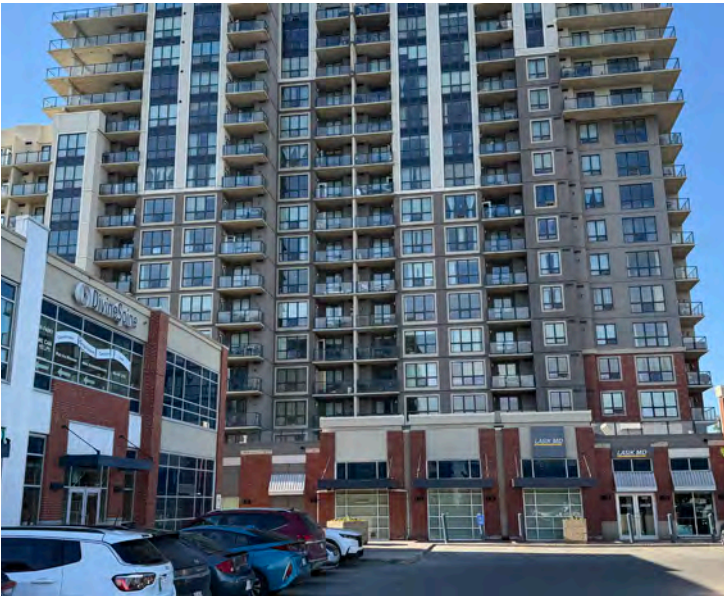
Unit 420 - 5,593 sq. ft.



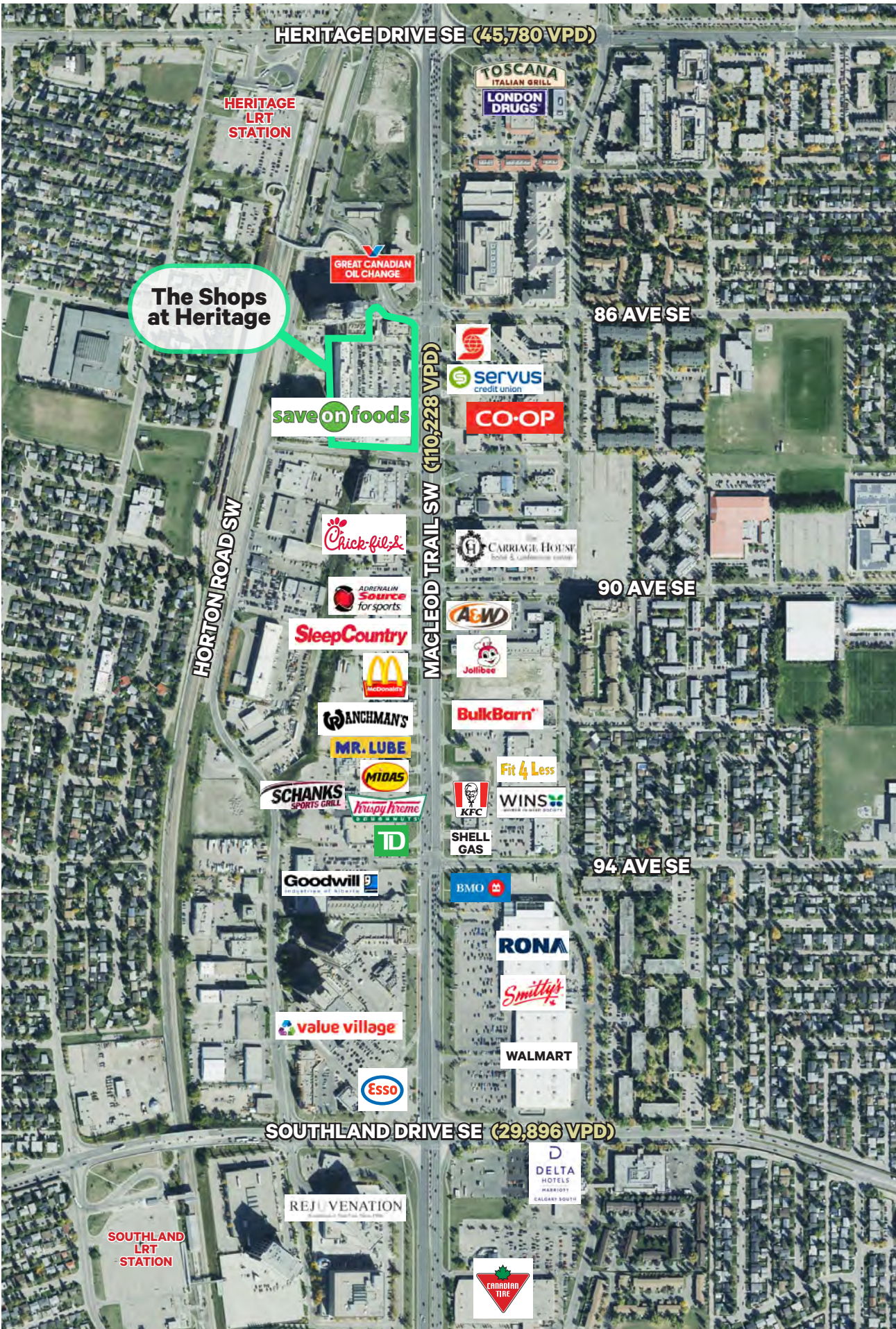
Unit 420

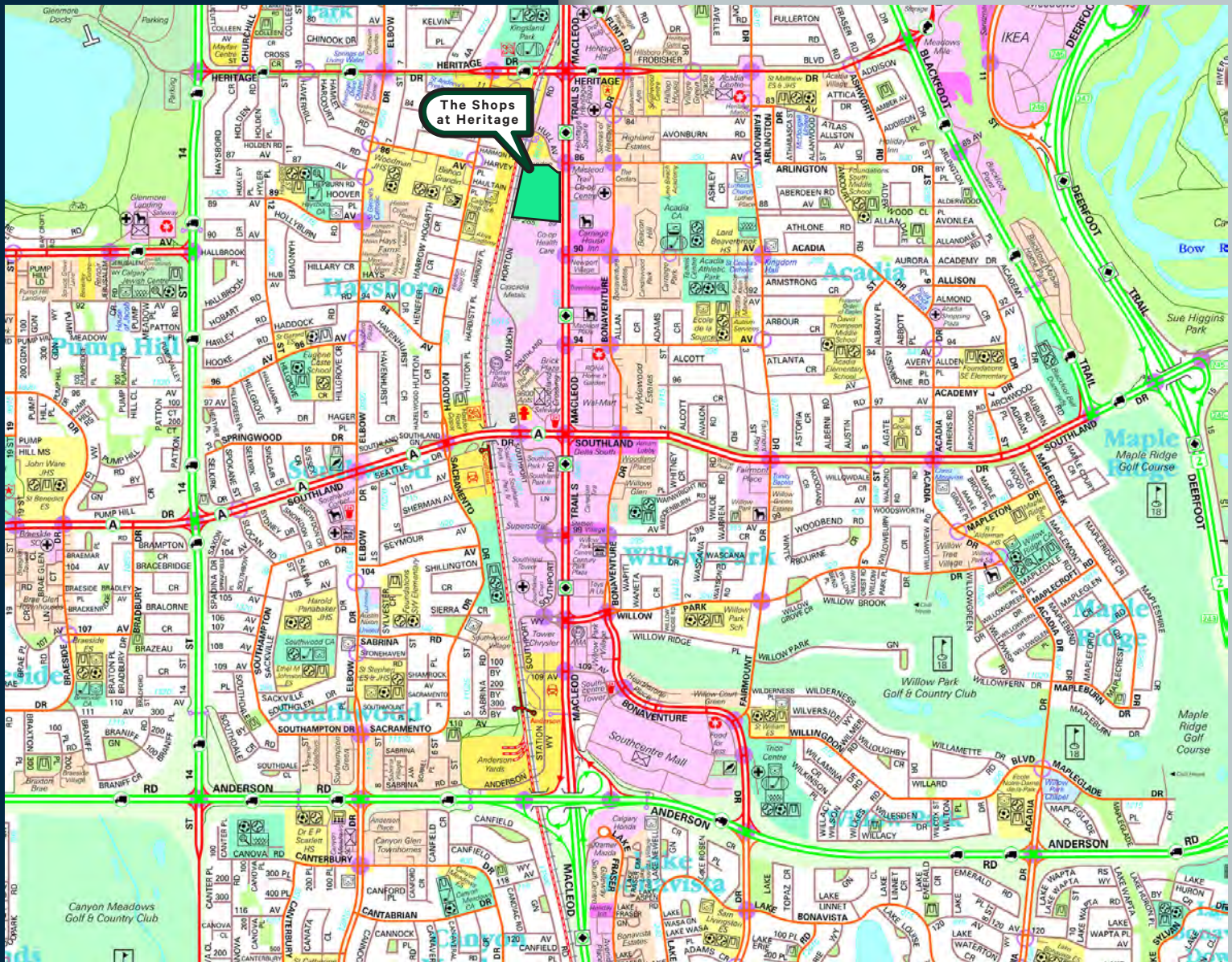


Property Photos



Aerial of Macleod Trail





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