

PRIME RETAIL OPPORTUNITY ON MACLEOD TRAILS

(29,606 VPD) CANYON MEADOWS DRIVE SE (24,823 VPD)

CANYON MEADOWS
TRAIN STATION

CANYON MEADOWS

AVENIDA
VILLAGE

MACLEOD TRAIL (78,494 VPD)

LAKE FRASER DRIVE SE (37,133 VPD)

LAKE BONAVISTA

Avenida Village

12445 Lake Fraser Drive SE
Calgary, AB

Managed By:



Leased By:

CBRE

Demographics



9,337
Population Within 1 KM

55,657
Population Within 3 KM

180,487
Population Within 5 KM



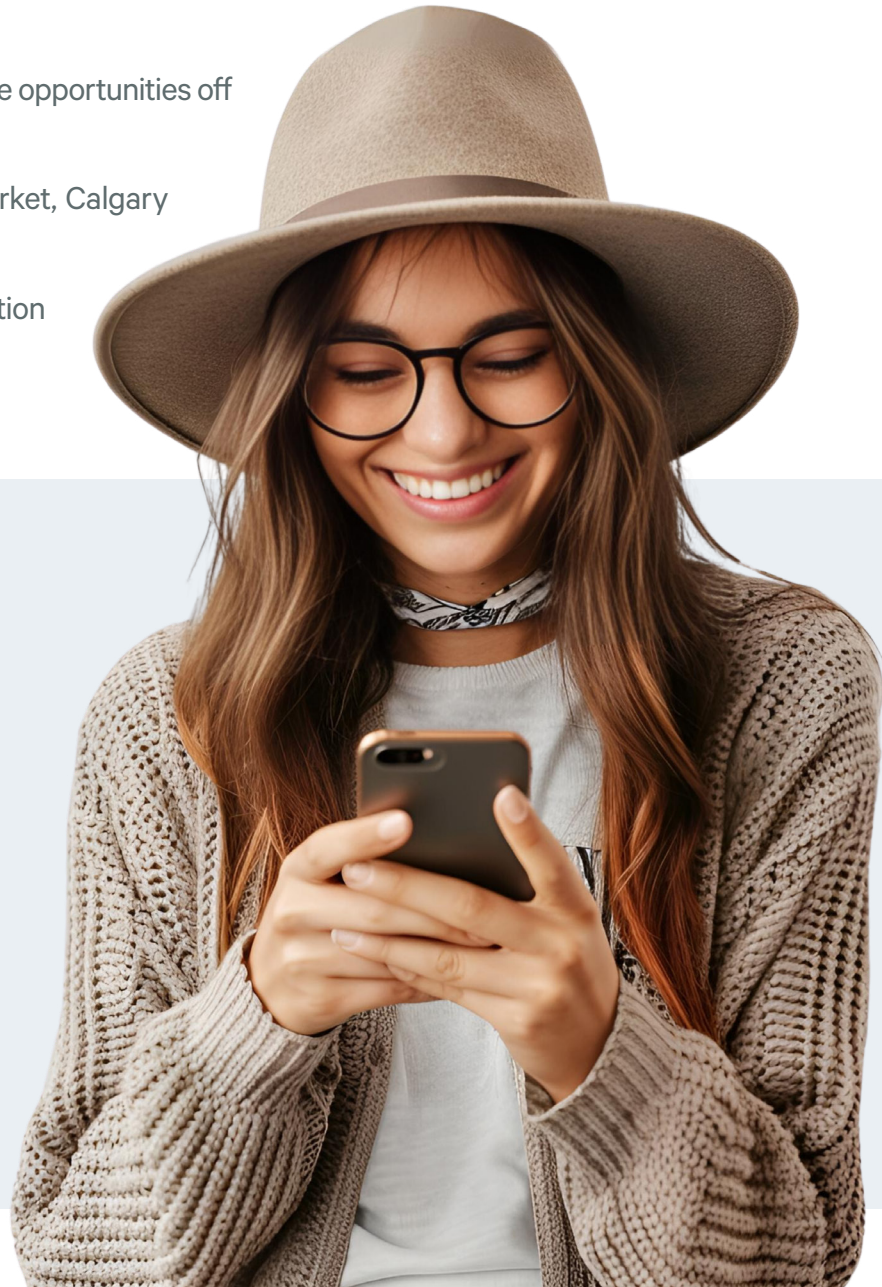
\$158,493
Average Household Income
Within 3 KM



78,494
VPD along Macleod Trail
8,743
VPD along Lake Fraser Drive SE

Prime retail opportunity on Macleod Trail South

- Servicing the communities of Lake Bonavista, Lake Bonaventure, Canyon Meadows, Southwood & Deer Ridge
- From inline to end-cap units, the diverse range of sizes available can accommodate different business needs
- Benefit from high visibility and significant volume of traffic on Macleod Trail
- Easily accessible with a large parking area
- Maximum exposure with prominent pylon signage opportunities off of Macleod Trail
- Tenants include Avenida Food Hall & Fresh Market, Calgary Laboratory Services and Breathe Hot Yoga
- Close proximity to Canyon Meadows C-Train Station and minutes away from Southcentre Mall



Space Available

Building B

Unit 215 - 931 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$24.36 (2026)
(plus management fee)

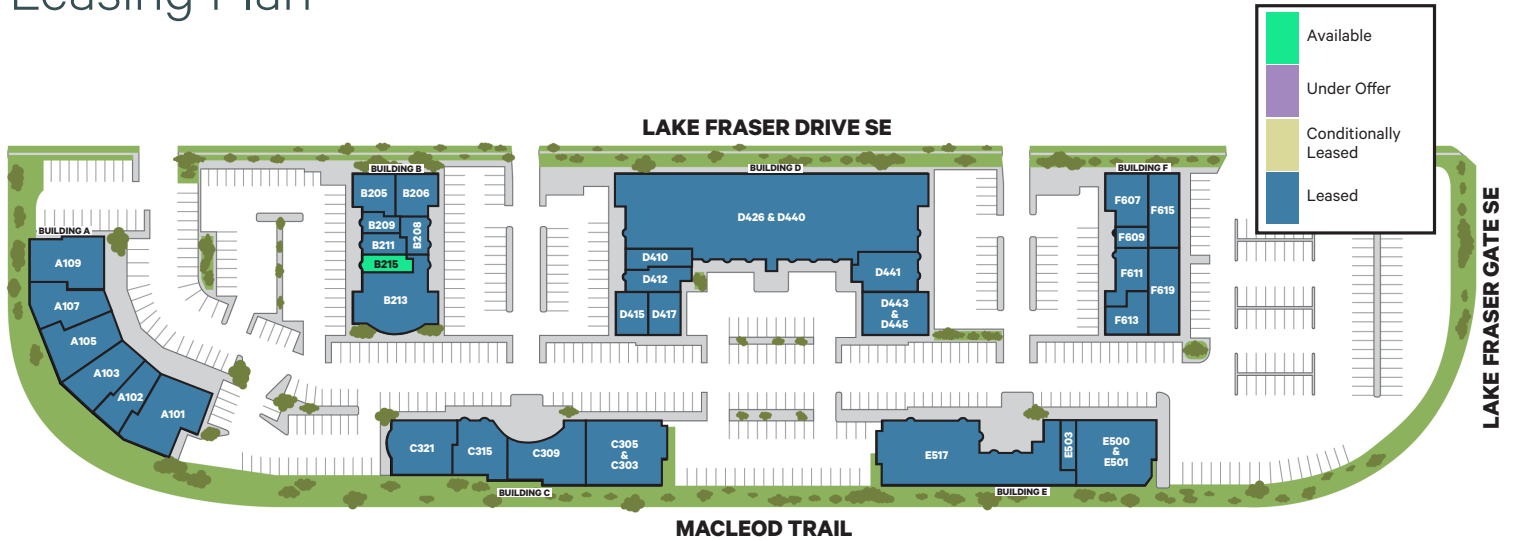
SIGNAGE - Pylon & Fascia

AVAILABLE - Immediately

ZONING - C-COR3

TERM - 5 - 10 years

Leasing Plan



BUILDING A

- #A101 Avenida Diagnostics Centre
- #A102 Cedar & Steam
- #A103 Kam Han Inc.
- #A105 Italian
- #A107 Strides Running Store
- #A109 Aladdins Casbah

BUILDING B

- #B205 Avenida Dental Care
- #B206 Salon Kokoro
- #B208 Desjardins Insurance
- #B209 Avenida Denturist
- #B211 National Hearing Services
- #B213 The Divine Mine
- #B215 Vacant 931 sq. ft.

BUILDING C

- #C303/305 Golf Traders
- #C309 Avenida Pharmacy
- #C315 Avenida Medical
- #C321 Breathe Hot Yoga

BUILDING D

- #D410 Honor Bound Tattoos
- #D412 Chickadee Refillery
- #D415 Coleman Prosthetic & Orthodontics
- #D417 Beyond Physiotherapy
- #D426/D440 Fresh & Local Market
- #D441 Financial Institution
- #D443/D445 Collective, A Craft Beer Store

BUILDING E

- #E500/E501 Synapse Fitness
- #E503 Union Vape
- #E517 Calgary Laboratory Services

BUILDING F

- #F607 Avenida Pet Clinic
- #F609 Deborah K. Esthetics
- #F611 Pies Plus
- #F613 Growers Direct
- #F615 Auto Inspection
- #F619 Auto Inspection

Aerial of Property



Property Photos

Building A



Building B



Building C



Property Photos

Building D



Building D - South Side



Building D - North Side



Property Photos

Building E

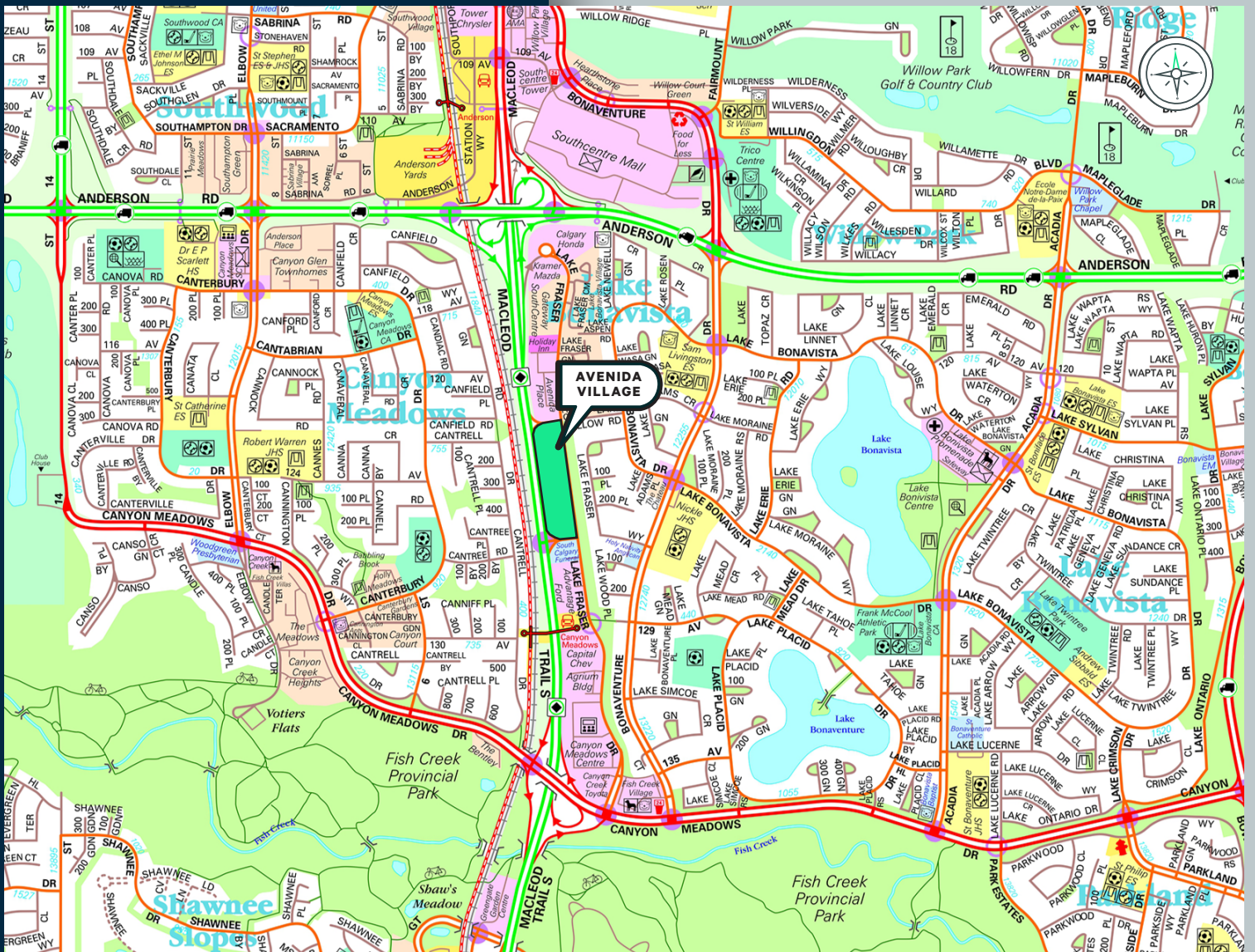


Building F - North Side



Building F - South Side





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