

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

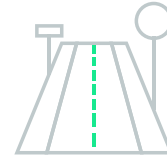
**183,208**

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

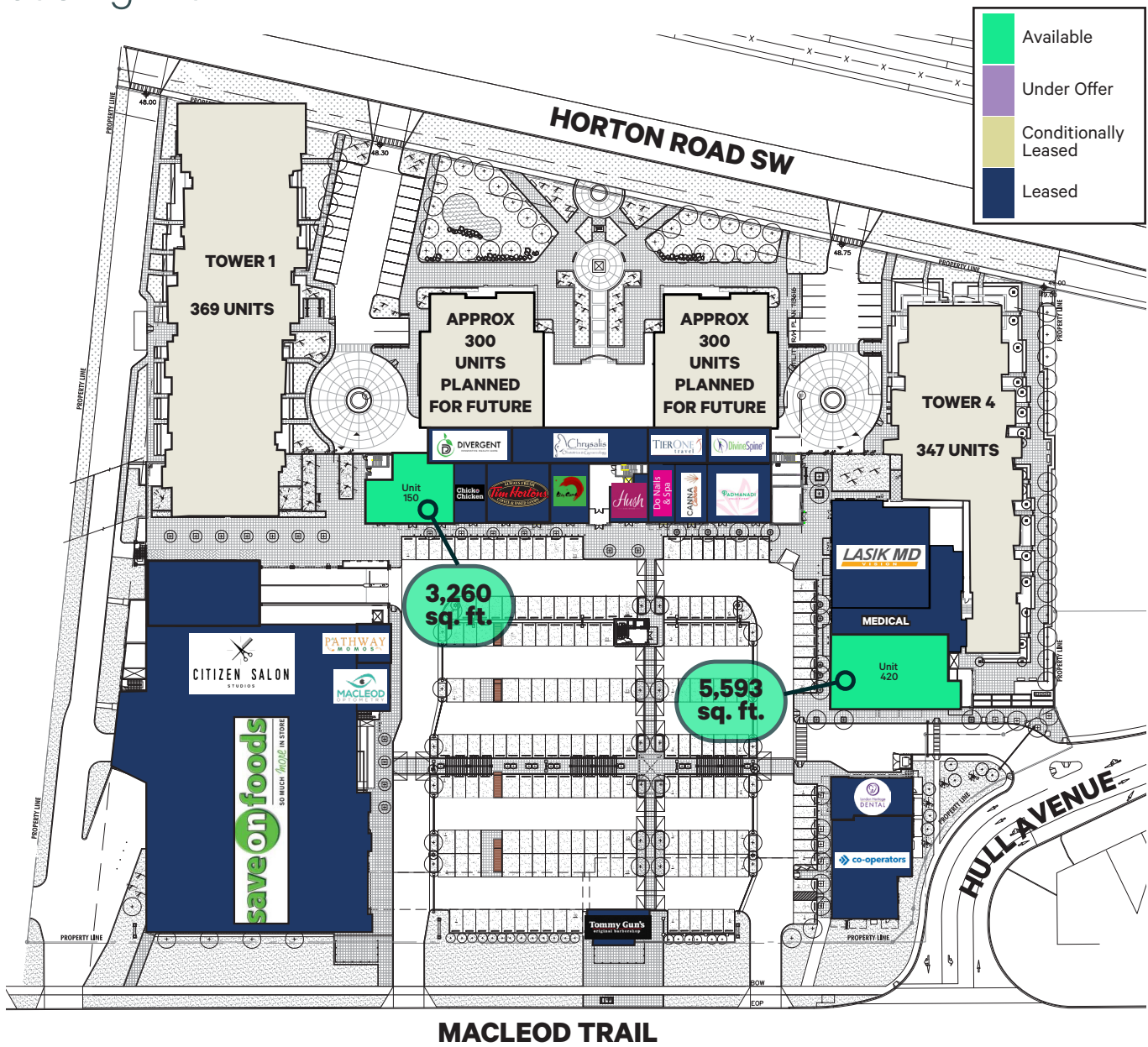
POSSESSION - Unit 150 - July 1, 2026

Unit 420 - 60 days notice

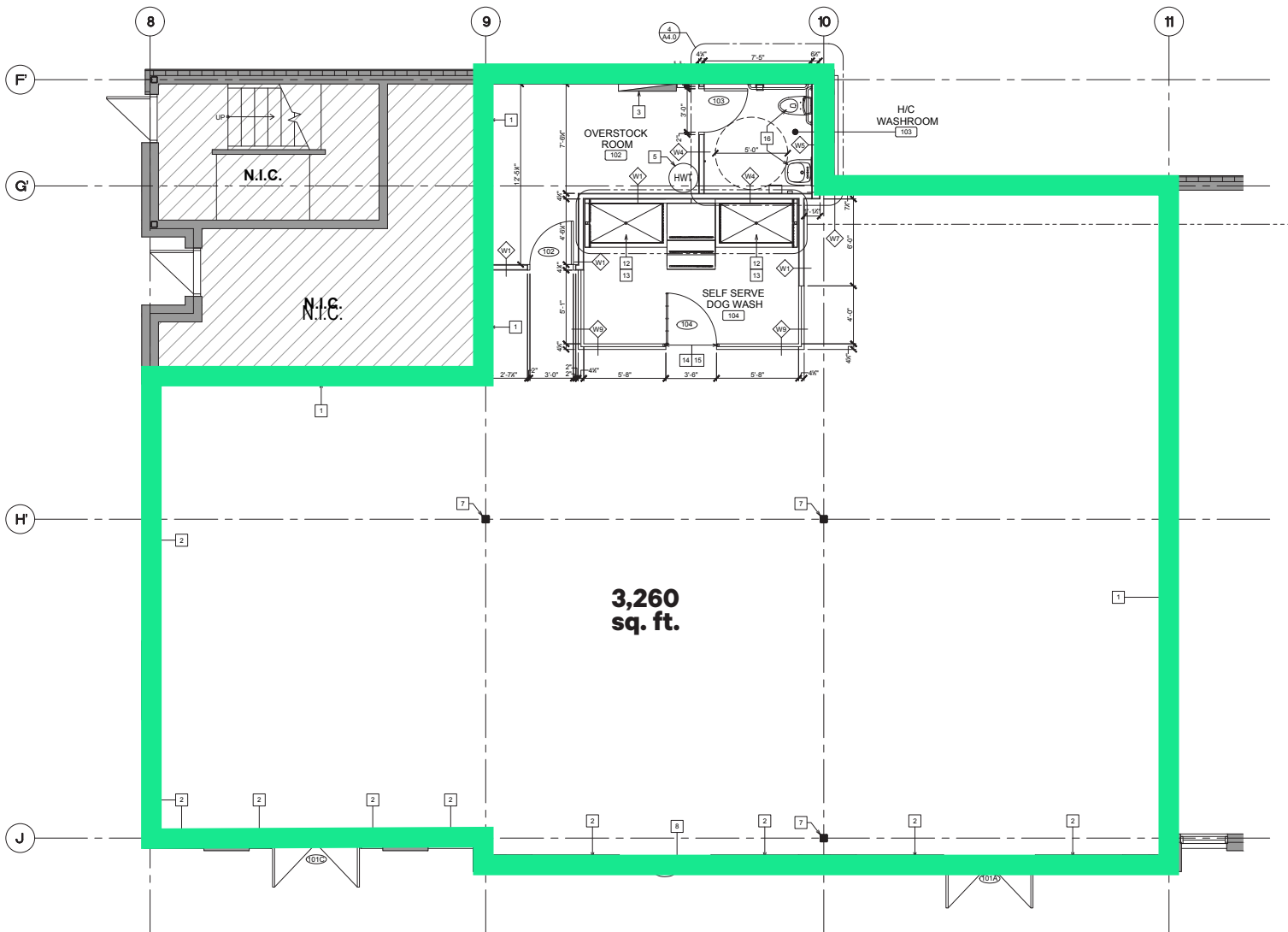
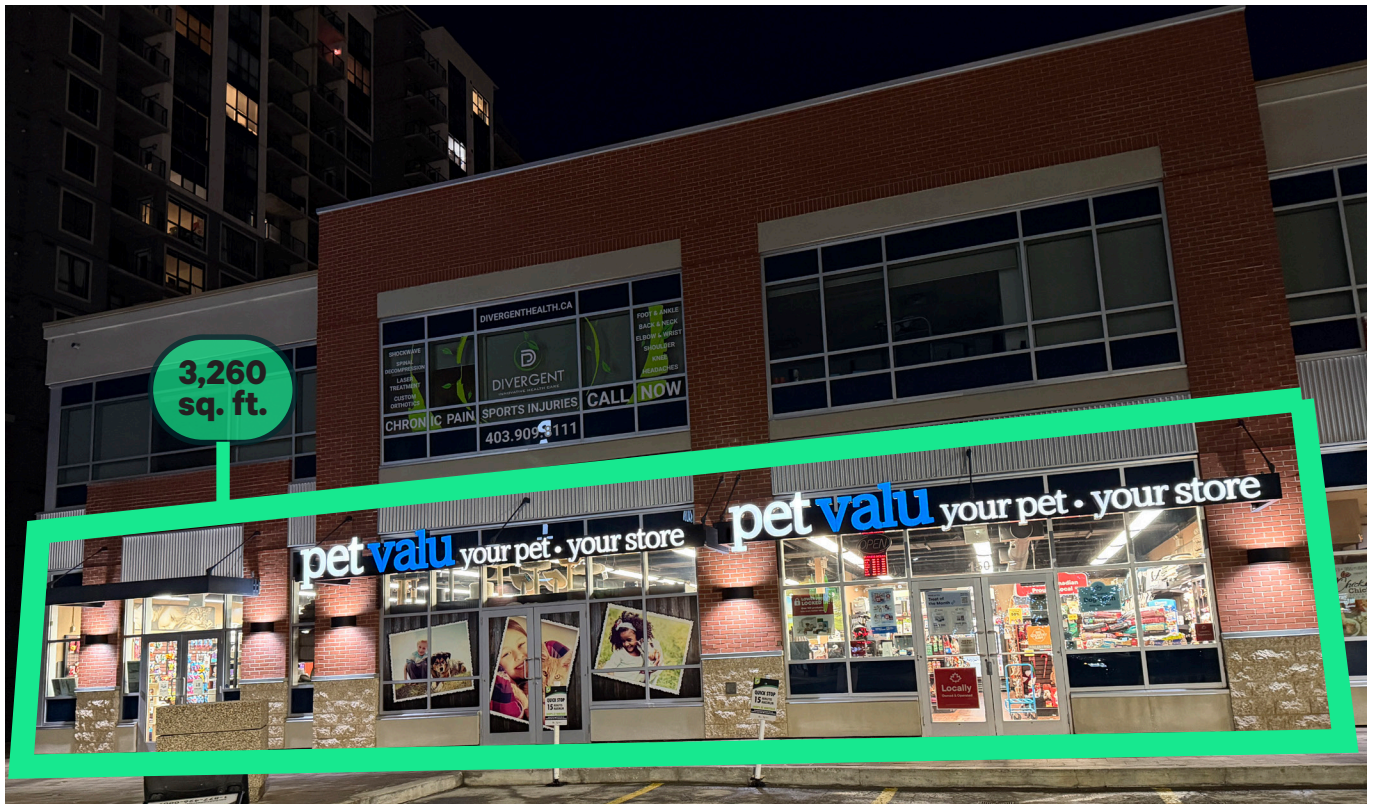
ZONING - C-C2

TERM - 5 - 10 years

# Leasing Plan



Unit 150 - 3,260 sq. ft.



# Unit 150 - 3,260 sq. ft.



# Unit 420 - 5,593 sq. ft.

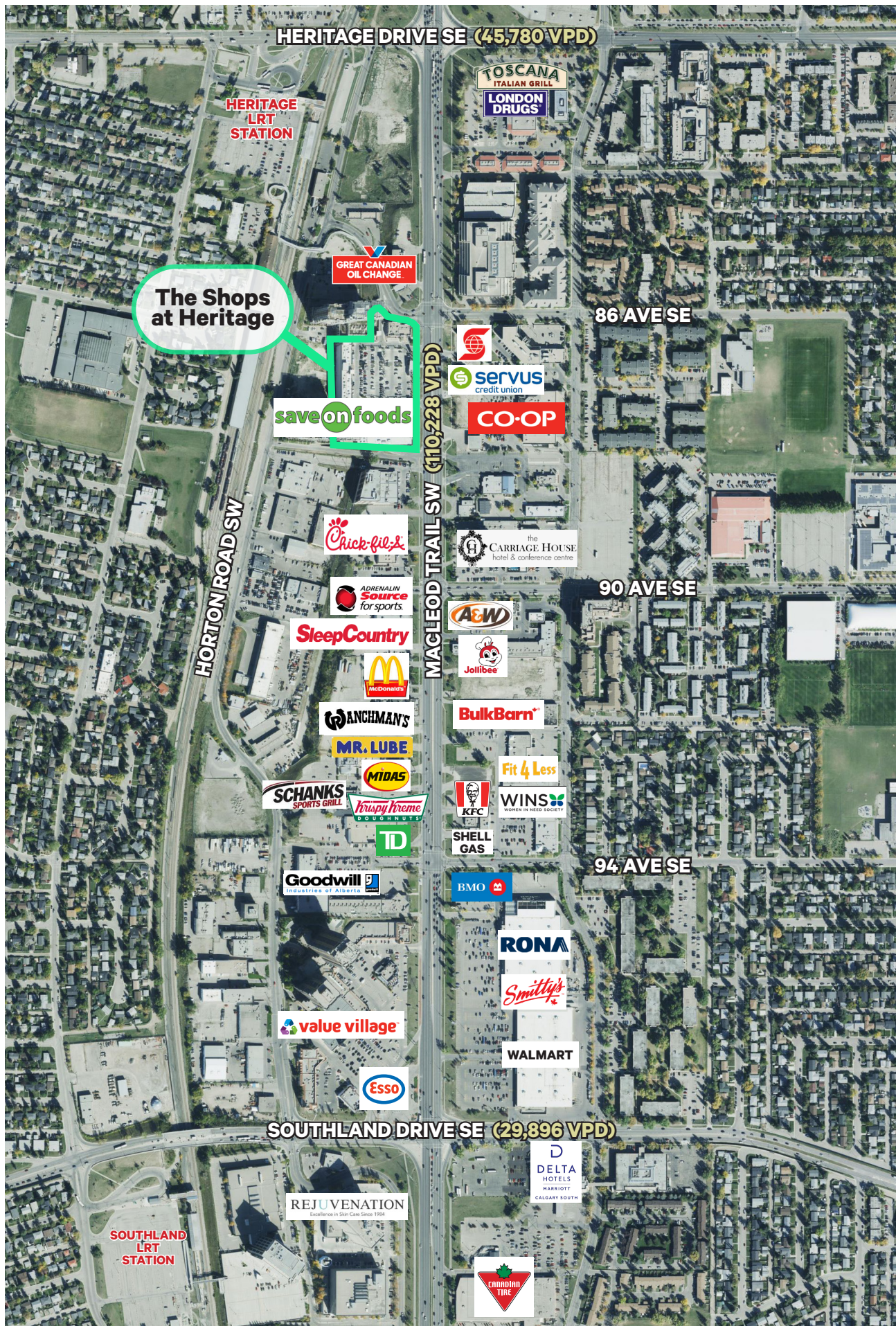


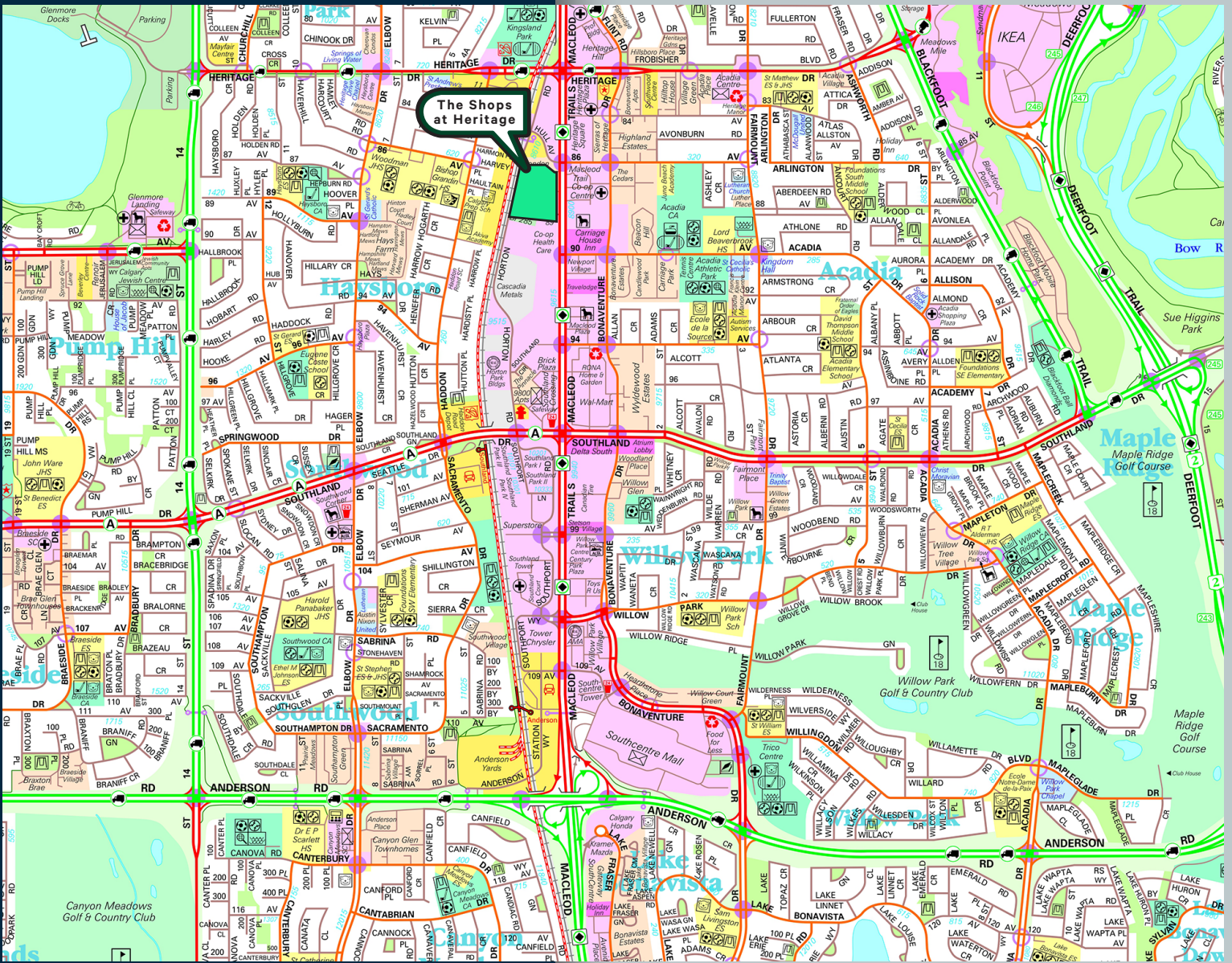
# Property Photos

---



# Aerial of Macleod Trail





**Alistair Corbett**

Senior Vice President  
403.294.5709  
alister.corbett@cbre.com

**Cory Miles**

Senior Sales Associate  
403.750.0523  
cory.miles@cbre.com

**Mac Marcinew**

Sales Associate  
587.583.7197  
mac.marcinew@cbre.com

**Jayne Rogers**

Transaction Manager  
403.750.0535  
jayce.rogers@cbre.com

**Brandy Chorney**

Marketing Specialist  
403.303.3609  
brandy.chorney@cbre.com

**CBRE Calgary**

Eighth Avenue Place  
East Tower 525 8 Avenue SW Suite 3200  
Calgary, Alberta T2P 1G1

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth. Map© 2024 Sherlock Publishing Ltd.

