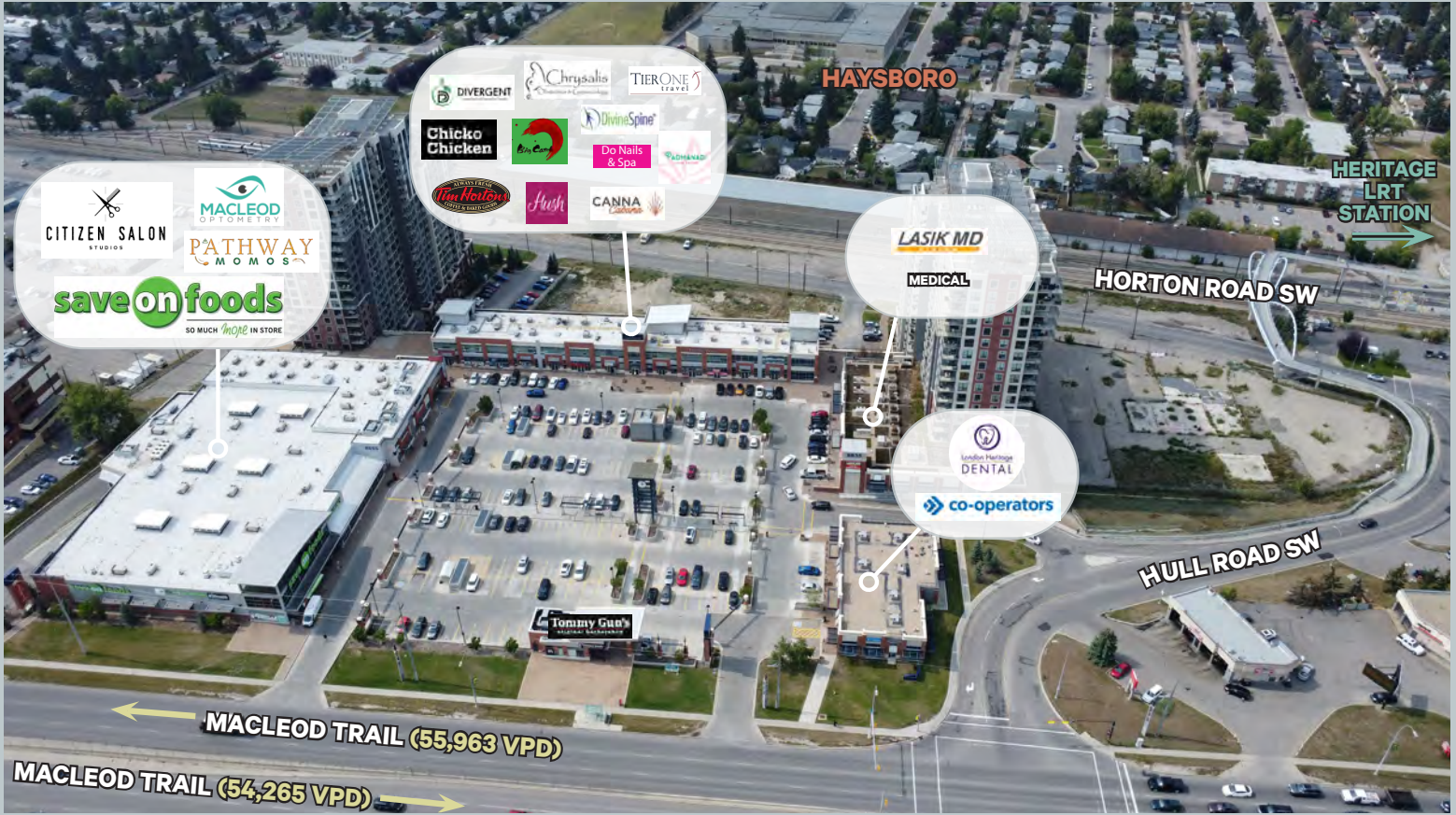


PRIME LEASING OPPORTUNITY AVAILABLE ON MACLEOD TRAIL



# The Shops at Heritage

8835 Macleod Trail SW  
Calgary, AB

CBRE

# Demographics



**56,995**

Population within 3 KM

**151,334**

Population within 5 KM

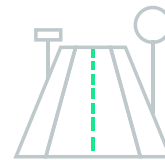
**183,208**

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

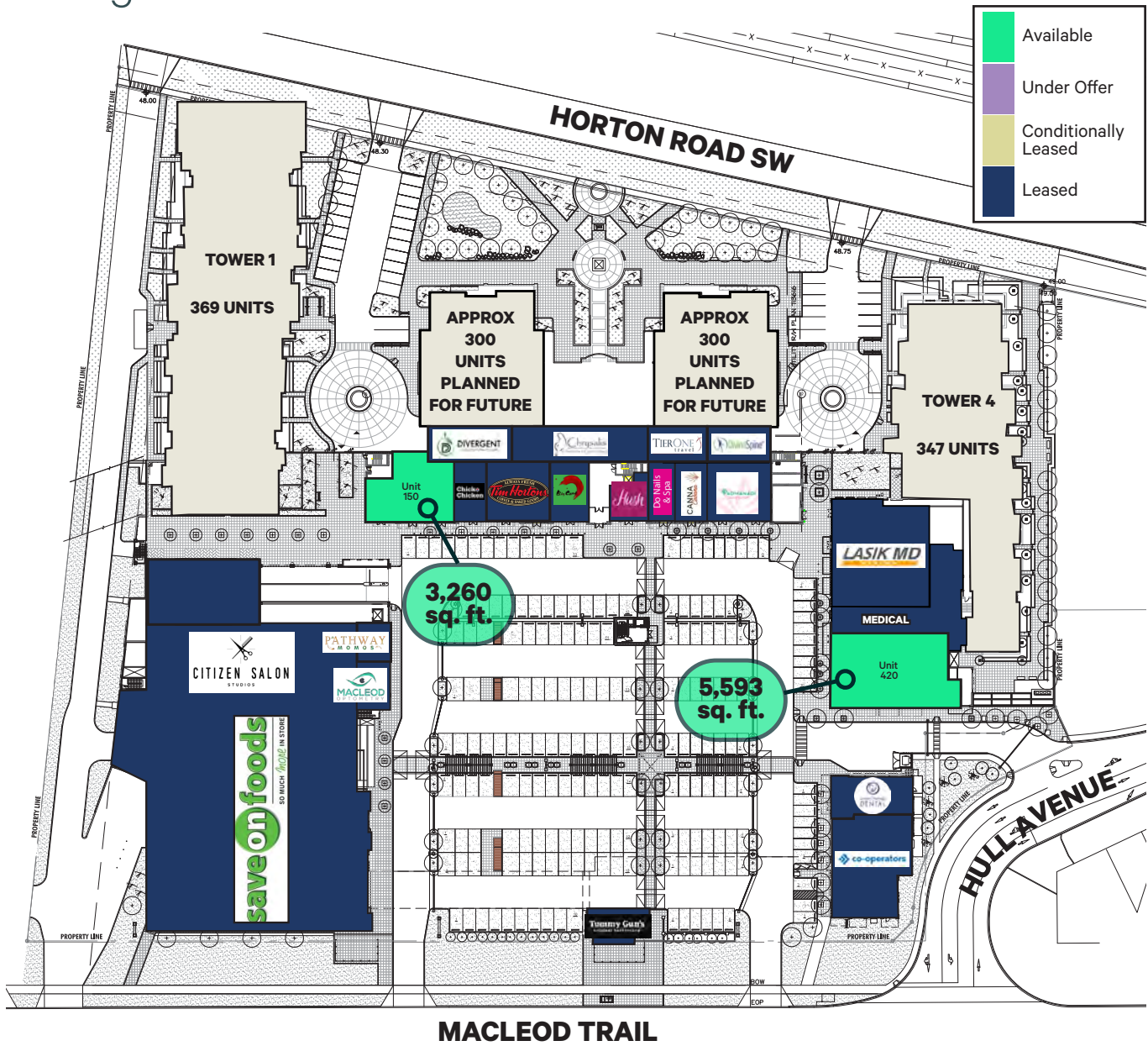
POSSESSION - Unit 150 - July 1, 2027

Unit 420 - 60 days notice

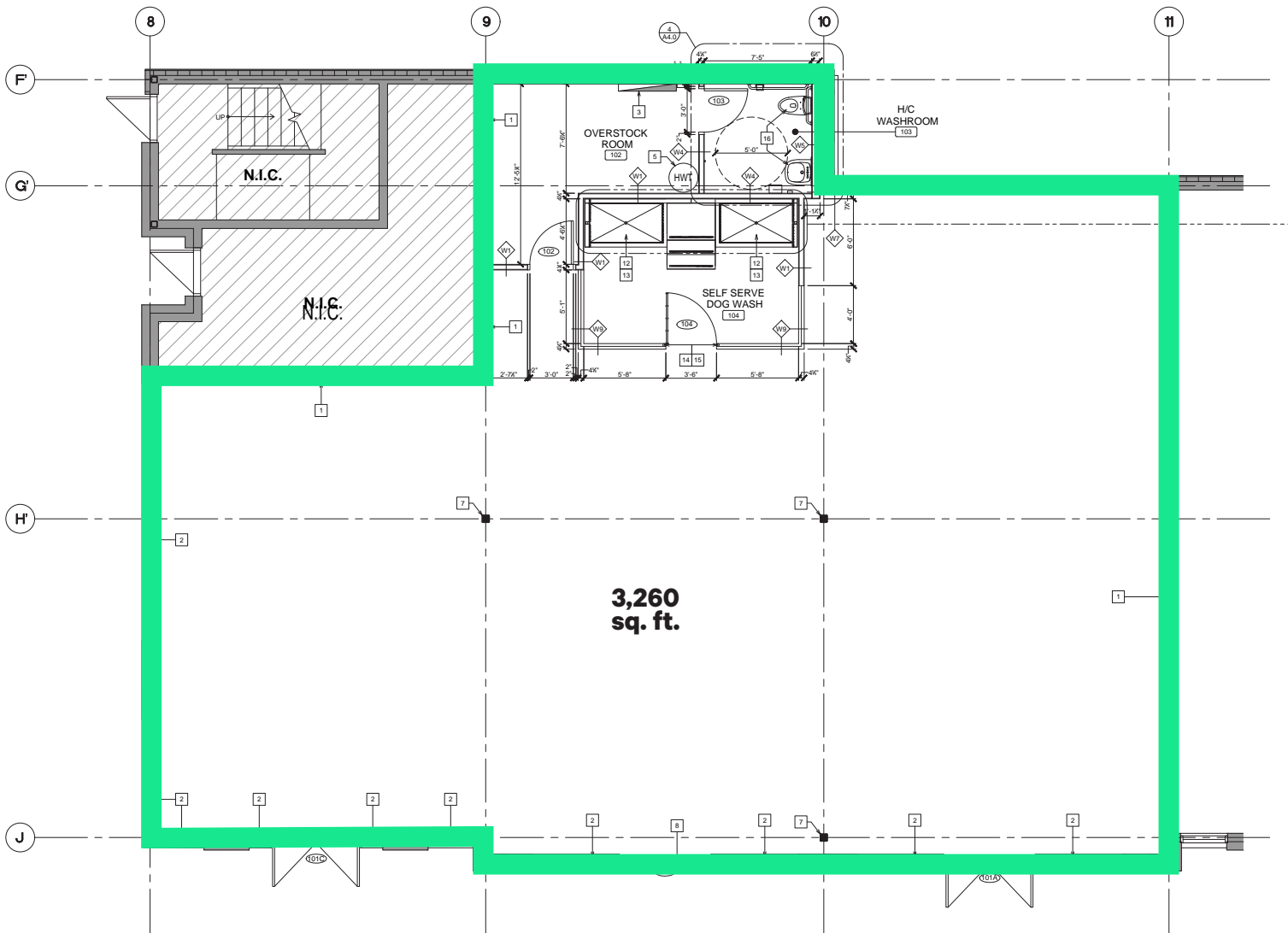
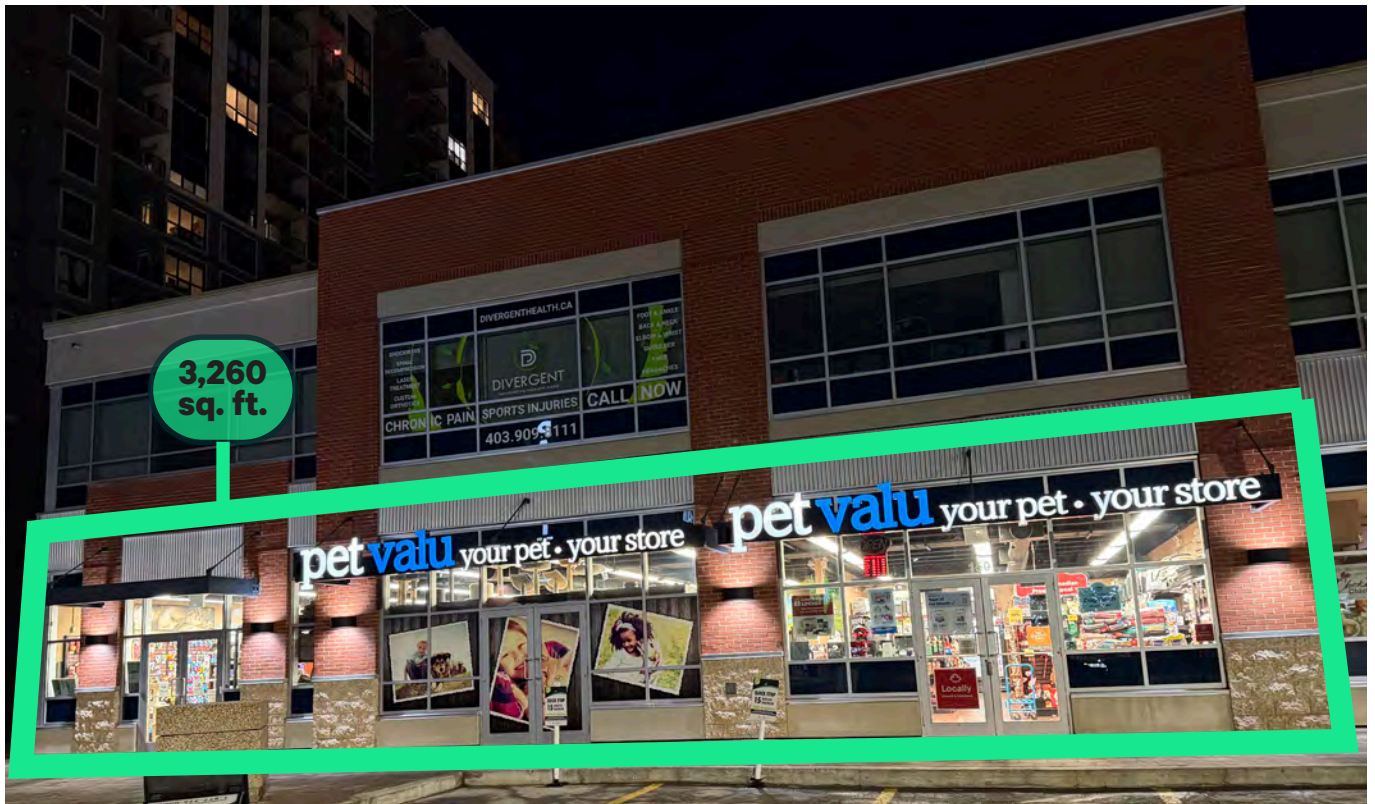
ZONING - C-C2

TERM - 5 - 10 years

# Leasing Plan



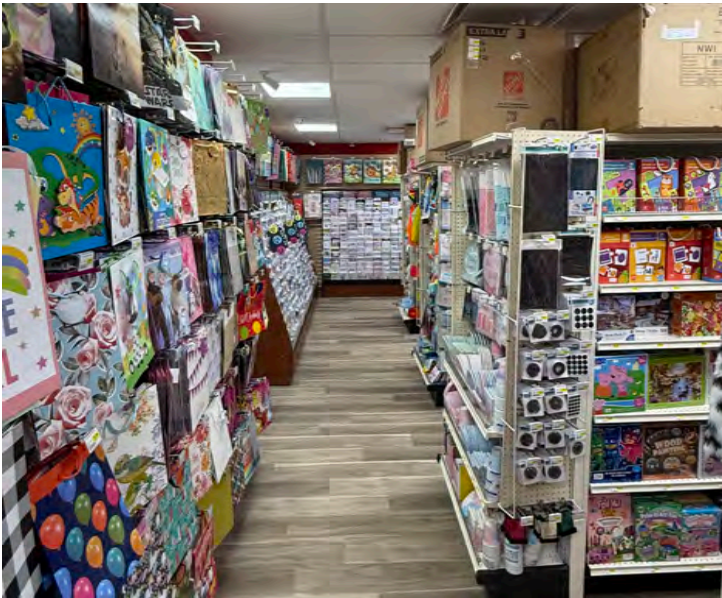
Unit 150 - 3,260 sq. ft.



Unit 150 - 3,260 sq. ft.

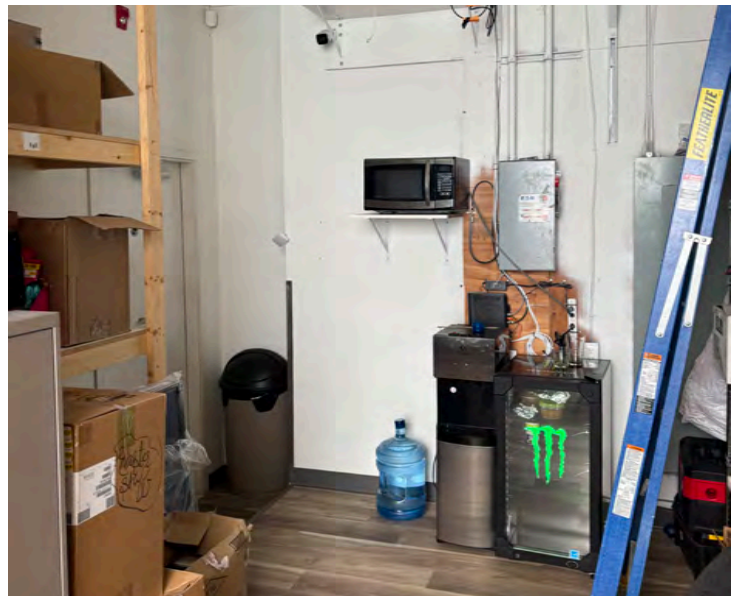


Unit 420 - 5,593 sq. ft.



# Unit 420

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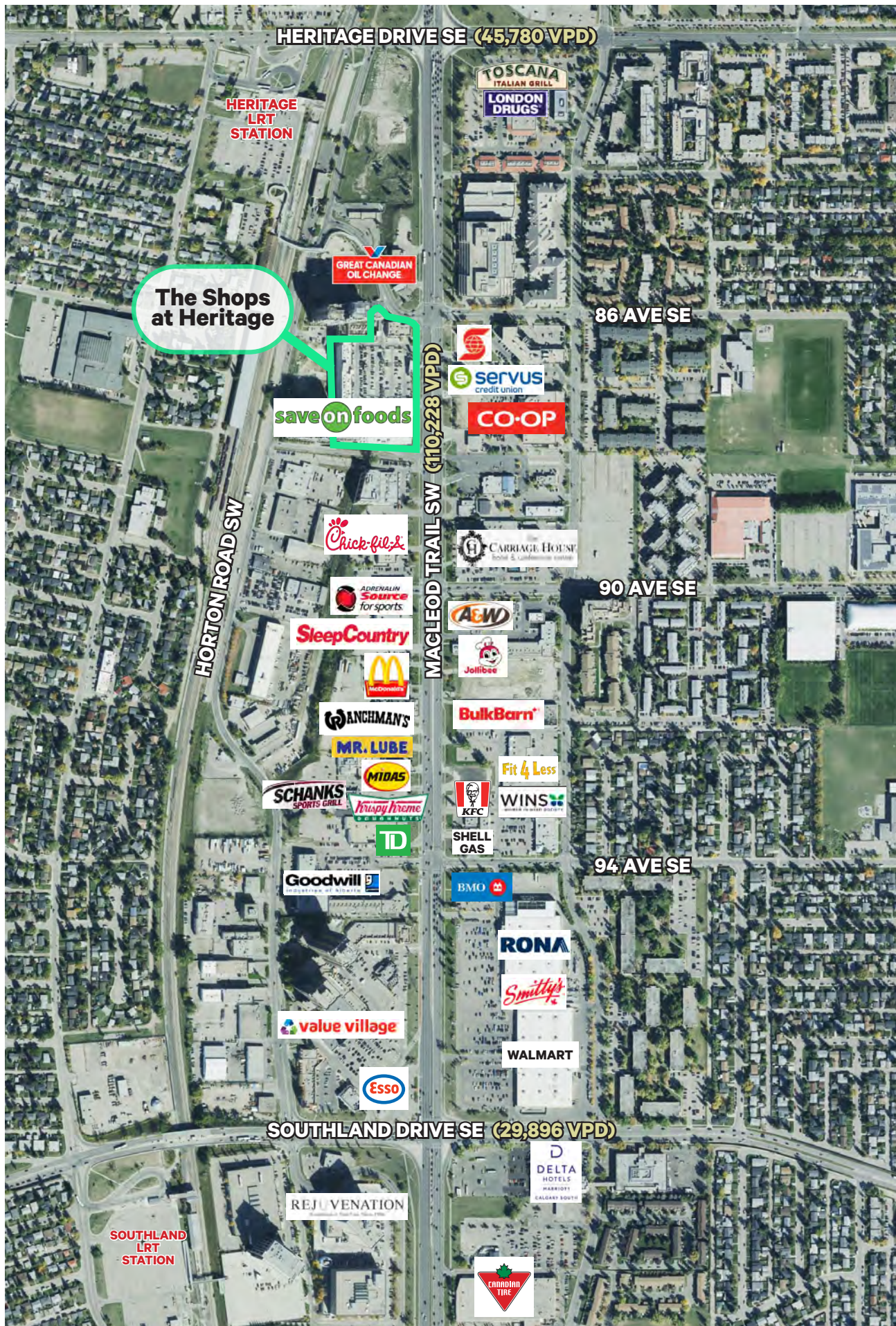


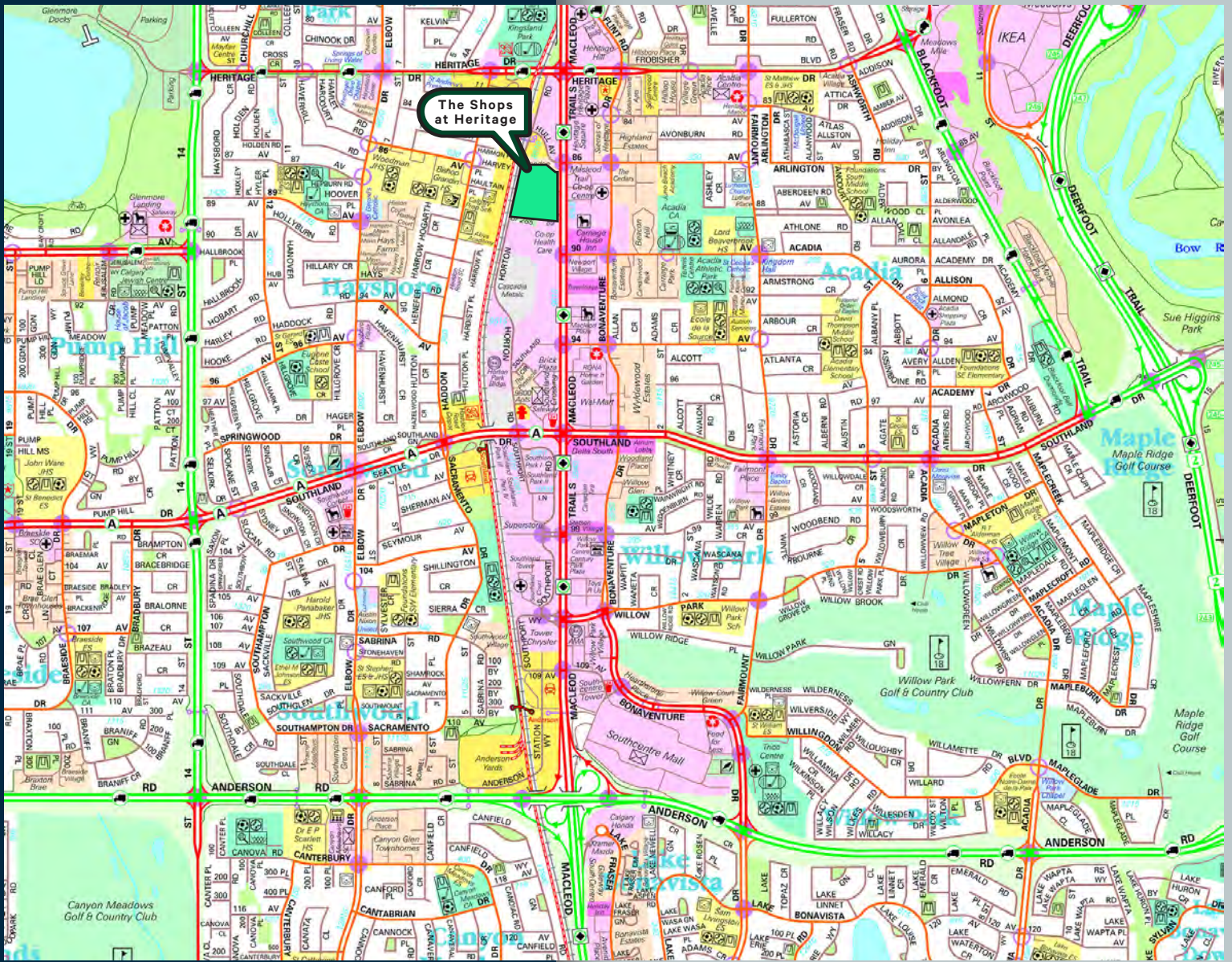
# Property Photos

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# Aerial of Macleod Trail





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