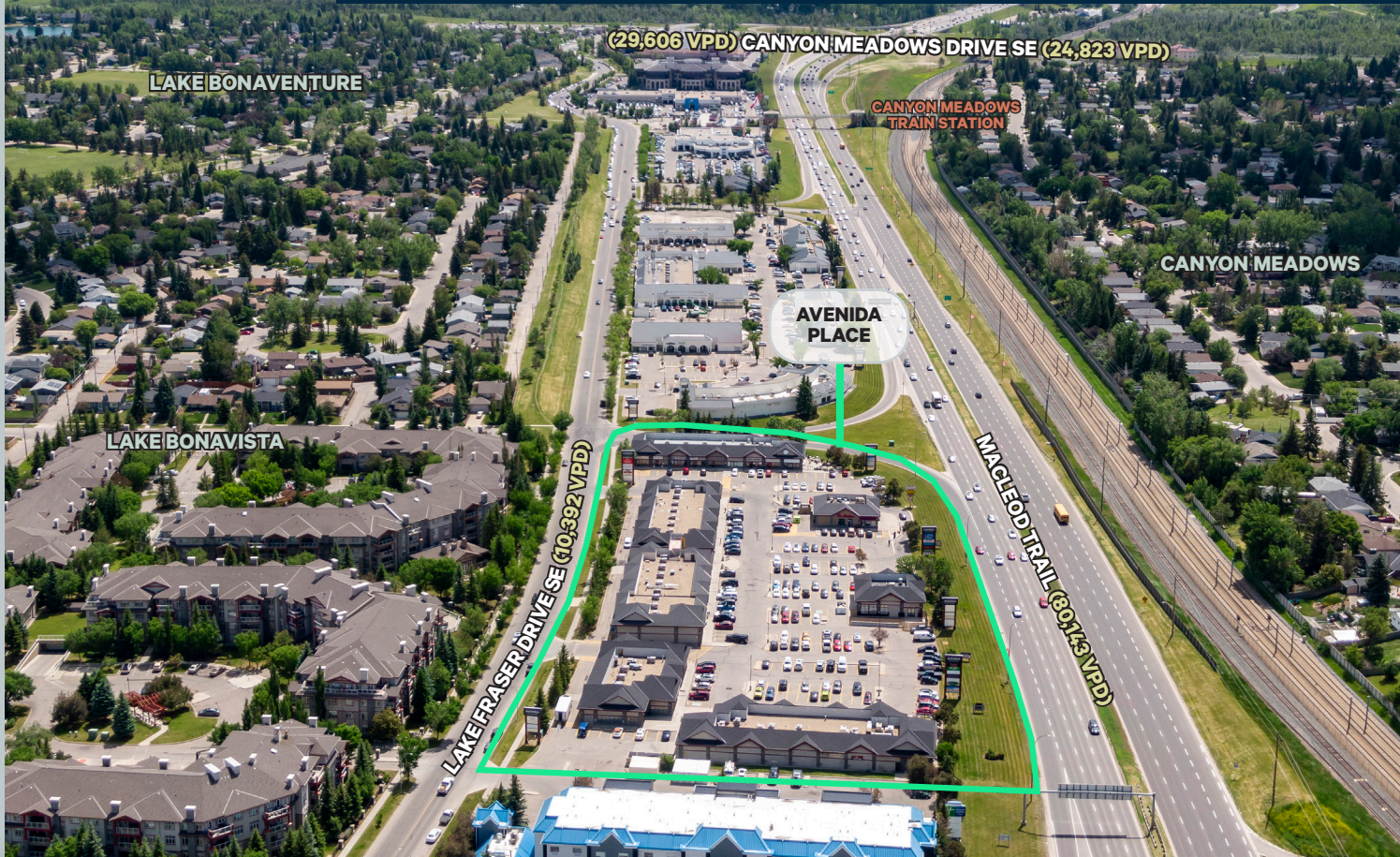


PRIME RETAIL OPPORTUNITY ON MACLEOD TRAIL S



Avenida Place

12100 Macleod Trail S
Calgary, AB

Managed By:



Leased By:



Demographics



7,969
Population Within 1 KM

54,444
Population Within 3 KM

174,518
Population Within 5 KM



\$156,000
Average Household Income
Within 3 KM



80,143
VPD along Macleod Trail
10,392
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 Tim Horton's, Ricky's All Day Grill, Nurture Care Early Learning Centre and other retailers and service providers
- Close proximity to Canyon Meadows C-Train Station and minutes away from Southcentre Mall

Space Available

Unit 707 - 3,335 sq. ft.

Unit 610 - 1,277 sq. ft.

Unit 311 - 1,501 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$23.90 (2026)
(plus management fee)

SIGNAGE - Pylon & Fascia

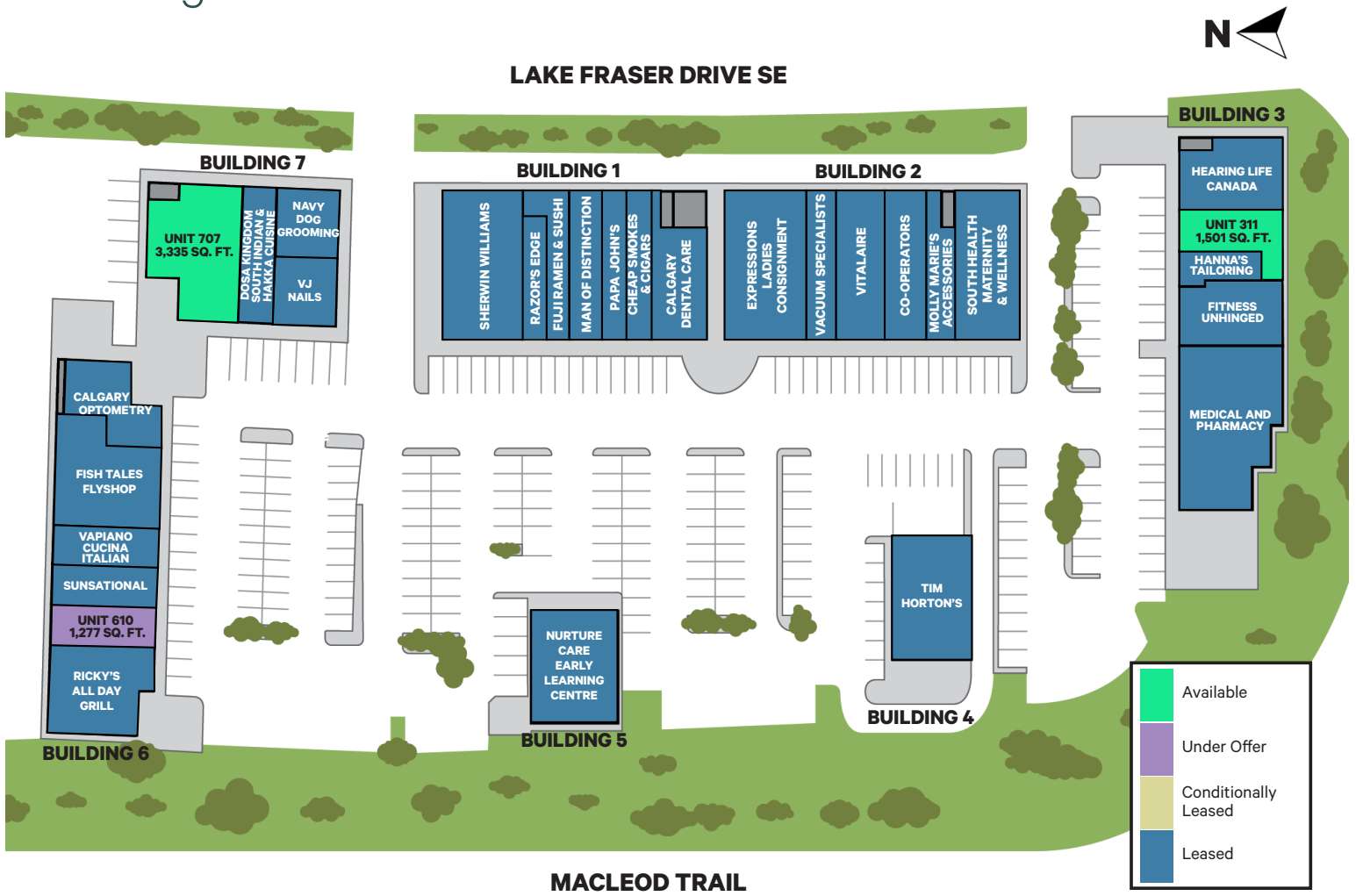
AVAILABLE - Unit 707 & 610 - Immediately
Unit 311 - September 1, 2026

ZONING - C-C2

TERM - 5 - 10 years



Leasing Plan



Aerial of Property



Property Photos

Building 1



Building 2



Building 3



Property Photos

Building 4



Building 5

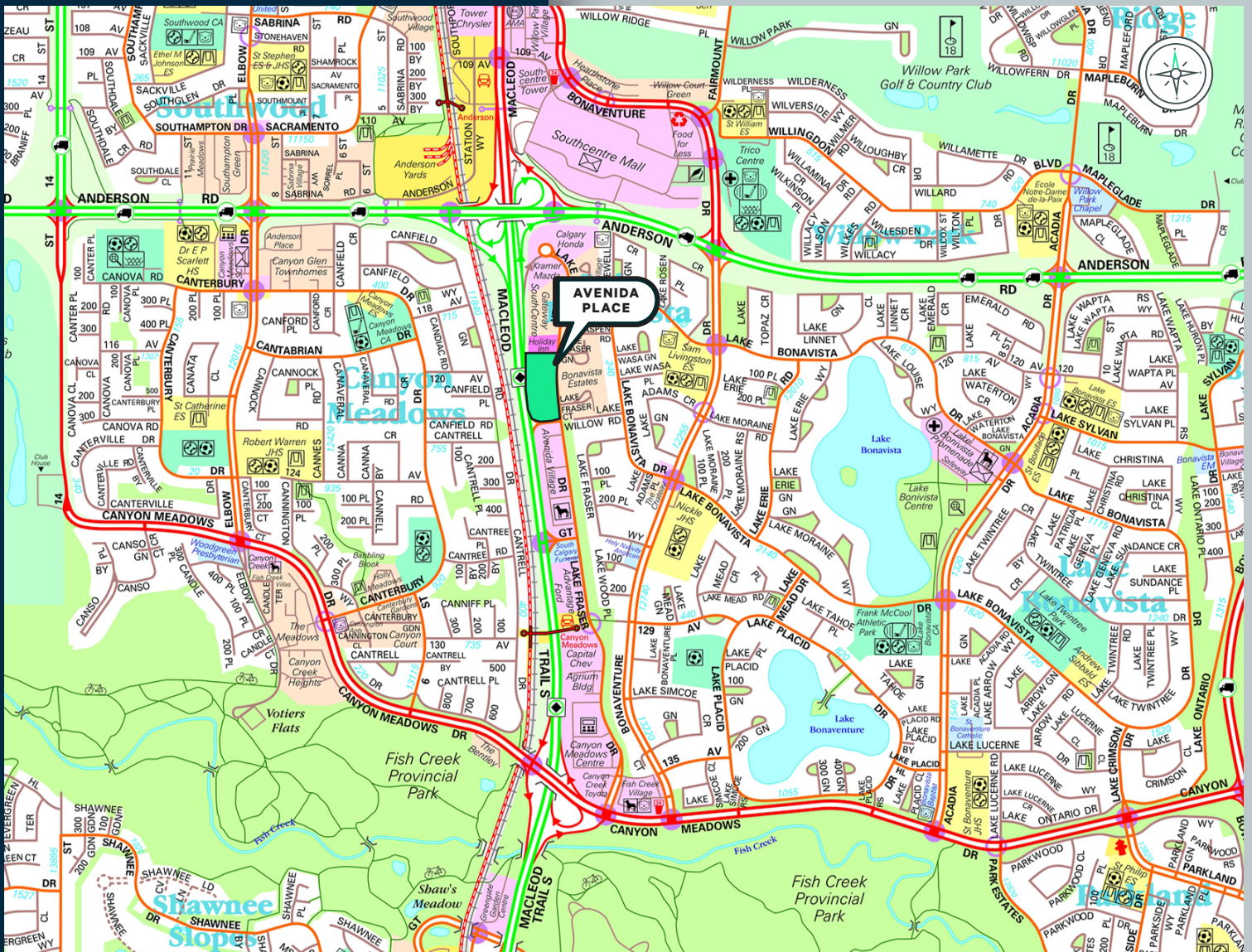


Building 6



Building 7





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