

FOR SUBLEASE

CDNGLOBAL[®]

9,198 SF RETAIL SPACE
NEAR CHINOOK MALL AND MACLEOD TRAIL SW



Glenmore Trail SW

Macleod Trail SW

68 Avenue SW

4a Street SW

69 Avenue SW

560 - 69 AVENUE SW, UNIT 120
KINGSLAND, CALGARY, AB

PROPERTY OVERVIEW

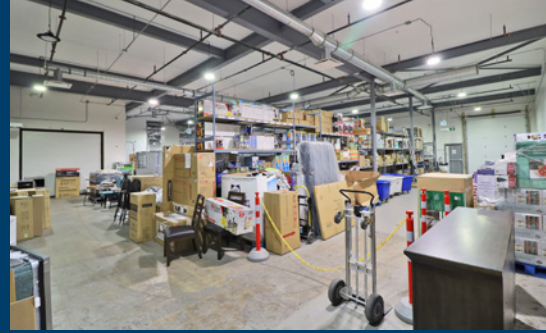
- **ADDRESS:** 560 - 69 Avenue SW, Unit 120, Calgary, AB
- **ZONING:** (C-COR3) Commercial - Corridor 3
- **DISTRICT:** Community of Kingsland
- **RENTABLE AREA:** **9,198 SF**
- **LOADING:** One Interior Drive-in Door (10'w x 12'h)
One Exterior Drive-in Door (10'w x 14'h)
(Access to shared loading area)
- **CLEAR HEIGHT:** 14'
- **PARKING:** Common double row
- **SUBLEASE RATE:** **RATE REDUCED**
\$20.00 PSF
\$15.00 PSF
- **OPERATING COSTS (2024):** \$15.77 PSF
- **SUBLEASE TERM:** March 30, 2026
- **AVAILABILITY:** Negotiable

PROPERTY HIGHLIGHTS

- 9,198 SF of retail space in the community of Kingsland just south of Chinook mall and one block from Macleod Trail SW
- Surrounded by several amenities and major retailers
- Walking distance from Chinook Centre LRT station and Chinook Mall
- C-COR3 (Commercial - Corridor 3) zoning, which allows several retail uses
- Ample common parking
- 4 minutes to Deerfoot Trail SE and only 10 minutes to Downtown Calgary
- Headlease available



PHOTOS

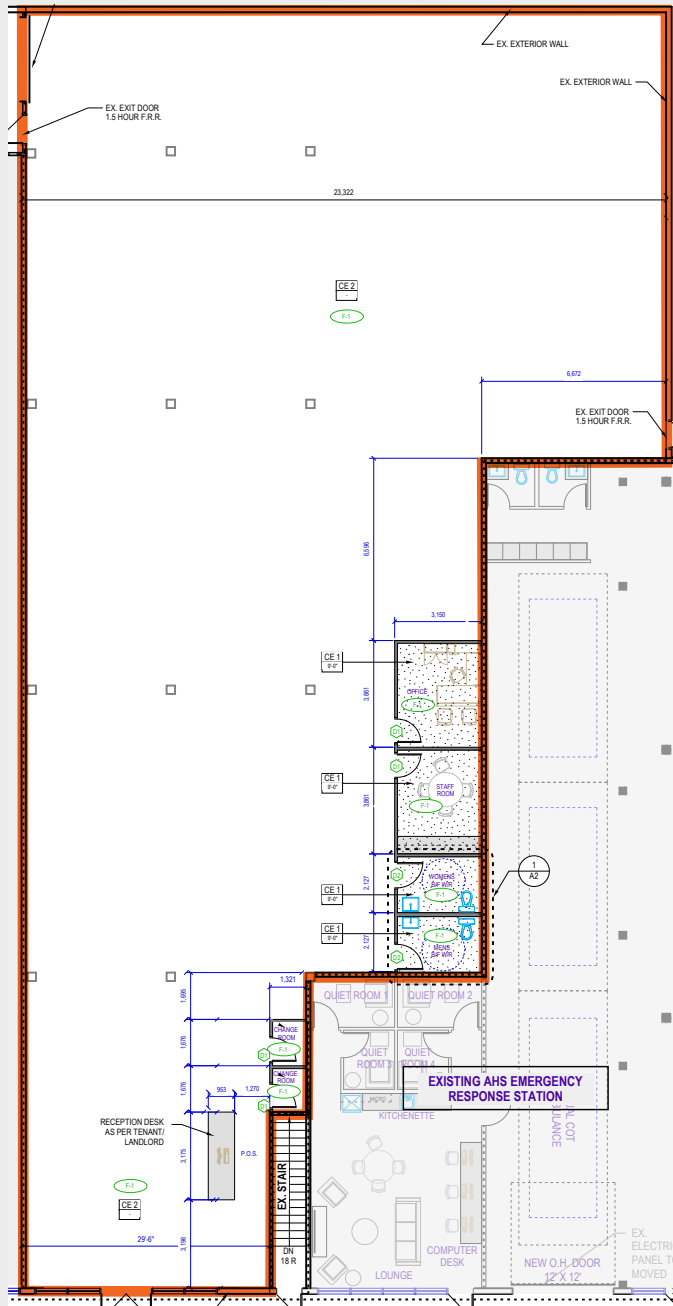


*Picture taken prior to occupancy

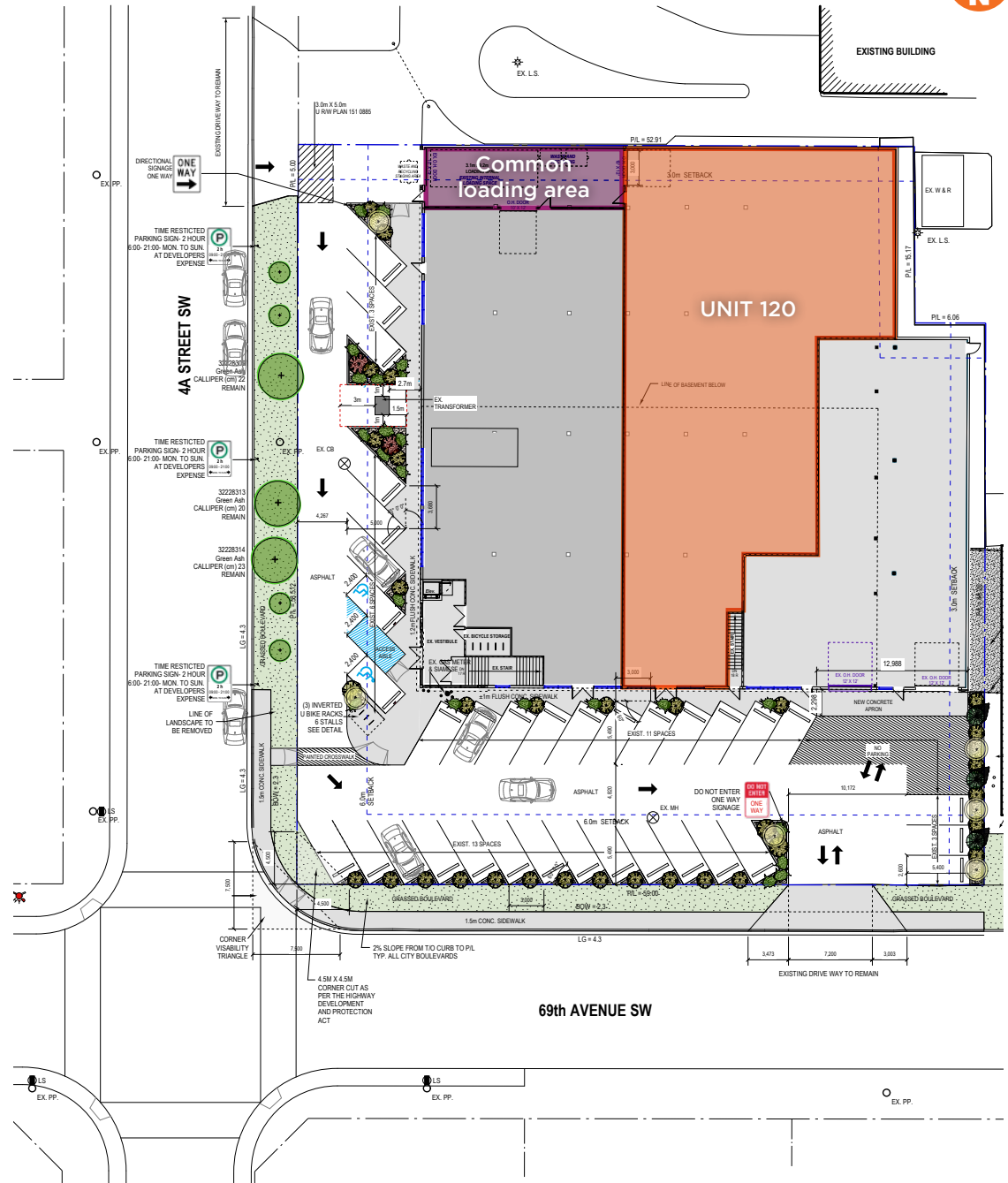


*Picture taken prior to occupancy

FLOOR PLAN



SITE PLAN



PERMITTED USES

- Accessory Food Service;
- Accessory Liquor Service
- Artist's Studio;
- Auction Market – Other Goods;
- Beverage Container Quick Drop Facility;
- Catering Service – Minor;
- Convenience Food Store;
- Financial Institution;
- Fitness Centre;
- Health Care Service;
- Health Services Laboratory – Without Clients;
- Information and Service Provider;
- Instructional Facility;
- Library;
- Museum;
- Office;
- Pet Care Service;
- Power Generation Facility – Small;
- Print Centre;
- Protective and Emergency Service;
- Radio and Television Studio;
- Recyclable Material Drop-Off Depot;
- Retail and Consumer Service;
- Service Organization;
- Specialty Food Store;
- Supermarket;
- Take Out Food Service;
- Vehicle Rental – Minor;
- Vehicle Sales – Minor;
- Veterinary Clinic.
- Restaurant: Food Service Only;
- Restaurant: Licensed.

DISCRETIONARY USES

- Restaurant: Food Service Only
- Restaurant: Licensed.
- Amusement Arcade;
- Auto Body and Paint Shop;
- Auto Service – Major;
- Auto Service – Minor;
- Billiard Parlour;
- Brewery, Winery and Distillery;
- Cannabis Store;
- Car Wash – Multi-Vehicle;
- Car Wash – Single Vehicle;
- Child Care Service;
- Cinema;
- Computer Games Facility;
- Conference and Event Facility;
- Dinner Theatre;
- Drinking Establishment – Large;
- Drinking Establishment – Medium;
- Drinking Establishment – Small;
- Drive Through;
- Food Production;
- Funeral Home;
- Gaming Establishment – Bingo;
- Gas Bar;
- Hotel;
- Indoor Recreation Facility;
- Kennel;
- Large Vehicle Sales;
- Liquor Store;
- Night Club;
- Outdoor Café;
- Parking Lot – Grade;
- Parking Lot – Structure;
- Pawn Shop;
- Payday Loan;
- Performing Arts Centre;
- Place of Worship – Small;
- Post-secondary Learning Institution;
- Power Generation Facility – Medium;
- Printing, Publishing and Distributing;
- Recreational Vehicle Sales;
- Seasonal Sales Area;
- Social Organization;
- Special Function – Class 2;
- Urban Agriculture;
- Utility Building;
- Vehicle Rental – Major;
- Vehicle Sales – Major;
- Wind Energy Conversion System – Type 1;
- Wind Energy Conversion System – Type 2.

NOTE: Use subject to landlord approval

AREA DEMOGRAPHICS

(5 KM RADIUS)



POPULATION

145,016 (2022)	159,616 (2027 Projection)	177,031 (2032 Projection)
198,088 Day time Population		40 Median Age



HOUSEHOLDS

\$161,371 Average Household Income	\$89,070 Median House Income	145,016 Per Capita Income
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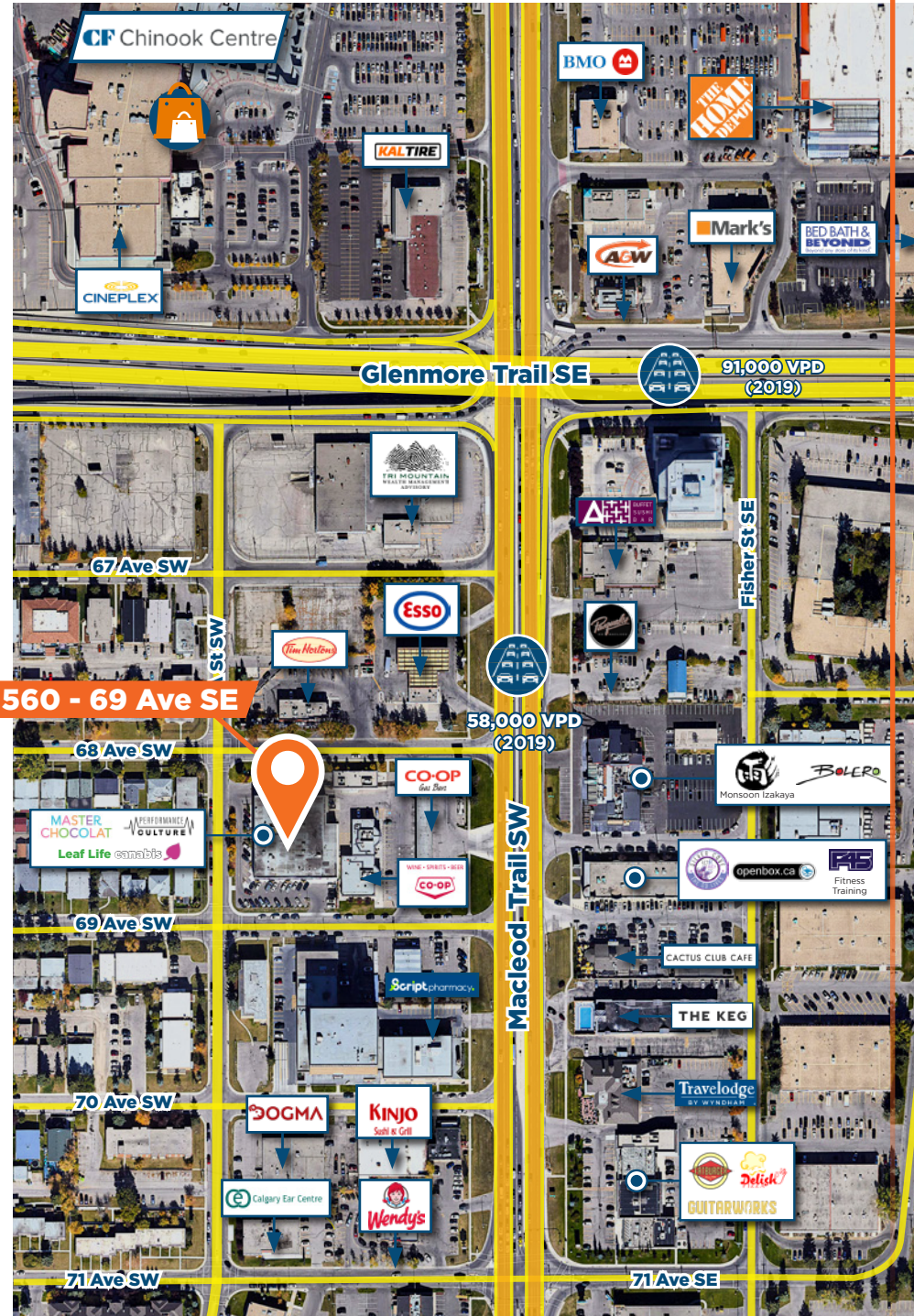


TOTAL CONSUMER SPENDING

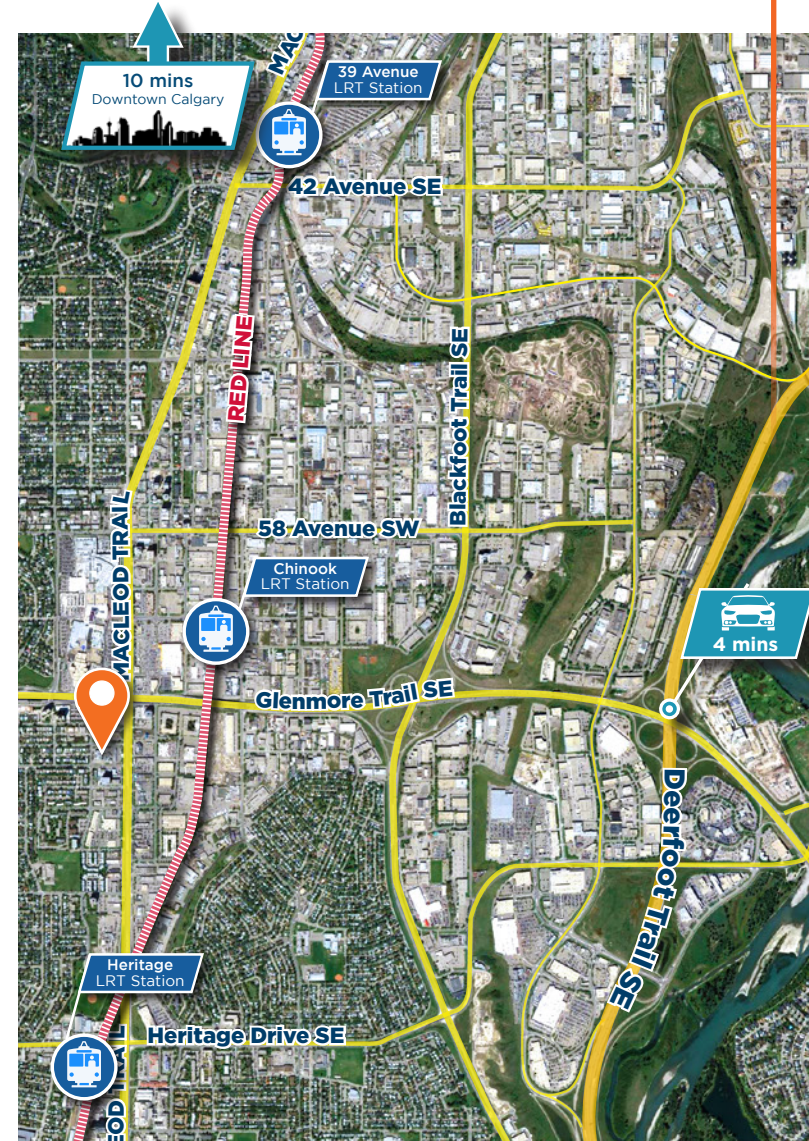
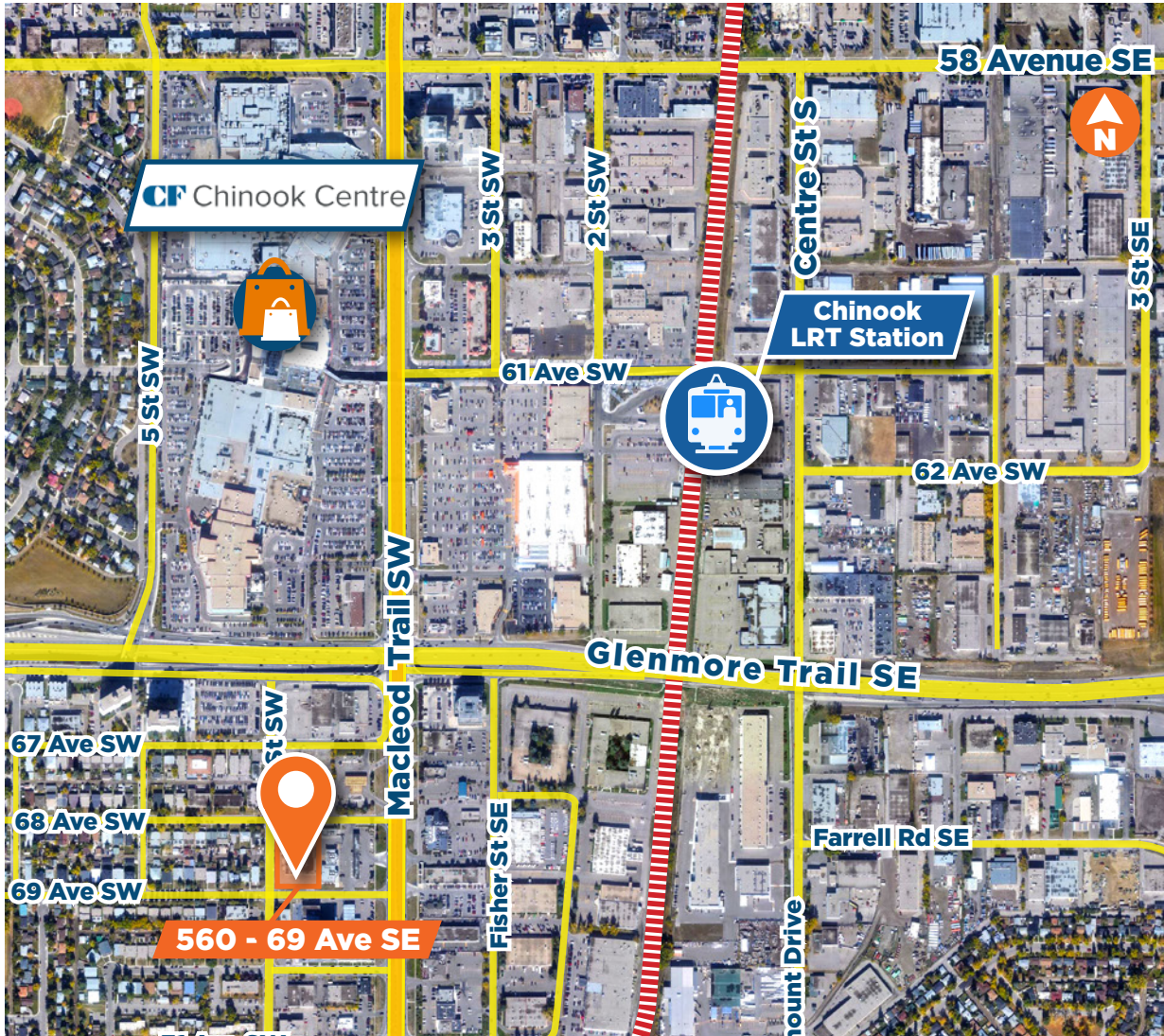
\$8,911,640,642 Total Spending	\$138,884 Average Household Spending	145,016 Per Capita Spending
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Source: Costar Group

LOCATION & SURROUNDING TENANTS



LOCATION



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