

**FOR LEASE**  
**70 SHAWVILLE BLVD**  
**SE #224**  
**CALGARY, AB T2Y 2Z3**



**AVAILABLE IMMEDIATELY**

**CUSHMAN & WAKEFIELD**  
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# THE OPPORTUNITY

1,201 SF available for lease with the potential opportunity to sublease.

Grocery-anchored centre anchored by Safeway, Blowers & Grafton, Sobey's Liquor, A&W and Pet Valu.

High exposure lease opportunity with development permit in place for Cannabis.



## VEHICLES PER DAY

20,716 on Shawnessy Blvd

24,437 on 162 Avenue

63,000 on MacLeod Trail

17,894 on Sun Valley Blvd

# PROPERTY DETAILS

**Municipal Address:** 70 Shawville Blvd SE #224,  
Calgary, AB T2Y 2Z3

**Parking Area:** Ample Parking

**Availability:** Immediately

**Size:** 1,201 SF

**Legal Description:** Plan 9010431 Block 3

**Additional Rent:** \$17.75 / SF

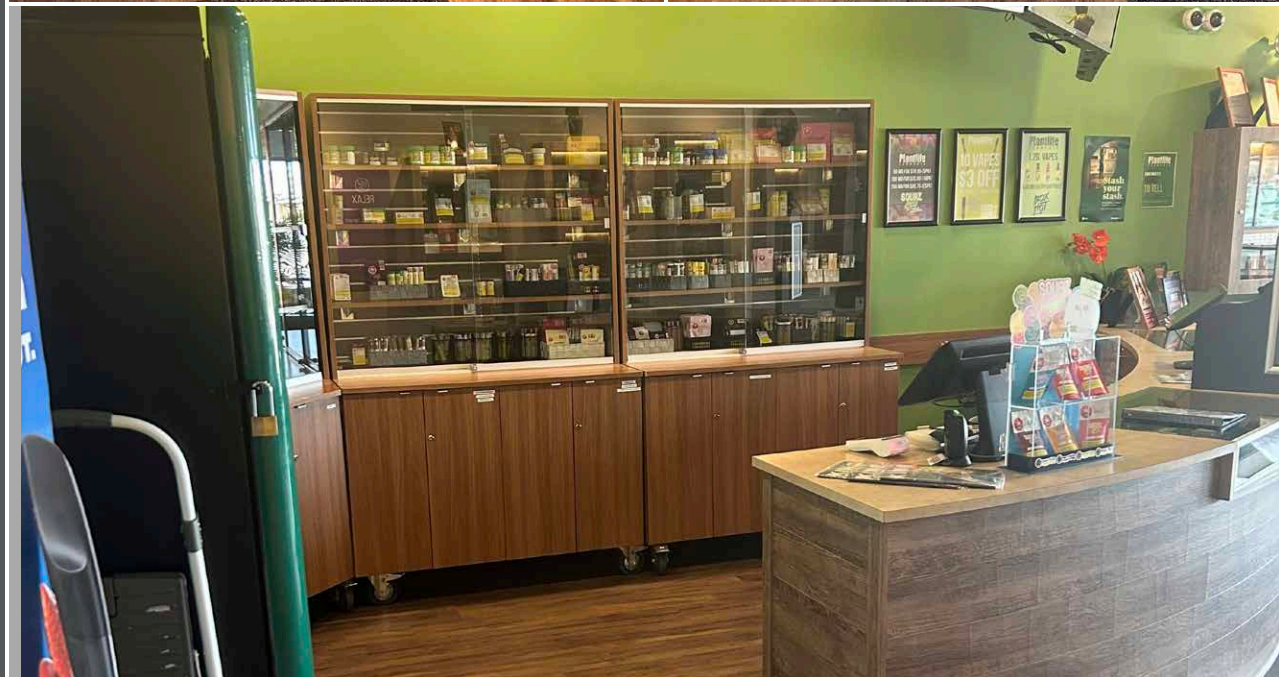


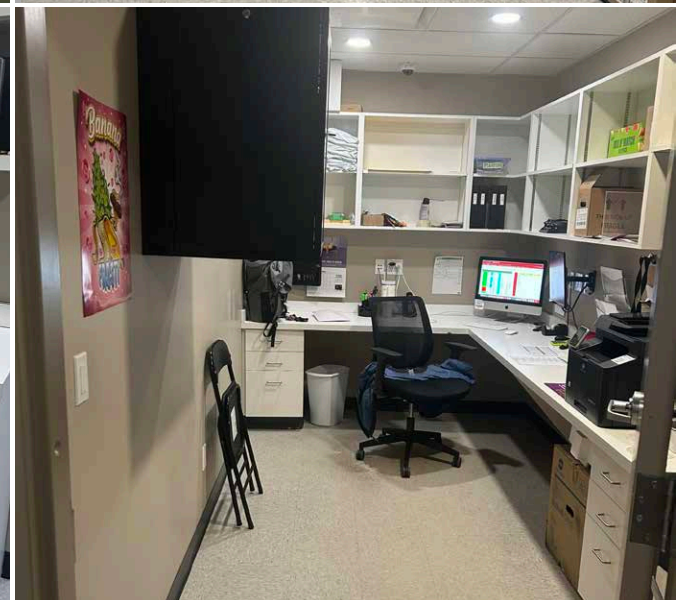
# DEMOGRAPHICS

POPULATION	1km	3km	5km
	6,253	67,792	155,107

HOUSEHOLDS	1km	3km	5km
	2,280	23,099	53,161

AVERAGE INCOME	1km	3km	5km
	\$123,152	\$153,235	\$164,101





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