

# WEST MARKET SQUARE



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211, 602 16th Avenue NW Calgary, AB T2M 0J7

## PROPERTY DESCRIPTION

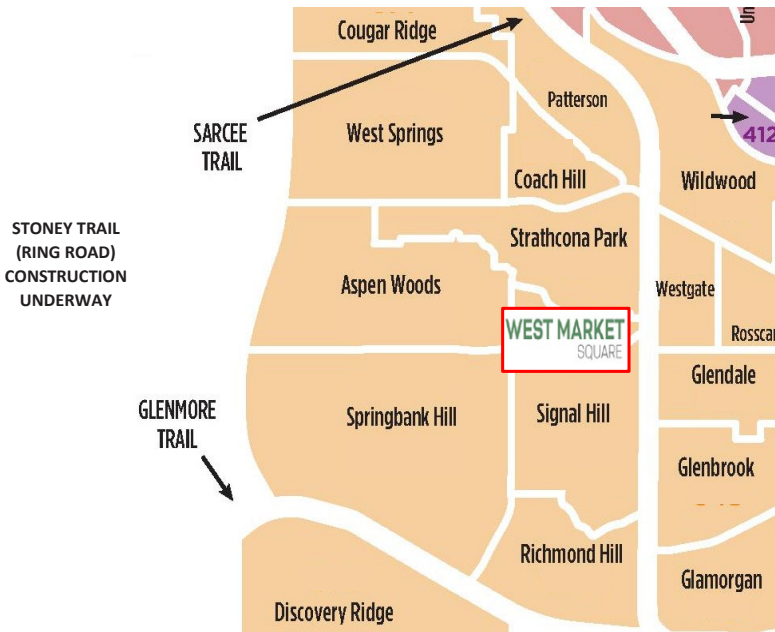
Inspired by the quintessential Markets found in every European village, West Market Square has captured this same energy and tranquility for Calgary's west side.

Conveniently located on 17th Avenue SW, a major to-and-from work route for several affluent communities, the Market's retailers are sustained by a stable and growing economic base. Sunterra Fresh Food Market anchors the property and along with other high-end retailers, restaurants and health & wellness providers, customers discover an elevated shopping experience.

## SITE DETAILS

MUNICIPAL ADDRESS:	1851 SIROCCO DRIVE SW
ZONING:	DC
LAST RENOVATIONS:	2021 & 2016
YEAR BUILT:	1999
TOTAL LEASABLE SPACE:	62,188 SQ FT
NUMBER OF BUILDINGS:	5
NUMBER OF STORES:	26

## CUSTOMER & TRADE AREA DEMOGRAPHICS



- Exceptionally higher than average household incomes compared to the City average of \$140,919
- Median age of consumer in trade area: 40.5 years old
- Highly educated: over 50% of population aged 25-64 years has University level education (Source: StatsCan Census Profile 2016)
- 33% of Calgary's private Secondary Schools are located within the Trade Area, including Calgary's 2 best ranked private High Schools (Source: Fraser Institute)
- Characteristics of trade area consumer: family & community oriented, health-conscious, highly educated and enjoys disposable income
- Trade area is a prominent retail node and enjoys an established customer base

Neighbourhood	Average Income	Population
Signal Hill	\$180,329	13,395
Aspen Woods	\$246,698	9,446+ (Developing)
Strathcona Park & Christie Park	\$180,329	8,983
Springbank Hill & Discovery Ridge	\$246,698	14,223+ (Developing)
West Springs & Cougar Ridge	\$246,698	17,755+ (Developing)
Patterson & Coach Hill	\$180,329	7,446
Springbank	\$329,000	3,479
<b>TOTAL POPULATION (2019)</b>		<b>74,727+</b>

# SITE LOCATION AND HIGHLIGHTS



- Located on the southwest corner of 17th Avenue and Sarcee Trail SW, West Market Square is a part of a major retail hub, extending 3km south to Signal Hill Plaza & West Hills Towne Centre
- Hub draws customers from all four quadrants of the city for big box retail and Cineplex Odeon Theatres
- Sirocco C-Train Station minutes away across 17th Avenue (2,600 passengers in/out per day)
- 15 Minutes to downtown
- Entrance and egress points both on Sirocco Drive SW and Signature Park SW
- Unique mix of high-end market shopping offering locally sourced, organic foods and hard to source items along with restaurants, coffee shop and health & wellness tenants, offers destination and experience spending
- Pedestrian friendly pathways, patios for gathering, benches, lighting, music, and beautiful greenery create an atmosphere of connectedness and peacefulness for patrons

# RETAIL AVAILABILITY - UNIT 432



- RETAIL UNIT: #432
- RETAIL AREA: 663 Sq.ft.
- AVAILABILITY: Immediate
- SIGNAGE: Fascia & Pylon Signage Opportunities
- PARKING: Ample vehicle & bicycle parking
- FEATURES:
- End-cap Unit, located at Main Plaza Entrance
  - Exceptional exposure to incoming traffic



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