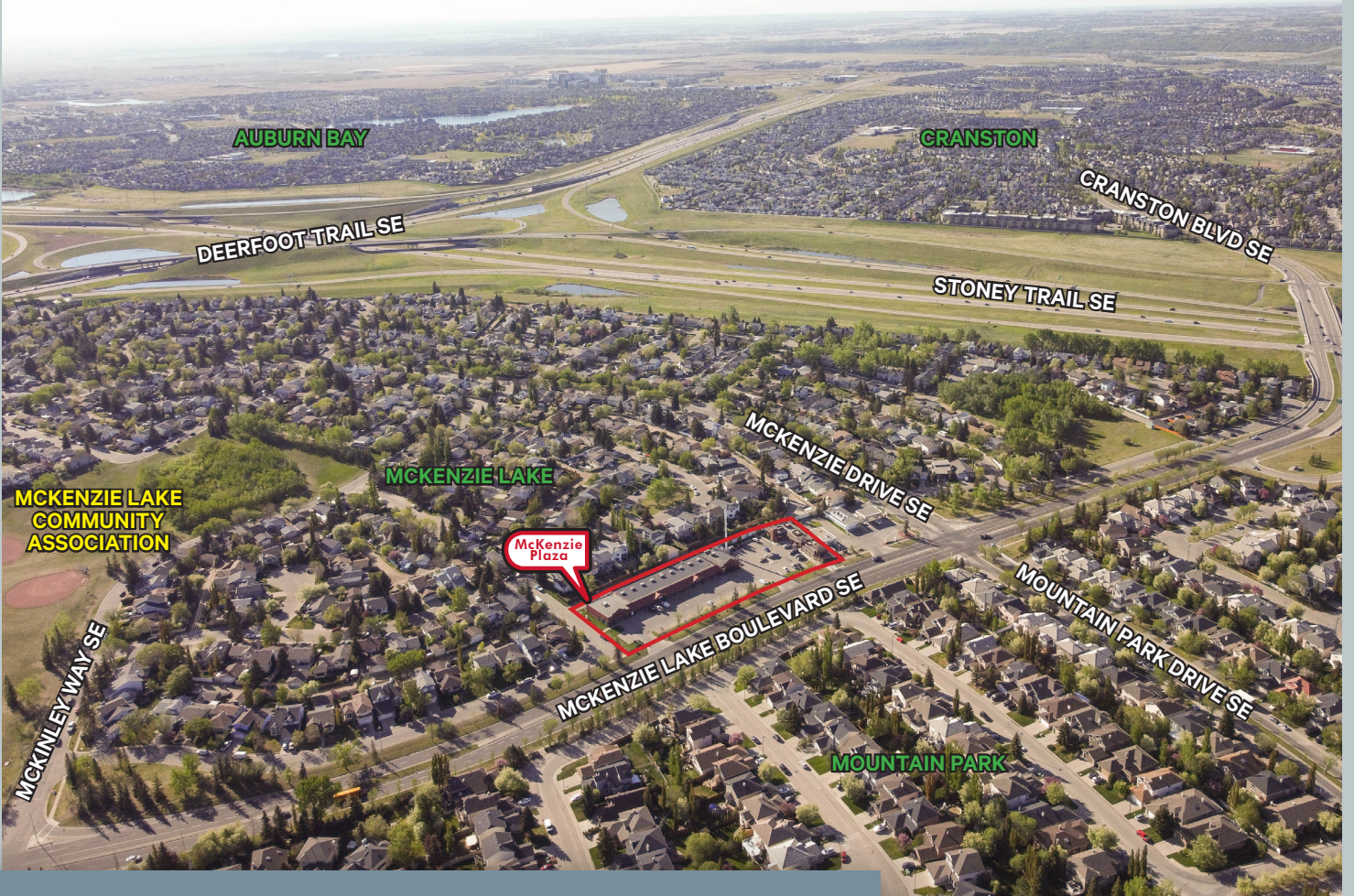


**RETAIL SPACE AVAILABLE IMMEDIATELY**



# McKenzie Plaza

16650 McKenzie Lake Boulevard SE  
Calgary, AB





- » Existing tenants include Coasters Bar & Grill, Chinese food, Chiropractor, Dental, Walk-in Medical, Pharmacy, Liquor Store, Cannabis, Nail Salon, Hair Salon and Gas Station
- » Easily accessed by Deerfoot Trail and Stoney Trail via McKenzie Lake Boulevard SE
- » 10,000 VPD (McKenzie Lake Boulevard SE)
- » Services the communities of McKenzie Lake, McKenzie Towne and Cranston



<b>SPACE AVAILABLE:</b>	Unit 26 - 3,200 sq. ft. Unit 58 - 881 sq. ft.
<b>BASIC RENT:</b>	Market
<b>OP COSTS &amp; TAXES:</b>	\$17.28 (2022)
<b>AVAILABLE:</b>	Immediately
<b>SIGNAGE:</b>	Fascia
<b>ZONING:</b>	CN2
<b>TERM:</b>	5 - 10 Years



# Demographics



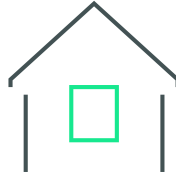
AVERAGE  
HOUSEHOLD  
INCOME

**\$200,973**

Within 1 KM

**\$152,292**

Within 3 KM



DEMOGRAPHICS  
Within 1 KM

Dominant Age: **40 Years**

Daytime Population: **5,663**

Within 3 KM

Dominant Age: **36 Years**

Daytime Population: **43,926**



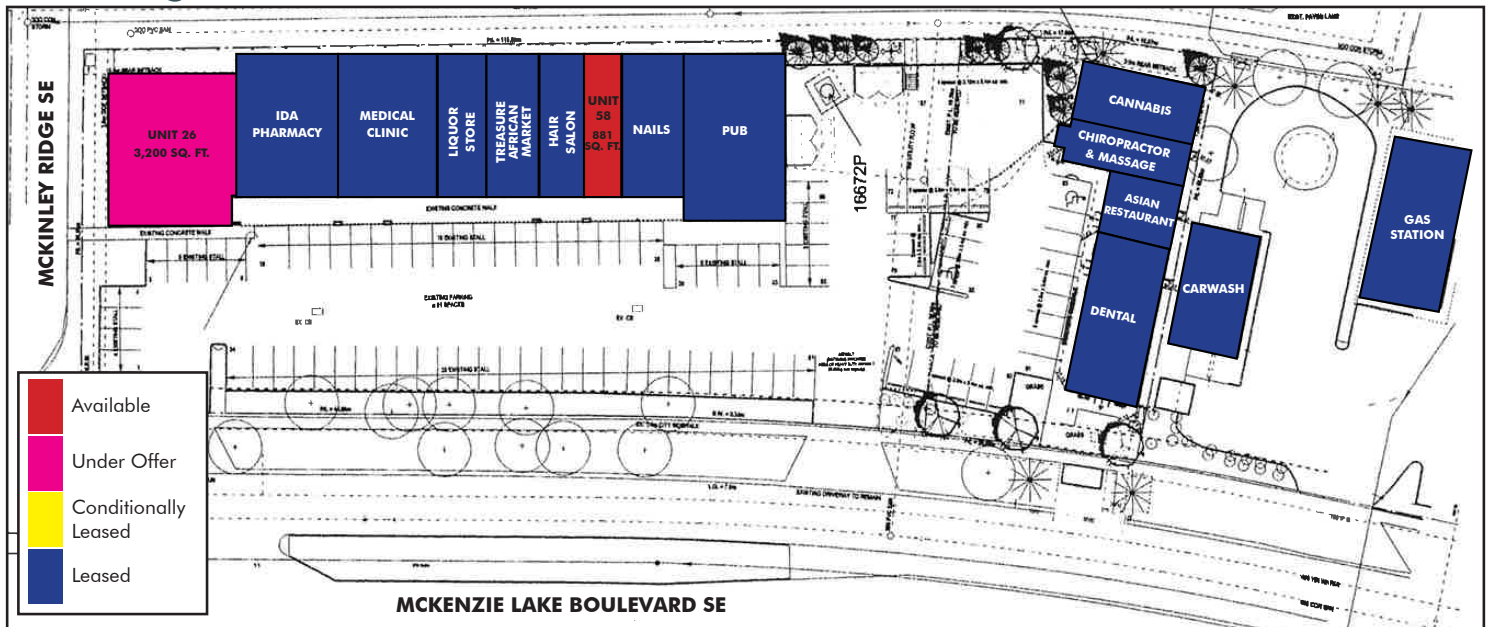
POPULATION  
Within 1 KM

**9,709**

Within 3 KM

**69,837**

# Leasing Plan





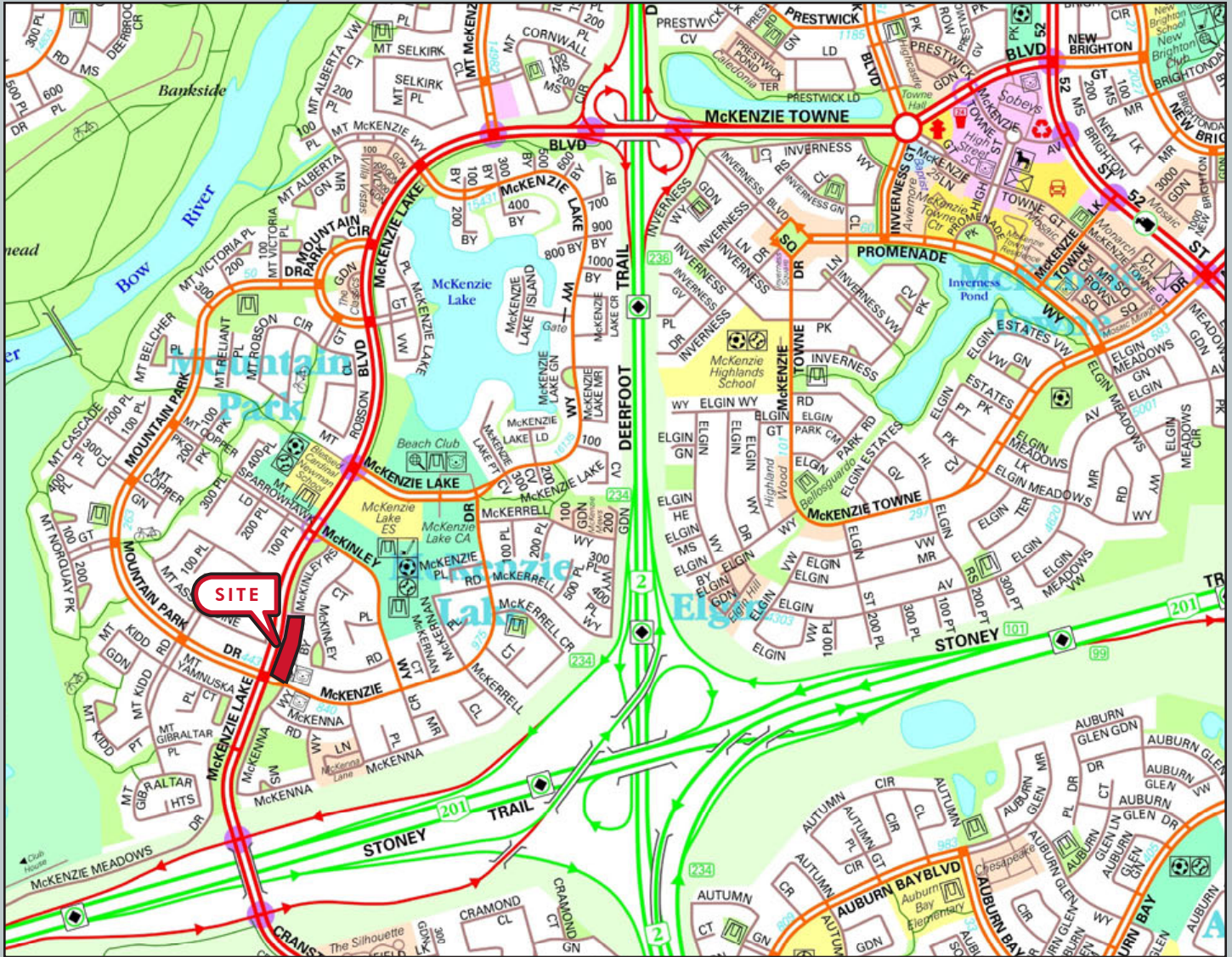








# Area & Nearby



# CBRE

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