

# FIXTURED FREE STANDING RESTAURANT FOR LEASE

# SUNRIDGE SPECTRUM

2555 - 32ND STREET NE, CALGARY, ALBERTA

RETAIL



## HIGHLIGHTS:

- Located at the corner of Sunridge Boulevard and 32nd Street across the street from Sunridge Mall
- Servicing the Sunridge, Rundle, Franklin, Marlborough, Horizon and Whitehorn communities
- The property is anchored by Cineplex Odeon and has several national tenants including Chapters, Bank of Montreal and East Side Mario's
- Ample parking with 1,240 parking stalls for an exceptional ratio of 9.6 stalls per 1,000 square feet of leasable area
- Pylon signage on 32nd Street available

## DEMOGRAPHICS:

- An estimated population of 57,069 within a 3 km radius
- Average household income within a 3 km radius is \$84,859
- 13,000 vehicles per day on 32nd Street NE

**SPACE AVAILABLE:** Unit 100 - 5,858 sq. ft.

**BASIC RENT:** Market

**ADDITIONAL RENT:** \$15.98 (2022)

**SIGNAGE:** Fascia and Pylon

**AVAILABLE:** 60 days notice

**ZONING:** C-5

**TERM:** 5 - 10 years

# FULLY FIXTURED RESTAURANT FOR LEASE

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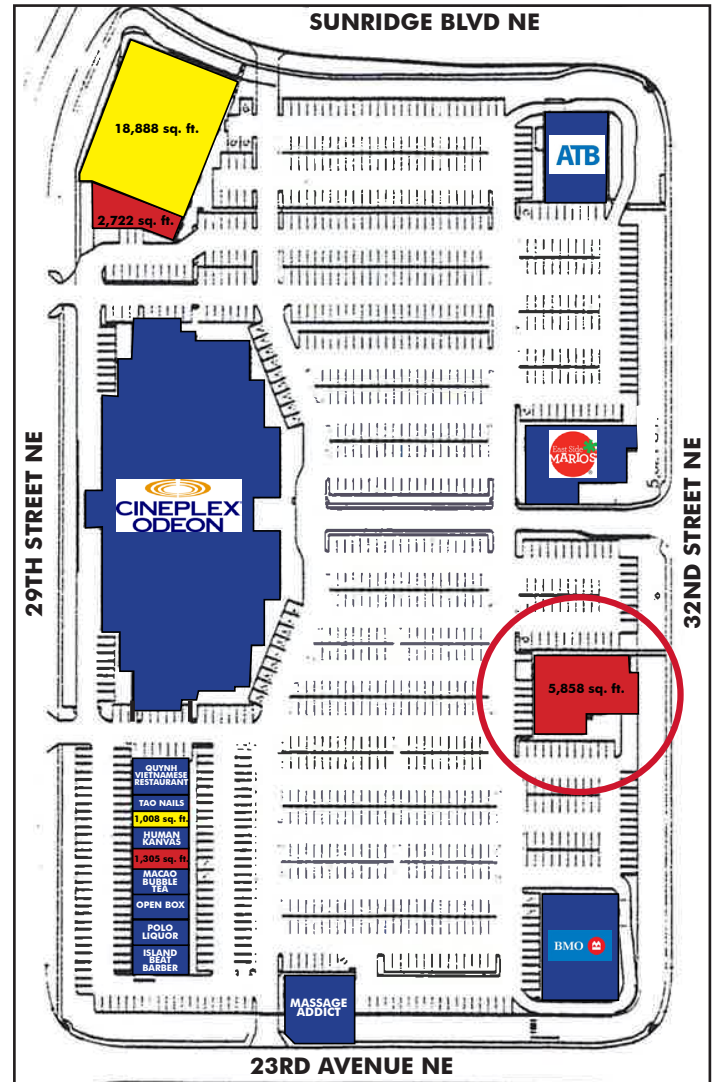
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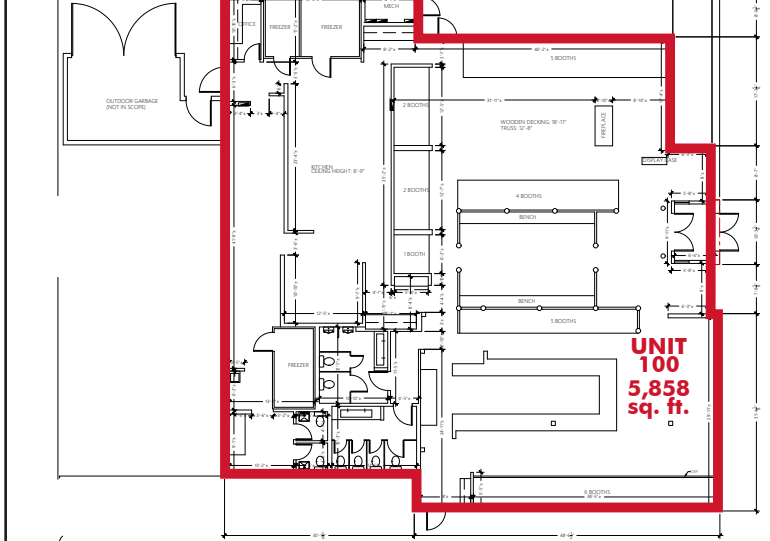
## UNIT 100: INTERIOR PHOTOS:



## LEASING PLAN:



## FLOOR PLAN:



## FOR MORE INFORMATION PLEASE CONTACT

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