

# Welcome to Centre 32

2770 - 32 Avenue NE, Calgary, AB



Partnership. Performance.

## NEIGHBOURHOOD SHOPPING CENTRE ALONG 32ND AVENUE NE

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# CENTRE 32: RETAIL SPACE FOR LEASE

2770 - 32nd Avenue NE, Calgary, AB

## Particulars

Available: ~~990 sf~~ - **LEASED**  
1,250 sf

Rental rates: Market

Op. Costs: \$13.30 psf (2018 est.)

Zoning: C - COR3

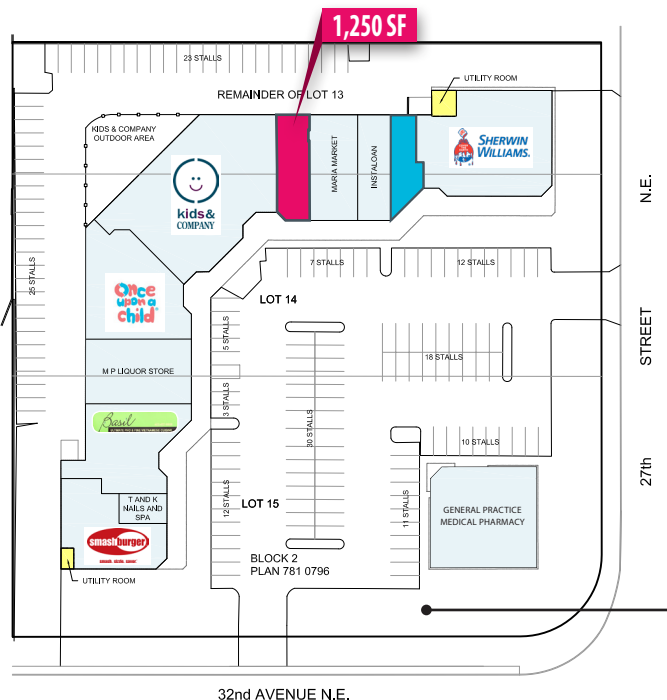
Timing: Immediately

Parking: Ample surface parking

## Centre 32 Retail Opportunity

- 34,000 sf neighborhood shopping centre along one of Calgary's major retail corridors, 32<sup>nd</sup> Avenue NE
- Located on the north east corner of 32<sup>nd</sup> Avenue NE and 27<sup>th</sup> Street NE, with exposure to over 35,000 vehicles per day at this intersection
- Easy access to Barlow Trail, Deerfoot Trail, and 36<sup>th</sup> Street NE
- Within close proximity to Sunridge Mall (850,566 GLA), and Peter Lougheed Centre (600 + beds)

■ Available    ■ Conditionally Leased  
■ Under Offer    ■ Leased



PYLON SIGNAGE

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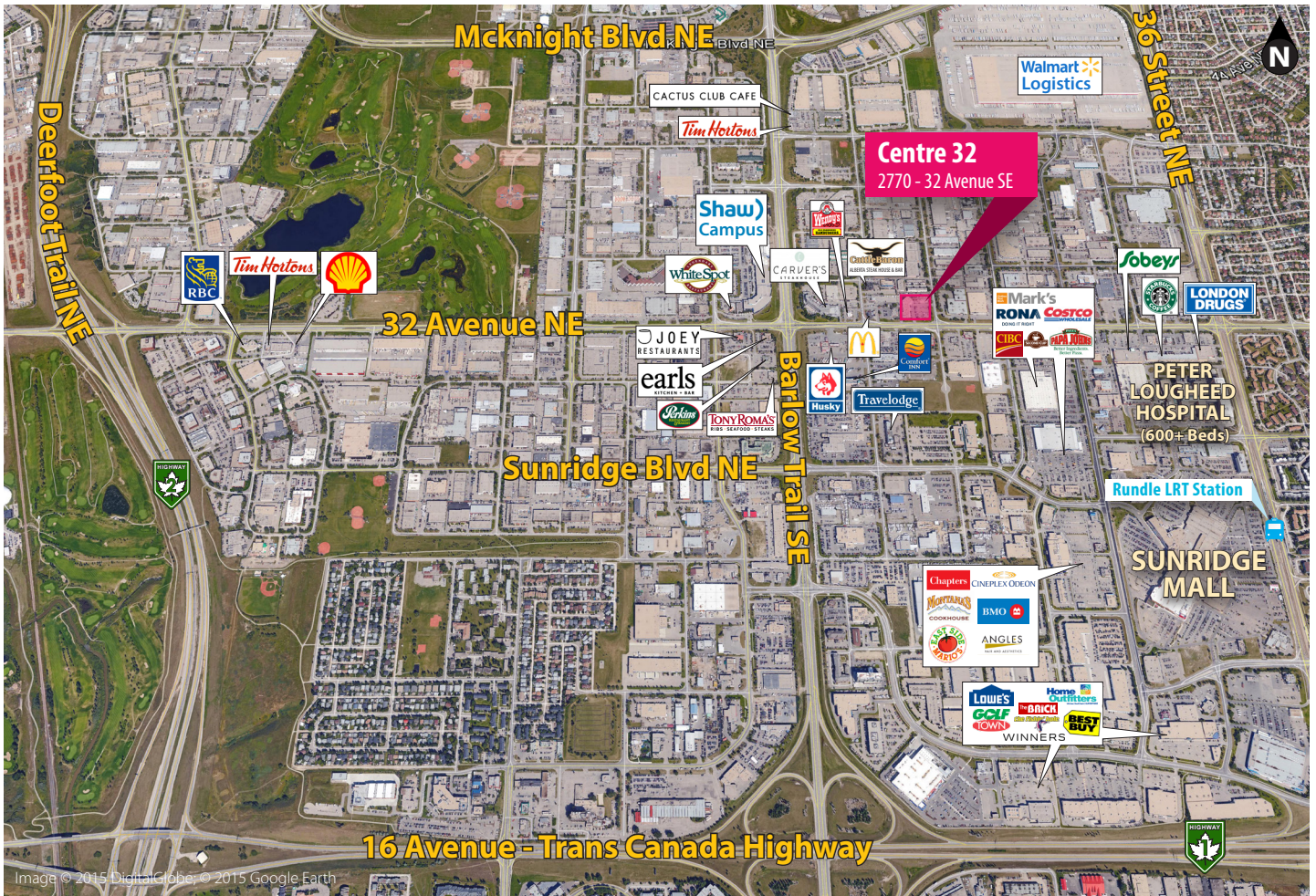


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## TRADE AREA DEMOGRAPHICS

Within 1 km



**18,502**  
2018 POPULATION



**10,914**  
2018 HOUSEHOLDS



**\$99,592**  
2018 AVG. HOUSEHOLD  
INCOME



**214,306**  
2018 DAYTIME  
POPULATION



**32 AVENUE NE** 40,000 VPD  
**BARLOW TRAIL NE** 54,000 VPD  
**36 STREET NE** 41,000 VPD

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