

RETAIL OPPORTUNITIES FOR LEASE

SOUTHLAND CROSSING

9737 MACLEOD TRAIL SW, CALGARY

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AVAILABLE UNITS

9737 MACLEOD TRAIL SW, CALGARY

Availability

Immediately

D220

5,248 SF

Op Costs: \$19.20

D220A

2,627 SF

Market Rates

D220B

2,621 SF

Market Rates

D200

C/L

5,163 SF

Op Costs: \$15.65

Located at the signalized intersection of Macleod Trail and Southland Drive SW, Southland Crossing benefits from exceptional visibility and traffic exposure along one of Calgary's primary north-south commuter corridors, intersecting a major east-west arterial route.

PROPERTY HIGHLIGHTS



Strong daily commuter and consumer traffic.



Prominent retail exposure at a high-traffic intersection.



Excellent access and visibility from Macleod Trail.

**PYLON SIGNAGE OPPORTUNITY:
TWO TOP PANELS REMAIN AVAILABLE**



9737 MACLEOD TRAIL SW, CALGARY

D220A

MARKET RATES

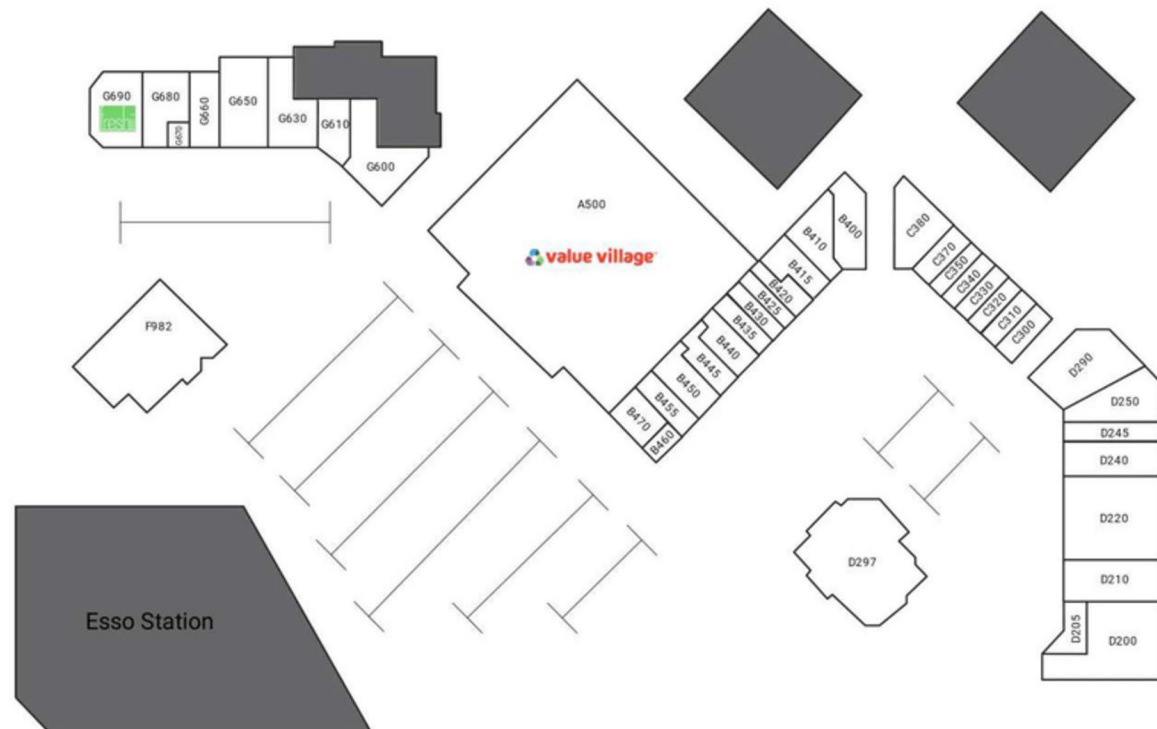
- # D220B

MARKET RATES

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- The floor plan shows two units, D220 A and D220 B, separated by a horizontal dashed line. Unit D220 A is the upper unit, and Unit D220 B is the lower unit. Both units have a main living area and a kitchen area on the right side. The kitchen area includes a sink, stove, and refrigerator. The living area includes a fireplace and a large window. The dimensions are given in feet and inches. The area calculations are provided for each unit.
- UNIT D220**
U= 2,547.0 SQ.FT.
R=2,627 SQ.FT.
- D220 A**
- UNIT D220**
U= 2,542.1 SQ.FT.
R=2,621 SQ.FT.
- D220 B**

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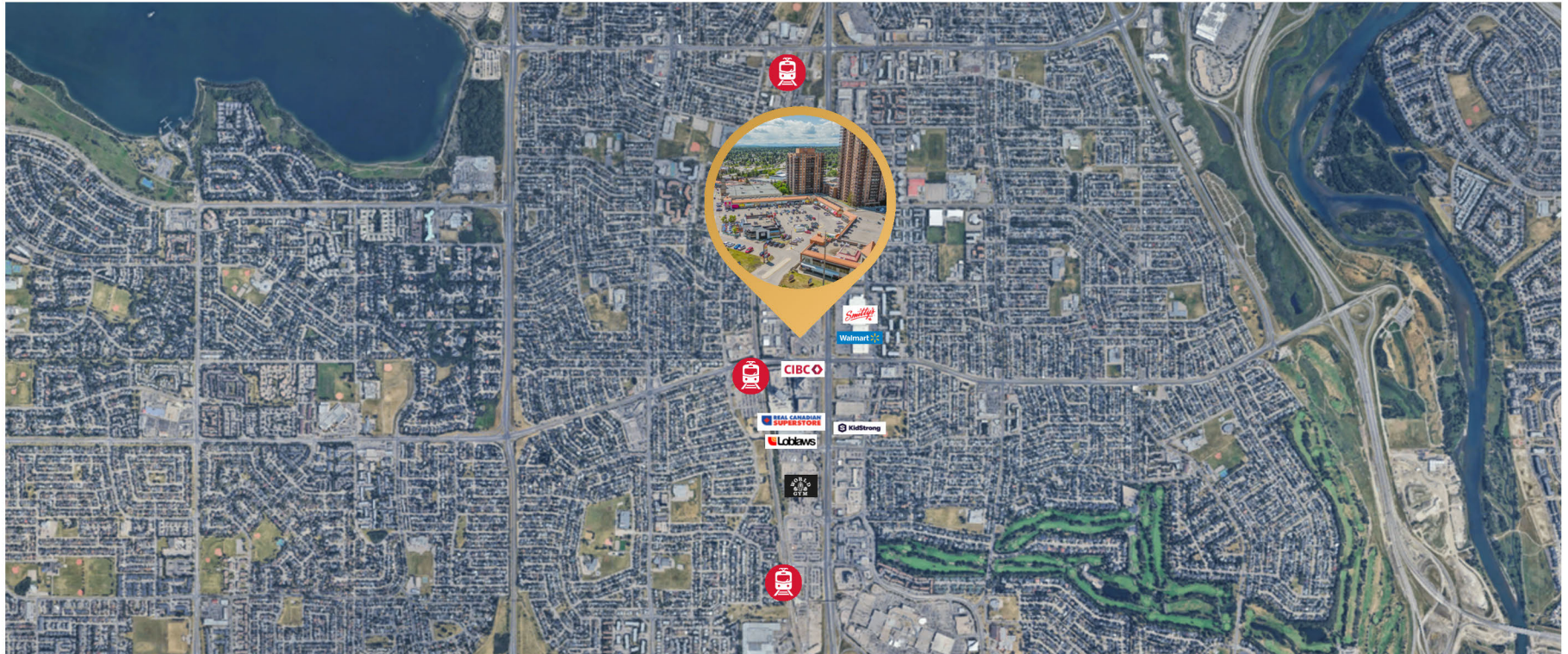
A500 Value Village
 B400 Authentic Romanian Deli
 B410 Curves
 B415 Wild Rose Cat Clinic
 B420 Dr. Cell
 B425 Dosirak
 B430 Zam Zam Halal Meat & Grocery
 B435 Dental Choice
 B440 PrimeFX
 B445 Dank Cannabis
 B450 easyFinancial
 B445 Subway
 B445 Marble Slab Creamery
 B445 Edo Japan

C300 Vernz Bakehouse
 C310 Macao Imperial Tea
 C320 Reddhart Woekwear
 C330 Sugar Hair Salon
 C340 Sapa Body Care
 C350 Rob's Barber Shop
 C370 Magic Printing
 D100 Chopstix
 D110 Town Residential
 D205 20/20 Tailoring
 D210 Mountain View Medical Centre
 D240 Allstate Insurance
 D245 Y Nails & Spa
 C380 The Rock Fort Authentic Chettinad & Indian Cuisine Inc.

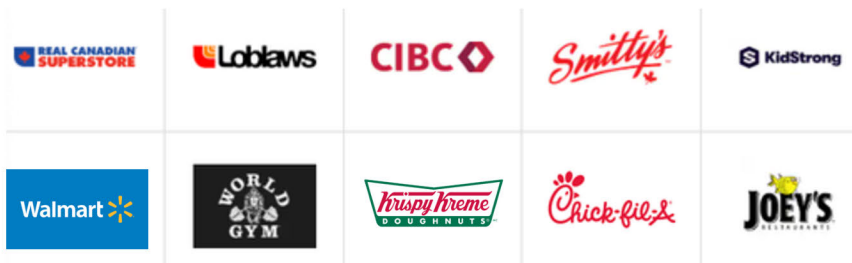
D250 W&A Kitchen
 D290 Namo Cafe & Bistro
 D297 Mandarin Maple Restaurant
 F982 Gaucho
 G600 Shop N' Save Liquor
 G610 Calgary Custom Photo
 G630 Massage Heights
 G650 Costa Vida
 G660 H&R Block
 G670 bb.q Chicken
 G680 Kicks Sports
 G690 Osmow's Shawarma

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Nearby Major Retailers



Transit/Subway



SB SOUTHLAND CTRAIN STATION	 	6 MIN WALK	0.9 KM
SB ANDERSON CTRAIN STATION	 	19 MIN WALK	2.0 KM
NB HERITAGE CTRAIN STATION	 	19 MIN WALK	1.6 KM
SB HERITAGE CTRAIN STATION	 	19 MIN WALK	2.5 KM
SB CANYON MEADOWS CTRAIN STATION	 	5 MIN DRIVE	5.1 KM

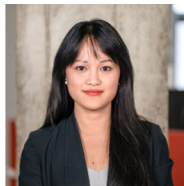


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