



BEDDINGTON TOWNE CENTRE

8120 Beddington Blvd NW, Calgary, Alberta

100% LEASED

TAURUSGROUP.COM

HEATHER WIETZEL

Direct: (403) 206-6046
hwietzel@taurusgroup.com



ABOUT

BUILDING HIGHLIGHTS

Beddington Towne Centre is a shopping mall anchored by Safeway and London Drugs, conveniently located at the intersection of Beddington Boulevard and Centre Street.

- > Located in a mature community with over 12 medical uses in the building
- > Abundant surface parking available
- > Major retail hub of Beddington Heights



ABOUT

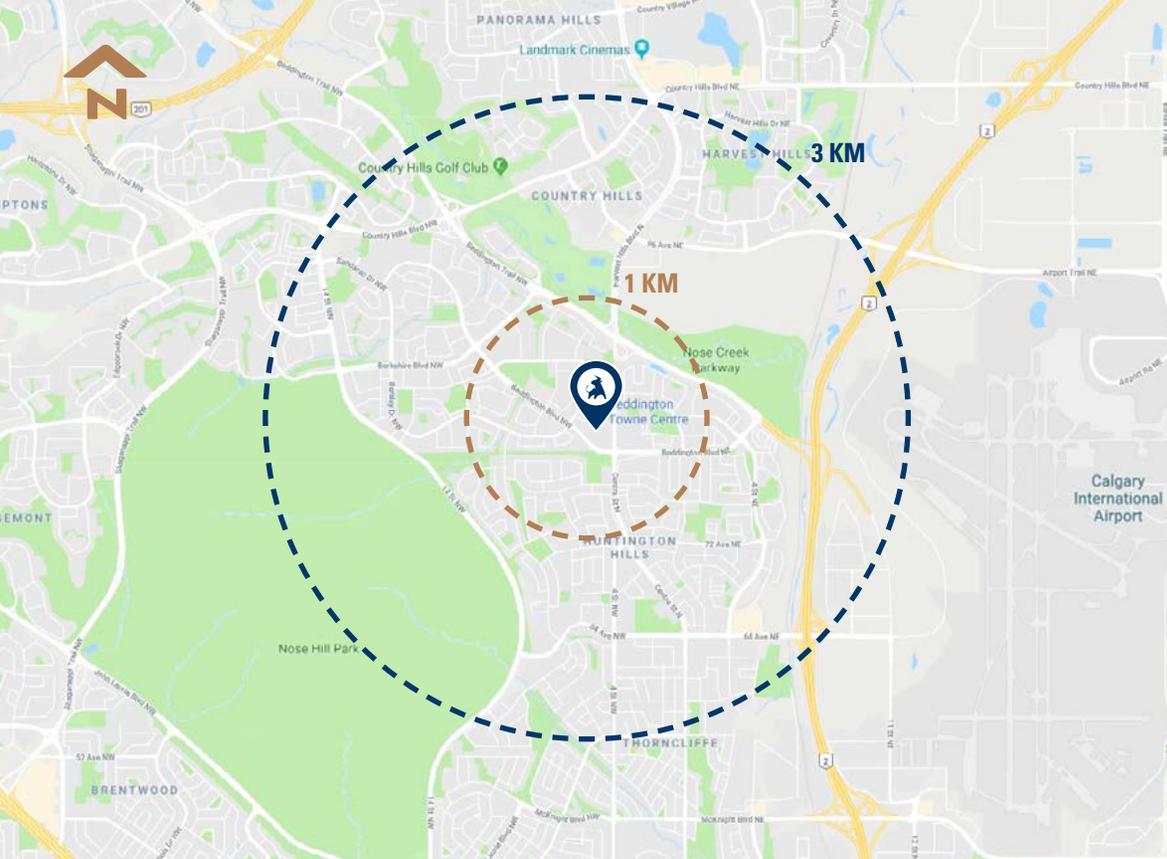
LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

> Traffic counts of 15,000 vehicles per day on Beddington Boulevard and 8,000 vpd on Centre Street

> Located within the established communities of Beddington Heights and Huntington Hills





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

1KM Radius:	9,445
3KM Radius:	54,346
Calgary:	1,306,784



DAYTIME POPULATION

1KM Radius:	7,811
3KM Radius:	45,158



AVERAGE AGE

1KM Radius:	40.7
3KM Radius:	41.2
Calgary:	38.8



HOUSEHOLD INCOME

1KM Radius:	\$97,452
3KM Radius:	\$102,557
Calgary:	\$129,000



EDUCATION

1KM Radius:	58.7%
3KM Radius:	62.3%
Calgary:	71.0%



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

165,000 sq ft

LANDLORD

Western Securities Limited

ZONING

C-C2

PARKING

963 surface stalls

MUNICIPAL ADDRESS

8120 Beddington Blvd NW, Calgary, AB

YEAR BUILT

1980

LEGAL DESCRIPTION

Plan: 7811673

Block: 17

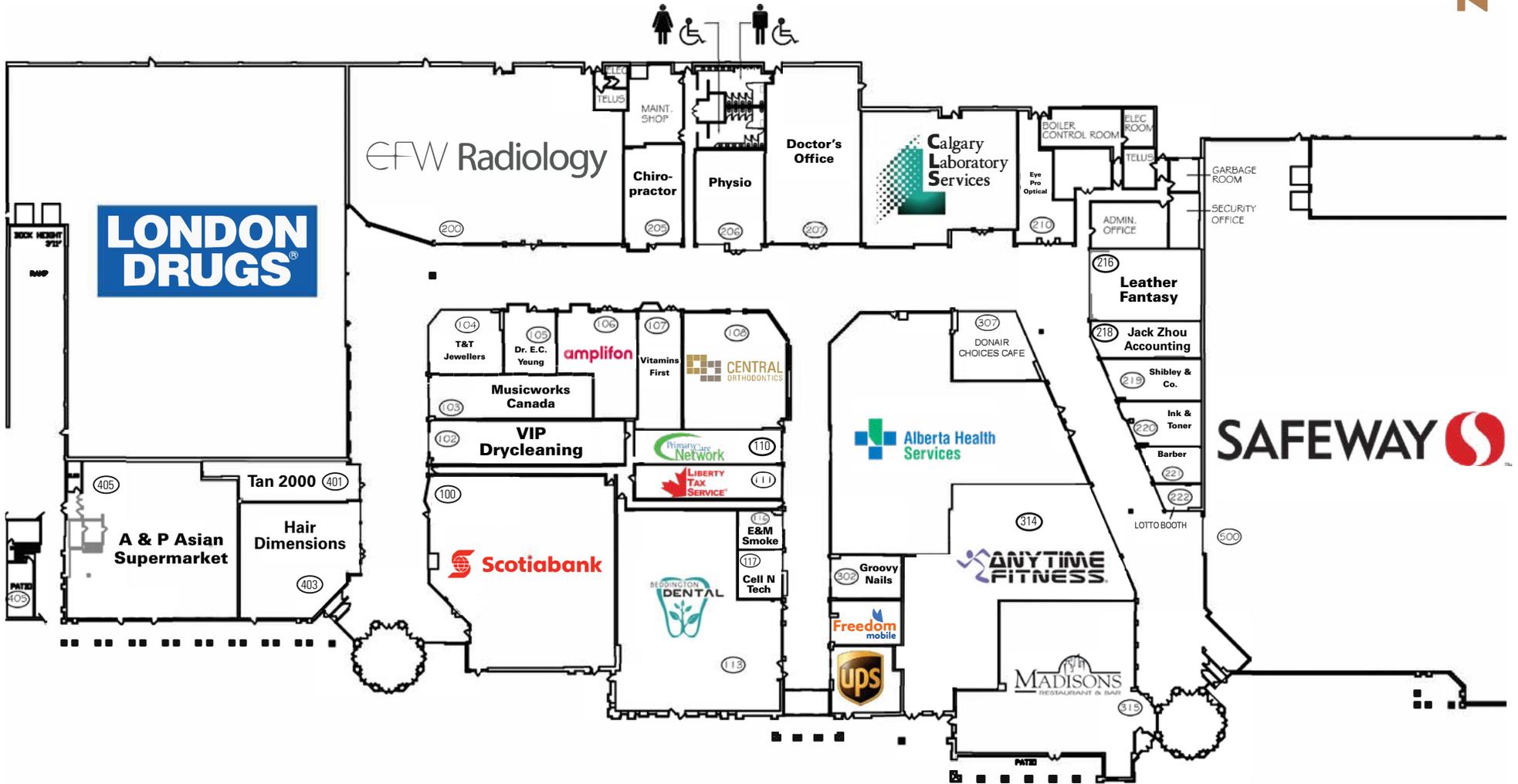
Lot: 13



TENANTS



MAIN FLOOR



CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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Calgary, Alberta, T2R 1L9



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

