



WILLOW PARK VILLAGE

10816 Macleod Trail SE, Calgary, Alberta

Retail Availability:

2,972 SF

BONNIE COOKE

Direct: (403) 206-2137
bcooke@taurusgroup.com

TAURUSGROUP.COM



ABOUT

PROPERTY HIGHLIGHTS

Willow Park Village is a 112,000 square foot open-air shopping centre conveniently located on Macleod Trail.

- Local boutique merchandising mix with over 50 tenants offering a wide variety of sought after products and services
- With over 15 retailers exclusive to the Village, the centre creates a draw from all quadrants of the city
- Highly educated customers in the surrounding area with higher than average household incomes and annual household spending

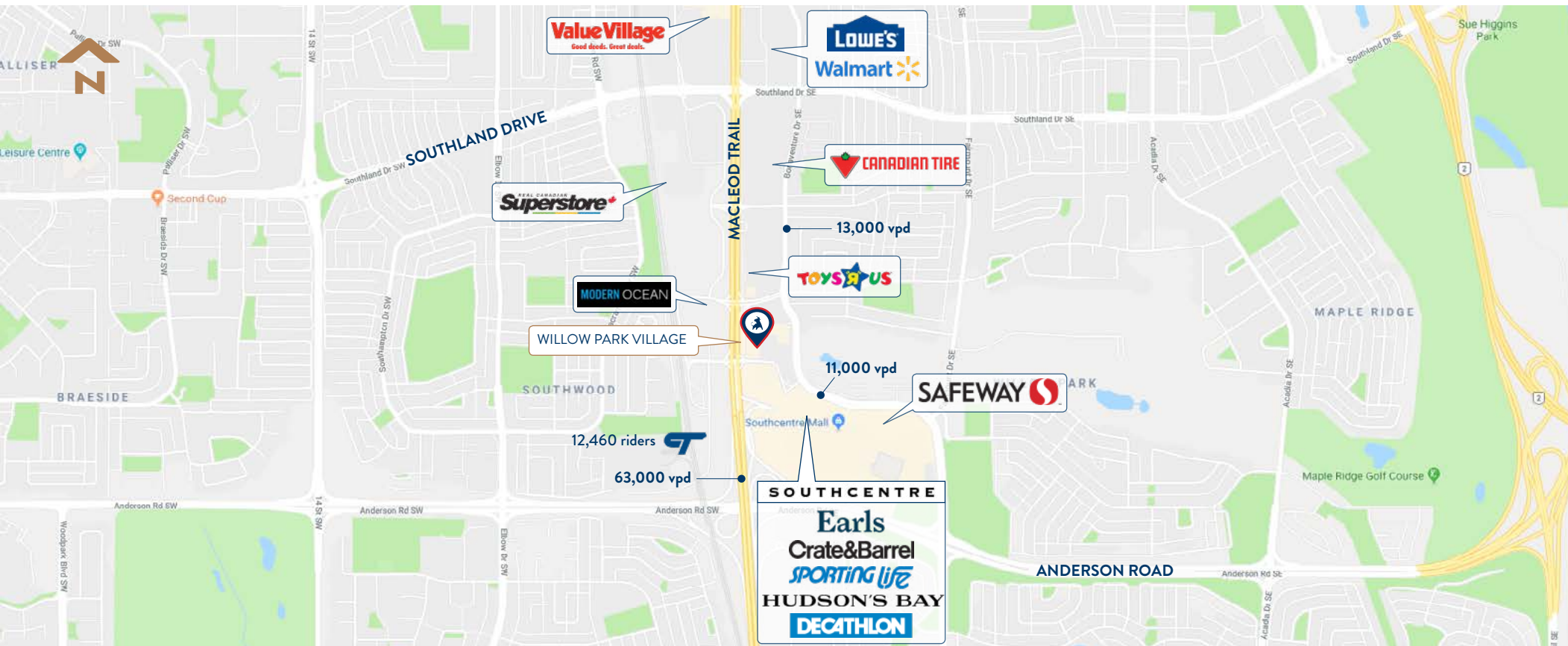


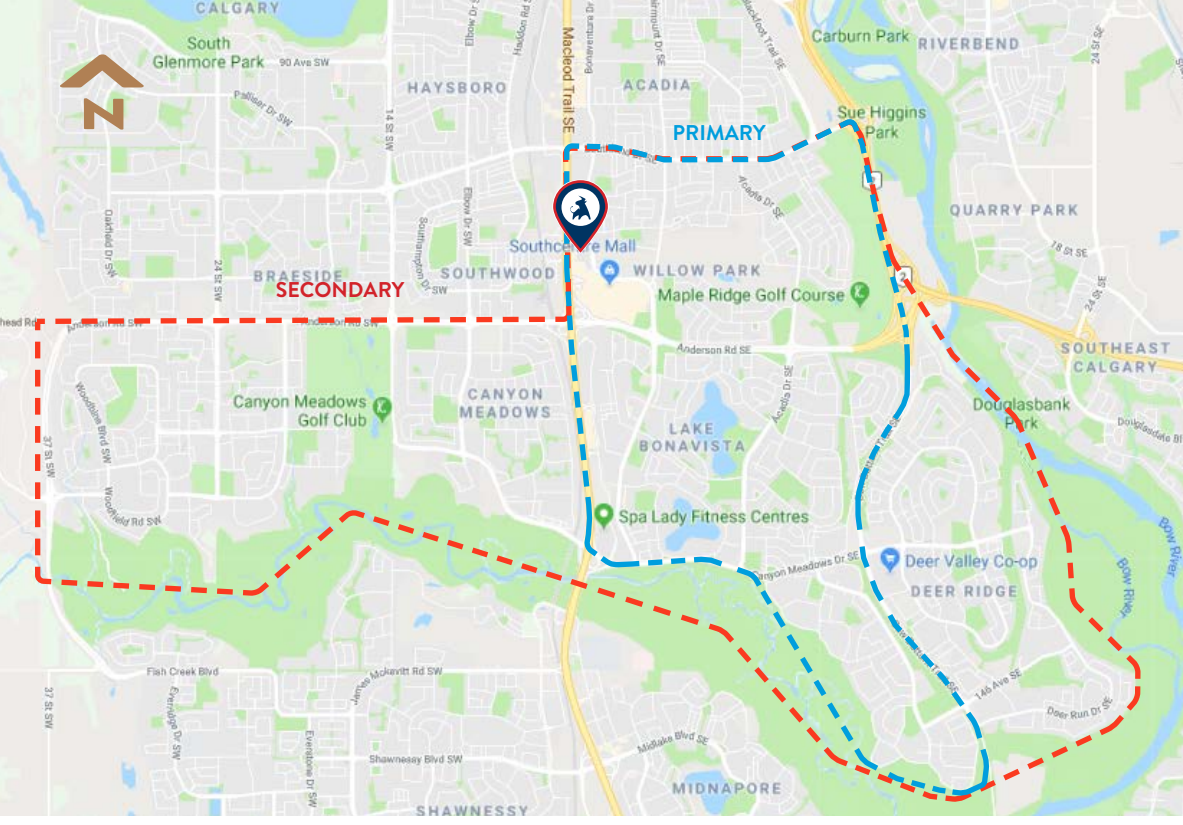
ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Shadow anchored by Southcentre Mall
- High traffic counts of 63,000 vehicles per day along Macleod Trail, a major north-south artery
- Located less than 300 metres from the Anderson CTrain station, with 12,460 passengers per day





COMMUNITY DEMOGRAPHIC DATA



POPULATION

Primary:	21,536
Secondary:	58,993
Calgary:	1,306,784



DAYTIME POPULATION

Primary:	19,285
Secondary:	41,339



AVERAGE AGE

Primary:	45.2
Secondary:	43.4
Calgary:	38.8



HOUSEHOLD INCOME

Primary:	\$177,440
Secondary:	\$140,478
Calgary:	\$129,000



EDUCATION

Primary:	75.9%
Secondary:	71.0%
Calgary:	71.0%

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of its compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

111,785 sq ft

LANDLORD

Western Securities Limited

ZONING

C-C2

PARKING

587 surface stalls

NUMBER OF STORES

58

YEAR BUILT

1978

LEGAL DESCRIPTIONS

Plan: 7910768

Plan: 871168

Block: 2

Block: 2

Lot: 3, 5, 6

Lot: 7



ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 9.29 PSF
Property Tax	\$ 11.55 PSF
Total	\$ 20.84 PSF

Management Fee	Included
Promo Fund	7% of minimum rent
Premises Utilities	Separately Metered*

*Building by building exceptions apply

TENANTS



SITE PLAN



TENANT PHOTOS



 ESSENCE
WELLNESS CLINIC



THE
BROW
STUDIO



Crave



Baby & Me
Maternity Boutique

CONNECT WITH US
CONTACT

GENERAL



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



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



inquiries@taurusgroup.com



taurusgroup.com

ABOUT THIS LISTING

BONNIE COOKE



Direct: (403) 206-2137



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



bcooke@taurusgroup.com

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.

