



# WILLOW PARK VILLAGE

10816 Macleod Trail SE, Calgary, Alberta

## Retail Availability:

Unit 106 - 1,591 SF

HEATHER WIETZEL

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## 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

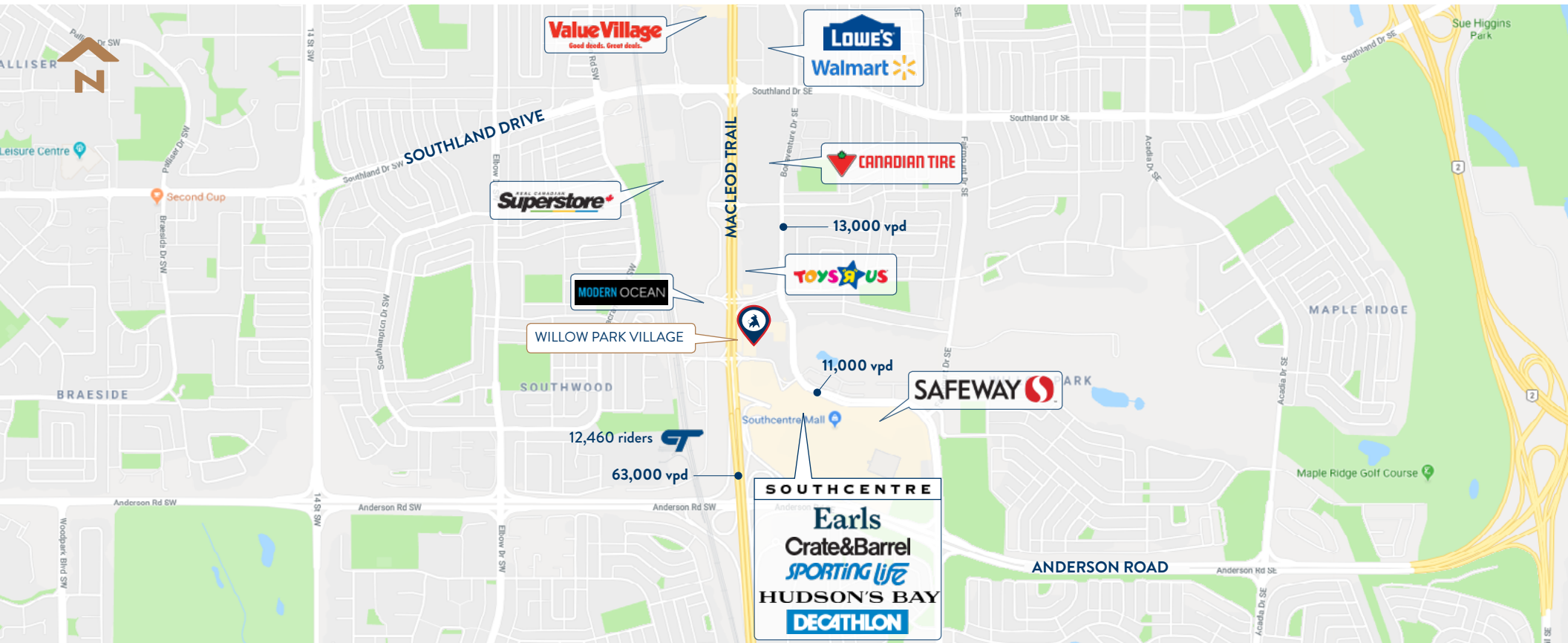


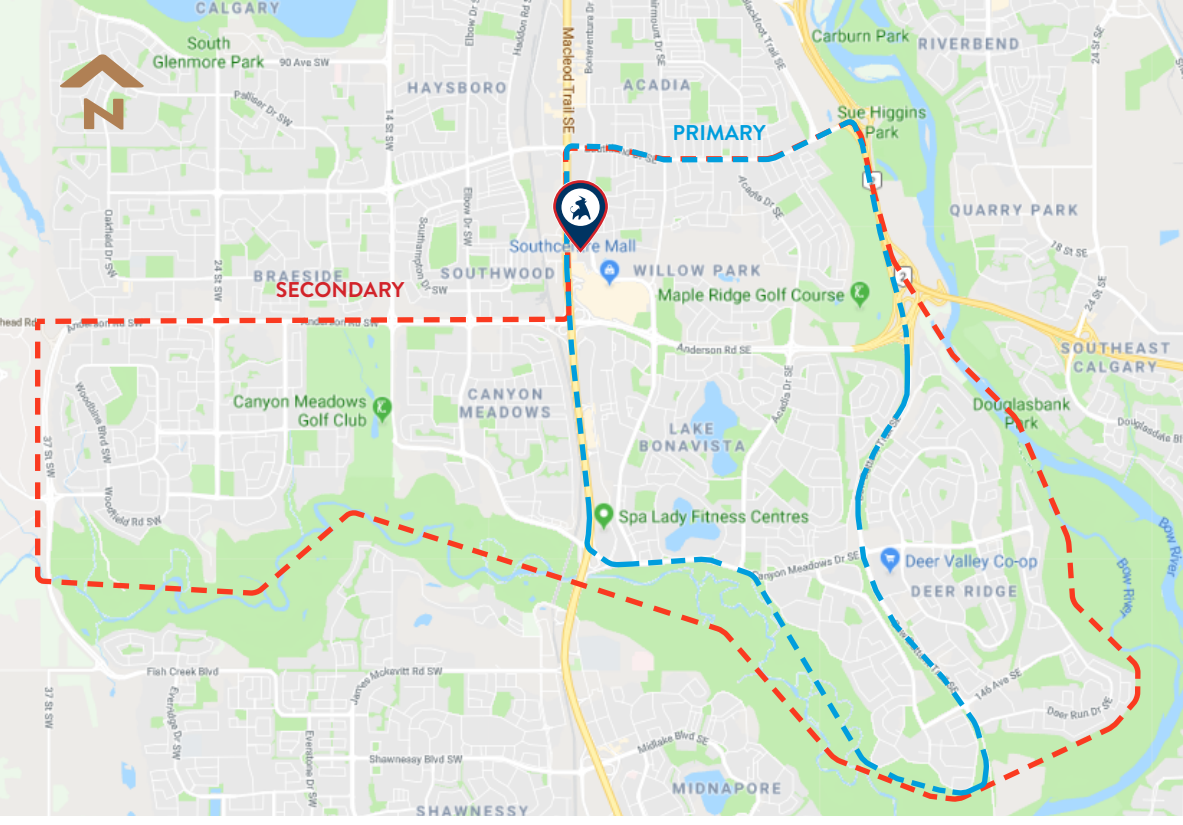
## ABOUT

# 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 (2025):	1,688,000



### DAYTIME POPULATION

Primary:	19,285
Secondary:	41,339



### AVERAGE AGE

Primary:	45.2
Secondary:	43.4
Calgary (2025):	38.9



### HOUSEHOLD INCOME

Primary:	\$177,440
Secondary:	\$140,478
Calgary (2025):	\$131,600



### EDUCATION

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

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## 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



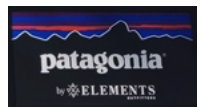
## ADDITIONAL RENT 2026 ESTIMATES

Operating Costs	\$ 10.46 PSF
Property Tax	\$ 11.89 PSF
<b>Total</b>	<b>\$ 22.35 PSF</b>

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

\*Building by building exceptions apply

## TENANTS

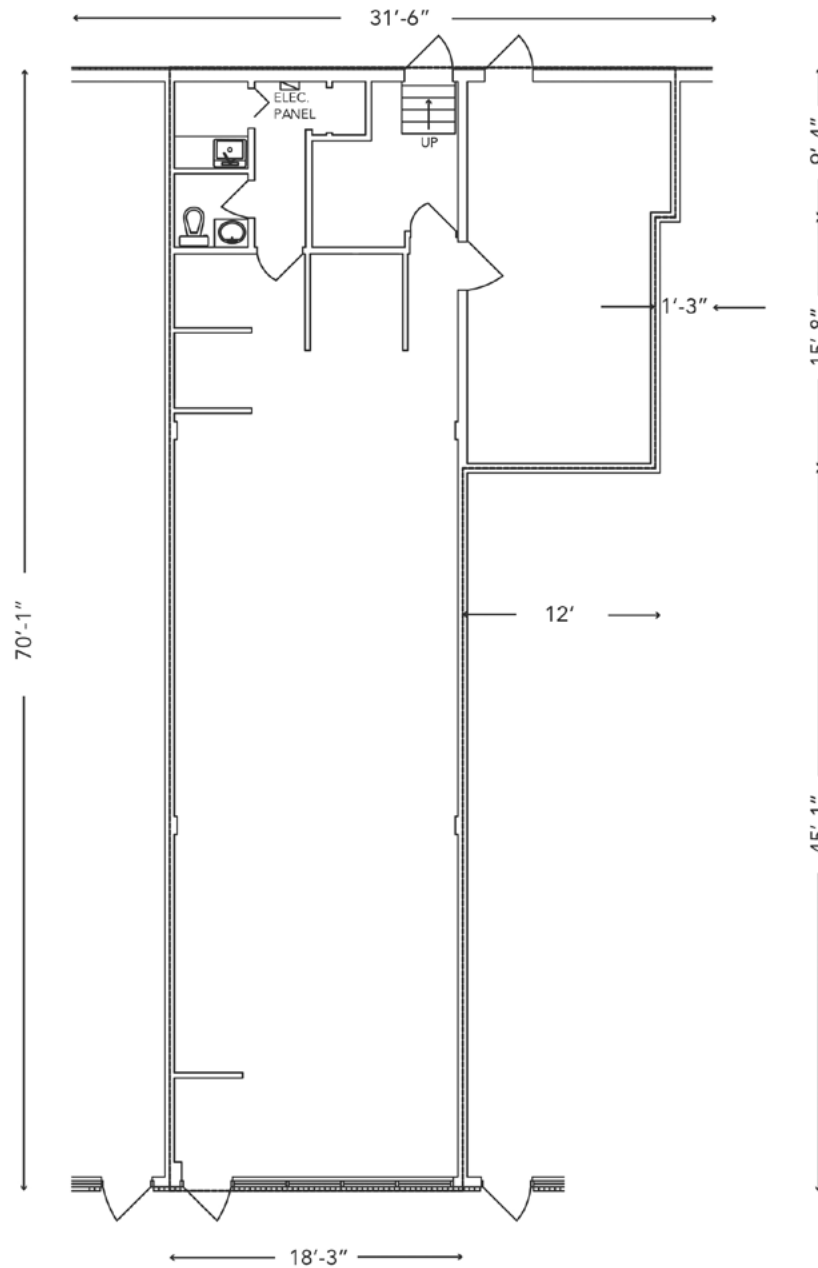


# SITE PLAN



UNIT PLAN

# UNIT #106



## UNIT

106

## RETAIL AREA

1,591 Square Feet

## CEILING HEIGHT

11'8" to Joist;  
13'3" to Deck

## POWER

80A

## HVAC

5 Tons

## WATER

2" Line

## GAS

1.5" Line

## SEWER

3" Line

## GARBAGE

Communal

## LOADING

Front and Rear Entrances

TENANT PHOTOS



 ESSENCE  
WELLNESS CLINIC



THE  
BROW  
STUDIO



Crave



Baby & Me  
Maternity Boutique

CONNECT WITH US  
**CONTACT**

GENERAL



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ABOUT THIS LISTING

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

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