



WILLOW PARK VILLAGE

10816 Macleod Trail SE, Calgary, Alberta

Retail Availability:
Unit 464 - 1,954 SF

BONNIE COOKE

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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

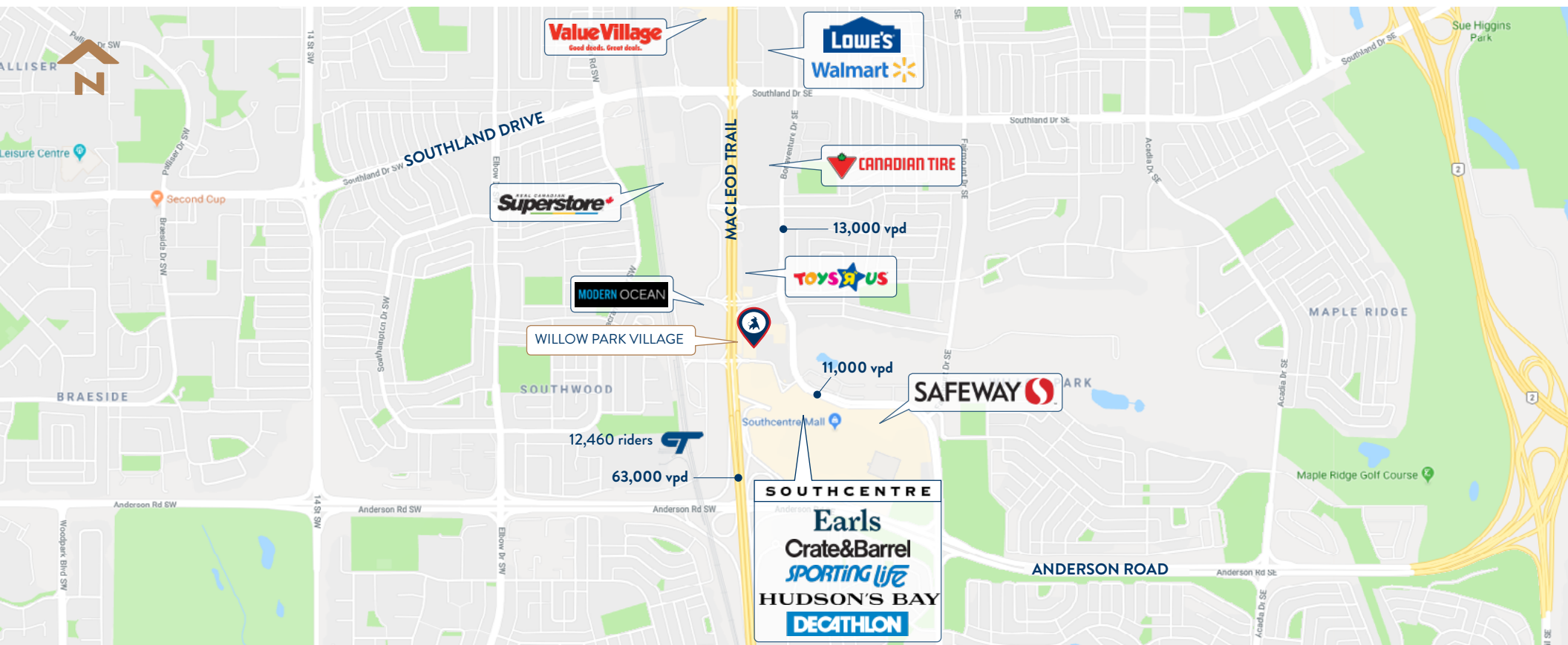


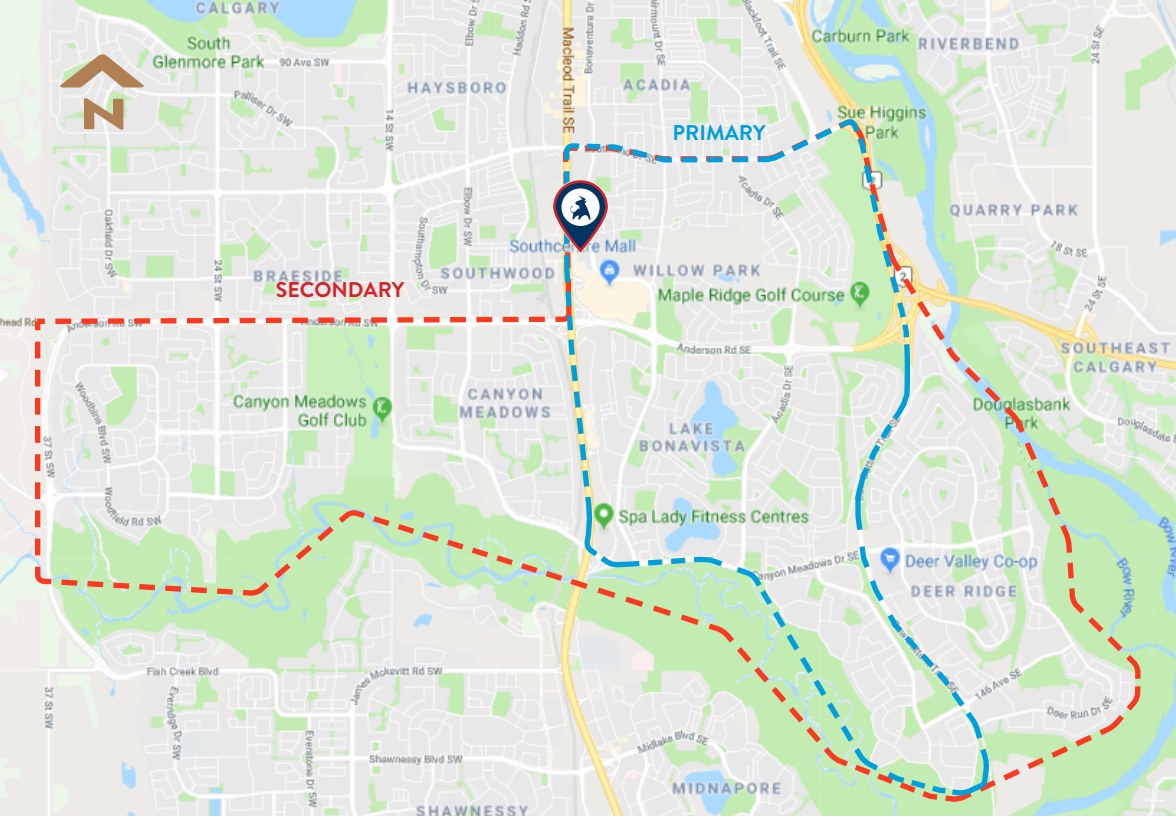
ABOUT

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





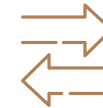
COMMUNITY

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%

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 2025 ESTIMATES

Operating Costs	\$ 9.68 PSF
Property Tax	\$ 11.99 PSF
Total	\$ 21.67 PSF

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

*Building by building exceptions apply

TENANTS



reformed

DENIM & SMITH
BARBERSHOPS

BROKEN PLATE
kitchen & bar

Baby & Me
Maternity Boutique

skoah.
personal training for your skin™

Two Giraffes
Children's Footwear

Crave

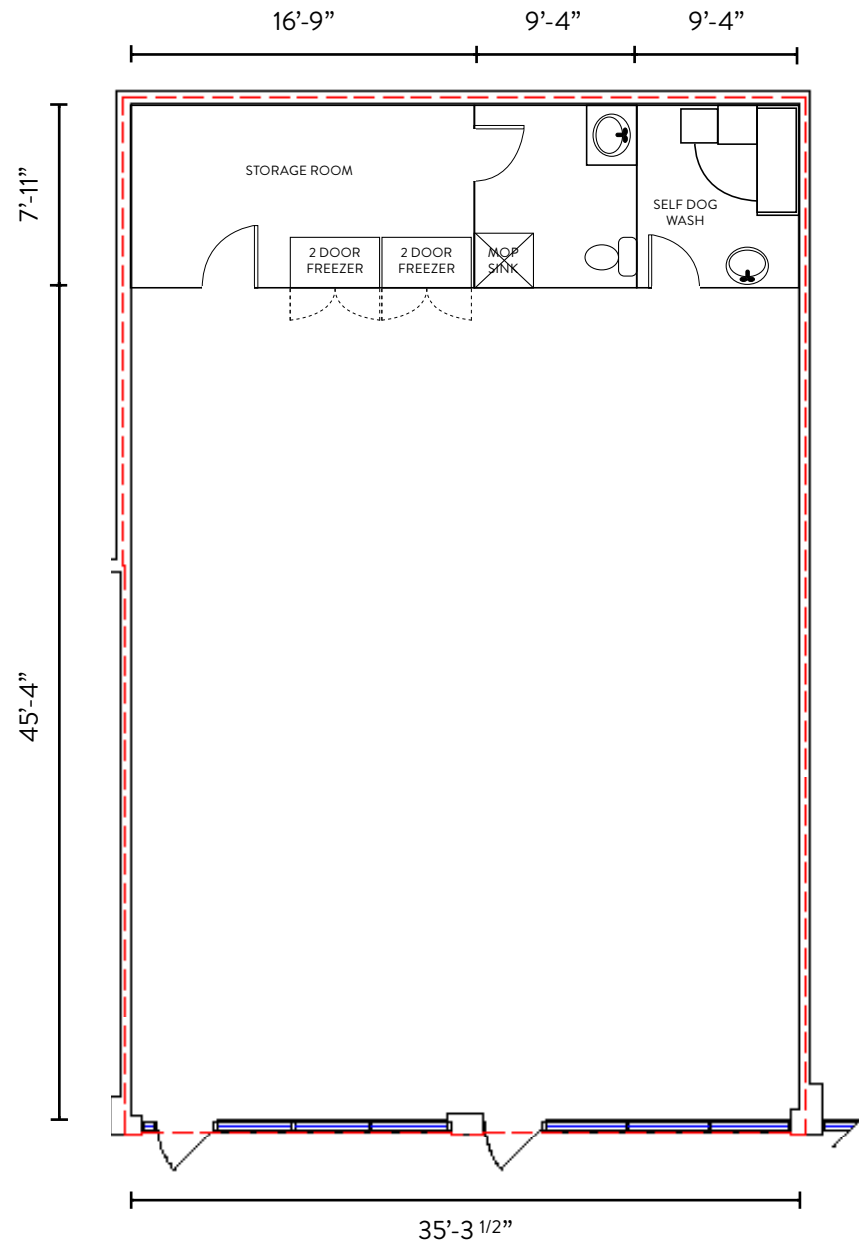


SITE PLAN



UNIT PLAN

UNIT #464



UNIT

464

RETAIL AREA

1,954 Square Feet

CEILING HEIGHT

11'9" to Joist;
13'7" to Deck

POWER

2 Units - 100A ea

HVAC

One 6 Ton Unit

WATER

2" Line

GAS

1.5" Line

SEWER

Yes

GARBAGE

Communal

LOADING

Front Entrance

TENANT PHOTOS



CONNECT WITH US

CONTACT

GENERAL



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



Suite 1150, 333 11 Avenue SW,
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.

