



# WILLOW PARK VILLAGE

10816 Macleod Trail SE, Calgary, Alberta

Retail Availability:

2,972 SF

ABBY BILLARD

Mobile: (403) 200-9935  
abillard@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



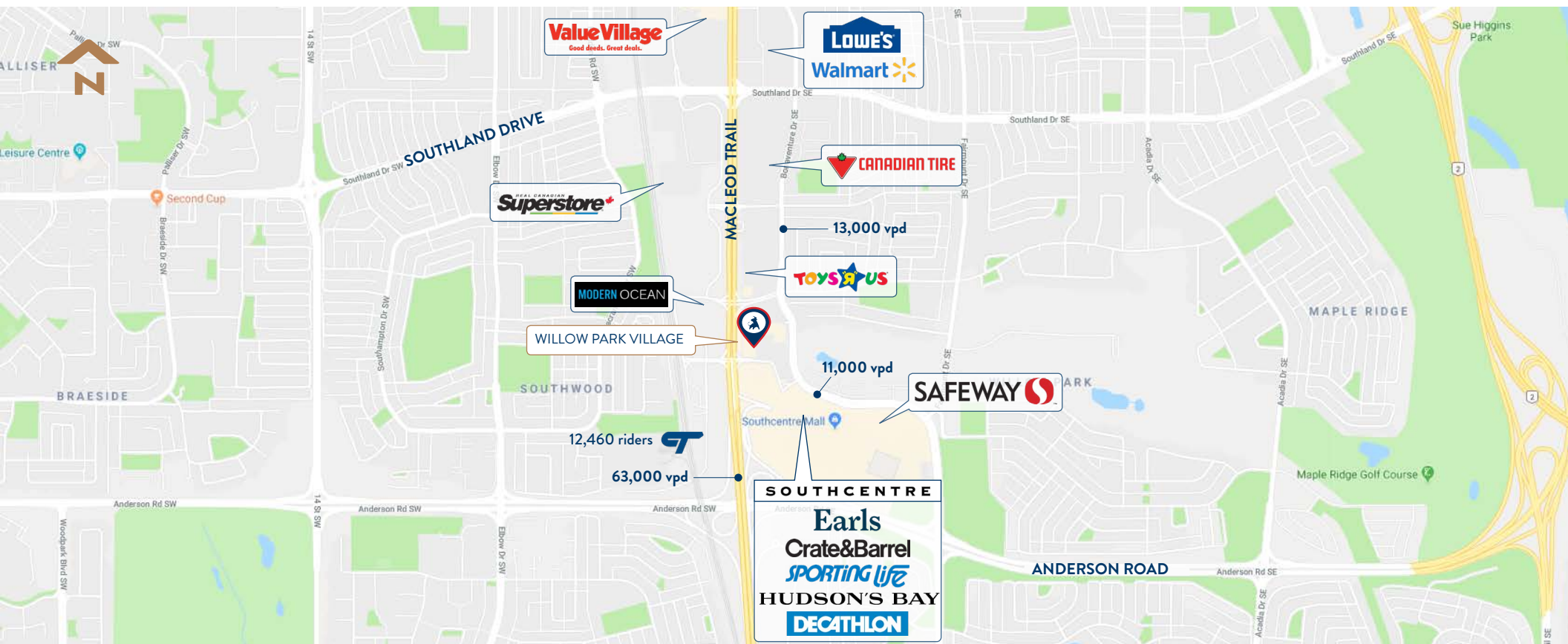


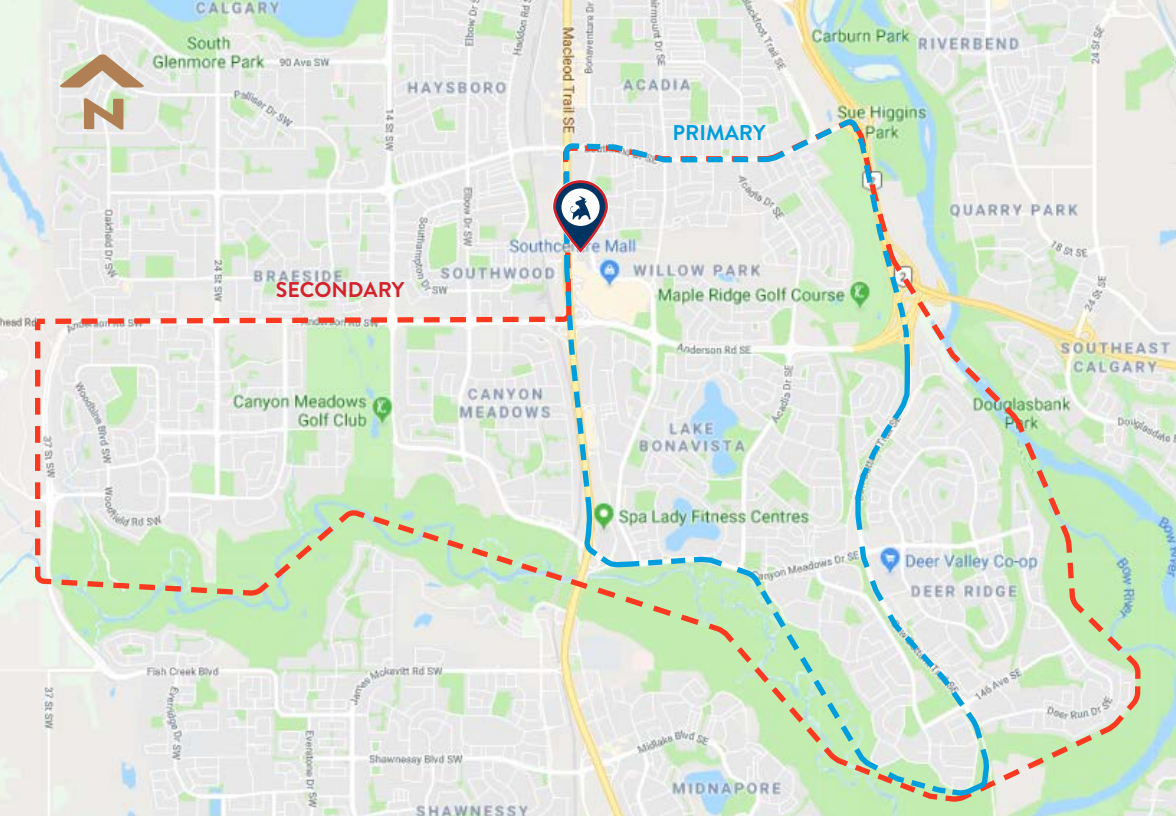
ABOUT

# 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%



## 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



## 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](mailto:inquiries@taurusgroup.com)



[taurusgroup.com](http://taurusgroup.com)

### ABOUT THIS LISTING

#### ABBY BILLARD



Mobile: (403) 200-9935



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



[abillard@taurusgroup.com](mailto:abillard@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.

