

RETAIL / OFFICE SPACE FOR LEASE



SPRINGBOROUGH PROFESSIONAL CENTRE

30 Springborough Blvd SW, Calgary, Alberta

Unit 214: 3,065 SF

Unit B: 2,766 SF

HEATHER WIETZEL

Direct: (403) 206-6046

hwietzel@taurusgroup.com

[VIEW AERIAL VIDEO >>](#)

TAURUSGROUP.COM



ABOUT

BUILDING HIGHLIGHTS

Springborough Professional Centre is situated in west Calgary and includes a variety of medical, educational and food & beverage uses.

- Close proximity to the 69 Street LRT station, with a daily ridership of approximately 12,000 people
- 4,200+ students attend school or university within one block
- More than 680 people employed in the immediate vicinity
- Abundant surface parking stalls available for tenants and their clientele
- Office component of the building is serviced by two elevators

[PROPERTY WEBSITE >>](#)

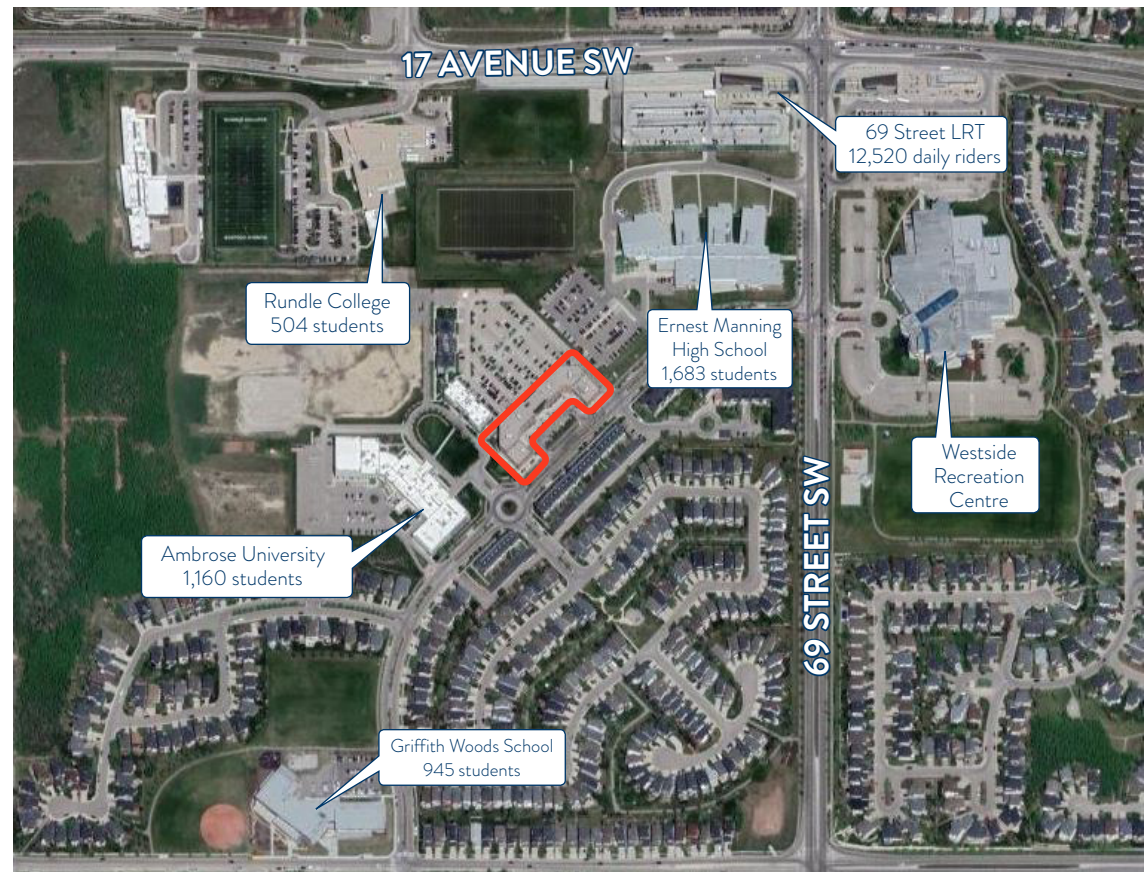
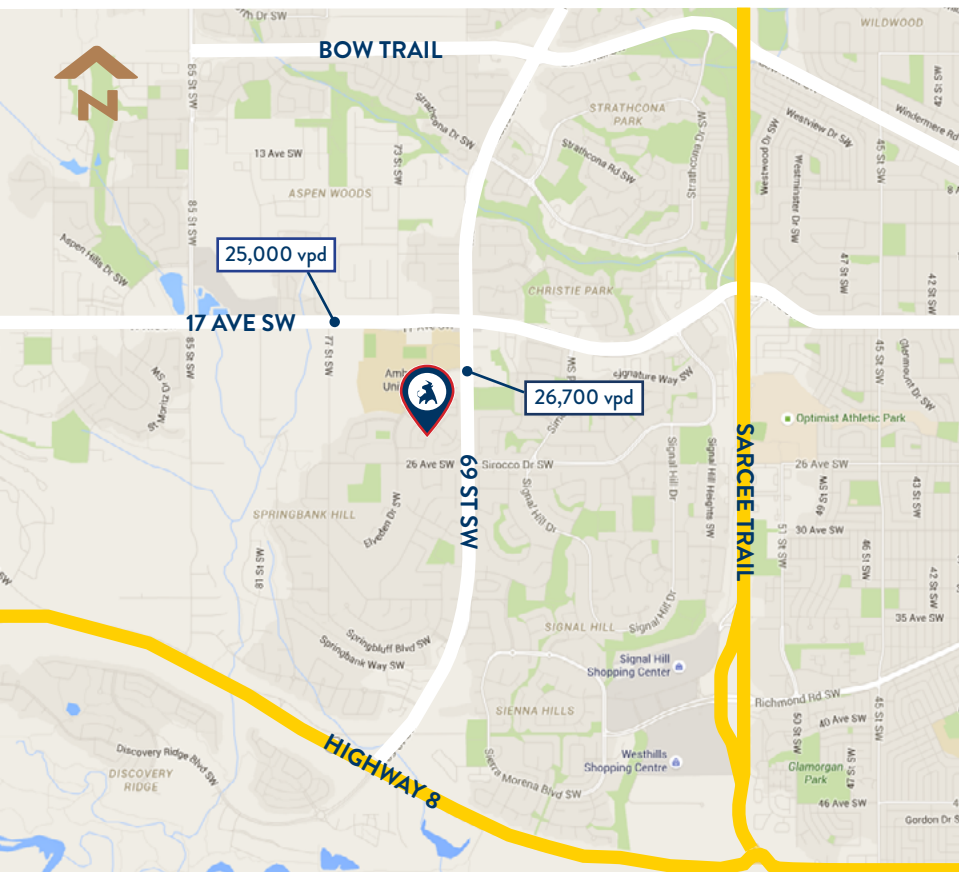


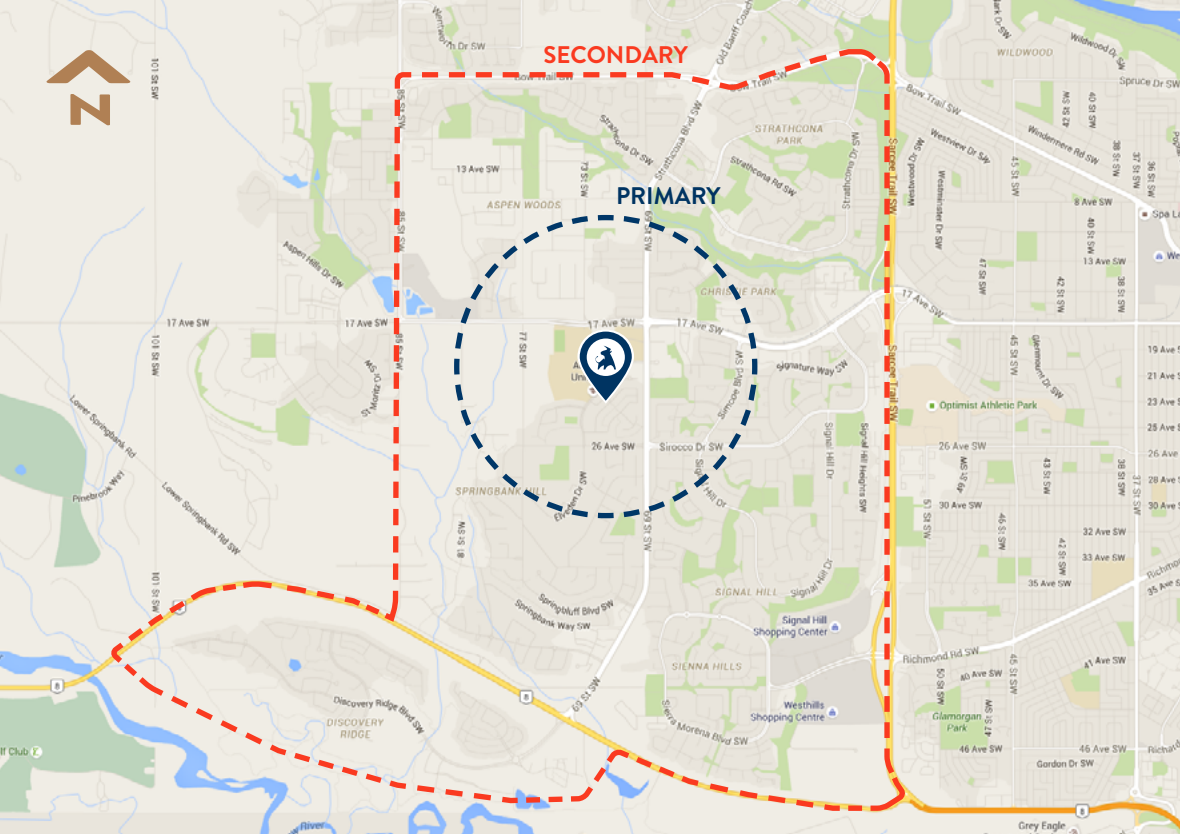
ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Surrounded by 4 schools, including Ambrose University, a Provincially accredited, degree granting University with over 910 enrolled students and 90 staff
- One of the most affluent areas in Calgary, with average household incomes over \$214,323 in primary trade area
- Located close to Westside Recreation Centre, which includes a pool, fitness centre and arena





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Primary:	7,218
Secondary:	37,016
Calgary (2025):	1,688,000



DAYTIME POPULATION

Primary:	5,241
Secondary:	21,560



AVERAGE AGE

Primary:	40.6
Secondary:	42.0
Calgary (2025):	38.9



HOUSEHOLD INCOME

Primary:	\$214,323
Secondary:	\$199,967
Calgary (2025):	\$131,600



EDUCATION

Primary:	85.4%
Secondary:	84.5%
Calgary:	71.0%



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

81,325 sq ft

LANDLORD

Springborough Plaza Joint Venture Ltd.

ZONING

C-O (Commercial - Office)

PARKING

324 surface stalls

YEAR BUILT

2010

LEGAL DESCRIPTION

Plan: 0911560

Block: 1

Lot: 77



ADDITIONAL RENT 2025 ESTIMATES

	RETAIL	OFFICE
Operating Costs	\$ 13.57 PSF	\$ 13.08 PSF
Property Tax	\$ 7.98 PSF	\$ 7.36 PSF
Total	\$ 21.55 PSF	\$ 20.44 PSF
Premises Utilities	Seperately Metered	
Management Fee	Included	

TENANTS

WAVES
COFFEE + HOUSE

lifemark



DENIM & SMITH
BARBERSHOPS

CENTURY 21
Canada

SUBWAY

brightstudios

HAN SANG
KOREAN CUISINE

PHARMASAVE

ZEAL
PERFORMANCE

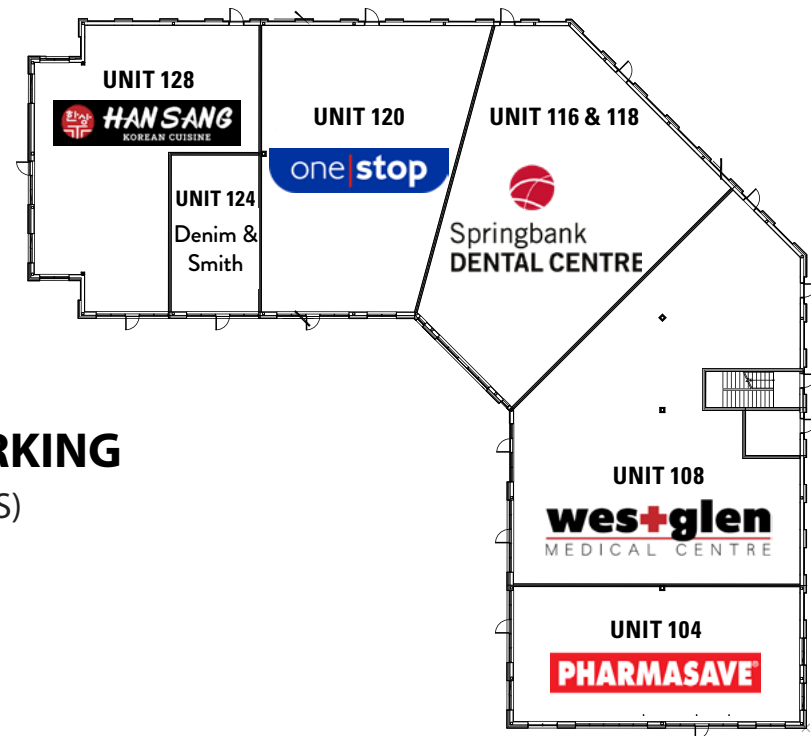
MAIN FLOOR



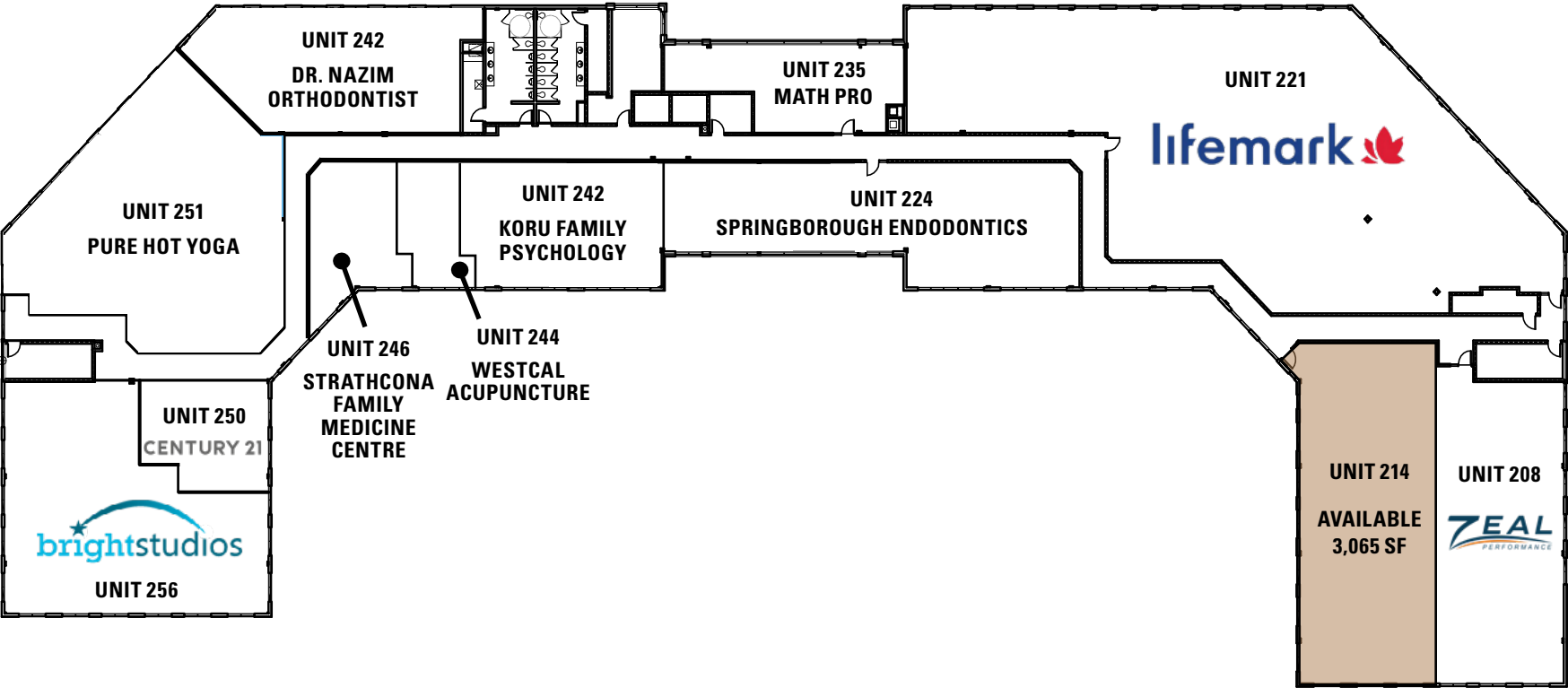
CUSTOMER/OFFICE PARKING (280 STALLS)



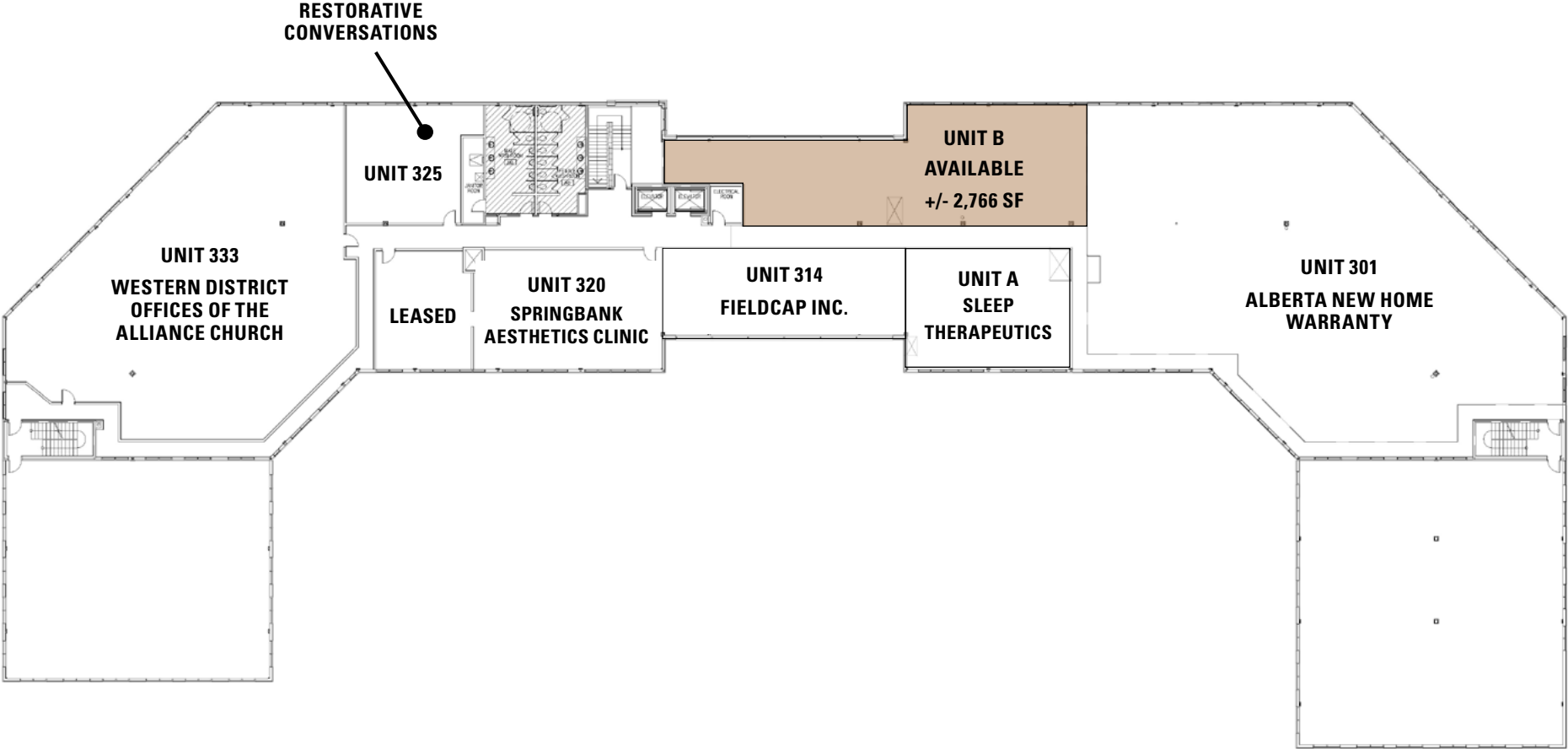
RETAIL PARKING (44 STALLS)



SECOND FLOOR

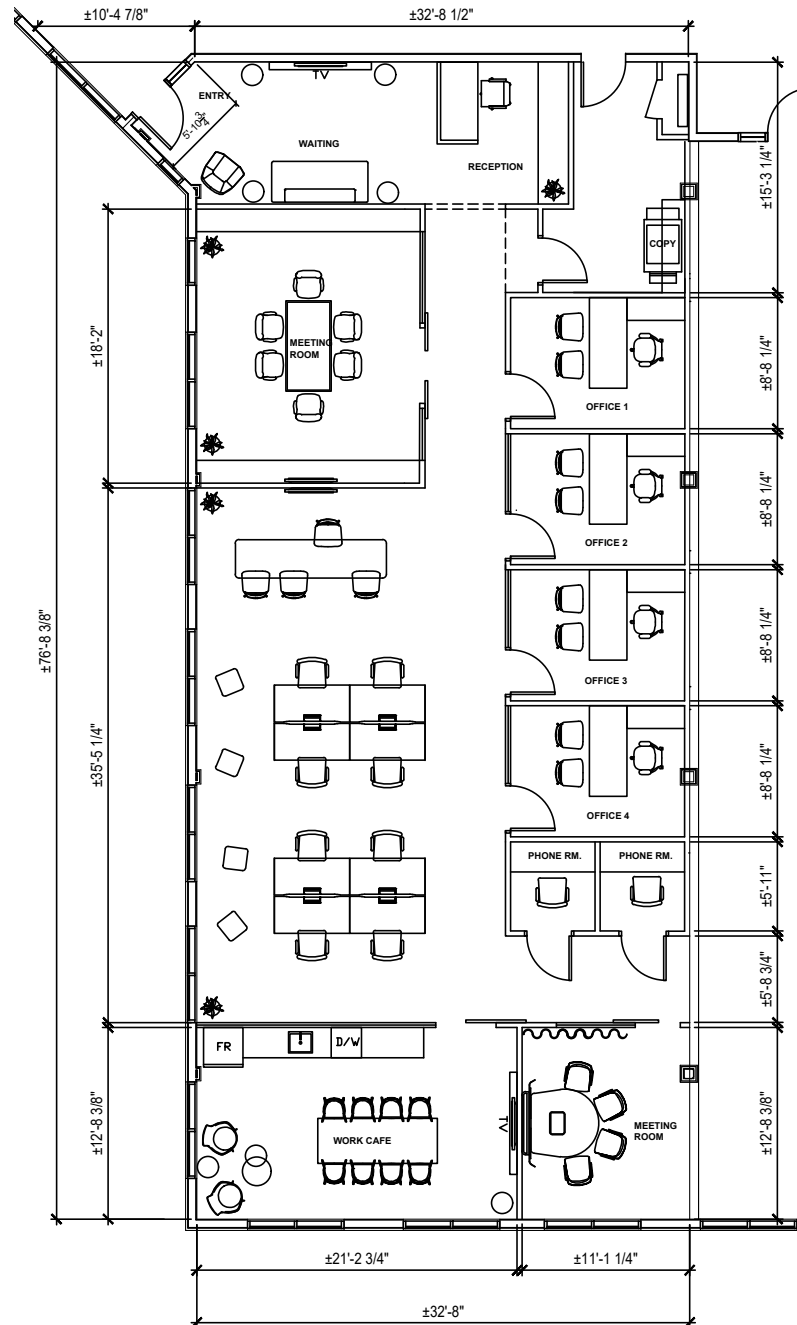


THIRD FLOOR



CONCEPT PLAN

UNIT #214



UNIT

214

RETAIL AREA

3,065 Square Feet

CEILING HEIGHT

9'

POWER

200A

HVAC

400 ft / ton cooling

MUA

3000 CFM

WATER

3/4" line

GAS

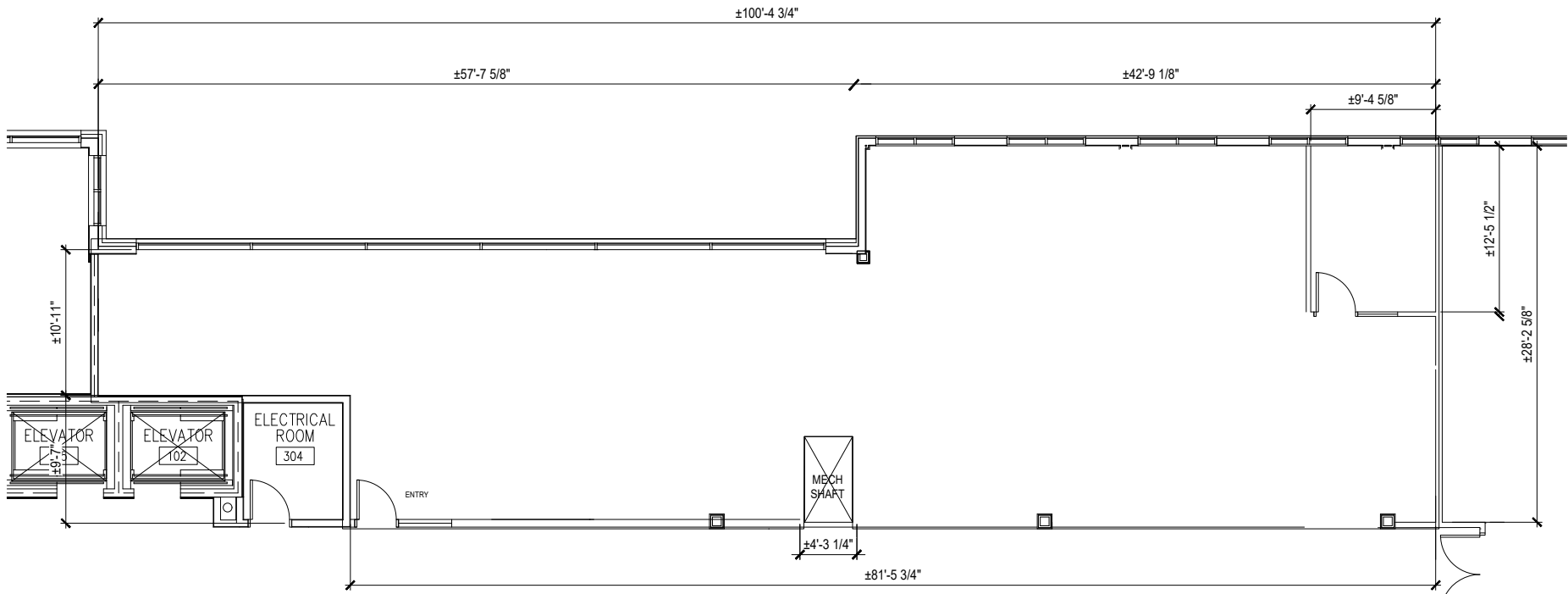
No

SEWER

4" line

UNIT PLAN

UNIT B

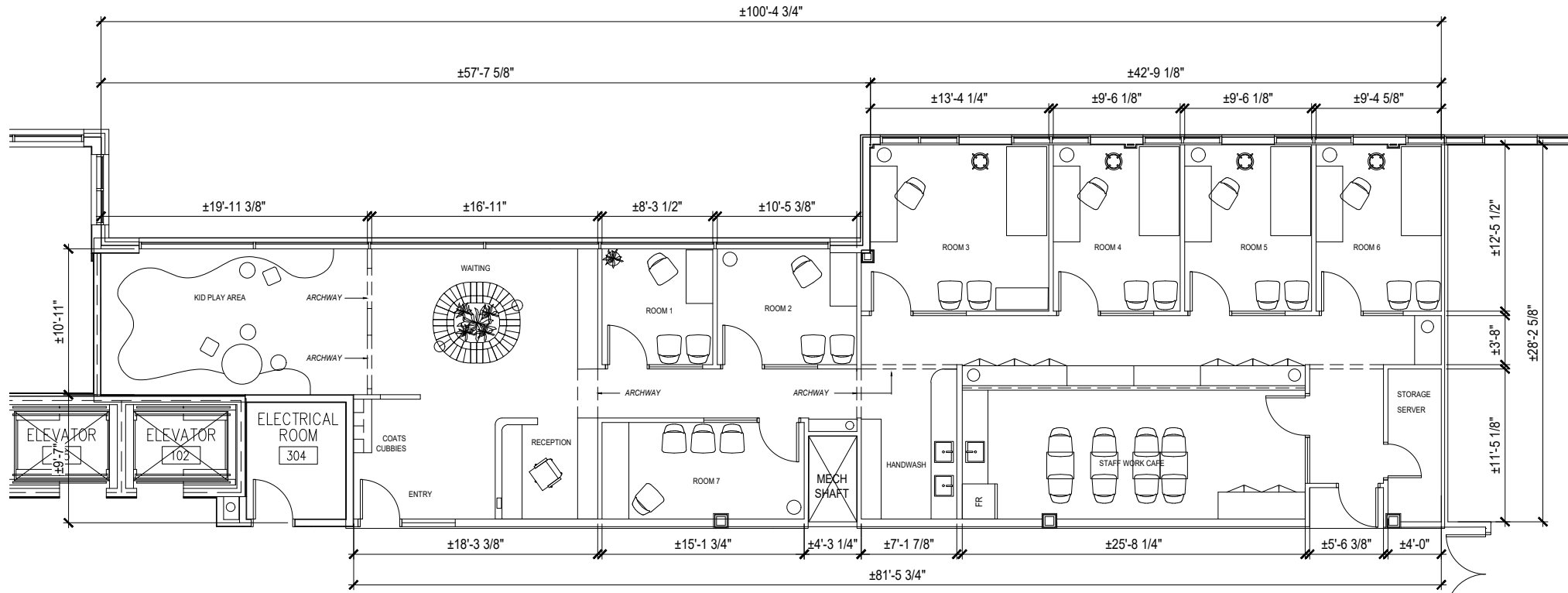


RETAIL AREA	CEILING HEIGHT	POWER	HVAC	MUA	GAS	WATER	SEWER
2,766 Square Feet	8' 10"	200A	400 ft /ton cooling	2,500 CFM	No	3/4" line	4" line



CONCEPT PLAN - PEDIATRIC MEDICAL CLINIC

UNIT B



ADDITIONAL PHOTOS



MAIN LEVEL OFFICE LOBBY



SECOND LEVEL CORRIDOR

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

HEATHER WIETZEL



Direct: (403) 206-6046



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



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

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