

RETAIL SPACE FOR LEASE

SIGNAGE

7133 11 STREET SE

Retail Availability:
Unit 3 - 13,500 SF

HEATHER WIETZEL

Direct: (403) 206-6046
hwietzel@taurusgroup.com

TAURUSGROUP.COM



ABOUT

BUILDING HIGHLIGHTS

7133 11 Street SE, situated in central Calgary's major retail node, is home to established, exclusive and local retailers.

- Immediately north of Deerfoot Meadows, one of Canada's largest open-air shopping centers
- Excellent drive-by exposure to major commuter corridors - Deerfoot Trail SE, Glenmore Trail SE, and Blackfoot Trail SE
- Shadow anchored by Costco Wholesale
- Abundant surface parking
- Targeted uses: home improvement/hardware/appliances/backyard & outdoor, medical supply/diagnostics, outlet store, computers & electronics, schools/colleges, music instruments & accessories

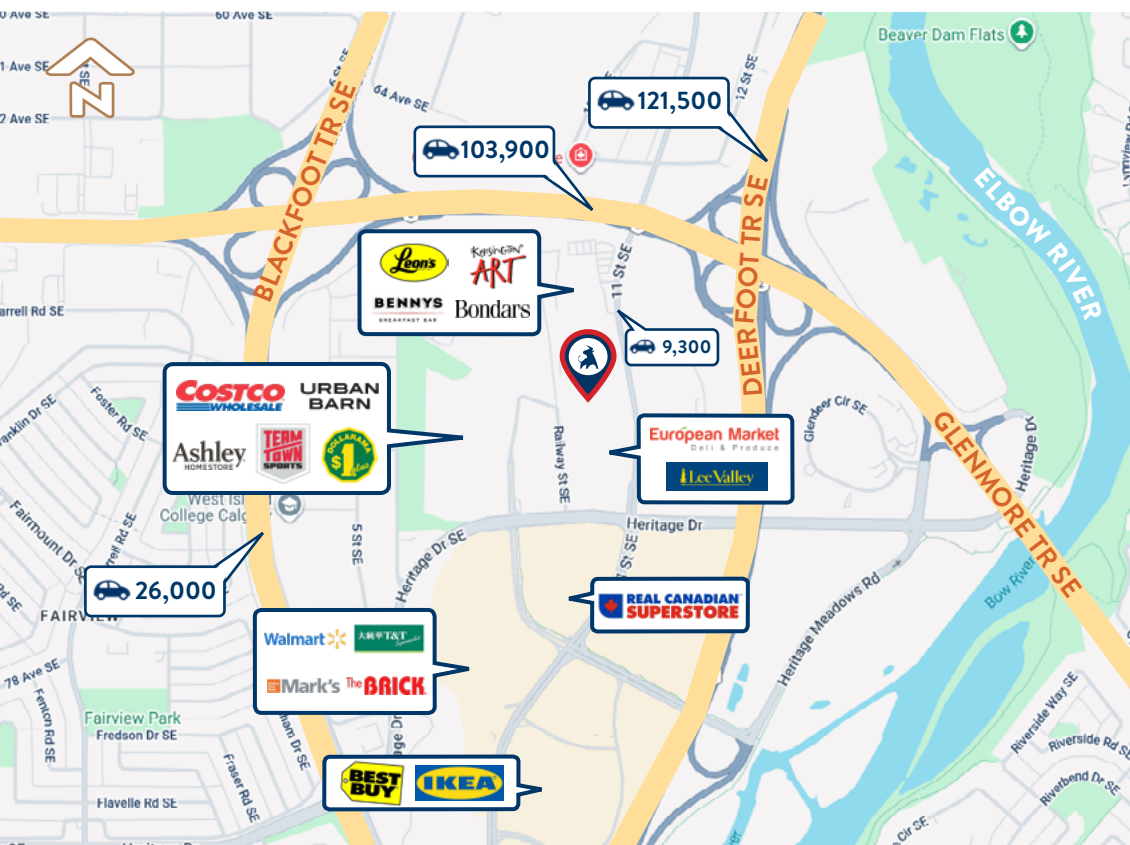


ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Over 230,000 vehicles daily on major routes surrounding the site
- Retail draws surrounding the site include: Costco, IKEA, T&T Supermarket, Ashley HomeStore, Trail Appliances, La-Z-Boy, and Calgary Farmers' Market South
- Strong daytime population, with over 84,000 people within a 3km radius
- Above-average household incomes in adjacent neighbourhoods



BUILDING PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Centre Size: 27,000 square feet

MANAGED BY

LJB Limited

ZONING

C-COR3

YEAR BUILT

2000

PARKING

115 surface stalls; 82 front and 32 rear

LEGAL DESCRIPTION

Plan: 9212094

Block: 4A

Lot: 2



ADDITIONAL RENT 2025 ESTIMATES

Operating Costs	\$ 4.00 PSF
Property Tax	\$ 5.43 PSF
Total	\$ 9.43 PSF

Premises Utilities	Separately Metered
Management Fee	Included



SURROUNDING RETAILERS

European Market
Deli & Produce

BENNY'S

Lee Valley

Bondars



SITE AREA

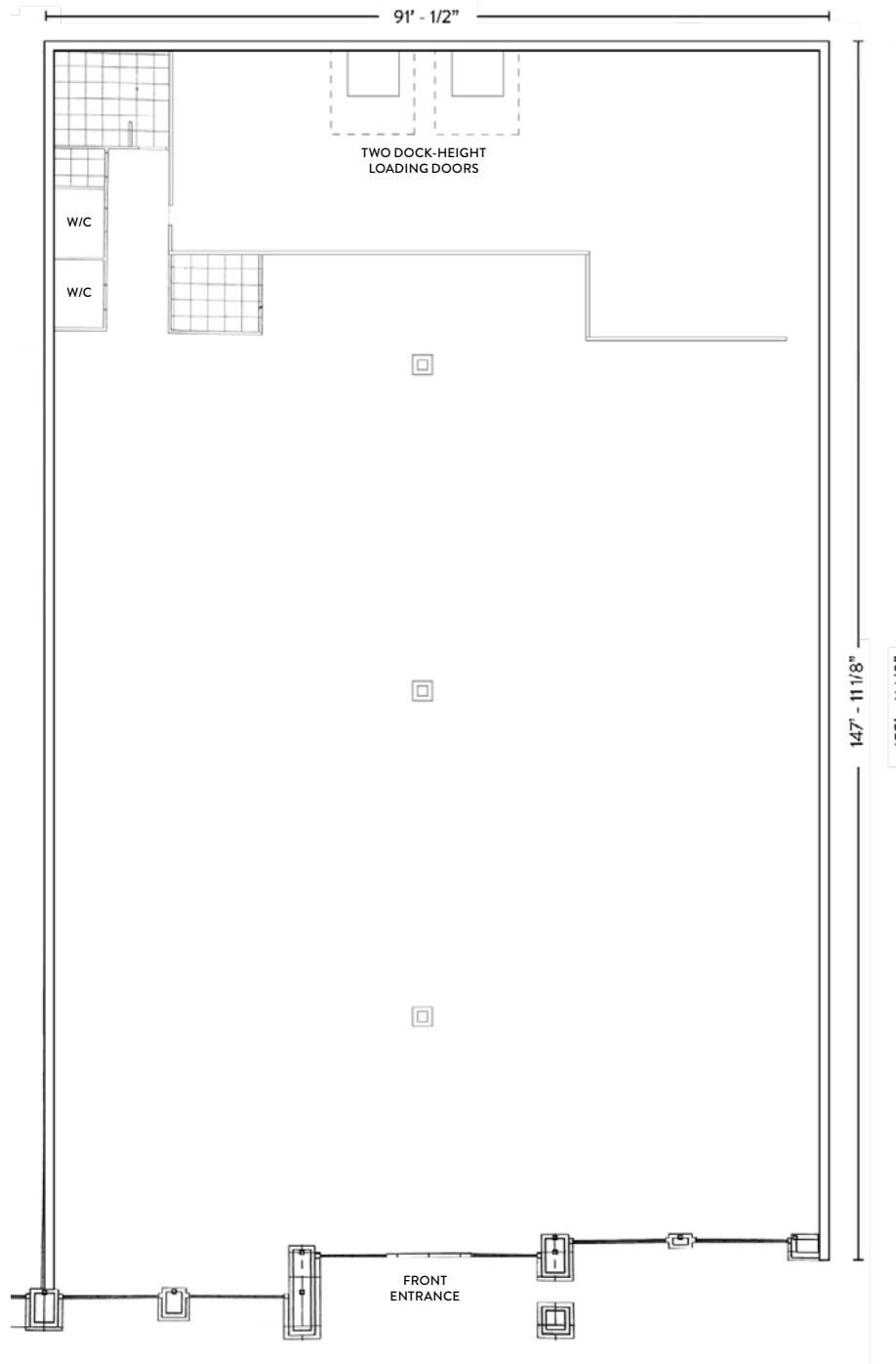


UNIT PLAN

UNIT #3



ADJACENT UNIT



UNIT

3

RETAIL AREA

13,500 Square Feet

CEILING HEIGHT

16' clear

POWER

Panel 1: 224A, 347/600V;
Panel 2: 400A, 120/208V;
Panel 3: 400A, 120/208V

WATER

Yes

SEWER

Yes

GAS

Yes

GARBAGE

Rear of Premises

LOADING

Two dock-height loading
doors in rear of premises

SIGNAGE

Pylon Signage Opportunity

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



hwietzel@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.

