



FOR LEASE BEDDINGTON TOWNE CENTRE

8120 Beddington Blvd NW, Calgary, AB

RETAIL

UNIT 405 - 5,480 square feet



TAURUS
PROPERTY GROUP

BRITTANY BAKER

O: 403.206.6045

C: 403.629.4662

bbaker@taurusgroup.com

www.taurusgroup.com

HIGHLIGHTS

- ★ Shopping mall anchored by Safeway and London Drugs conveniently located at the intersection of Beddington Boulevard and Centre Street
- ★ Located in a mature community with over 12 medical uses in the building
- ★ Abundant surface parking available
- ★ Fully built-out restaurant opportunity

SITE LOCATION



VIEW MAP »

LOCATION HIGHLIGHTS

- Traffic counts of 15,000 vehicles per day on Beddington Boulevard and 8,000 vpd on Centre Street
- Located within the established communities of Beddington Heights and Huntington Hills
- Major retail hub of the community

PROPERTY HIGHLIGHTS



CENTRE SQUARE FOOTAGE

165,000 square feet

LANDLORD

Western Securities Limited

ZONING

C-C2

YEAR BUILT

1980

CO-TENANTS:



PARKING

963 surface stalls

LEGAL DESCRIPTIONS

Plan: 7811673

Block: 17

Lot: 13

MUNICIPAL ADDRESS

8120 Beddington Blvd NW

Calgary, AB

ADDITIONAL RENT - 2021 ESTIMATES

OPERATING COSTS \$16.05 PSF

PROPERTY TAX \$ 7.33 PSF

TOTAL \$23.38 PSF

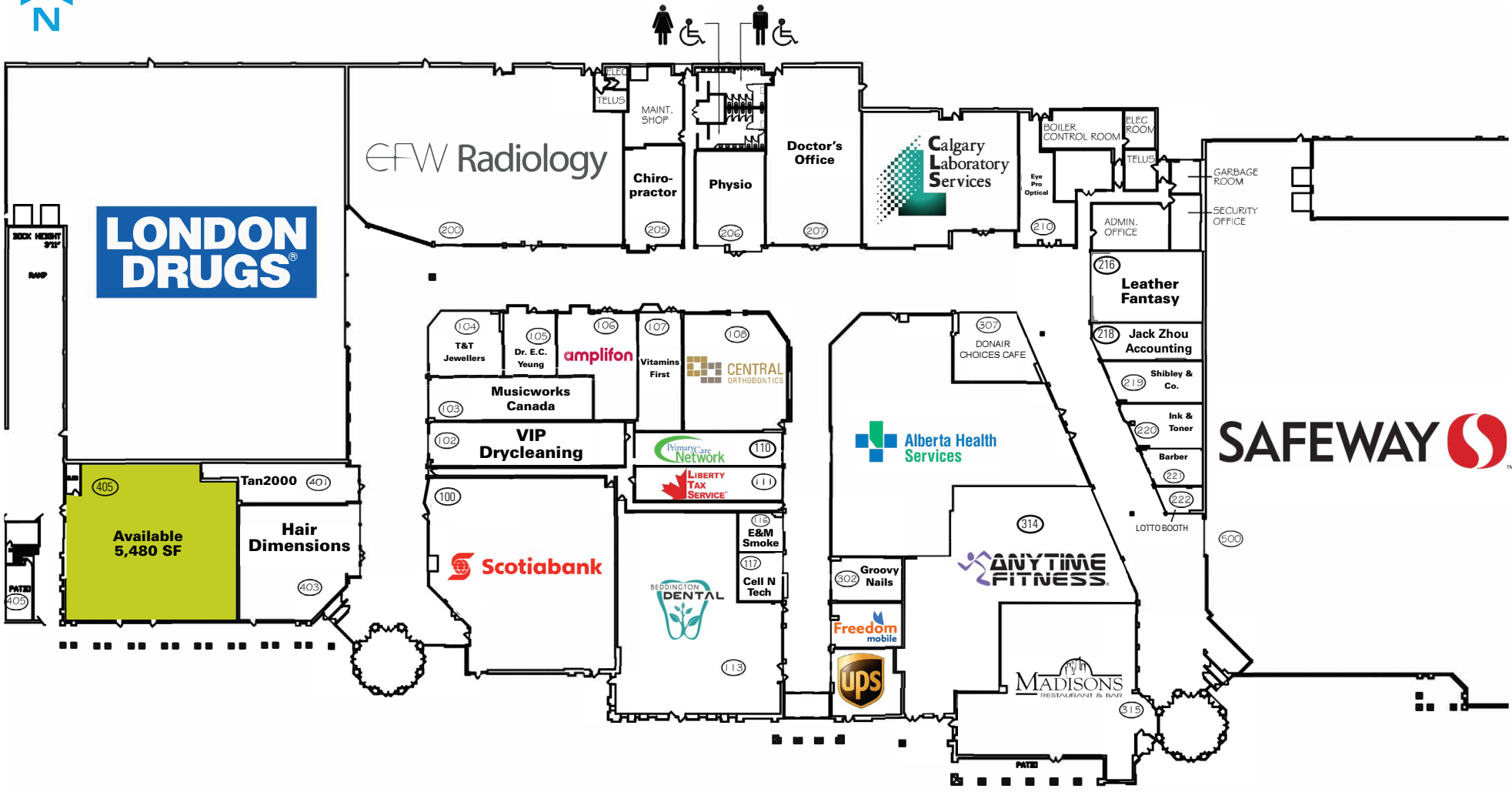
PREMISES UTILITIES Separately metered

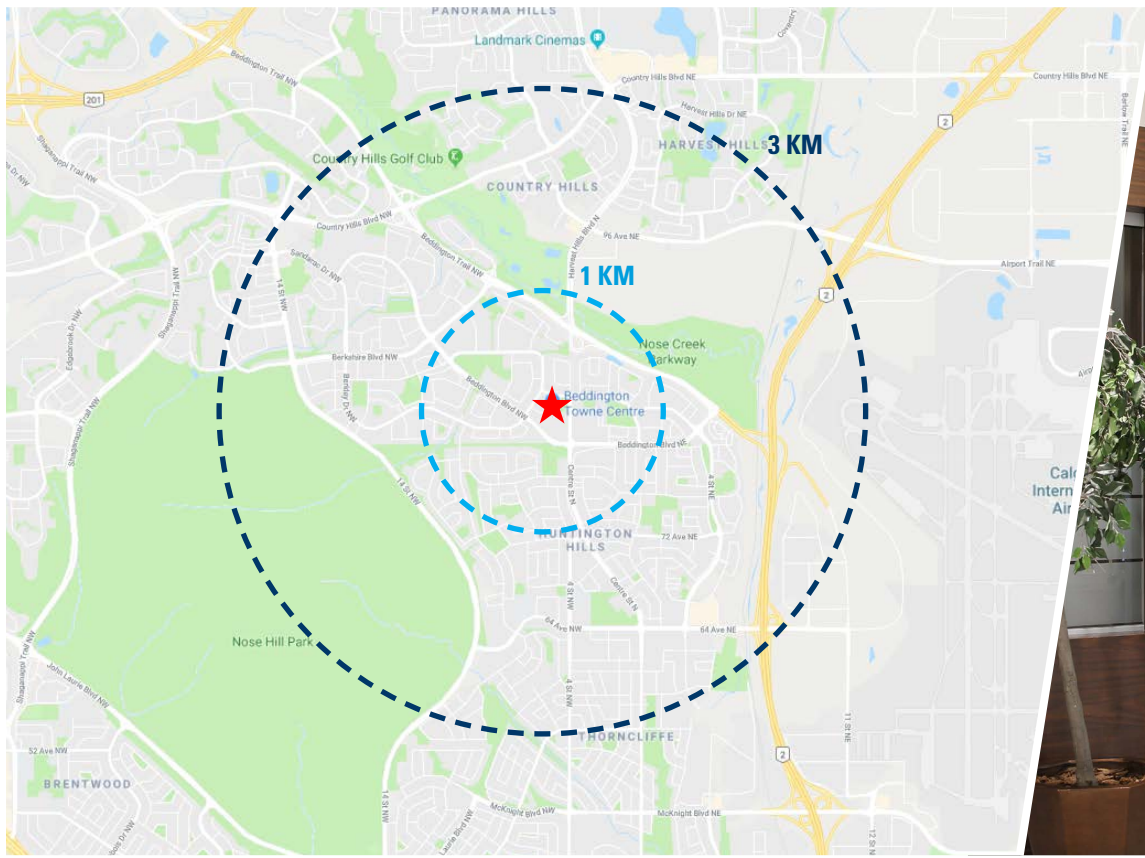
PROMO FUND \$1.00

NUMBER OF STORES

42

SITE PLAN





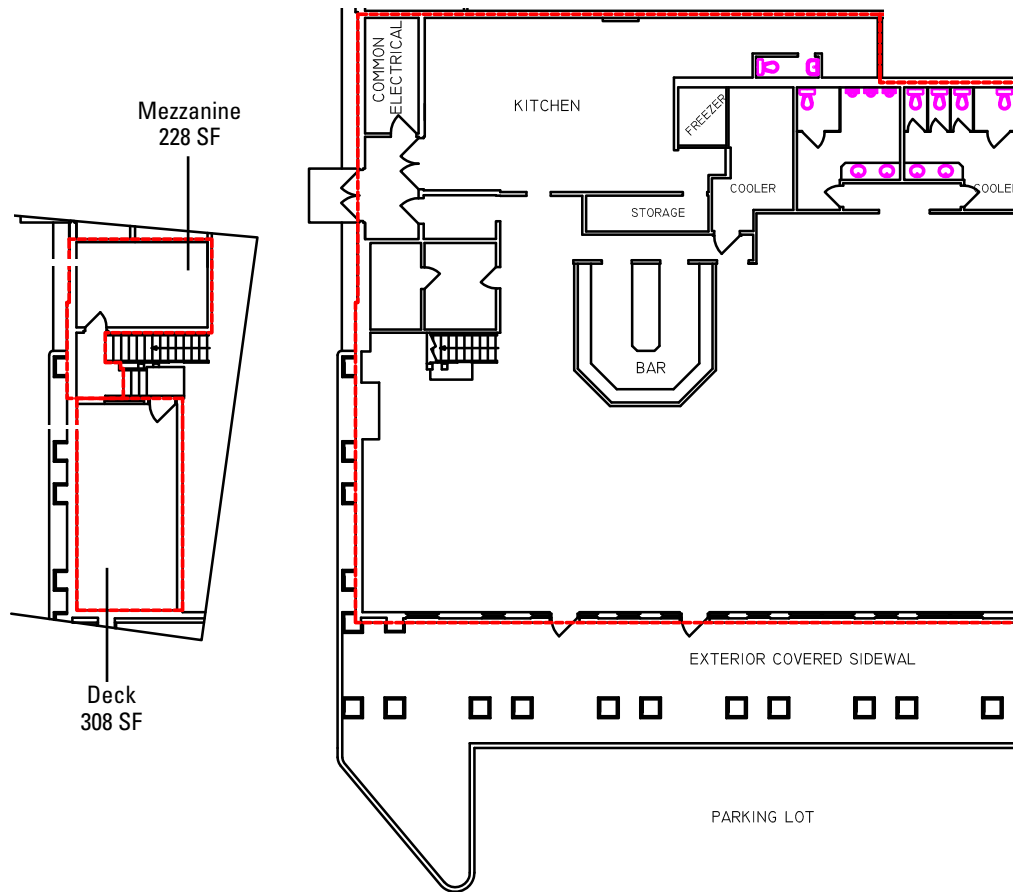
TRADE AREA DEMOGRAPHICS

	1 KM	3 KM	CALGARY (DIV. 6)
POPULATION	10,153	54,715	1,239,220
MEDIAN AGE	39.5	40.4	36.7
AVG. HOUSEHOLD INCOME	\$100,182	\$104,566	\$137,333
DAYTIME POPULATION	3,916	26,708	
POST SECONDARY EDUCATION	57.2%	60.9%	69.9%
AVG. ANNUAL HOUSEHOLD SPENDING	\$95,565	\$95,309	\$112,492

CUSTOMER AND TRADE AREA HIGHLIGHTS

- Established communities with average size families in average priced homes

UNIT SPECS



UNIT	405
RETAIL AREA	5,480 sq ft
CEILING HEIGHT	9'6" (Kitchen) 20'9" (O'Deck)
POWER	100 A
GAS	3/4" line
HVAC	Two units; 7.5 ton & 14.5 ton
MUA	4,500 CFM
KITCHEN EXHAUST	8,000 CFM
ECOLOGY UNIT	No
WATER	5/8" line
SEWER	4" line
GARBAGE	Behind premises
LOADING	Loading Door - Back
PYLON SIGN	Rotating and static pylon signage available



The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of its compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.