

SIGNIFICANT RETAIL SPACE AVAILABLE IN SW CALGARY



Southwood Corner

10233 Elbow Drive SW
Calgary, AB

CBRE

Highlights & Demographics



67,993

Population Within 3 KM



\$143,701

Average Household
Income within 3 KM



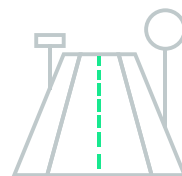
Demographics within 3 KM

36 Years

Dominant Age

66,773

Daytime Population



25,974

VPD Along
Southland Drive

17,118

VPD Along
Elbow Drive

Prime retail opportunity in SW Calgary

- » Exposure to 25,974 vehicles per day on Southland Drive and 17,118 vehicles per day on Elbow Drive.
- » 115,000 sq. ft. Community Shopping Centre with No Frills, Tim Hortons, Dollarama, Humpty's, Bull & Finch Pub, Pet Planet, Liquor Depot, Money Mart, Medical, Chiropractor, Physio, Dental, Optical, Barber, Veterinarian, Fried Chicken, Nails, Alterations and Gaming/Hobby.
- » Close to Macleod Trail corridor.

Space Available

Unit 145 - 1,151 sq. ft.

Unit 183 - 1,123 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$14.48 (2026)

Op Costs - \$5.27

Property Tax - \$7.32

Management Fee - \$1.89

SIGNAGE - Fascia

Pylon \$150/month + GST

AVAILABLE - Unit 145 - Immediately

Unit 183 - October 1, 2026

TERM - 5 - 10 years



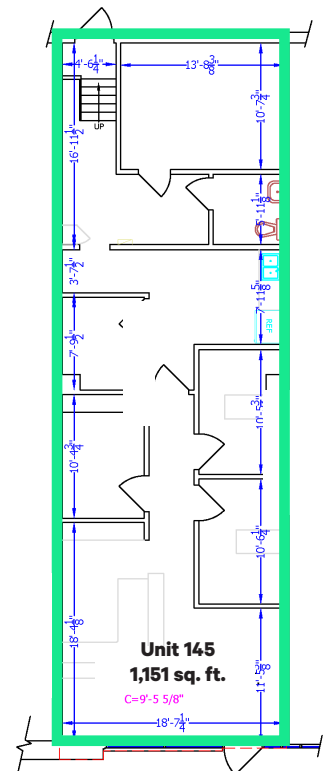
Leasing Plan



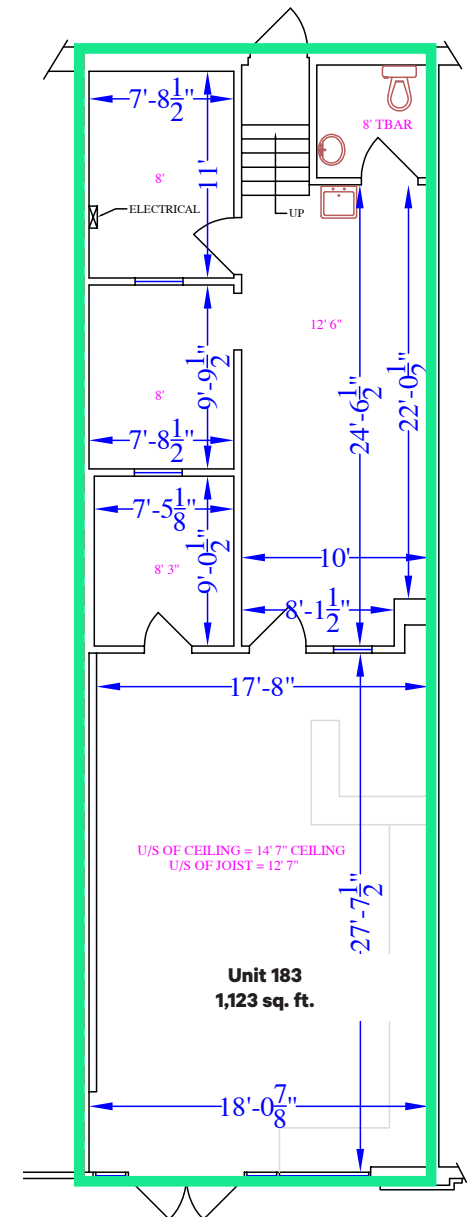
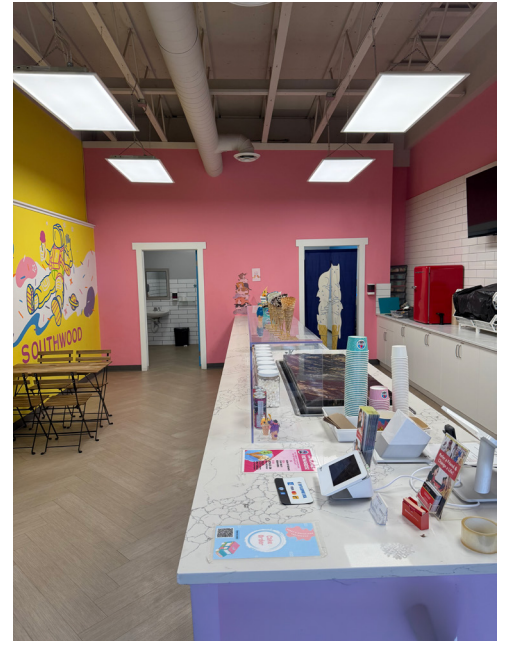
Unit 145 - Exterior Photo & Floor Plan



CEILING HEIGHT - 9' 5 5/8"
POWER - 100 Amp
HVAC - 4 ton cooling
GAS LINE - 3/4"
WATER LINE - 1"
SEWER LINE - 2.5" and 4"



Unit 183 - Photos



CEILING HEIGHT - U/S of Joist 12' 7"

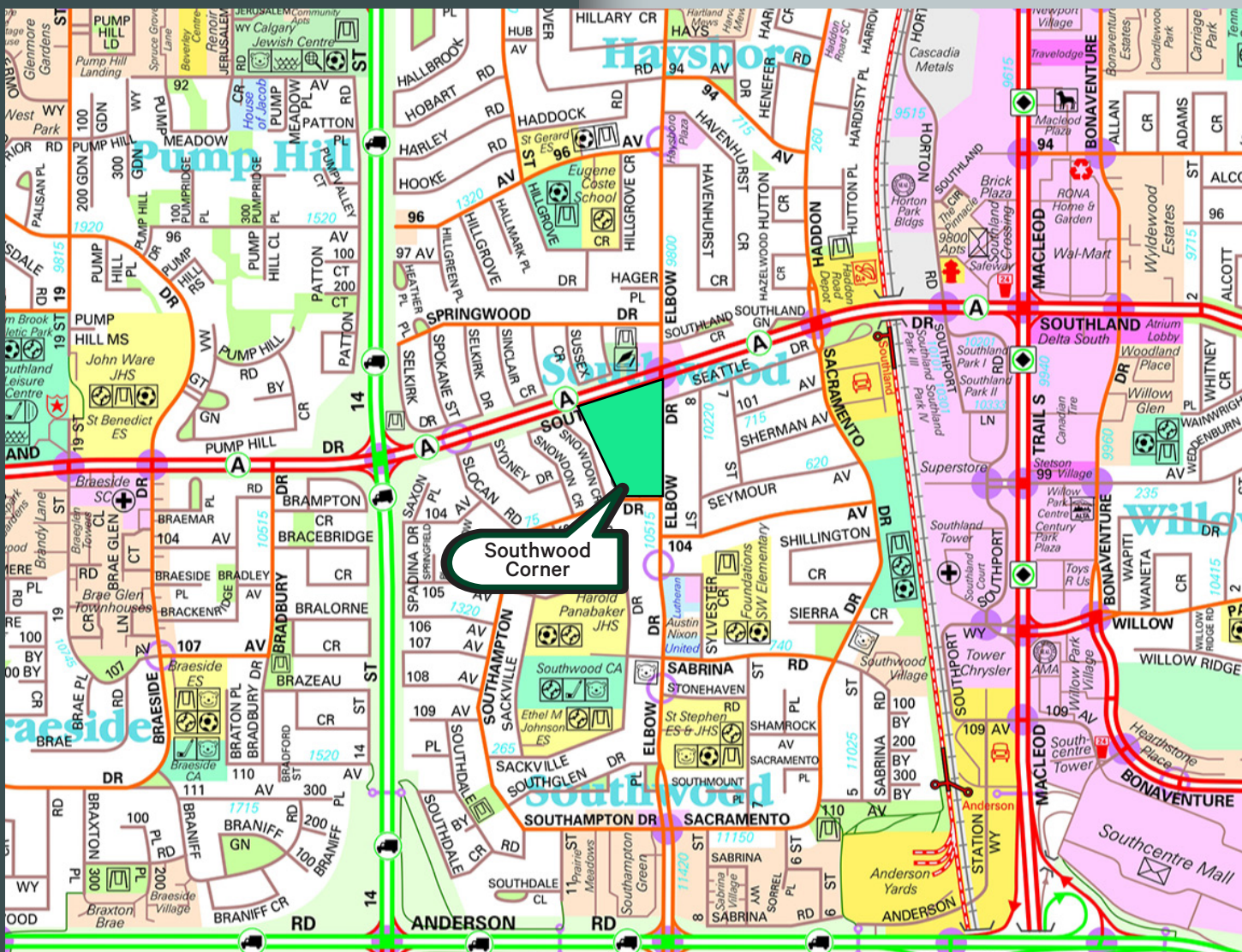
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