

Choice  
Properties

open  
PROPERTY  
GROUP

# SUNRIDGE SUPERSTORE

📍 3575 20 Ave NE  
Calgary, Alberta

*Prime Retail Opportunity  
in a High-Performing Centre*

# THE DETAILS

<b>Area</b>	8,200 sf* *Demisable
<b>Rate</b>	Market
<b>Additional Rent</b>	CAM: \$6.87 psf TAX: \$12.00 psf
<b>Parking</b>	Ample Surface
<b>Availability</b>	Immediately

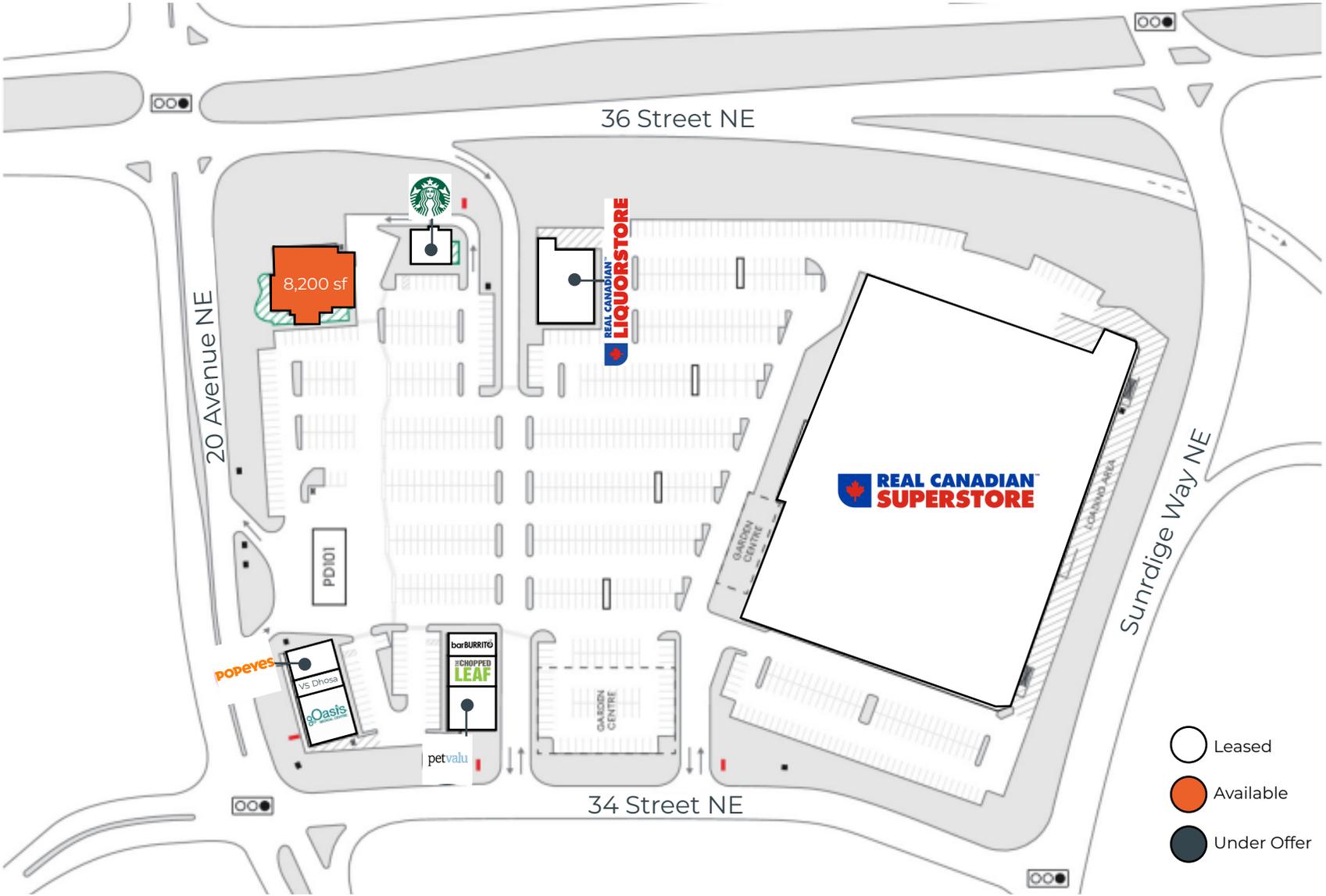
---

## SNAPSHOT

- Positioned within the major Sunridge retail hub along 36 Street NE, a key north-south arterial connecting Memorial Drive, McKnight Blvd, and other major corridors.
- Directly adjacent to Rundle C-Train Station on Calgary's Blue Line, providing strong transit connectivity and thousands of daily commuters.
- Nearby draws include Real Canadian Superstore, Sunridge Mall, Peter Lougheed Centre hospital, and multiple power centres, creating consistent daily traffic.



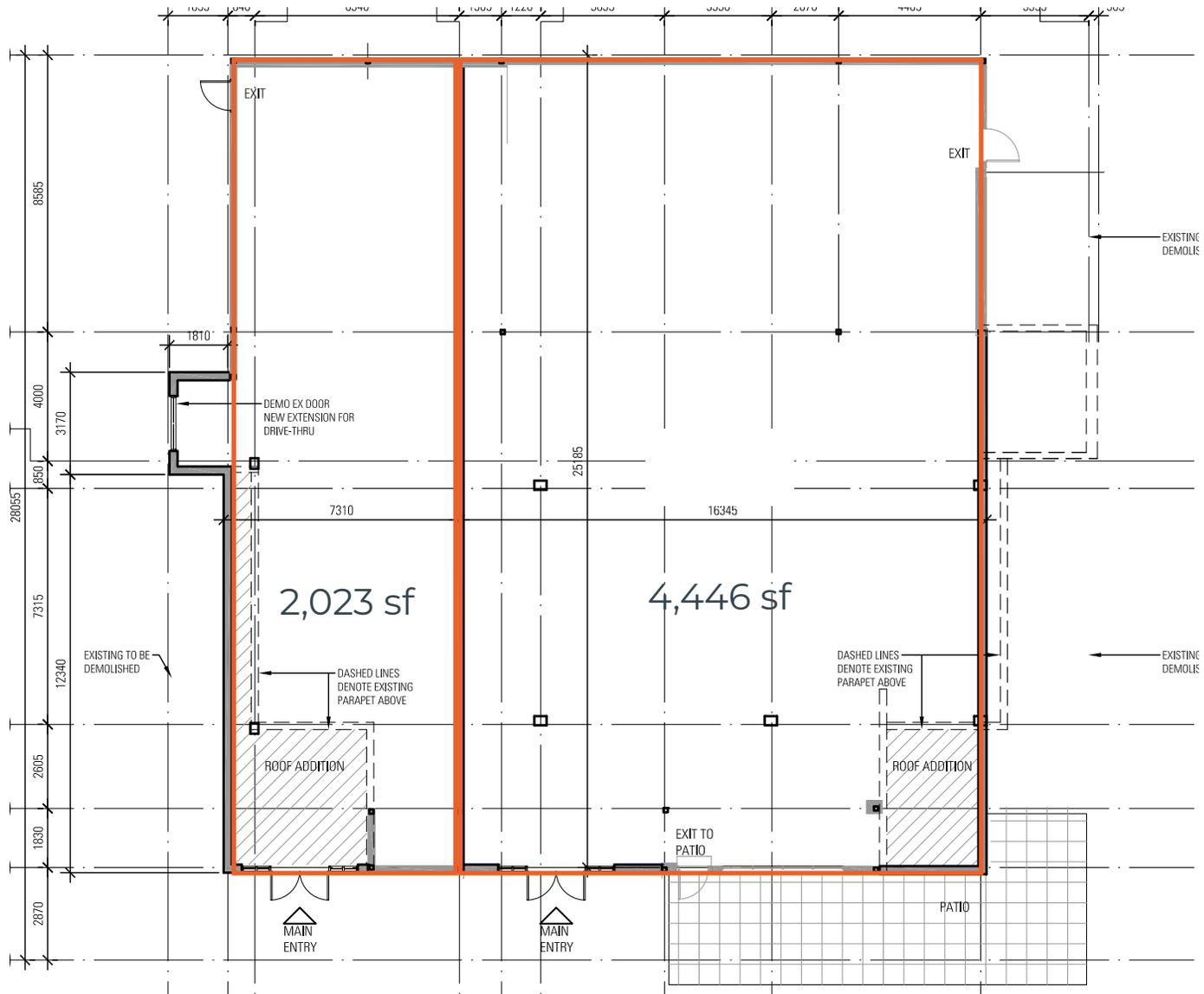
# SITE PLAN





# FLOOR PLAN

## DEMISING OPTION



# PERKS

\* Medical Users within 2.5KM



## LOCAL MARKET

174,431  
Population



63,442  
Households



\$78,914  
Avg. Household \$



**Choice  
Properties**

**open**  
PROPERTY  
GROUP

# OPEN THE DOOR TO YOUR NEXT OPPORTUNITY.

**HANI ABDELKADER\***  
President  
403.807.9067  
[hakader@openpg.ca](mailto:hakader@openpg.ca)

**MORENA IANNIELLO\***  
Vice President  
403.797.0878  
[mianniello@openpg.ca](mailto:mianniello@openpg.ca)

**JACOB ROBINSON**  
Senior Associate  
403.805.9093  
[jrobinson@openpg.ca](mailto:jrobinson@openpg.ca)

**EMMA MACISAAC**  
Associate, Lead Account Manager  
403.463.3581  
[emacisaac@openpg.ca](mailto:emacisaac@openpg.ca)

[openpropertygroup.ca](http://openpropertygroup.ca)

**#601, 1000 Centre St. N**  
Calgary, Alberta  
T2E 7W6  
**CANADA**

**\*Lead Contact**

© 2026. Open Property Group Inc. The information contained herein was obtained from sources considered reliable and, while believed to be accurate, has not been independently verified. Open Property Group Inc. makes no representation or warranty as to the accuracy or completeness of the information and accepts no responsibility or liability for any errors or omissions.