

Choice
Properties

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PROPERTY
GROUP

SUNRIDGE SUPERSTORE

📍 3575 20 Ave NE
Calgary, Alberta

*Prime Retail Opportunity
in a High-Performing Centre*

THE DETAILS

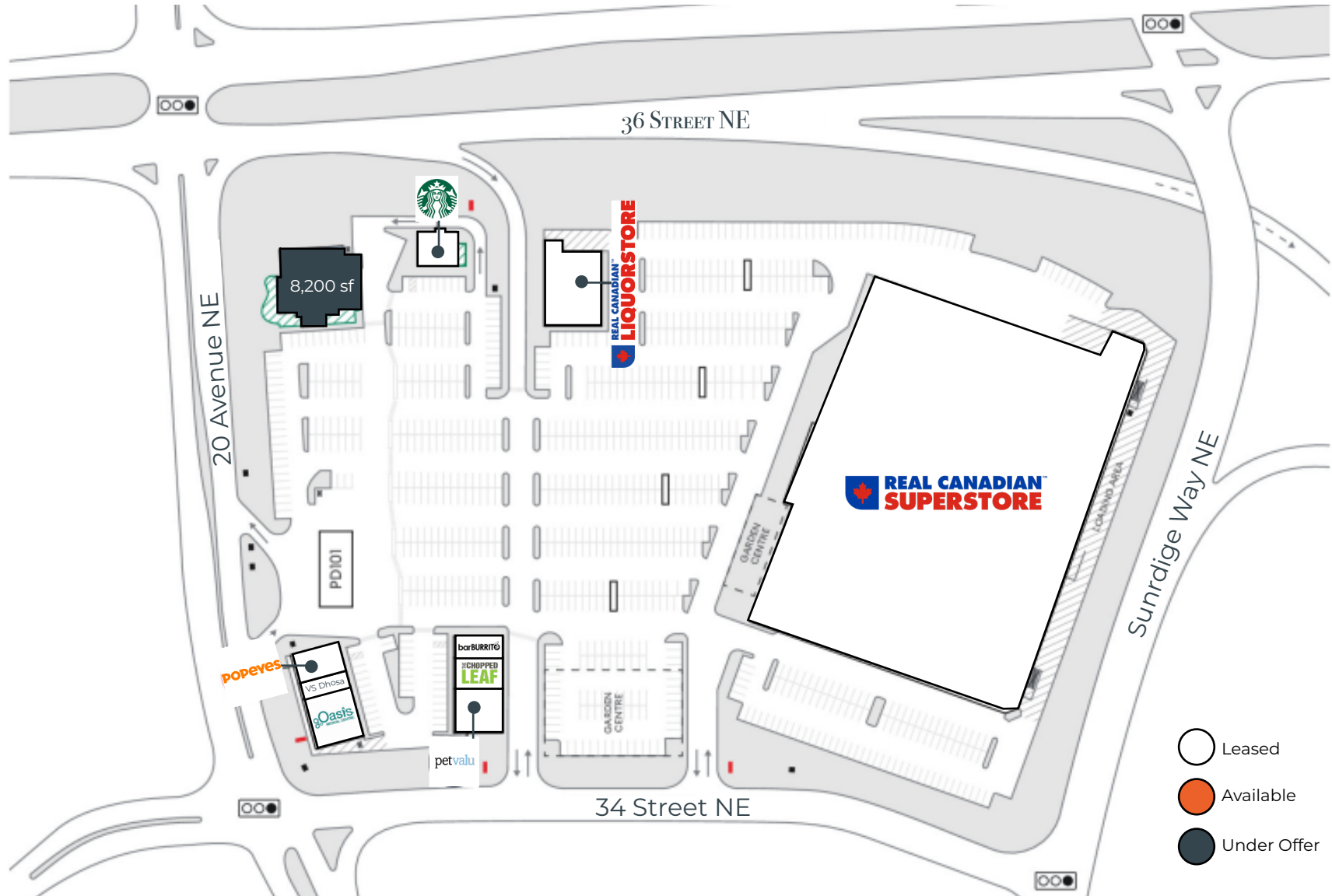
Area	8,200 sf* *Demisable
Rate	Market
Additional Rent	CAM: \$6.87 psf TAX: \$12.00 psf
Parking	Ample Surface
Availability	Immediately

SNAPSHOT

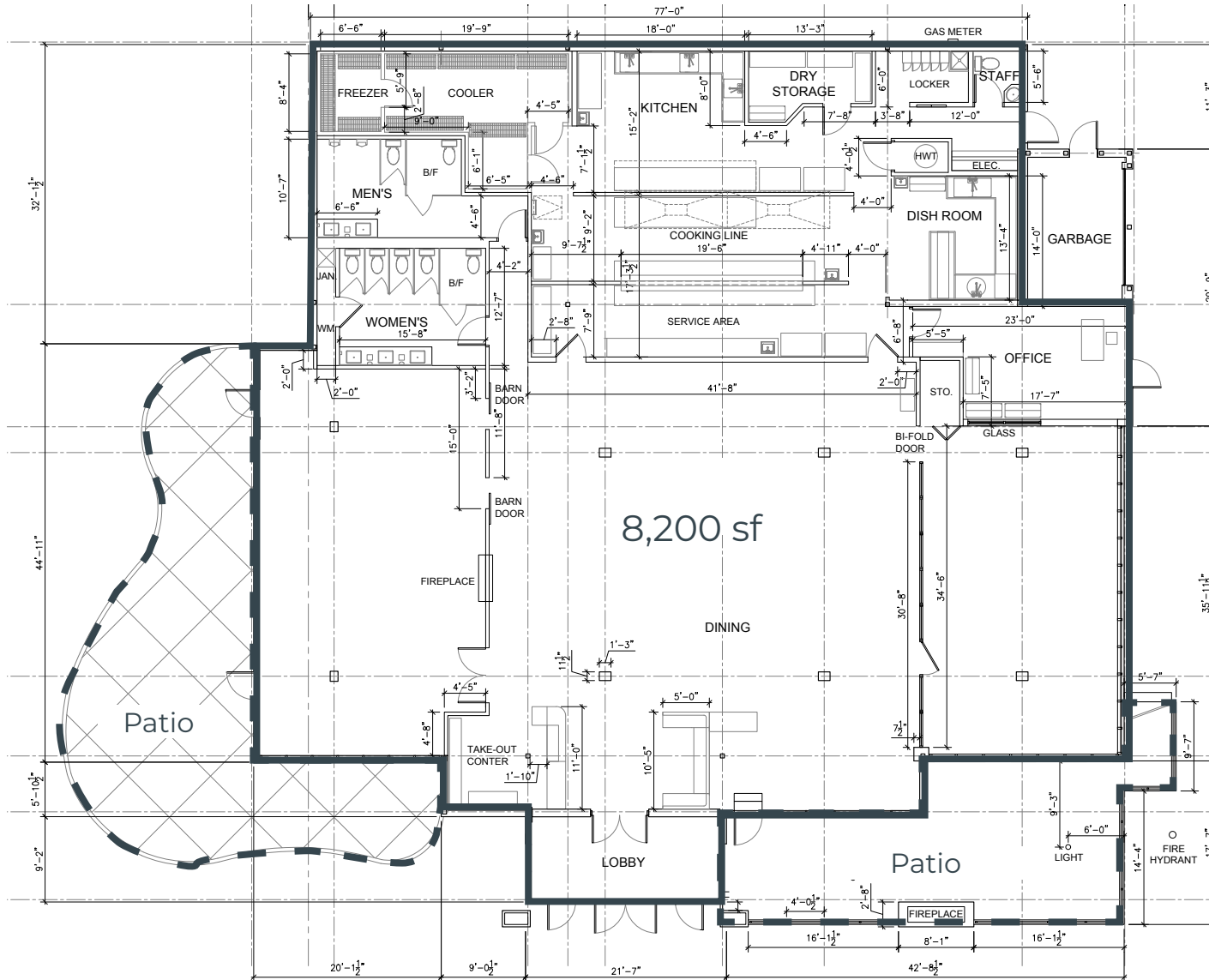
- Positioned within the major Sunridge retail hub along 36 Street NE, a key north-south arterial connecting Memorial Drive, McKnight Blvd, and other major corridors.
- Directly adjacent to Rundle C-Train Station on Calgary's Blue Line, providing strong transit connectivity and thousands of daily commuters.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



SITE PLAN



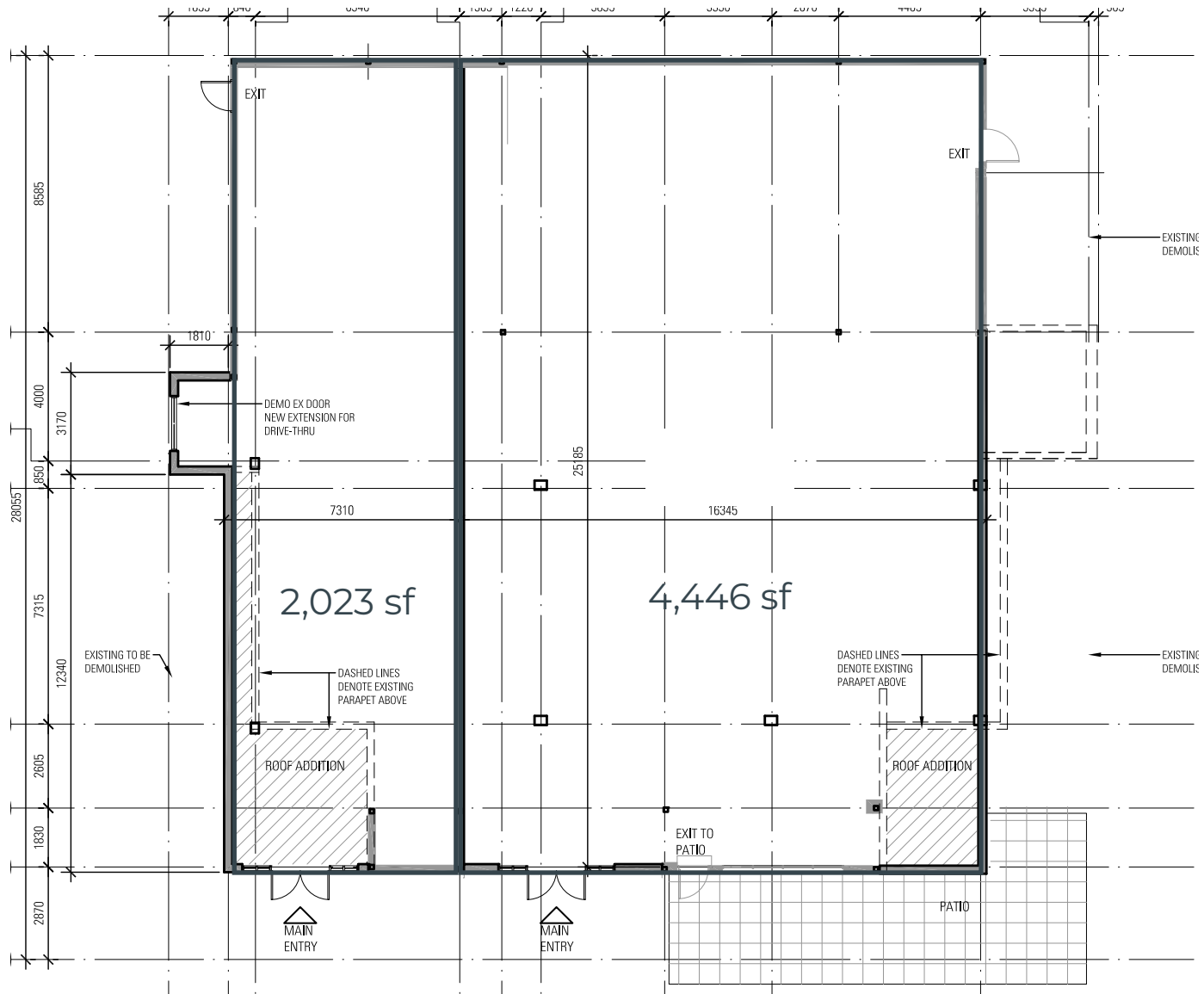
FLOOR PLAN



- Leased
- Available
- Under Offer

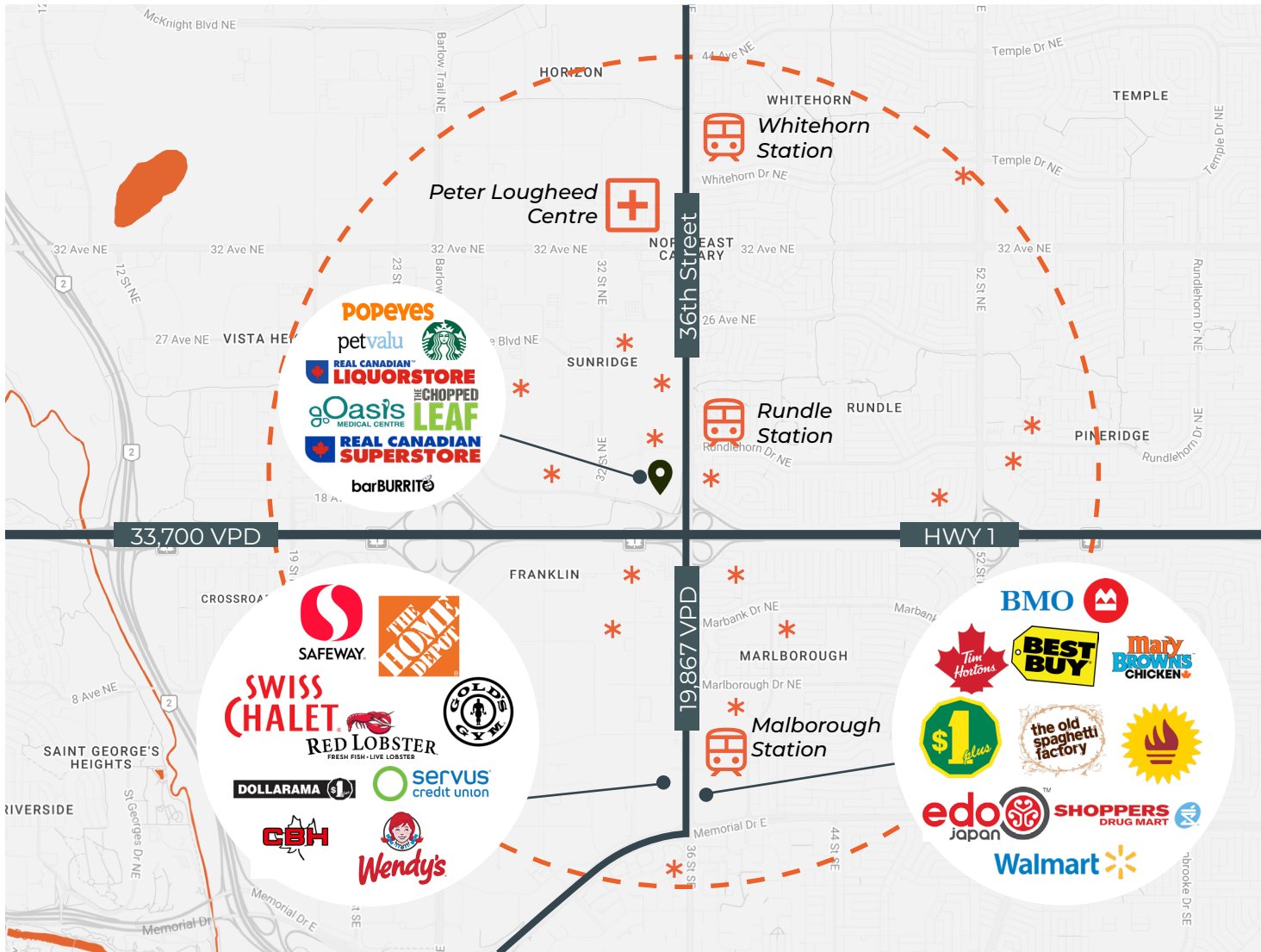
FLOOR PLAN

DEMISING OPTION




PERKS

* Medical Users within 2.5KM




LOCAL MARKET


174,431
Population



63,442
Households



\$78,914
Avg. Household \$



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OPEN THE DOOR TO YOUR NEXT OPPORTUNITY.

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