

# For Lease

## Oakridge Co-op

125 Oakmoor Plaza SW, Calgary, AB



**Prime Retail Space Available!**

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### Highlights

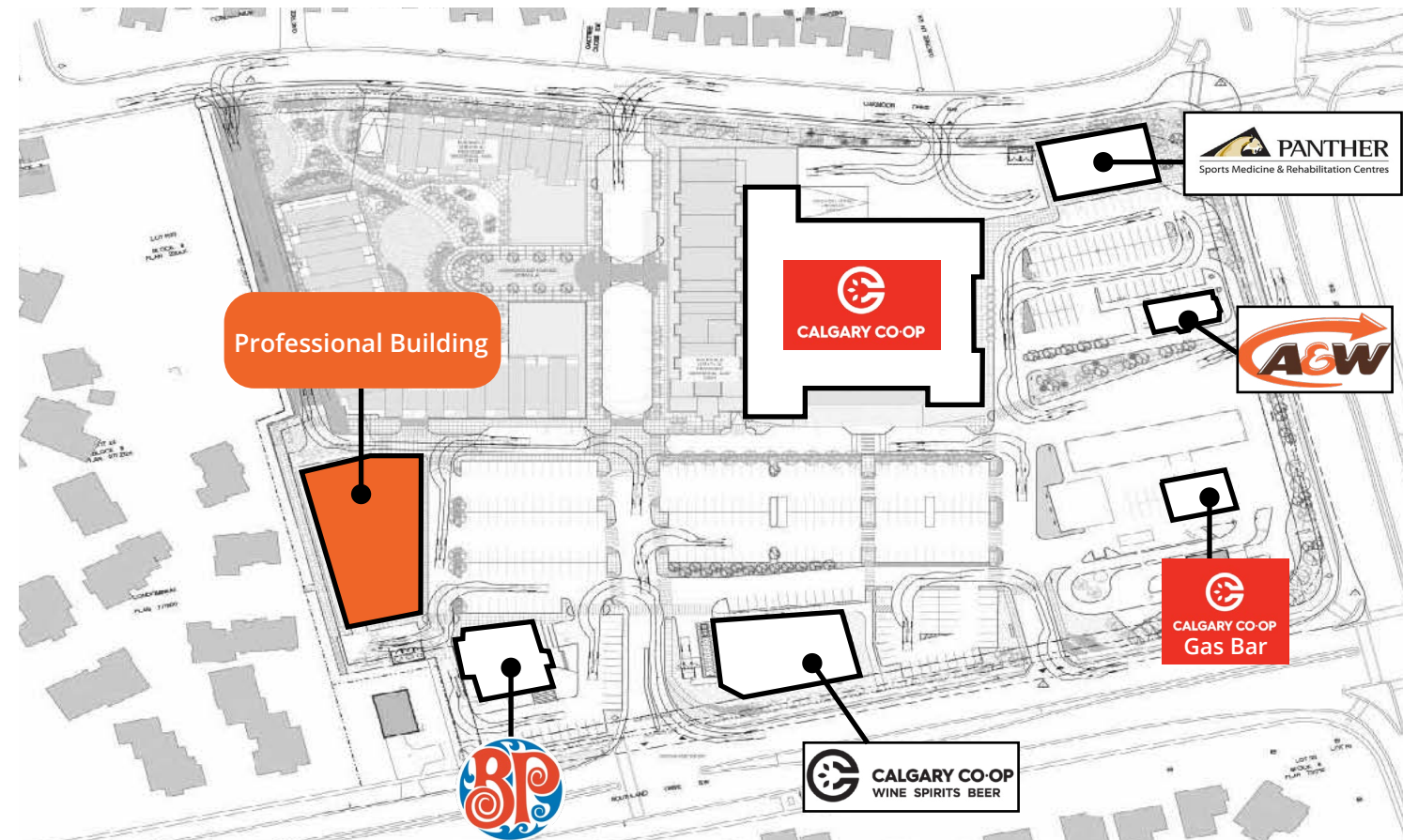
- A newly constructed mixed-use development with a grocery anchor
- Situated at the intersection of Southland Drive SW and 24th Street SW within Oakridge community
- Accessible via Southland Drive SW and Oakmoor Drive SW, with right-in, right-out access from 24th Street SW
- Other tenants include Co-op Grocery, Co-op Wine and Spirits, Co-op Car Wash, CIBC, medical facilities, A&W, and Panther Sports Medicine
- Traffic counts of 9,000 vehicles per day on Southland Drive SW and 16,000 vehicles per day on 24th Street SW
- Abundant parking options available

### Residential Growth

- **Developer:** Quarry Bay Developments
- **Buildings:** Proposed 4 new buildings – 12, 6, and 4 storeys
- **Residential:** 249 units
- **Timeline:** Estimated completion in 2026
- **GLA:** 149,000 (includes office, grocery, and retail)
- **Parking:** 686 stalls

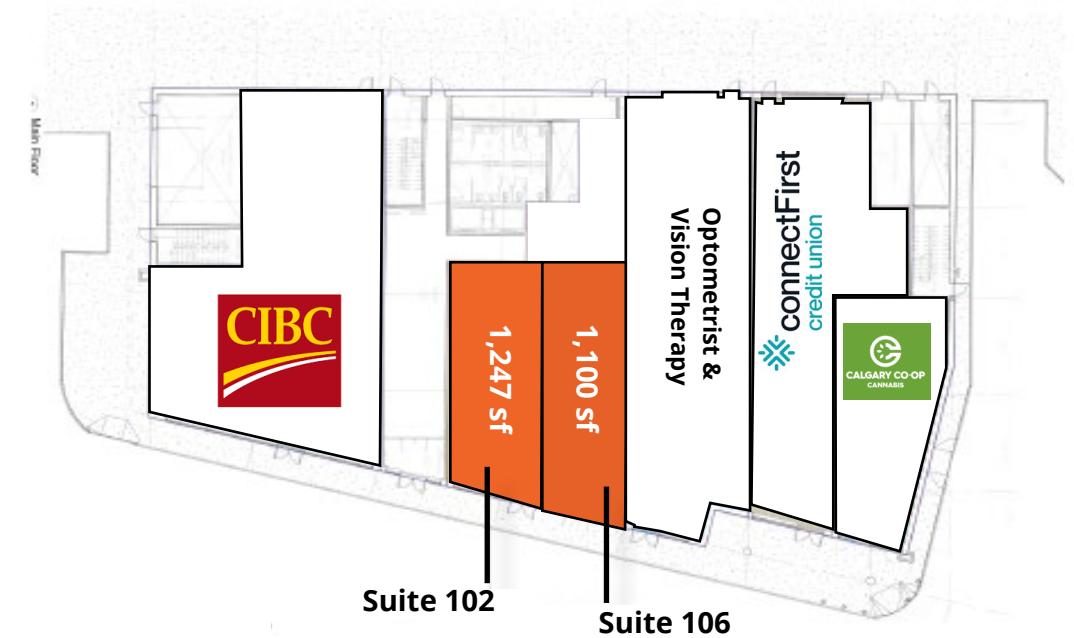
### Details

<b>Vacancy:</b>	<b>Professional Building</b>
	Suite 102   1,247 sf
	Suite 106   1,100 sf
<b>Additional Rent:</b>	\$15.00 psf (est. 2024)
<b>Availability:</b>	Immediate
<b>Parking:</b>	Ample surface parking
<b>Zoning:</b>	Direct Control (DC)



# Professional Building Floor plan

## 1st Floor 6,545 SF



## 2nd Floor Tenants

- Dentist
- Chiropractor
- Personalised Bookkeeping & Tax
- Photography Studio
- Hearing Life
- Oakridge Denture & Implants

- Leased
- Available
- Conditionally Leased
- Under Offer

# Trade Area Demographics

Within 3km



## \$148,657

Average household income



## 48,473

Population



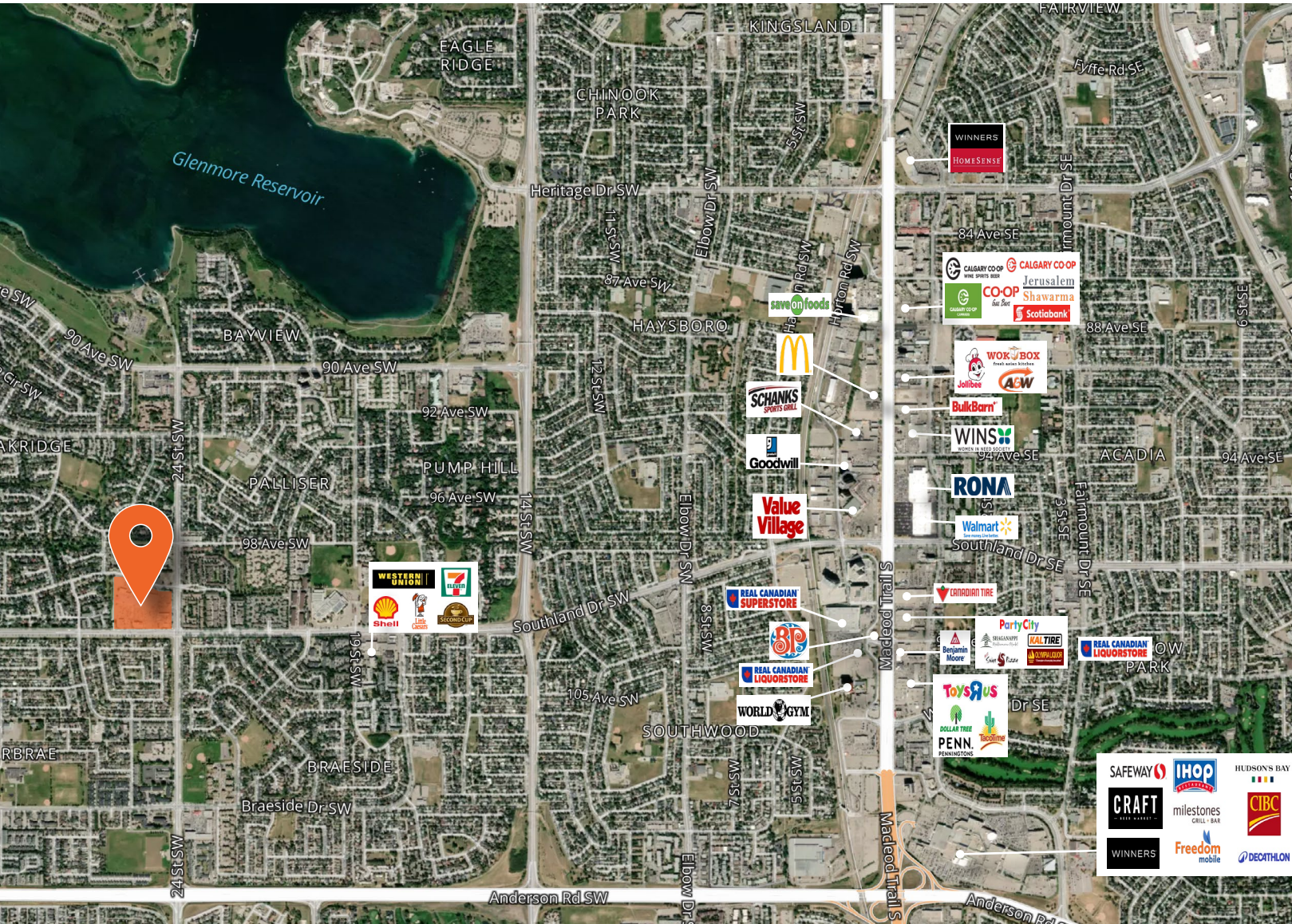
## 35,678

Daytime population



## 18,959

Households



# Get more info.

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