

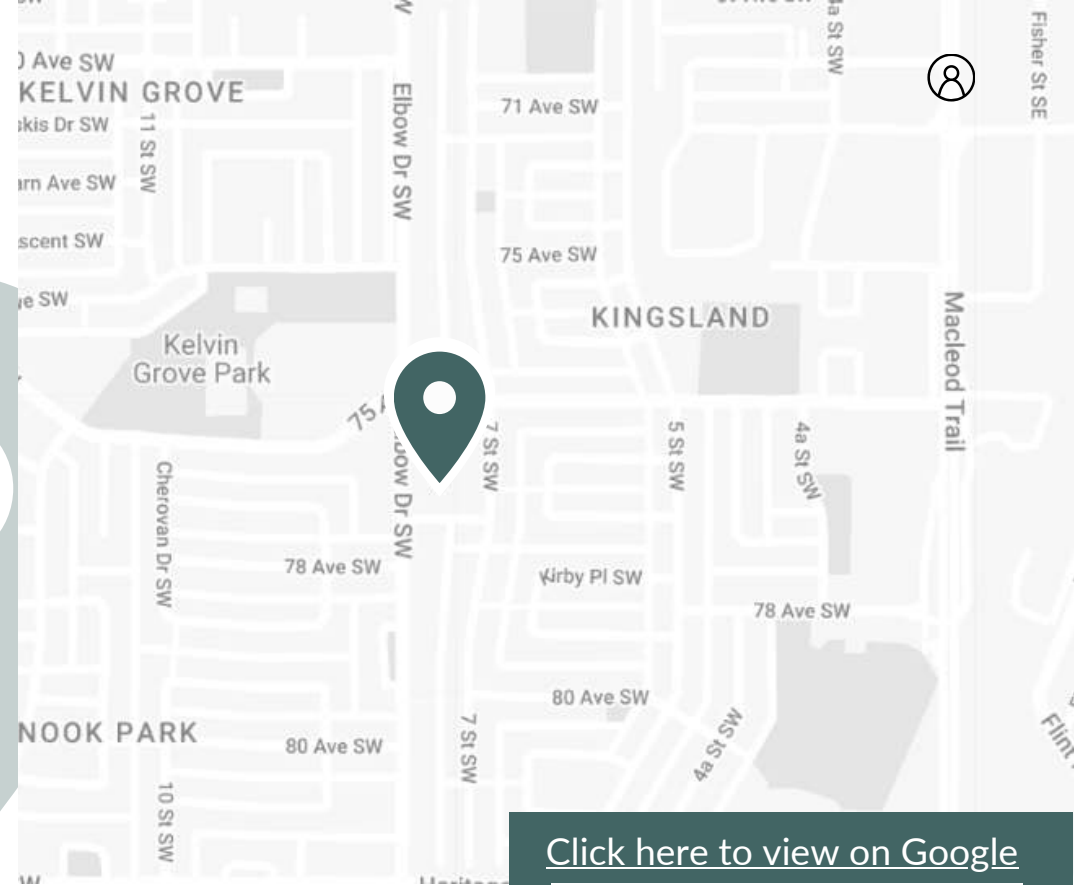
Kingsland Shopping Centre

7726 Elbow Drive South West Calgary, AB



About the Location

Kingsland Shopping Centre is located in a highly desirable suburban neighbourhood and has direct visibility and great access to Elbow Drive SW. This neighbourhood retail hub offers local bus stops right out front and is conveniently situated near several schools and parks, perfect for families. The centre is anchored by Shoppers Drug Mart and Starbucks, and features an excellent, complementary tenant mix including several medical and paramedical tenants, personal services and food service tenants.



[Click here to view on Google](#)



Neighborhood Features



1-MINUTE WALK TO HENRY WISE WOOD HIGH SCHOOL (210 M)



1- MINUTE DRIVE TO CKE COMMUNITY CENTRE (300 M)



3-MINUTE DRIVE TO GLENMORE TRAIL 1.7KM



Nearest Bus line
NB Elbow DR @ 75 AV SW - 56 m



Nearest Rail line
Heritage LRT Station - 1.5 km



Population (5km)
136,879



Household Income (5km)
\$165,319



Households (5km)
56,657



Bike Score
91



Transit Score
63



Traffic count
25,000

Amenities and Tenants



COBS BREAD



SHOPPERS DRUG MART

HARP HEARING CARE



wilder's consignment house

Notable Locations

CKE Community Centre



Kelvin Grove Park

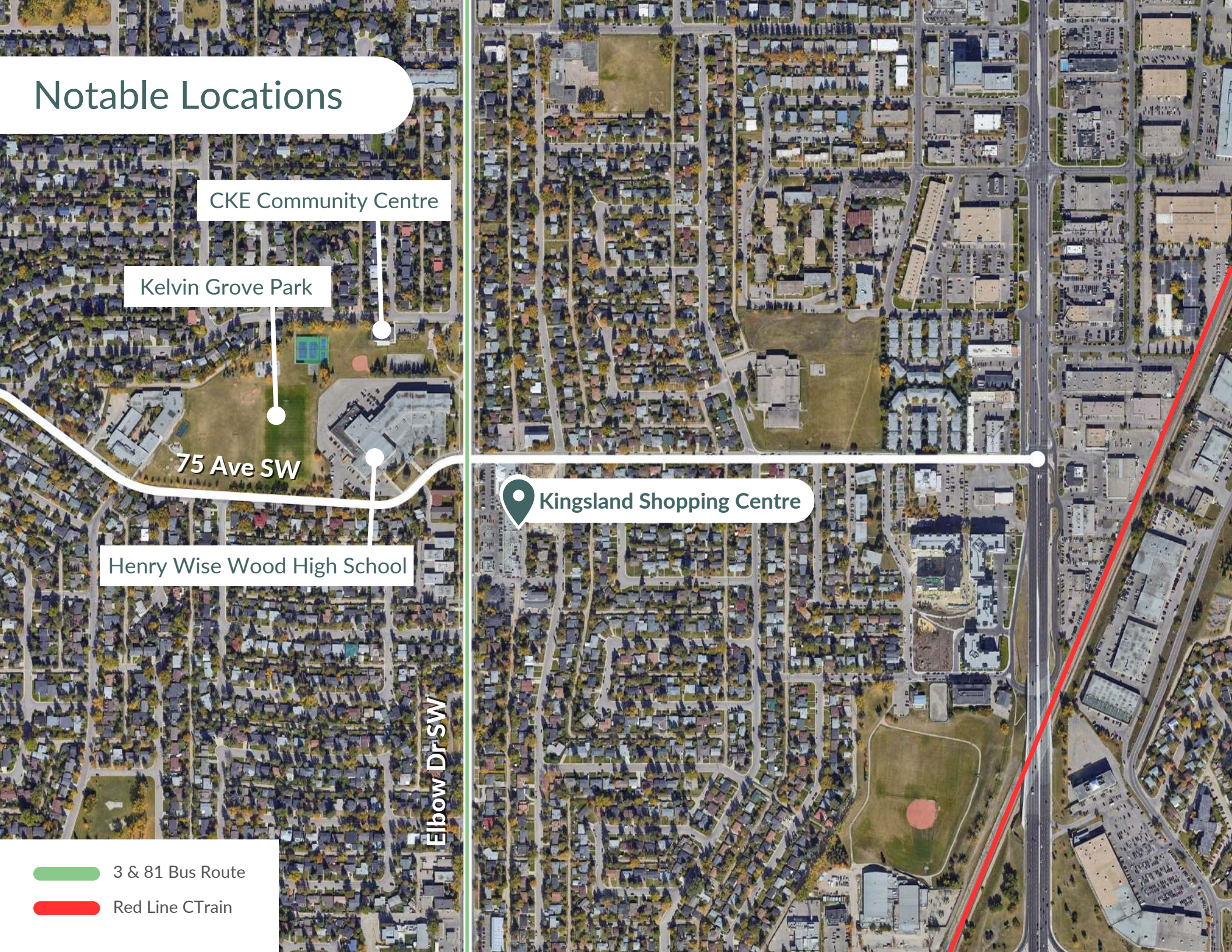
75 Ave SW

Henry Wise Wood High School

Elbow Dr SW

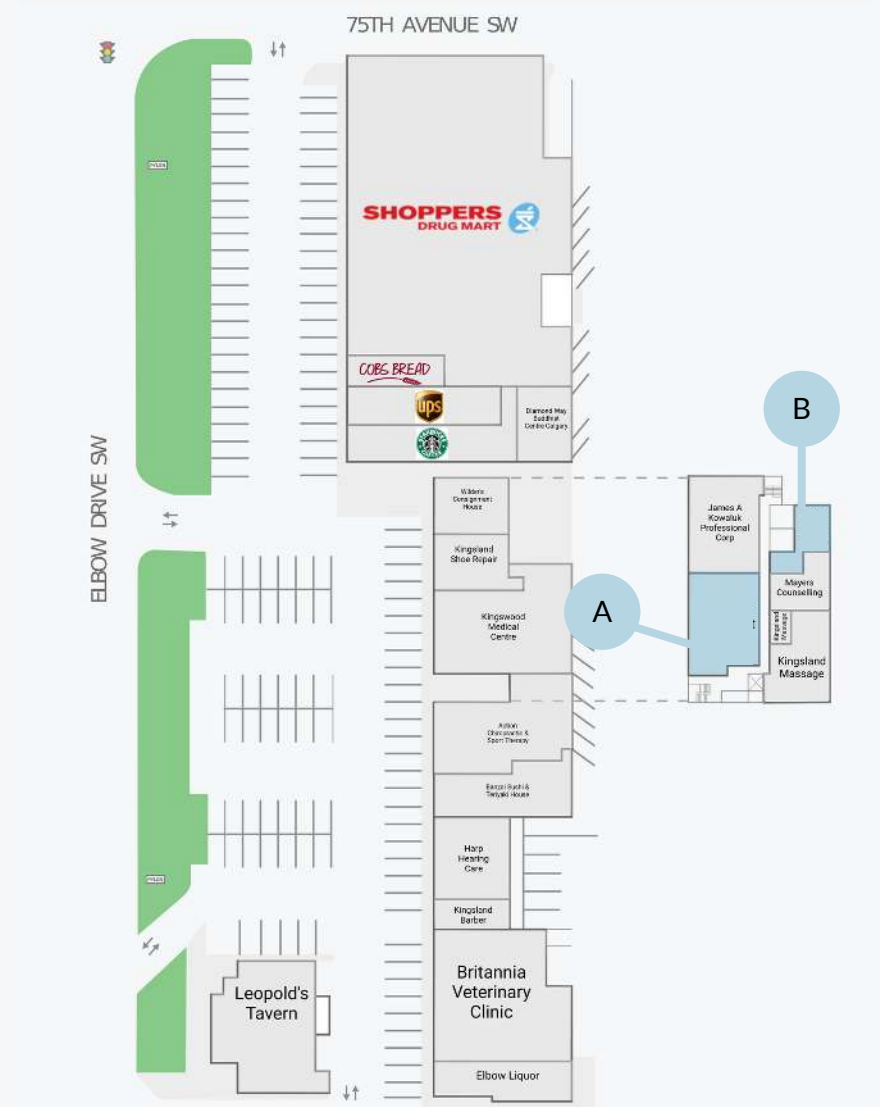
Kingsland Shopping Centre

-  3 & 81 Bus Route
-  Red Line CTrain



Leasing Opportunities

Unit	Unit Number	SF	Ideal Use	Available
A	A02203A	2,019	Office	Immediate
B	A02207A	687	Office	Immediate



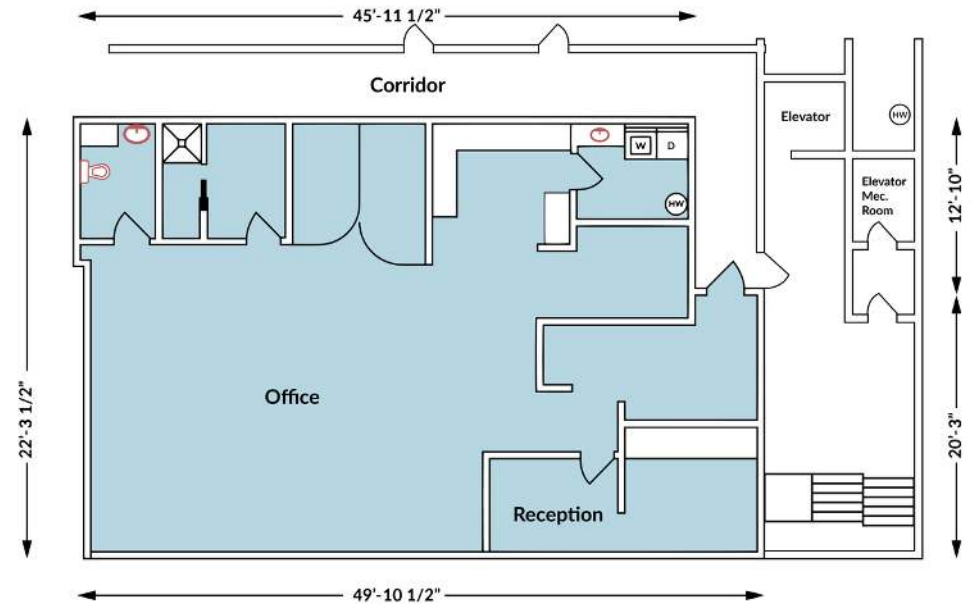
*CAM: \$20.80 sf

*Tax: \$6.31 sf

*2024 estimates

Availabilities

Size	2,019 SF
Floor	2
Unit Number	A02203A
Additional Rent (psf)*	\$27.11
Available	Immediate
Additional Information	Built out office space



Size	687 SF
Floor	2
Unit Number	A02207A
Additional Rent (psf)*	\$27.11
Available	Immediate
Additional Information	Built out office space

