

# Glenbrook Plaza

3715 51 Street South West, Calgary, AB

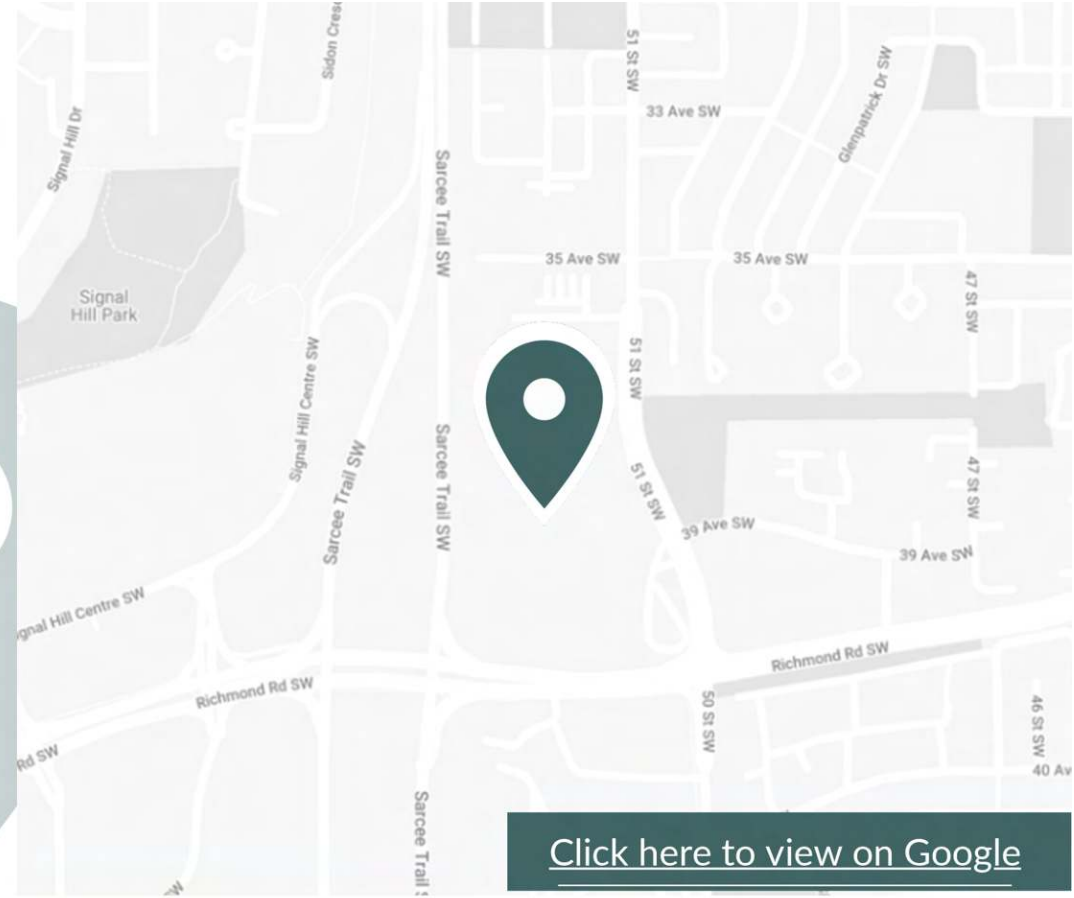
## Leasing Opportunity





# About the Location

Glenbrook Plaza is located just off Sarcee Trail in the vibrant community of Glenbrook – home to many single-family homes, as well as schools and community centres. This site is an open-air two storey plaza that features key tenants such as medical clinics, health & wellness centres, salons, and food services. It is shadow-anchored by HomeSense, GoodLife Fitness and Save-On Foods, located directly across the street at Richmond Square. In 2014, Glenbrook Plaza underwent redevelopment with all-new storefront facades and enhanced landscaping, improving the overall aesthetics and beauty of the surrounding neighbourhood.



[Click here to view on Google](#)



# Neighborhood Features

 2-MINUTE DRIVE TO  
GLENBROOK PARK (400M)

 4-MINUTE DRIVE TO GLENBROOK  
COMMUNITY CENTRE (1.4 KM)

 8-MINUTE DRIVE TO GREY EAGLE  
RESORT AND CASINO (4.7 KM)

 Nearest Bus line  
SB 51 ST SW @ Glenbrook PL (20m)

 Nearest Rail line  
45 Street light Rail Station (3.8 km)  
*20 minute bus ride from Glenbrook Plaza*

 Population (5km)  
159,114

 Household Income (5km)  
\$173,017

 Households (5km)  
64,253

 Bike Score  
82

 Walk Score  
78

 Traffic count  
33,000

## Featured Amenities and Tenants





# Notable Locations

Sarcee Trail

Glenbrook Community Association

Glenbrook Plaza

Richmond Square

Richmond Rd SW

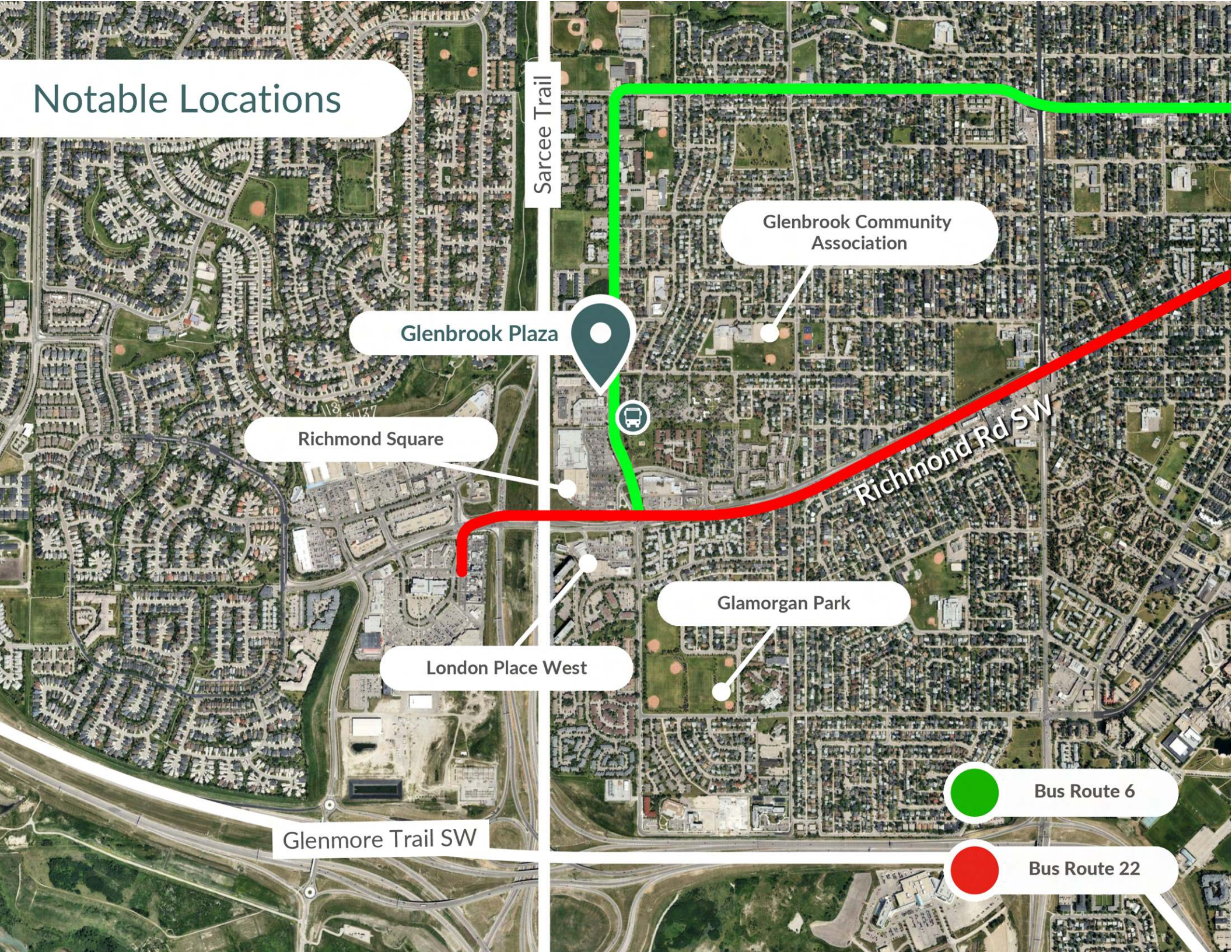
Glamorgan Park

London Place West

Bus Route 6

Glenmore Trail SW

Bus Route 22

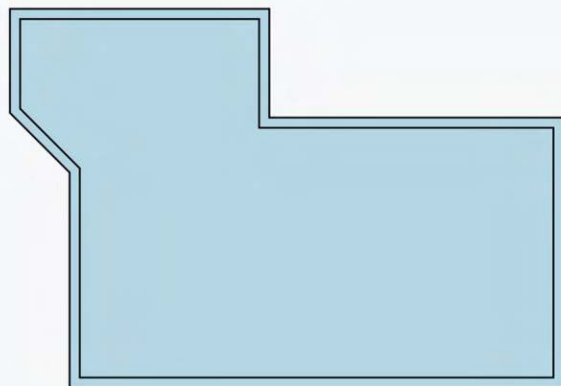




# Leasing Opportunities

<b>Size</b>	484 SF
<b>Unit Number</b>	208
<b>Available</b>	Q4 2024
<b>Ideal Uses</b>	Psychologist Office, Chiropractor
<b>Additional Rent*</b>	\$19.59
<b>Notes</b>	2nd floor location in medical building

*\*this is an approximate and rates are subject to change.*





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