

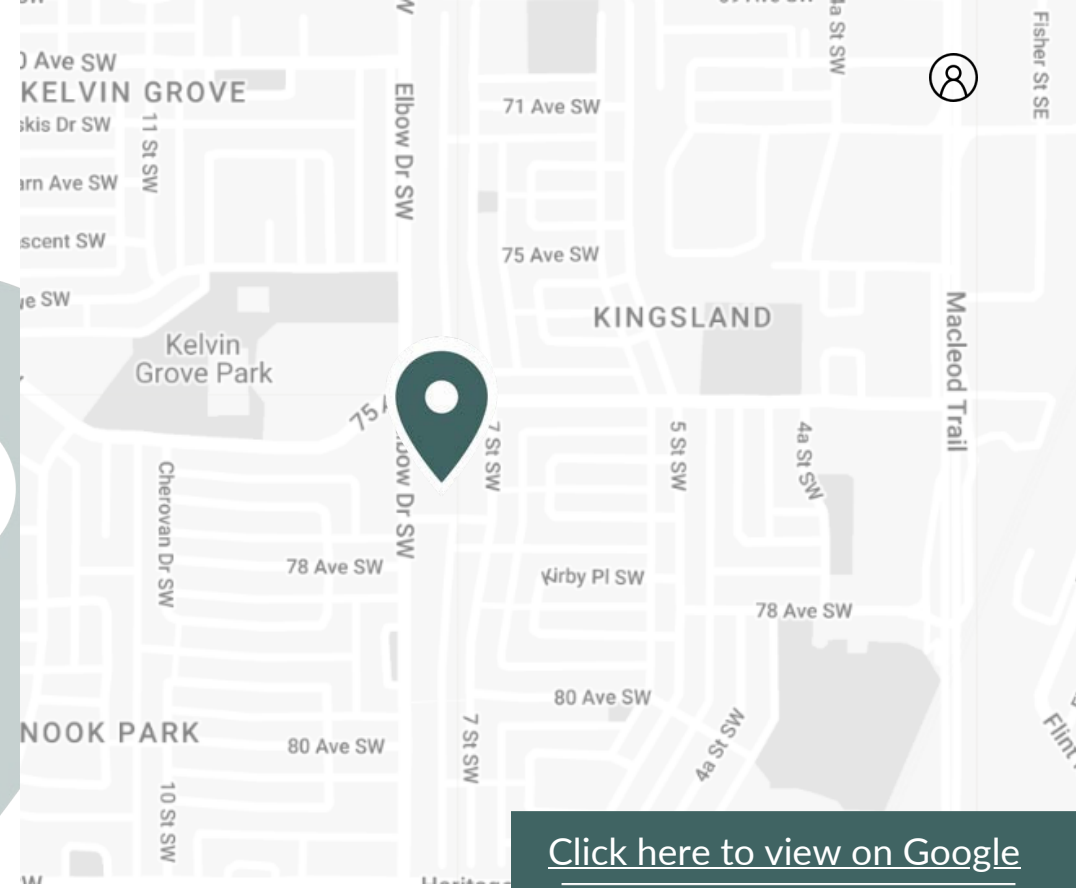
Kingsland Shopping Centre

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.



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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



Notable Locations

CKE Community Centre

Kelvin Grove Park

75 Ave SW

Henry Wise Wood High School

Elbow Dr SW

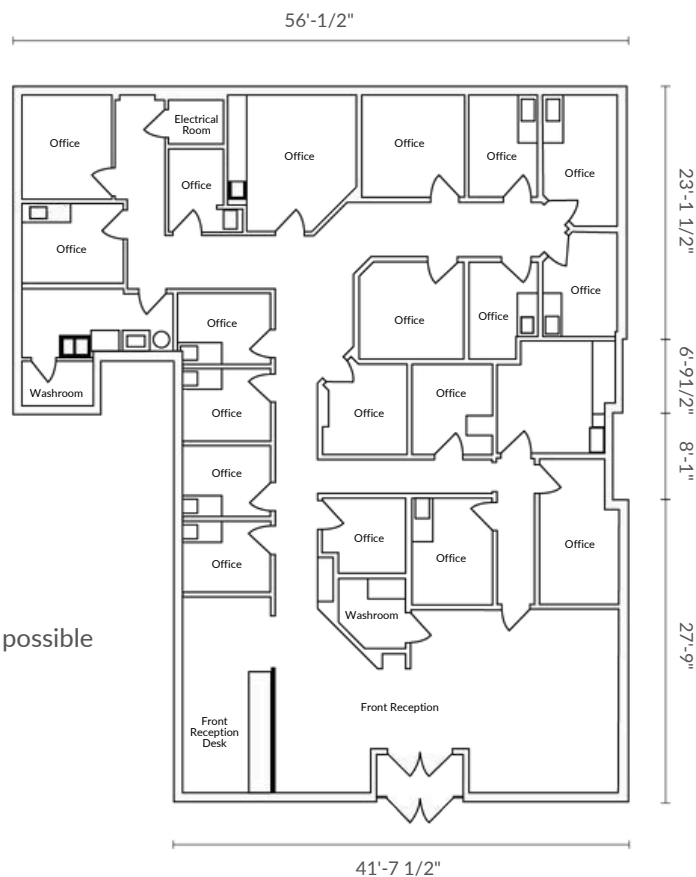
Kingsland Shopping Centre

3 & 81 Bus Route

Red Line CTrain

Leasing Opportunity

Size	3,127 SF
Floor	1
Unit Number	A01111A
Additional Rent (psf)*	\$27.04
Available	Immediate
Zoned	Medical



Note: Rental subsidy possible for medical tenant

***CAM:** \$9.62 sf

***Tax:** \$8.49 sf

*2025 Estimates

