





MONTEREY SQUARE

2220 – 68 STREET NE | CALGARY, AB

RETAIL SPACE FOR LEASE

This recently upgraded community shopping centre is conveniently located on the Trans-Canada Highway.

Monterey Square services the established communities of Monterey, Abbeydale, Marlborough Park, Pineridge, and Temple. Anchored by Calgary Co-op and Dollarama, the centre includes a diverse mix of retailers, including Liquor Depot, Petro Canada, Scotiabank, a medical clinic, and other service-oriented offerings. A future pad development on the property's southwest corner will offer incredible exposure to future tenants.











PROPERTY DETAILS

SITE AREA
12.88 Acres

RENTAL RATE
Market

AVAILABILITY
Immediately
Bldg D: Pre-Leasing

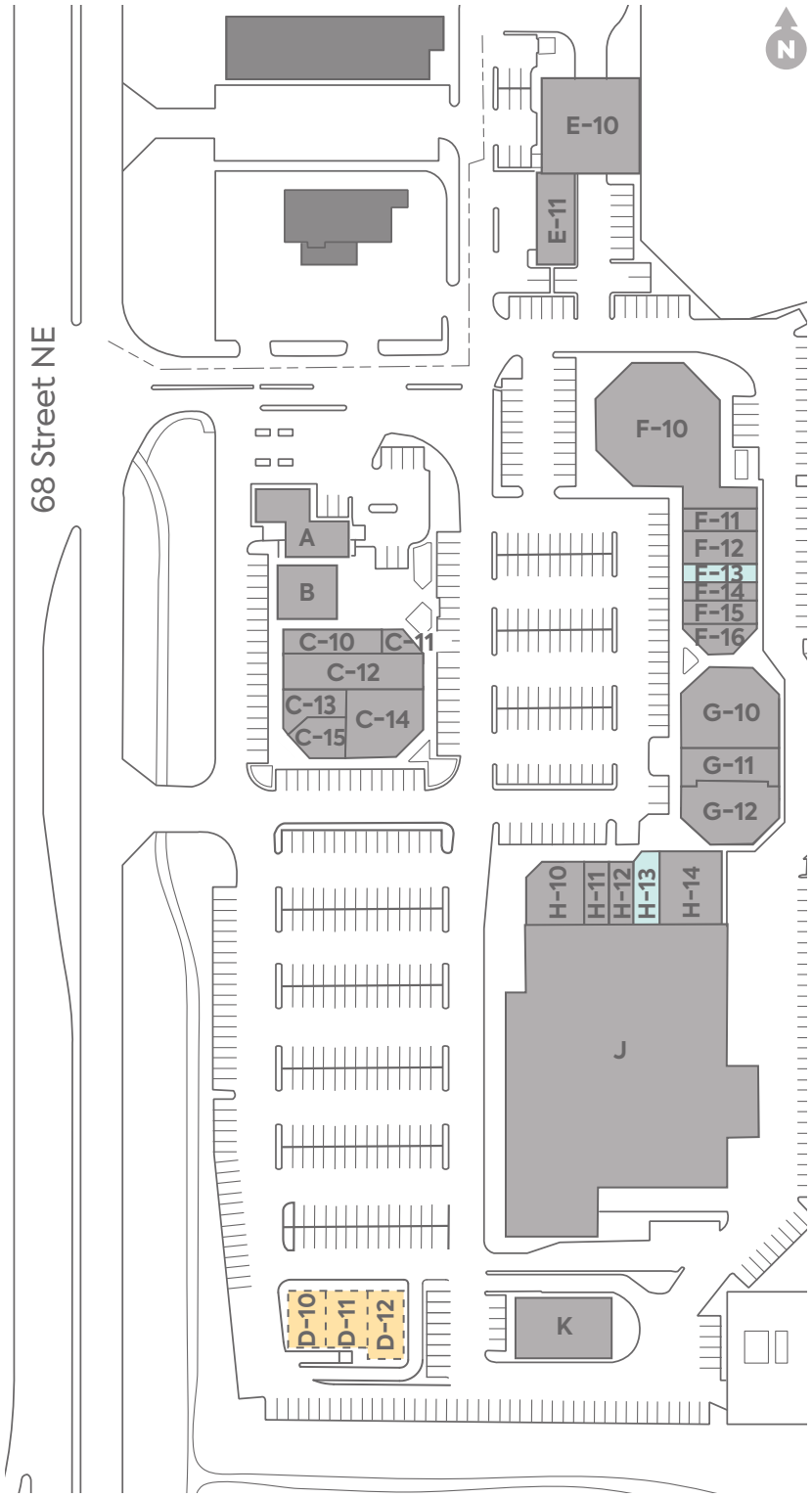
GROSS BUILDING AREA
101,972 SF

ADDITIONAL RENT
Prop Tax: $6.58/SF
CAM: $7.25/SF*
EST. TOTAL: $13.83/SF
**Plus admin fee*

PARKING RATIO
4/1,000 SF

SITE PLAN

Monterey Square



A	Petro Canada	2,200 SF
B	The Rasam	2,002 SF
C-10	Monterey Laundromat	1,650 SF
C-11	Monterey Barber Shop	680 SF
C-12	Ace Liquor	2,820 SF
C-13	H&R Block	1,275 SF
C-14	Pet Valu	3,118 SF
C-15	BarBurrito	1,209 SF
D-10	PENDING	1,400 SF
D-11	PENDING	1,335 SF
D-12	PENDING	1,600 SF
E-10	Monterey Car Wash	5,760 SF
E-11	Les Dobos Automotive	2,155 SF
F-10	Dollarama	9,299 SF
F-11	Monterey Park Nails & Spa	1,162 SF
F-12	Monterey Veterinary Clinic	1,592 SF
F-13	AVAILABLE	831 SF
F-14	Diosa Esthetics & Hair	947 SF
F-15	Monterey Vision	1,105 SF
F-16	Subway	1,041 SF
G-10	Monterey Dental Centre	4,455 SF
G-11	Kumon	2,114 SF
G-12	Monterey Park Physiotherapy	3,396 SF
H-10	Monterey Medical Clinic	2,256 SF
H-11	Wasim's Pizza & Donair	1,017 SF
H-12	Monterey Denture Clinic	1,017 SF
H-13	AVAILABLE	1,041 SF
H-14	TNK Vietnamese Restaurant	2,900 SF
J	Co-op	40,883 SF
K	Scotiabank	4,000 SF

The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.



AREA DEMOGRAPHICS

Monterey Square

POPULATION

1 KM	3 KM	5 KM
10,932	76,965	154,236

HOUSEHOLDS

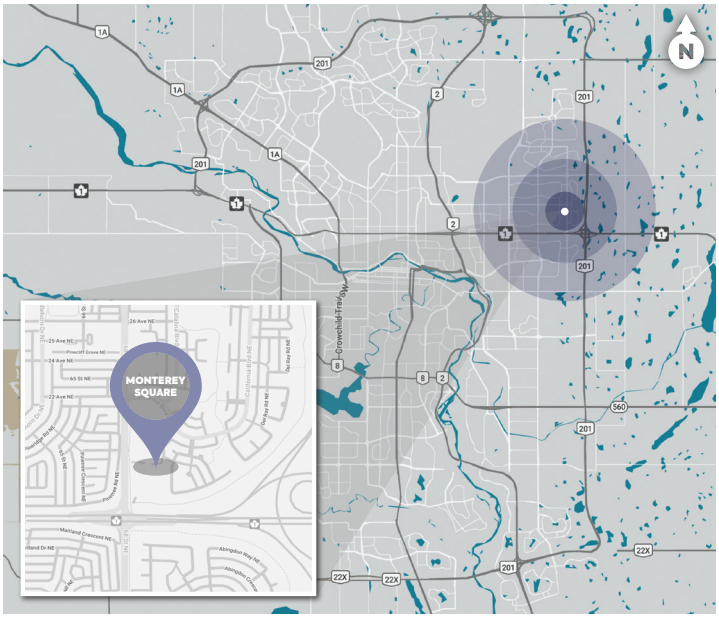
1 KM	3 KM	5 KM
3,604	24,695	49,763

AVERAGE INCOME

1 KM	3 KM	5 KM
$98,686	$95,534	$93,376

VEHICLES PER DAY

Approx. 50,000 on 68 Street NE
and 58,000 on Highway 1



CONTACT



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QUALICO PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES