

1,692 sf

Bay 1

C/L

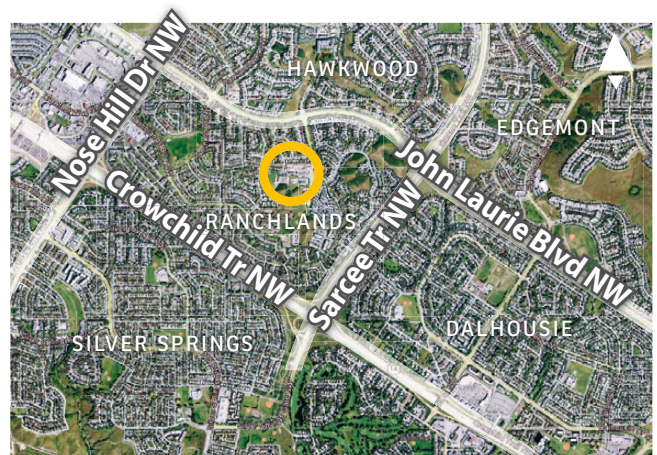


## RETAIL SPACE FOR LEASE

### Ranchlands Plaza

7750 Ranchview Drive NW, Calgary

- » Great retail space in established community.
- » Close to John Laurie Boulevard.



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**BARCLAY STREET**  
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LOCAL EXPERTISE MATTERS

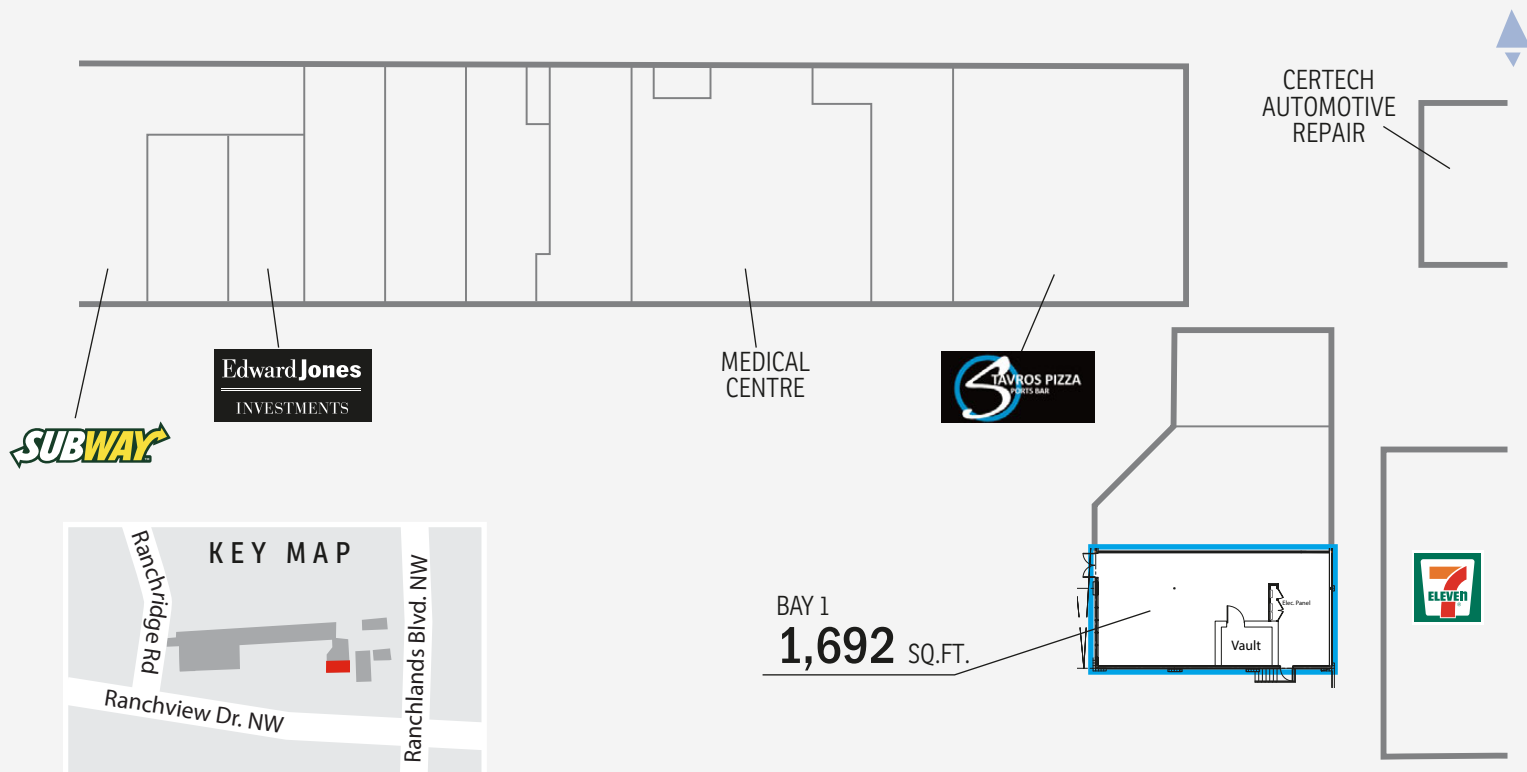
**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

CELEBRATING

50 YEARS

1973–2023





- » Located in the established community of Ranchlands.
- » Close to John Laurie Boulevard.

## LEASE INFORMATION

**MUNICIPAL ADDRESS:**  
7750 Ranchview Drive NW, Calgary

**LEGAL DESCRIPTIONS:**  
Condominium Plan 0511425, Unit 17

**AVAILABLE FOR LEASE:** **C/L**  
1,692 sq. ft. – Bay 1

*Daycare is not permitted*

**OPERATING COSTS & TAXES:**  
\$13.25 per sq. ft. (est.)  
Tenant pays own electricity and gas.

**NET RATE:** Market



## Area Demographics (3 km radius)

**Population**  
76,862

**Average Household Income**  
\$155,522

**Median Age**  
43.9

**Traffic Count** 11,000 VEHICLES DAILY ON RANCHLANDS BLVD. NW

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