



DRIVE THRU RESTAURANT FOR LEASE

Foothills Crossing

3619 61st Avenue SE, Calgary

» The only retail centre within 1 km radius area offering national brands food services.

Tim Hortons. *edo* *JAPAN* *SUBWAY* *TacoTime*



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BARCLAY STREET
REAL ESTATE
LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING

50
YEARS

1973-2023

- » Located on busy intersection of Barlow Tr. and 61 Ave SE
- » High-traffic location.
- » The only retail centre within 1 km radius area offering national brands food services.



Number of Businesses
1,293 2 KM RADIUS



Daytime Workers
23,289 2 KM RADIUS



Traffic Counts
30,000 **11,000**
BARLOW TRAIL DAILY 61 AVENUE SE



LEASE INFORMATION

MUNICIPAL ADDRESS:

3619 61st Avenue SE, Calgary

ZONING: C-C1 (Commercial-Community 1)

PARKING RATIO: 5.78 : 1,000 sq. ft.

AVAILABLE FOR LEASE

2,644 sq. ft. Drive Thru

DEMISABLE

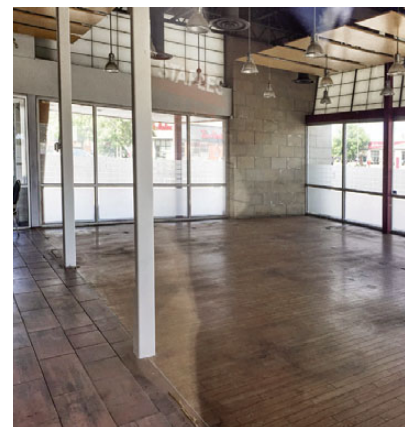
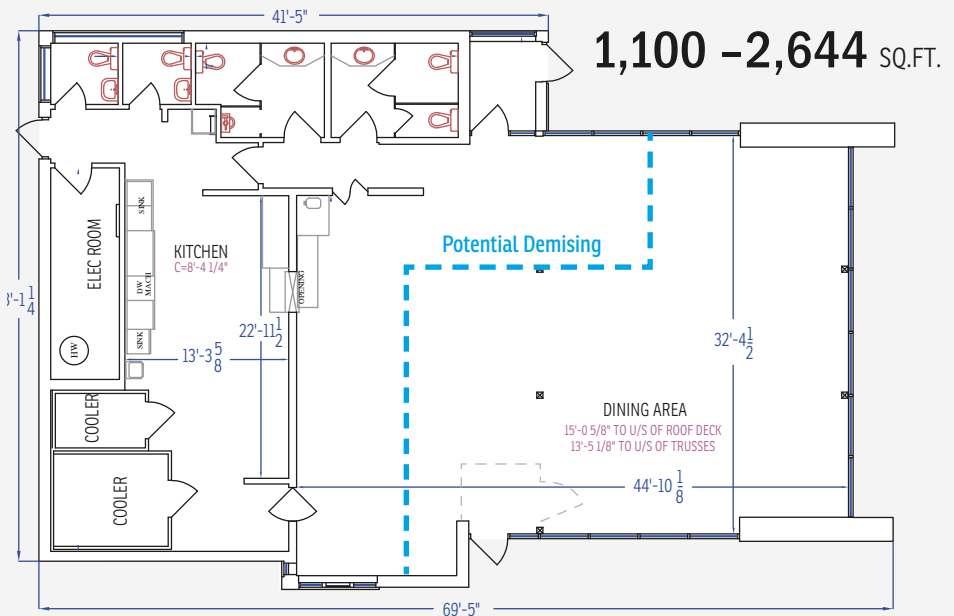
» Demisable 1,100–2,644 sq. ft.

AVAILABILITY: Immediate

BASIC RENT: Market

OP. COSTS AND TAXES:

\$9.83 psf (does not include waste removal)



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