



**FOR  
LEASE**



**5333 61 AVENUE SE, CALGARY**





## HIGHLIGHTS

- Brand new retail and industrial development to service commuter along 52 Street SE going into Riverbend, Quarry Park, Douglasglen, Douglasdale, McKensie Lake, Mountain Park, McKensie Townie, Inverness, New Brighton, Copperfield
- Excellent accessibility to major transportation routes, including Deerfoot, Glenmore, Stoney and Barlow Trails and SE Calgary ring road
- The development is situated on the newly expanded multi-lane corridor of 52 Street SE and 61 Avenue SE providing excellent exposure
- 52 Street SE sees over 28,000 vehicles per day, plus 13,000 along 61 Avenue SE (next to 52 Street SE)

## DEMOGRAPHICS

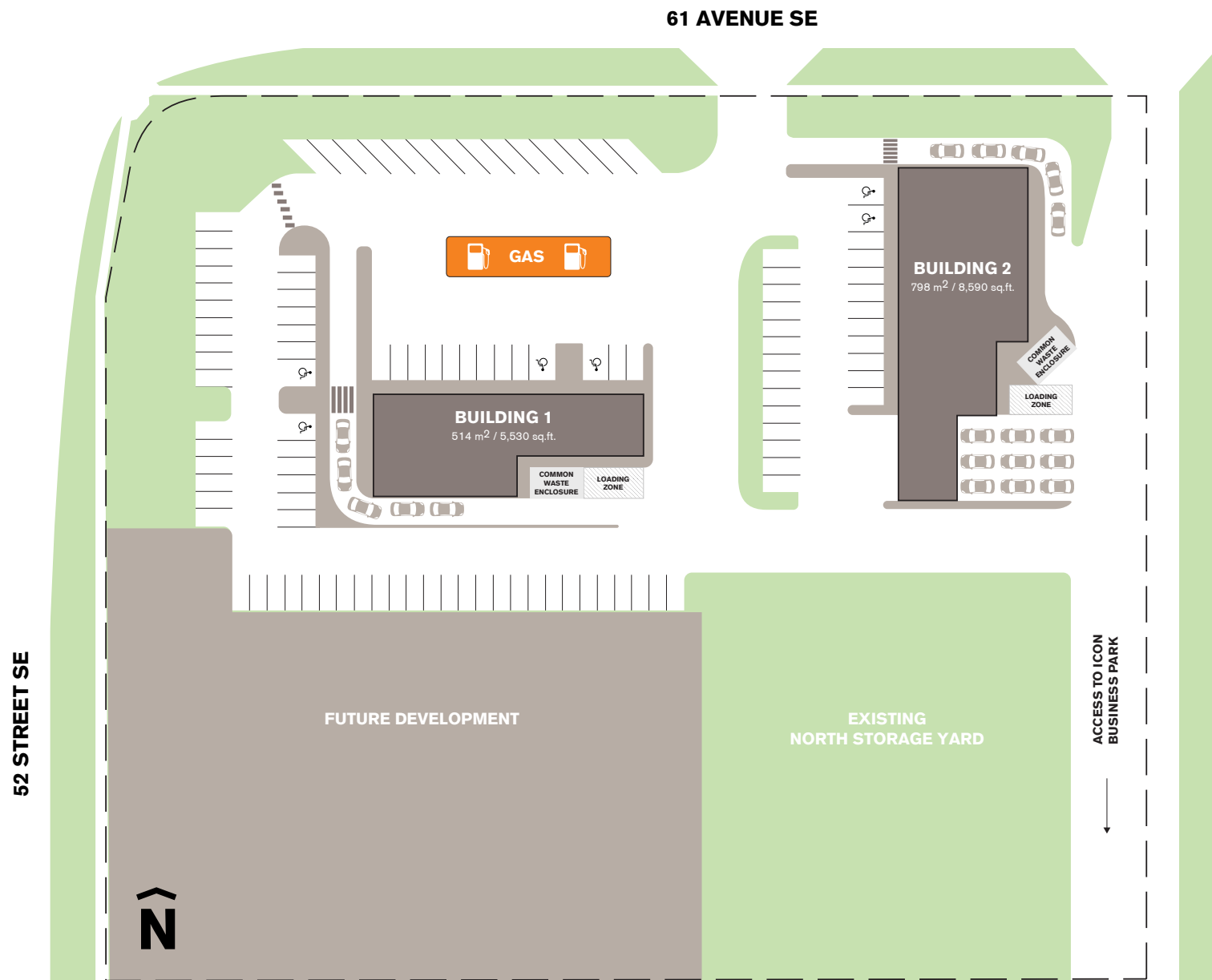
	YEAR	3KM	5KM
POPULATION	2015	11,343	49,013
	2020*	12,772	54,176
AGE	Median	36.5	38.3
HOUSEHOLD INCOME	Average	\$83,000	\$78,272
	Median	\$62,994	\$59,862

\*PROJECTIONS

## AVAILABILITY

2018





**BUILDING 1:** 1,950 - 5,530 SF

**BUILDING 2:** 915 - 8,590 SF

## BUILDING AND AREA FEATURES

Icon Retail Centre offers an exceptional opportunity to lease brand new mixed retail and industrial space in Calgary's thriving Southeast District. Situated on the newly expanded multi-lane corridor of 52 Street SE, Icon Retail Centre is ideal for many business uses including automotive users. Surrounding developments such as the adjacent Icon Business Park will contribute to the 1000+ projected employee count by 2018.

- | D-C zoning with I-C uses capabilities allowing for a wide variety of permitted uses
- | Suggested uses include gas bar, coffee, drive-thru, restaurants, QSR, liquor, automotive, service or related
- | Site access is right in, right out at all turns
- | Excellent signage opportunities available on facade and pylon facing 52 Street SE





### 5333 61 AVENUE SE, CALGARY, AB

Icon Retail Centre's strategic location provides excellent accessibility to major transportation routes, including Deerfoot, Barlow Trail, and the SE Calgary ring road. Conveniently located and easily accessible for all visitors, Icon offers reasonable drive times from all quadrants of the city and features ample parking. Located along the City of Calgary bike pathway system, Icon is a comfortable commute for visitors and employees, and there is a transit stop in front of the building.

- |   |                            |    |                            |    |                       |
|---|----------------------------|----|----------------------------|----|-----------------------|
| 1 | ICON Retail Centre         | 6  | Foothills Industrial       | 11 | Calgary Co-Op Gas Bar |
| 2 | ICON Business Park         | 7  | Wigmore Industrial         | 12 | Tim Horton's          |
| 3 | Starfield Logistics Centre | 8  | South Foothills Industrial | 13 | Big Rock Brewery      |
| 4 | Great Plains               | 9  | Shepard Industrial         | 14 | Chinook Centre        |
| 5 | Calgary Soccer Centre      | 10 | Subway                     |    |                       |



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