

# Lake Bonavista Promenade

755 Lake Bonavista Drive SE, Calgary, Alberta

## 3 UNITS AVAILABLE



## SITE INFO

Serving the communities of Lake Bonavista, Willow Park, Parkland, Canyon Meadows, Queensland and Deer Run for over 30 years. Lake Bonavista Promenade is a well-established, charming, suburban enclosed mall providing a unique lakeside experience within Canada's first residential lake community. Anchored by Shoppers Drug Mart, TD, Safeway and Brewsters Brew Pub with over 45 retailers and ample surface parking.

- **Available Space:** Unit 203 - 885 sq ft *Second Floor Office\**  
Unit 210 - 652 sq ft *Second Floor Office\**  
Unit 236 - 3,648 sq ft *Second Floor Office\**
- **Asking Minimum Rent:** Market
- **Additional Rent:** CAM: \$15.10, Property Tax: \$6.26 + 5% Gross Rent Management Fee
- **Zoning:** DC
- **Signage:** Fascia



LEASING CONTACT  
SCOUT REAL ESTATE LTD.

**Scout**

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Our rich history spans 60 years in Western Canada. Royop is a leader and expert in development and management. Our leasing strategy is proven to retain and attract best-in-class retailers to our centres. We develop and manage mixed use projects.

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# SITE PLAN

LAKE BONAVISTA DRIVE SE



## SECOND FLOOR

- |   |  |                                      |
|---|--|--------------------------------------|
| <b>#200</b> Calgary Therapy 2,310 sf    | <b>#220</b> Bonavista Dental 3,541 sf      | <b>#240</b> Comic Traders 2,234 sf   |
| <b>#203</b> Vacant 885 sf               | <b>#224</b> Lance Holdings 144 sf          | <b>#242</b> Calgary Therapy 2,669 sf |
| <b>#210</b> Vacant 652 sf               | <b>#228</b> Target Transportation 2,933 sf | <b>#244</b> Calgary Therapy 974 sf   |
| <b>#212</b> P&G Holdings 491 sf         | <b>#234</b> Lakeside Spa 2,069 sf          | <b>#246</b> Calgary Therapy 450 sf   |
| <b>#214</b> Travel Lady Agency 1,350 sf | <b>#236</b> Vacant 3,648 sf                |                                      |

## AREA DEMOGRAPHICS



### Population

3 km | Total Population 54,287  
 3 km | 35% of Population aged b/n 20 - 44



### Income

3 km | Average Household Income \$150,674

Demographics information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Royop does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



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