

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.

Lori Suba President & Broker *Lead*
403.850.4248 | lsuba@scoutrealestate.ca

Andrew Kay Associate
403.354.3434 | akay@scoutrealestate.ca

Matthew Weiss Associate
403.689.1393 | mweiss@scoutrealestate.ca

Scout



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.

Scout

SITE PLAN

LAKE BONAVISTA DRIVE SE



SECOND FLOOR

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



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.

Scout