# Garrison Corner

3425 - 22nd Street S.W. | Calgary, Alberta

## Office / Retail Leasing Opportunity

**Ronmor Developers Inc.**
Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

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**ronmor.ca**

# PROPERTY OVERVIEW

- Prominent location in Garrison Woods, in very close proximity to Marda Loop
- One block away from pedestrian corridor along 33rd Avenue SW
- Two -level underground parkade
- Convenient access to / from Crowchild Trail and 33rd Avenue S.W.
- Shadow-anchored by busy Safeway grocery and liquor stores
- Close to public transportation routes

## Vacancy Information

| | |
|---|---|
| **Landlord's Legal Name:** | Garrison Corner Inc. |
| **Rentable Area:** | Unit 345 \| 2,492 SF |
| **Lease Rate:** | Market |
| **Annual Operating Costs & Taxes:** | ±$28.09 PSF (2026) |
| **Term:** | 5-10 years |
| **Availability:** | Immediate |
| **Parking:** | Underground, up to 2.5 stalls/1,000 SF @ market rates |

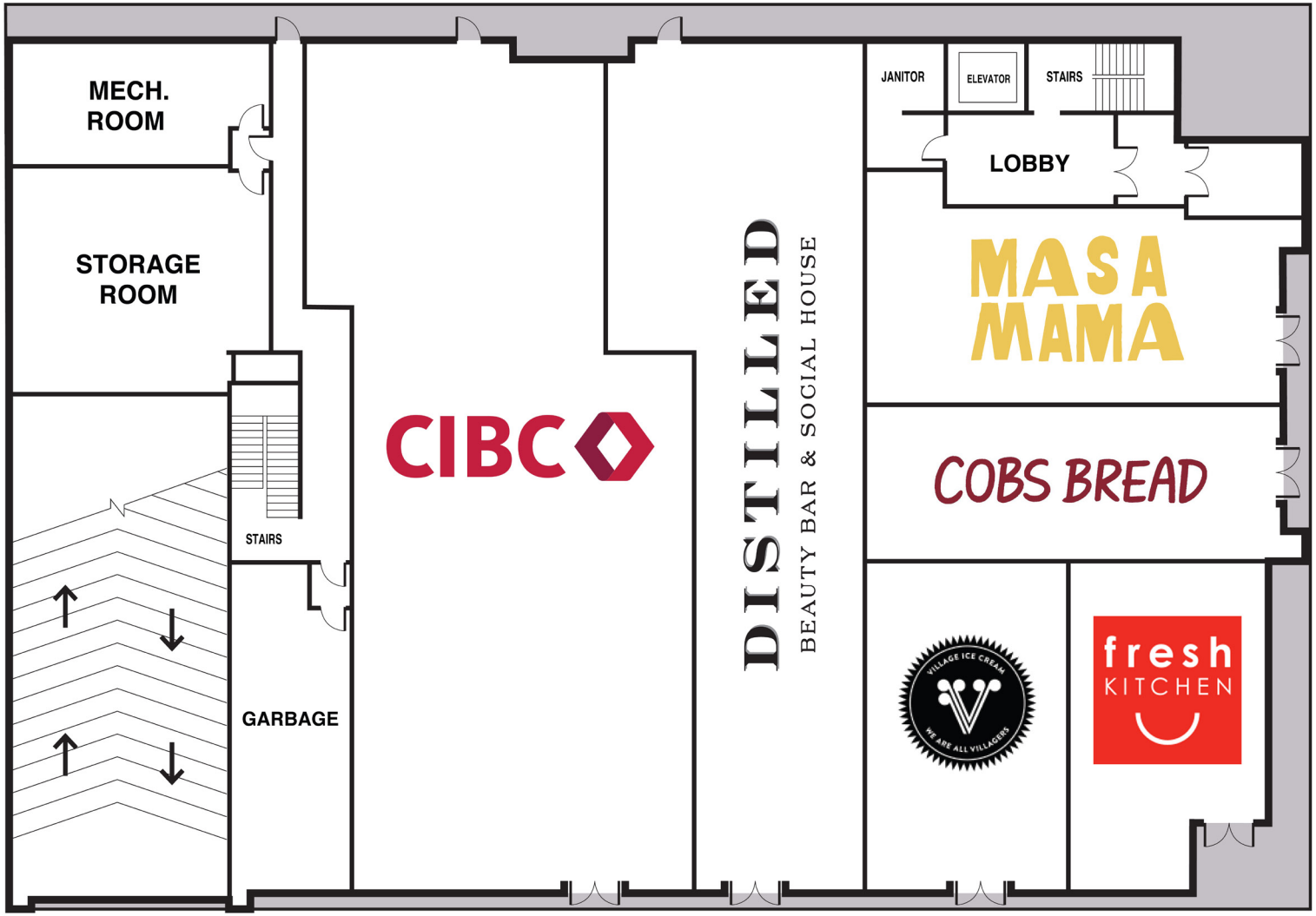
# LOCATION

## 3425 - 22nd Street S.W. | Calgary, Alberta

**Area Businesses**

1. Safeway
2. Safeway Liquor
3. Starbucks
4. Booster Juice
5. TD Canada Trust
6. Petro Canada
7. Opa! of Greece
8. ATB Financial
9. Wild About Flowers
10. GoPerformance Fitness
11. Global Pet Foods

# FLOOR PLAN | MAIN

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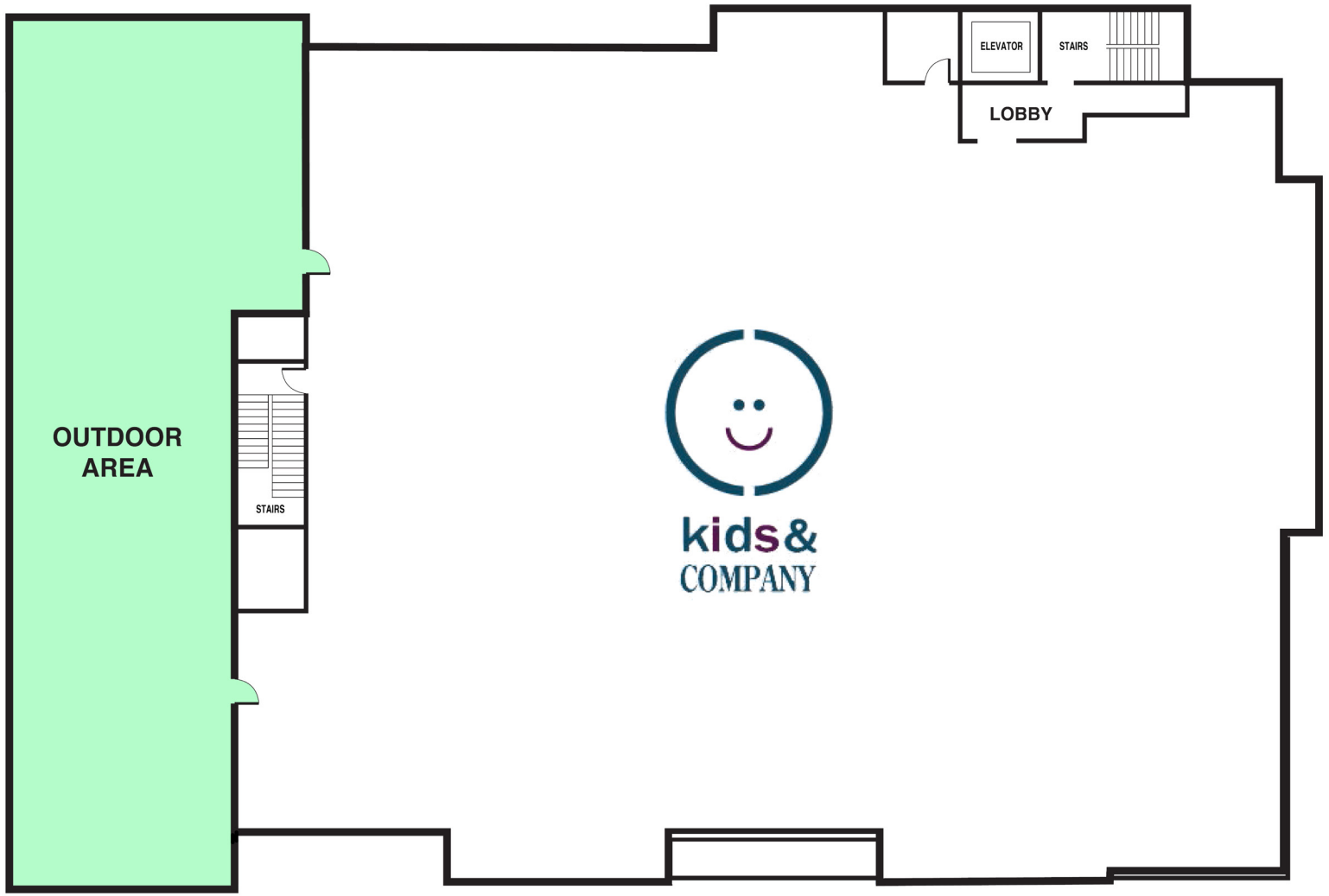
# FLOOR PLAN | SECOND

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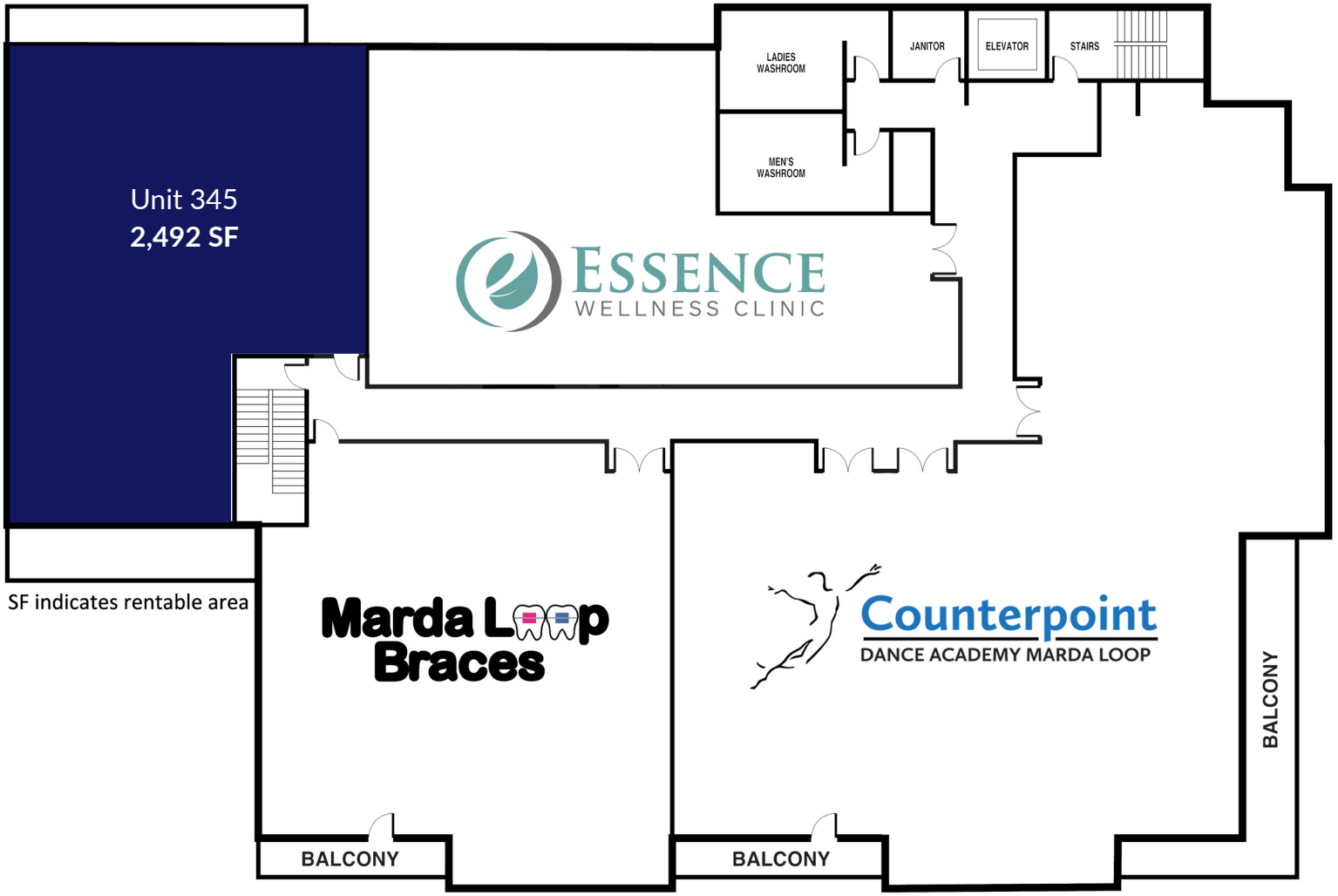
# FLOOR PLAN | THIRD

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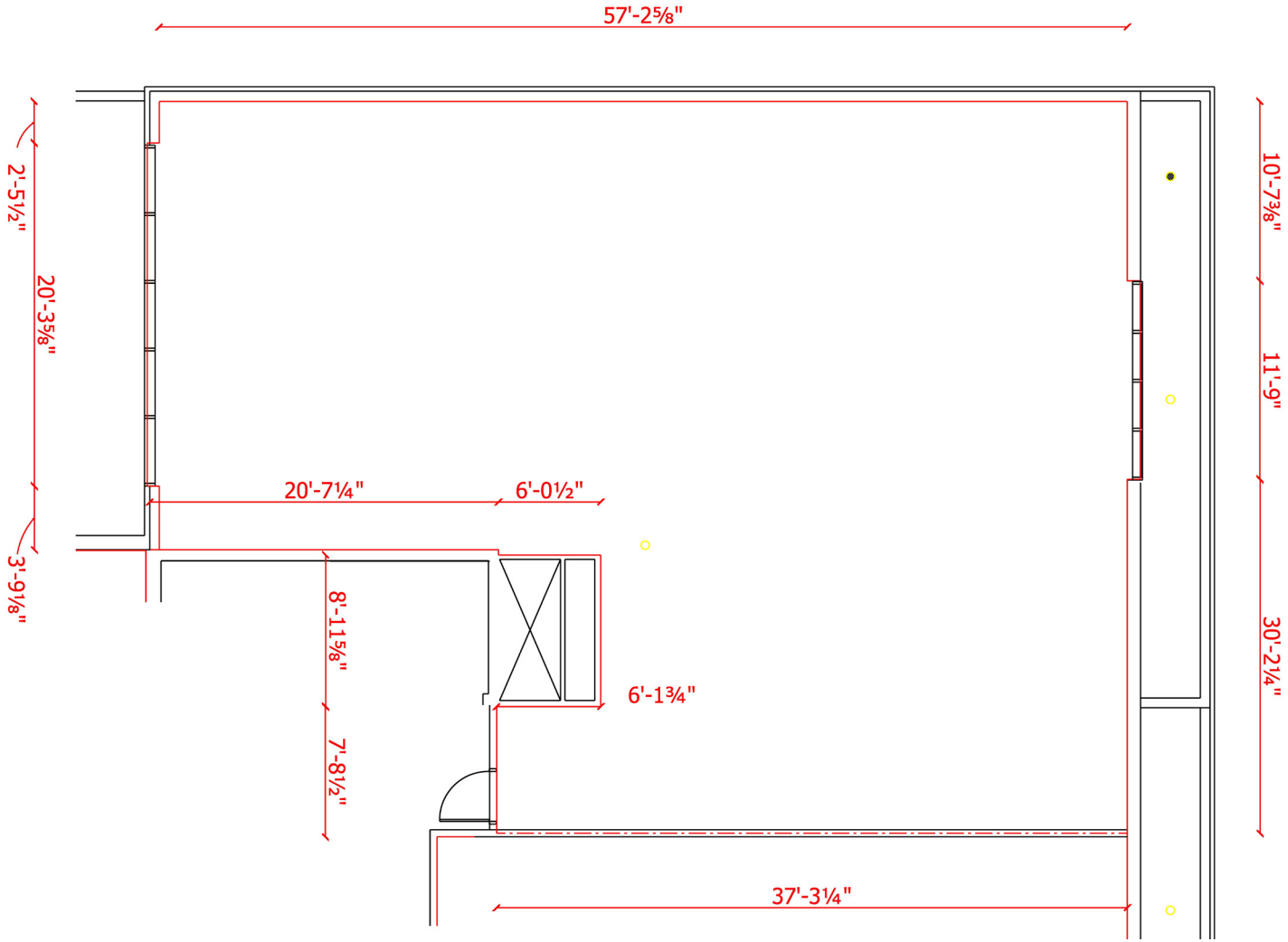
# FLOOR PLAN

## Unit 345 | 2,492 SF - Base Building Condition

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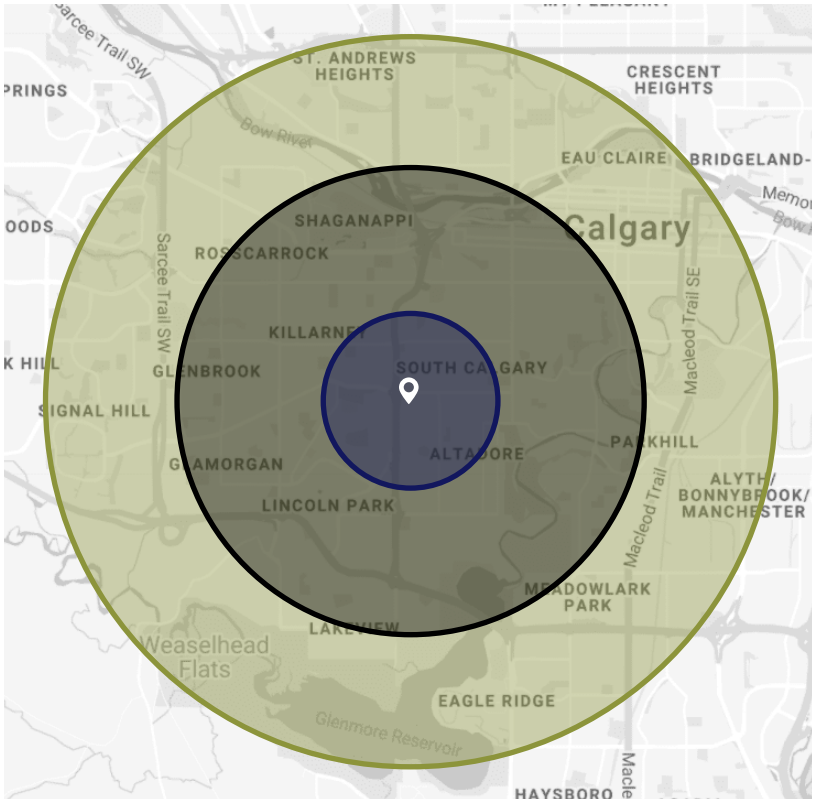
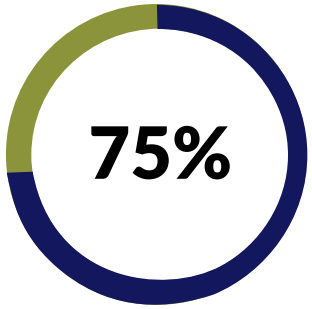
# DEMOGRAPHICS

| | Aggregation | 1 km Radius | 3 km Radius | 5 km Radius |
|---|---|---|---|---|
| Total Population | Sum | 12,662 | 88,417 | 195,733 |
| Daytime Population | Sum | 8,416 | 91,943 | 424,303 |
| Total Households | Sum | 5,932 | 43,411 | 94,423 |




**Median age**
37 years old

**Median Household Income**
**$118,312**




**Employment Rate**
within 1 km radius

Primary age group
**22-37 year olds**

A **MAJORITY** of the surrounding population is **university educated**