

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

Angela Hill
Director, Leasing
403.692.4641 | 403.801.4045
ahill@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

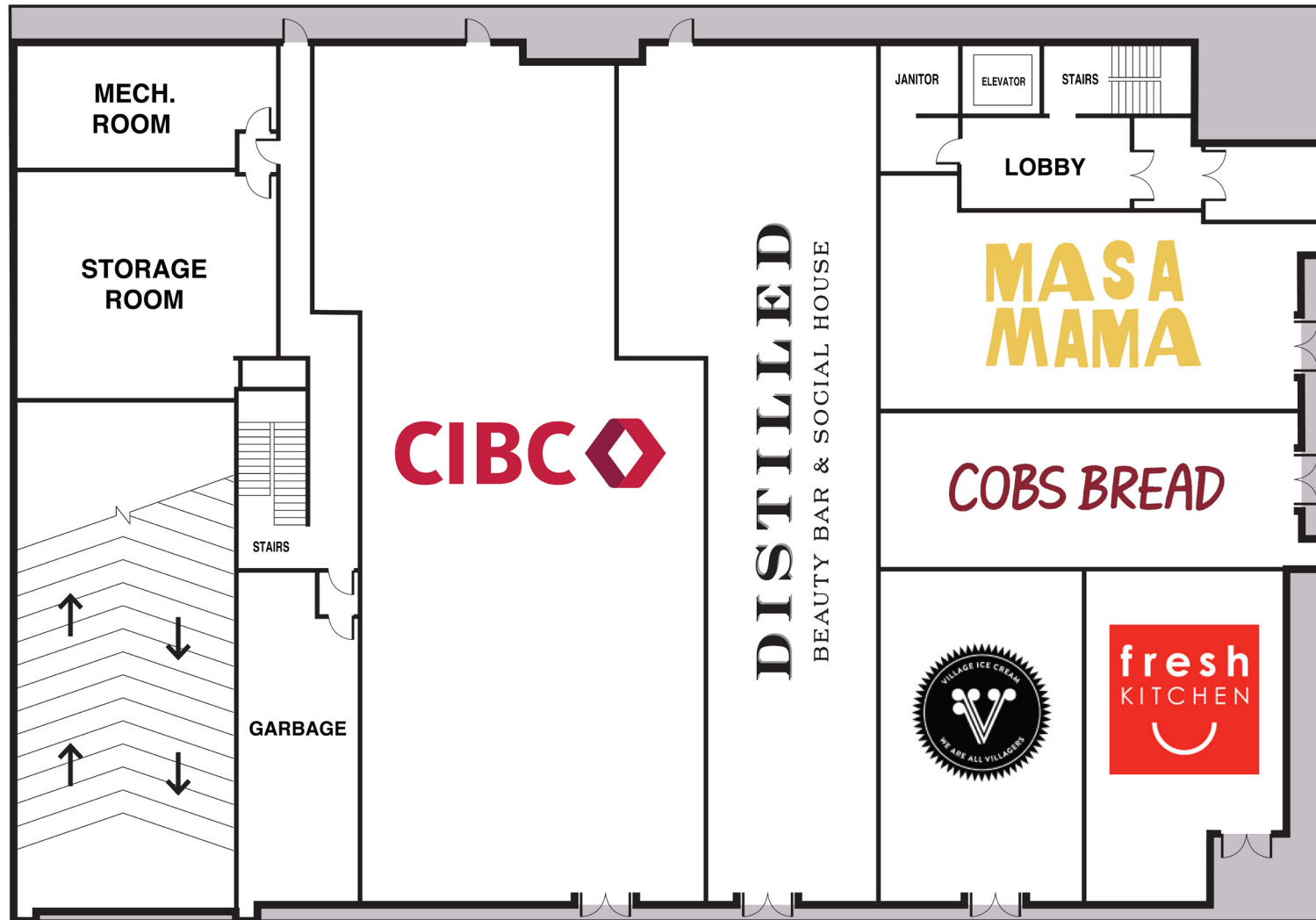
8 ATB Financial

9 Wild About Flowers

10 GoPerformance Fitness

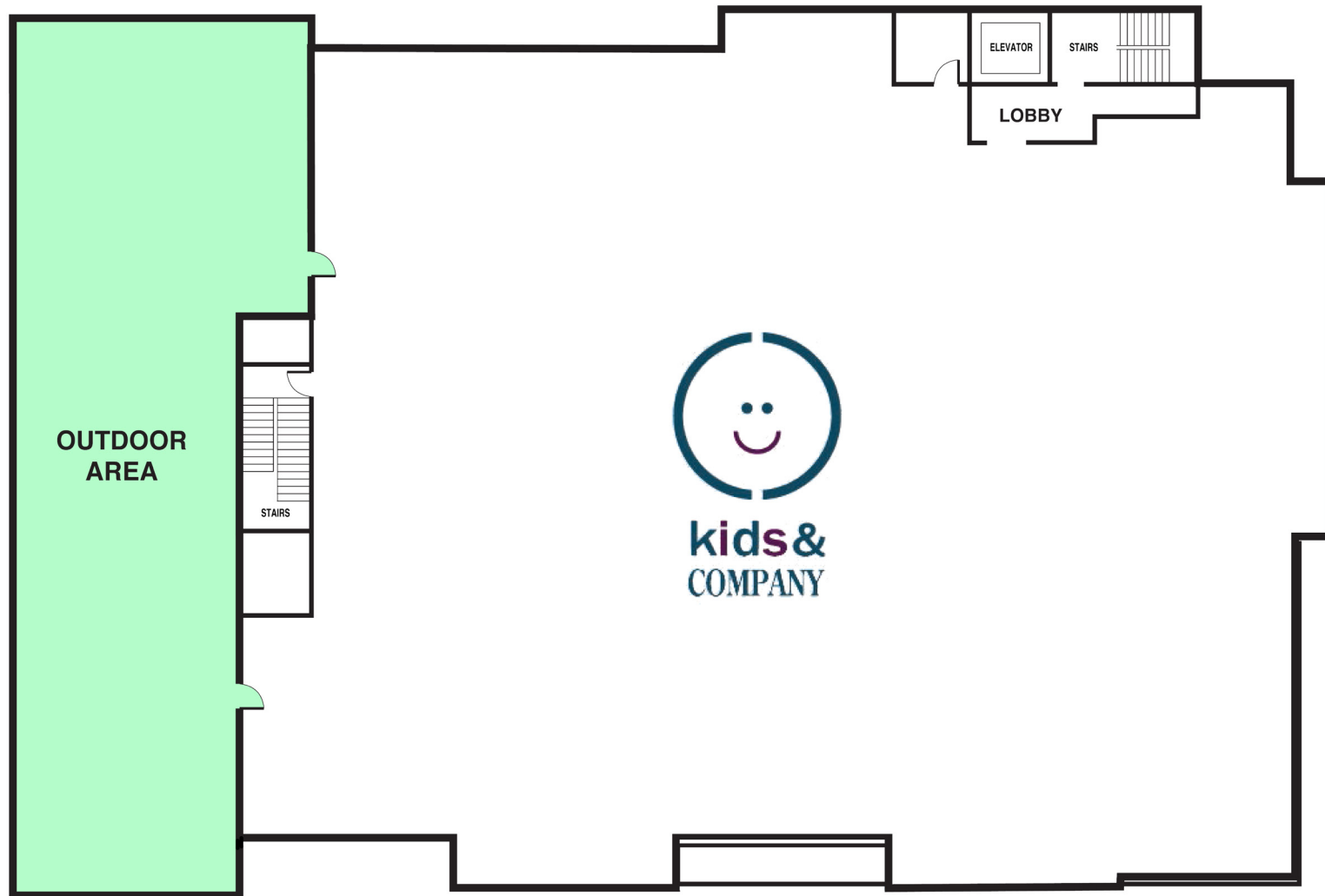
11 Global Pet Foods

FLOOR PLAN | MAIN



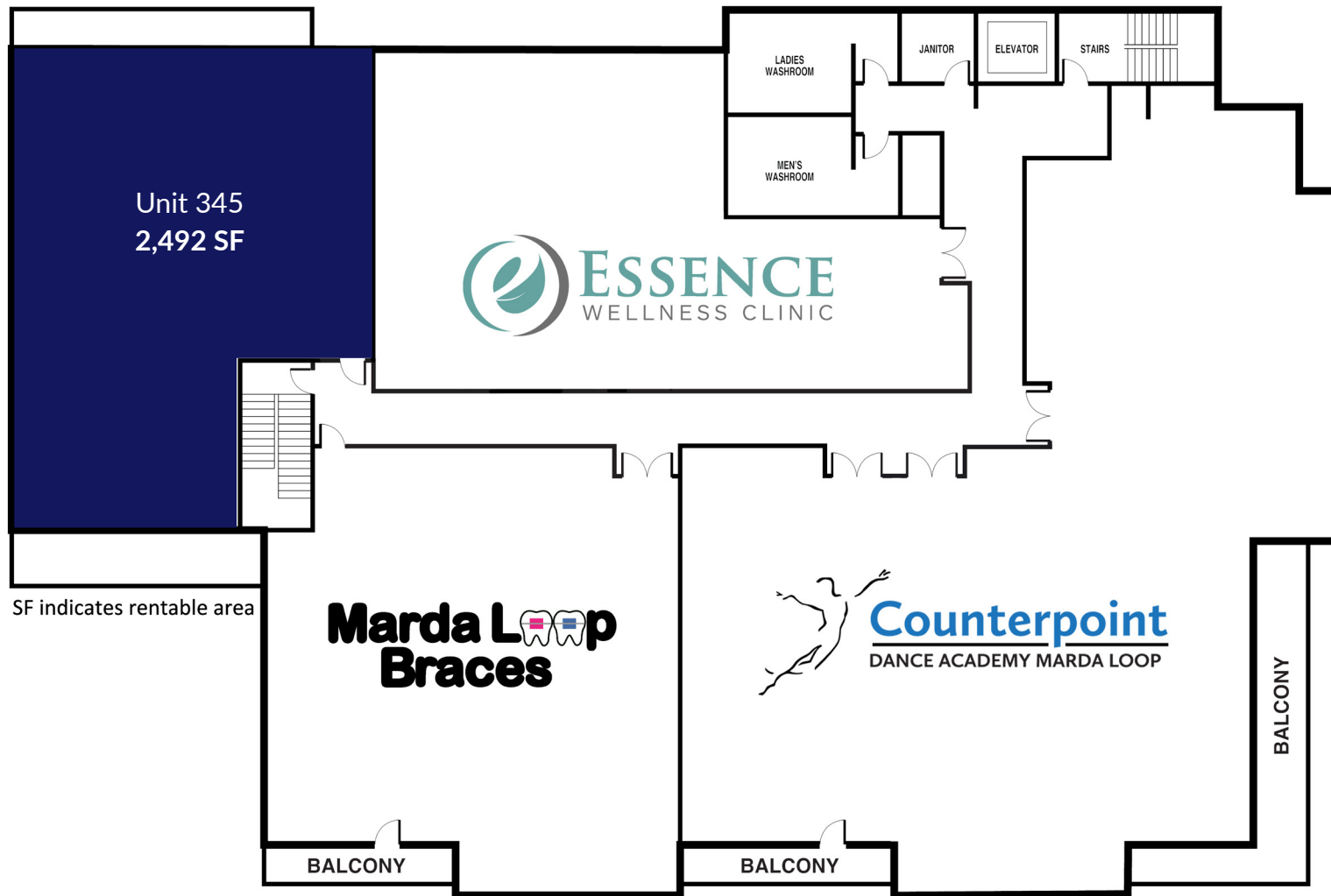
The information contained herein is provided for general information only and is subject to change at any time. Ronmor Developers Inc. and/or Ronmor Holdings Inc. (or its affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing brochure.

FLOOR PLAN | SECOND



The information contained herein is provided for general information only and is subject to change at any time. Ronmor Developers Inc. and/or Ronmor Holdings Inc. (or its affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing brochure.

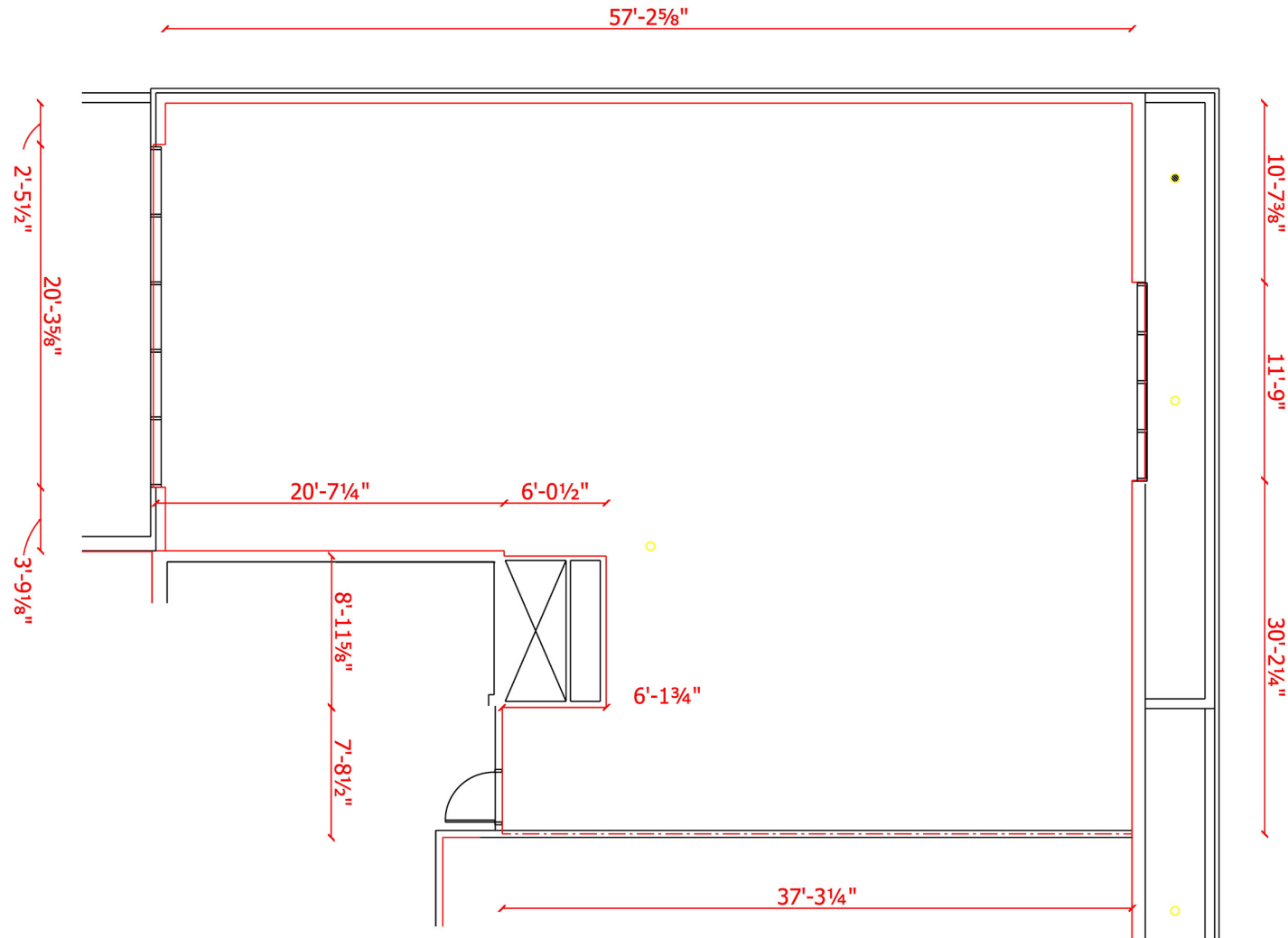
FLOOR PLAN | THIRD



The information contained herein is provided for general information only and is subject to change at any time. Ronmor Developers Inc. and/or Ronmor Holdings Inc. (or its affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing brochure.

FLOOR PLAN

Unit 345 | 2,492 SF - Base Building Condition



The information contained herein is provided for general information only and is subject to change at any time. Ronmor Developers Inc. and/or Ronmor Holdings Inc. (or its affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing brochure.

DEMOGRAPHICS

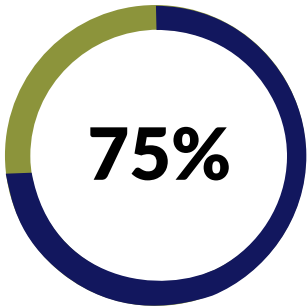
	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	12,662	88,417	195,733
Daytime Population	Sum	8,416	91,943	424,303
Total Households	Sum	5,932	43,411	94,423



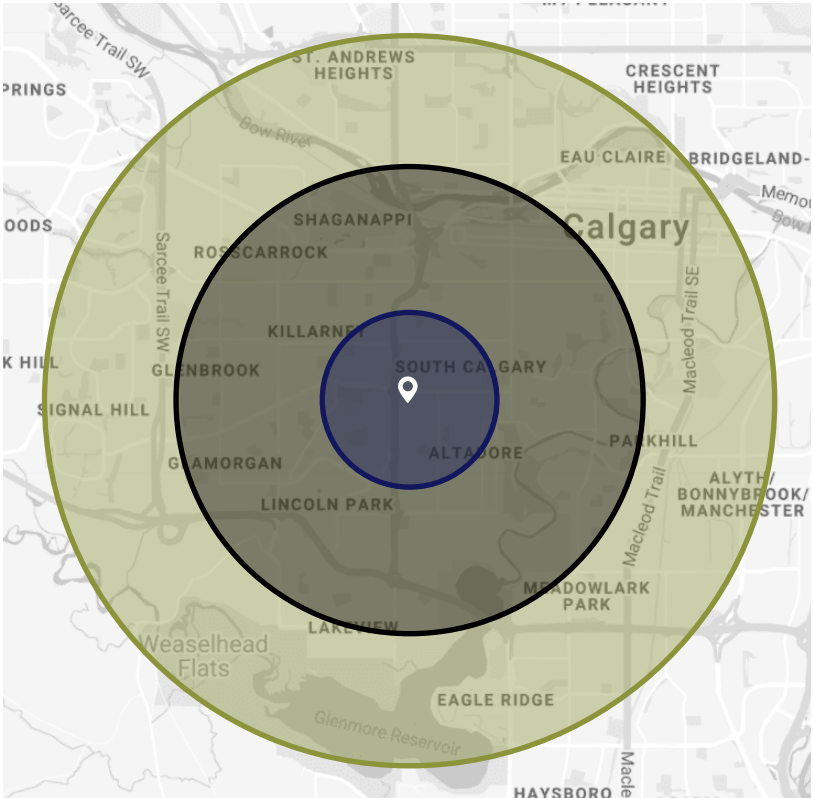
Median age
37 years old



Median Household Income
\$118,312



Employment Rate
within 1 km radius



1 km Radius 3 km Radius 5 km Radius



Primary age
group
22-37
year olds



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