



Demographics *(within 5 km)*



NEIGHBORHOOD
Downtown



POPULATION
209,943



MEDIAN AGE
37



HOUSEHOLD INCOME
\$141,308

Building Details



PARKING
12 Surface Stalls



YEAR BUILT
1977



TRAFFIC COUNT
25,000 VPD | Macleod & 14
27,000 VPD | Macleod & Park W



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344
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Stampede Station Plaza

Property Details

Size Available:	Upper Level 2,300 SF Main Floor 2,300 SF Total 4,600 SF
Availability:	Immediately
Net Rate:	Market
Op Costs:	\$17.00 PSF
Zoning:	Centre City Mixed Used District (CC-X)
Legal:	Plan C, Block 116, Lots 21 - 23
Construction:	Masonry / Concrete Block
Power:	208 volt, 3 Phase
HVAC:	4 - 3 ton RTUs

Highlights

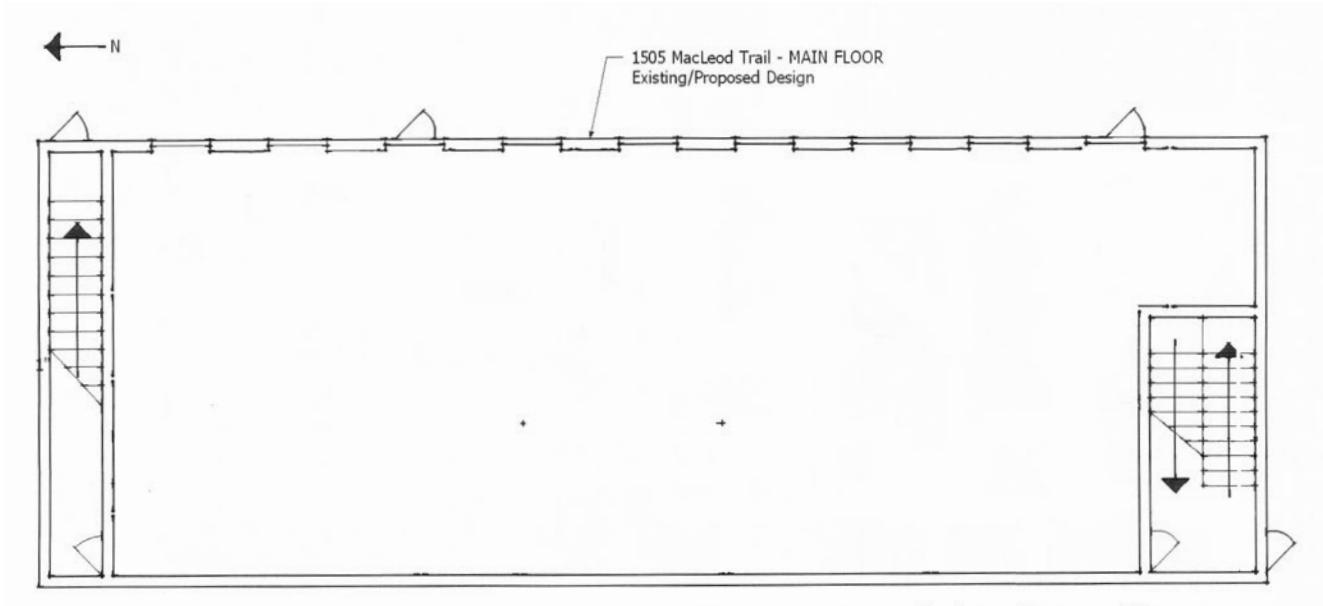
- Busy 17th Avenue (Red Mile) corner with great visibility along Macleod Trail
- Northwest corner of the new 17th Avenue entrance to Calgary Stampede Grounds
- Across the street from the Stampede C-Train Station
- Ample parking on-site and adjacent to the (soon to be upgraded) property
- Multiple demising options

For Lease

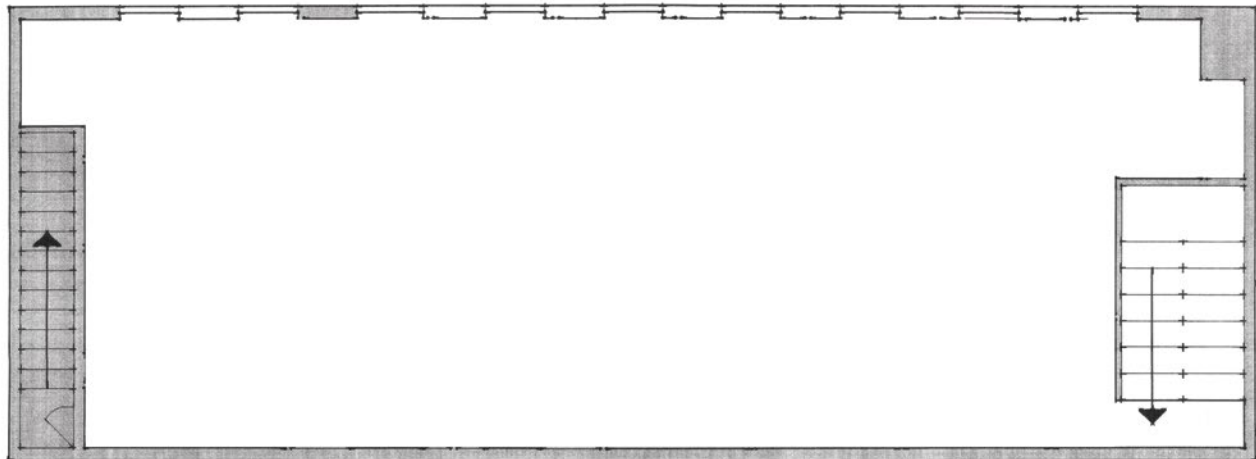
Stampede Station Plaza
1505 Macleod Trail SE | Calgary, AB

Floor Plans

Main Floor | 2,300 SF



Upper Level | 2,300 SF





East Victoria Park


In 2018, CMLC completed the master plan for east Victoria Park that imagines a 20-year vision for Calgary's Culture + Entertainment district, a vibrant, high-density, mixed-use community that draws on the spirit of entertainment that resides in its DNA, as well as its natural surroundings.

The vision for east Victoria Park will result in four million square feet of mixed-use development and more than 8,000 new residents moving into the district. Our priority is to enhance the existing urban fabric including several heritage buildings, Calgary Stampede Park and the Elbow River and reshape east Victoria Park as an active, walkable, and accessible community with enhanced connections to adjacent neighbourhoods.

Since 2019, CMLC has been advancing the infrastructure required to connect the district to its surrounding neighbours and take our first steps toward realizing the master plan vision for the district.

With important construction underway throughout the Culture + Entertainment District, CMLC and its project partners have developed a new interactive map to help Calgarians navigate the impacts of construction as they travel to and through the area.



 **View in Google Maps**

Downtown Core

Property Location

SHOPPERS DRUG MART

BMO Centre

CASINO

17 Avenue SE

1 St SE

Macleod Tr S

ELBOW RIVER CASINO

CS Calgary Stampede

Saddledome

MNP Sports Centre

Thank you for your interest!

For More Info.

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