

Blackstone

For Sublease

Unit 10 - 7337 Sierra Morena Boulevard SW | Calgary AB

Established Residential Plaza in Desirable SW Community

Sierra Square



7337 Sierra Morena BLVD, Calgary AB

Adjacent to Westhills Shopping Centre

PROPERTY DETAILS

Unit Size	826± SF
Rental Rate	Market
Op Costs	\$23.90 PSF (Est. 2025)
Expiry	December 30, 2027
Availability	Immediate
District	Sienna Hills
Parking	Surface

- **Prime Location:** Established retail plaza in a sought-after SW community.
- **High Visibility:** Pylon and storefront signage offer excellent exposure.
- **Easy Access:** Conveniently located on a bus line for customer and employee convenience.
- **Strong Tenant Mix:** Includes pizza, nails, liquor, dry cleaner, chiro, massage, and a café, ensuring steady foot traffic
- **Adjacent to Westhills:** Benefits from proximity to a high-traffic retail hub.
- **Ideal for Various Businesses:** Perfect for retail or service-based operations looking for an established customer base.



Olivia Bohdan, Associate

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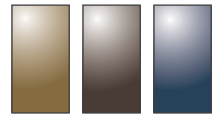
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

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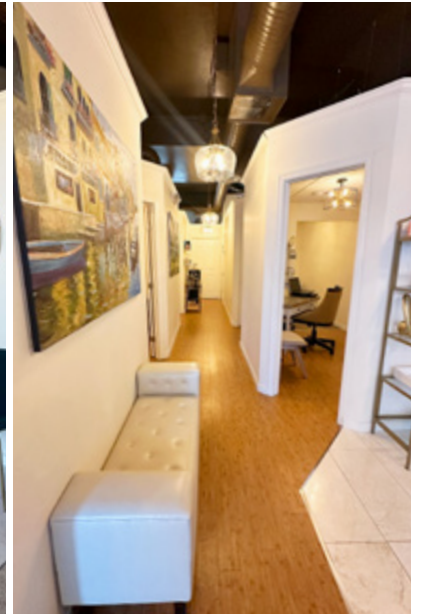
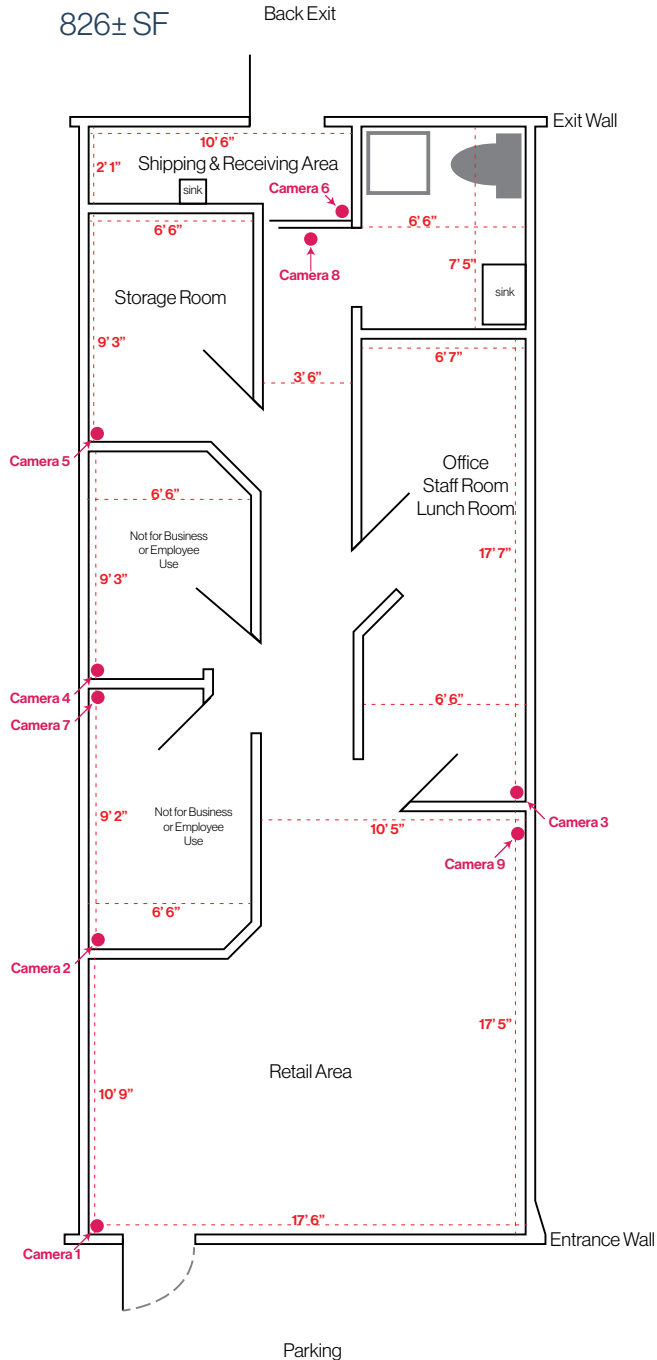
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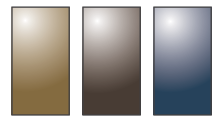
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NEIGHBORHOOD
Sienna Hills



POPULATION
49,251



MEDIAN AGE
42.1



HOUSEHOLD INCOME
\$102,737



TRAFFIC COUNT

24,000 VPD | Richmond RD & Stewart Green
16,000 VPD | Sierra Morena Blvd



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For more information, please contact one of our associates.

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