



**Blackstone**

# For Sublease

Unit 10 - 7337 Sierra Morena Boulevard SW | Calgary AB

Established Residential Plaza in Desirable SW Community

## Sierra Square



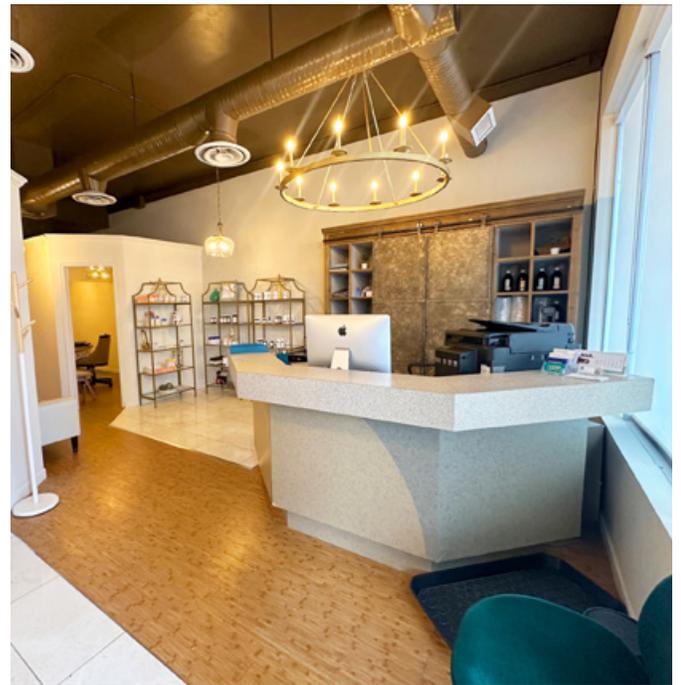
## 7337 Sierra Morena BLVD, Calgary AB

Adjacent to Westhills Shopping Centre

### PROPERTY DETAILS

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



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**BlackstoneCommercial.com**

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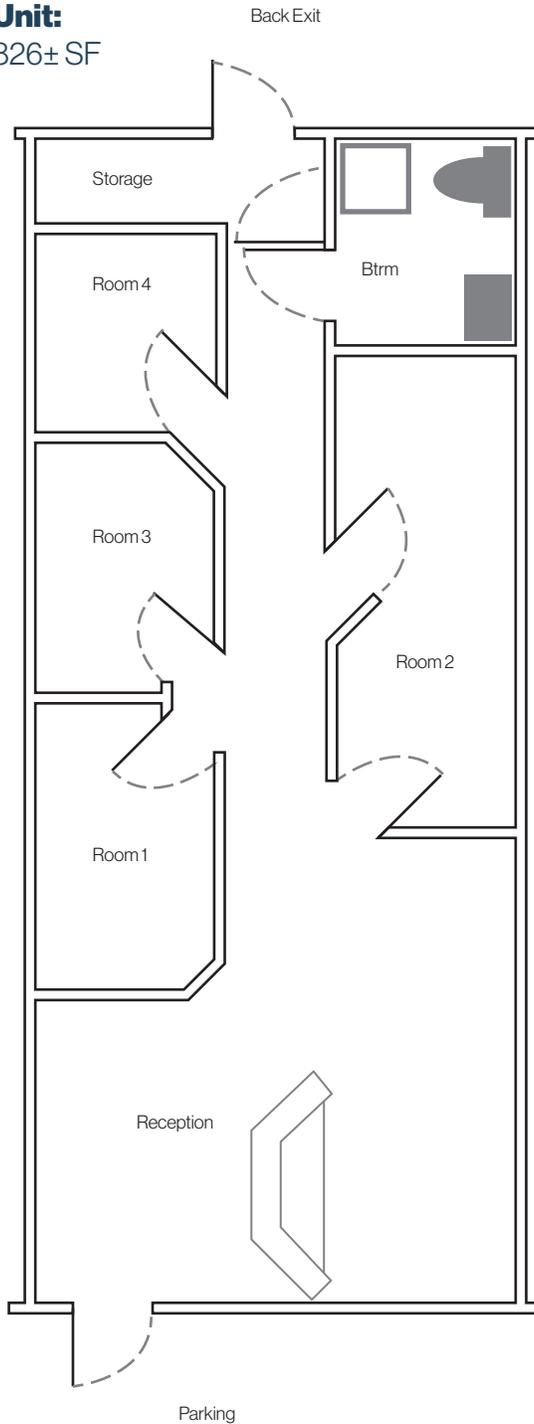
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**Unit:**  
826± SF



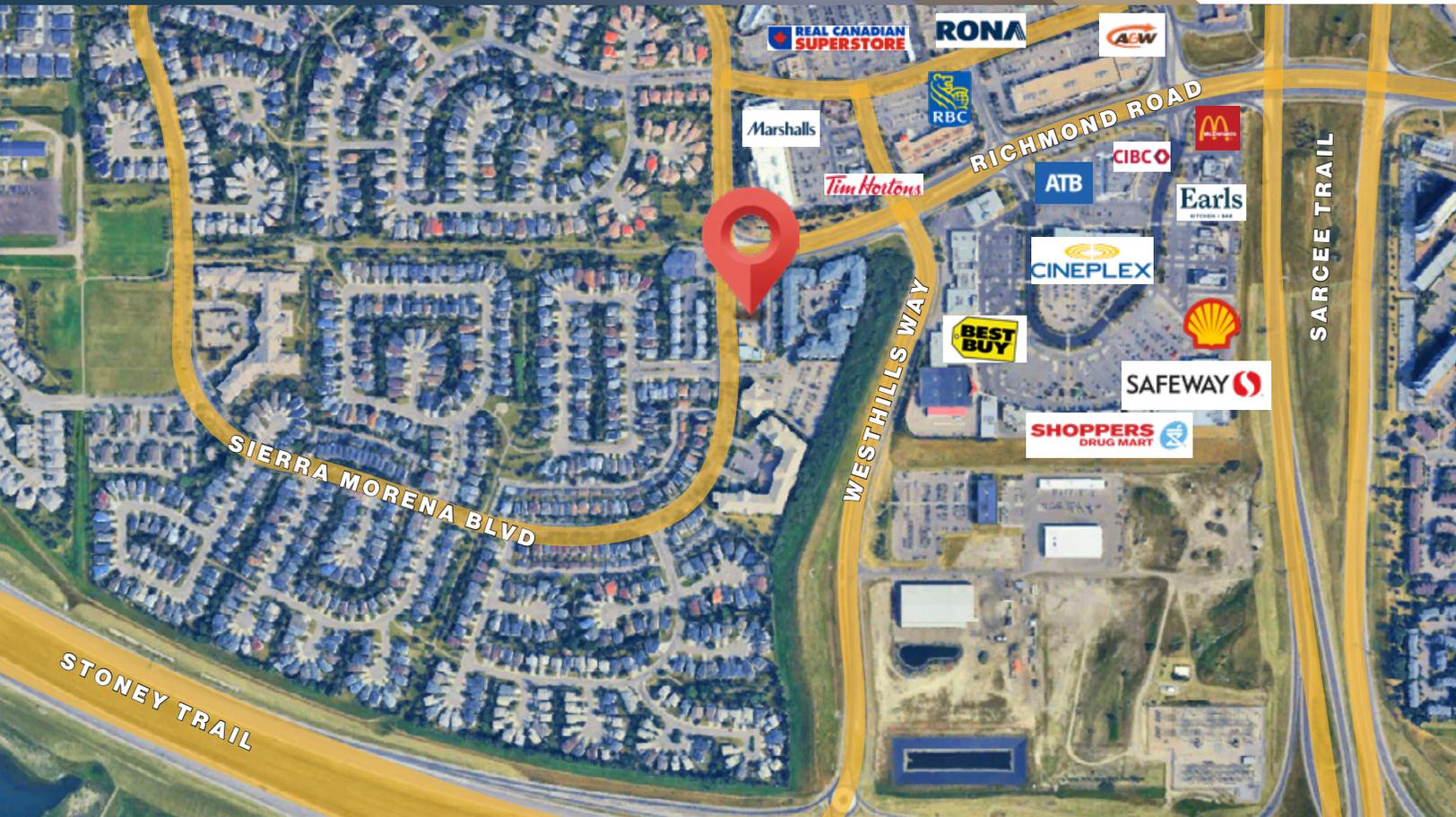
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**NEIGHBORHOOD**  
Sienna Hills



**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



[BlackstoneCommercial.com](https://www.blackstonecommercial.com)

For more information, please contact one of our associates.

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