



**Blackstone**  
Commercial Real Estate Services Inc.

# For Lease

3385 & 3393 26 Avenue NE | Calgary Alberta  
**NE Calgary's Premier Retail Hub**



## Sunridge Landing

**RONA**

**COSTCO WHOLESALE**



**KALTIRE**

**PART-SOURCE**

**AMERSON FURNITURE**

**BEST BUY**

**MAYFAIR DIAGNOSTICS**

**FIVE GUYS**

**BLAZE PIZZA**

**Alberta Health Services**  
Peter Lougheed Centre  
100m

**26 AVENUE NE**

**SUNRIDGE**

Sunridge Mall 200m

**SUNRIDGE MALL PARKING ENTRANCE**

**Sunridge Professional Centre**

**Mahmud Rahman** *Principal / Associate*

**P** 403.681.8830

**E** mrahman@blackstonecommercial.com

**Randy Wiens** *Senior Associate*

**P** 403.519.5062

**E** rwiens@blackstonecommercial.com



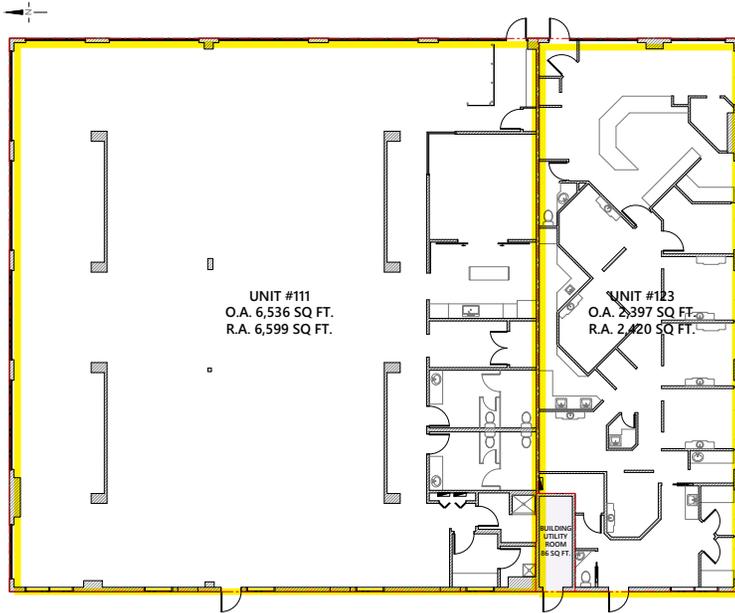
<b>Size Available</b>	<b>BUILDING A</b>
	<b>Unit 111:</b> 6,536 SF
	<b>Unit 123:</b> 2,397 SF
<b>Availability</b>	<b>BUILDING B</b>
	<del>Unit 102:</del> 2,491 SF <b>LEASED</b>
	<b>Unit 108:</b> 2,742 SF
	<b>Unit 210:</b> 2,452 SF
<b>Net Rate</b>	Immediately
<b>Op Costs</b>	Market
<b>Property Taxes</b>	\$10.38 PSF (Est. 2026)
<b>Zoning</b>	\$8.12 PSF
<b>Parking</b>	C-R3f2.8h18
	62 Surface Stalls

- **Unmatched Retail Positioning** – Directly adjacent to Sunridge Mall with shared access to NE Calgary's premier shopping destination.
- **Premier Shopping Node** – Located within the greater Sunridge retail hub and steps from the high-traffic 32 Avenue/36 Street corridors.
- **Surrounded by National Anchors** – Immediate proximity to Costco, RONA, Cineplex, and Best Buy.
- **Healthcare Traffic Driver** – Minutes from Peter Lougheed Centre, NE Calgary's major hospital and employment hub.
- **Transit-Oriented Convenience** – Easy walk to Rundle station (C-Train access).
- **Exceptional Connectivity** – Quick access to 16 Ave / Hwy 1, Barlow Trail, Deerfoot Trail, 32 Avenue & 36 Street NE.
- **Ample On-Site Parking** – Designed for convenience with generous customer parking.

# Building A

3385 26 Avenue NE

Parking



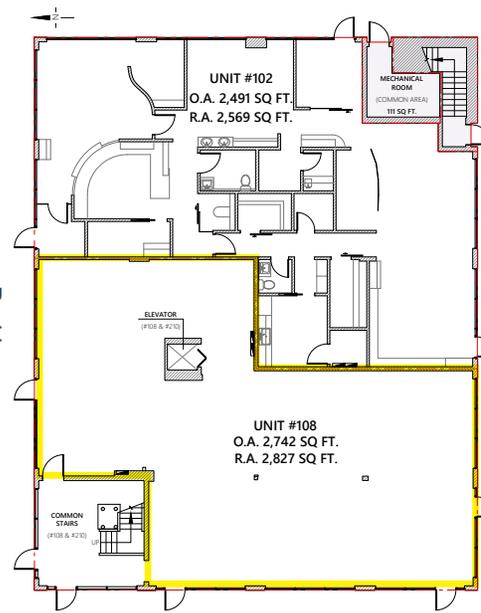
Parking

BUILDING 3385			
SPACE ID	OCCUPANT AREA	RENTABLE AREA	BUILDING SERVICE AREA
UNIT 111	6,536 SQ. FT.	6,599 SQ. FT.	-
UNIT 123	2,397 SQ. FT.	2,420 SQ. FT.	-
BUILDING SERVICES	-	-	86 SQ. FT.

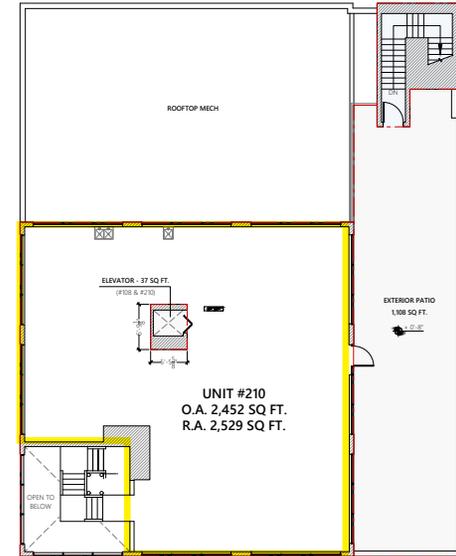
# Building B

3393 26 Avenue NE

Parking



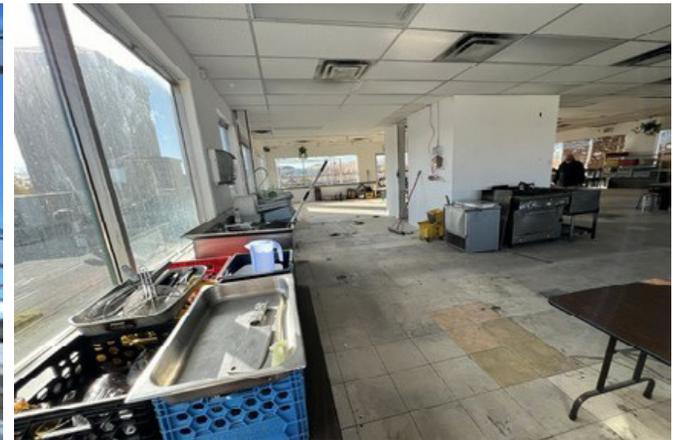
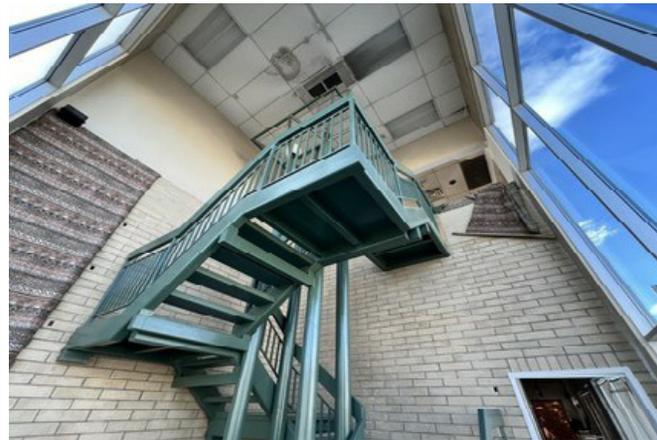
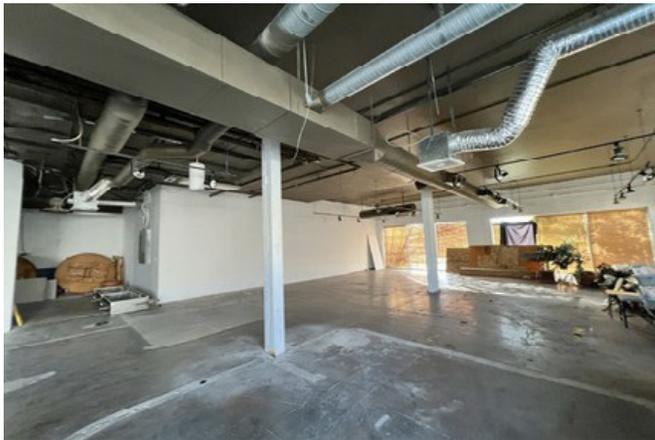
BUILDING 3393 (MAIN LEVEL)			
SPACE ID	OCCUPANT AREA	RENTABLE AREA	BUILDING SERVICE AREA
UNIT 102	2,491 SQ. FT.	2,569 SQ. FT.	-
UNIT 108	2,742 SQ. FT.	2,827 SQ. FT.	-
BUILDING SERVICES	-	-	241 SQ. FT.



BUILDING 3393 (SECOND LEVEL)				
SPACE ID	OCCUPANT AREA	RENTABLE AREA	NON-ALLOCATED AREA	RENTABLE EXCLUSION
UNIT 210	2,452 SQ. FT.	2,529 SQ. FT.	-	-
NON-ALLOCATED AREA	-	-	1,145 SQ. FT.	-
RENTABLE EXCLUSION	-	-	-	194 SQ. FT.

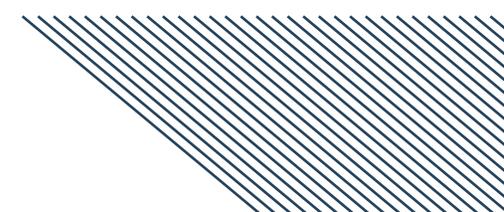
Parking





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 **NEIGHBORHOOD**  
Sunridge

 **POPULATION**  
3KM  
55,978

 **MEDIAN AGE**  
38.6

 **HOUSEHOLD INCOME**  
\$71,888

 **TRAFFIC COUNT**  
12,000 VPD | 26 Ave & 36 ST NE  
20,000 VPD | 34 ST & 32 Ave NE

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# Thank you for your Interest



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

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