



# 3-7116 MACLEOD TRAIL SE

Calgary, AB

FOR SUBLEASE



SITINGS REALTY LTD.

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# PROJECT SUMMARY

Located along Macleod Trail SE, one of Calgary's busiest and most established commercial corridors, this fully fixtured pizza restaurant benefits from exceptional visibility, strong daily traffic counts, and excellent access for both dine-in and delivery. The property is situated just minutes from CF Chinook Centre, one of the city's premier regional shopping destinations, and is surrounded by a dense mix of national retailers, popular restaurants, automotive dealerships, and service-oriented businesses. The area draws consistent traffic from nearby residential neighbourhoods, office users, and commuters travelling between south Calgary and the downtown core, making it a highly desirable location for food and beverage operators seeking strong exposure and steady customer flow.

- ✦ High-exposure unit with outstanding visibility along Macleod Trail SE
- ✦ Prominent frontage with excellent signage opportunities
- ✦ Turnkey, fully fixtured pizza restaurant
- ✦ Commercial exhaust hood in place
- ✦ 3-deck impinger pizza oven included
- ✦ Walk-in cooler on site
- ✦ Ample parking and convenient access
- ✦ Located within a strong and established trade area

1,125 SF  
RETAIL  
SPACE



## DETAILS

- Available Space: 1,125 SF
- Available Date: Immediately
- Base Rent: \$43.00 PSF
- Sublease Expiry: November 30, 2028
- Additional Rent: \$18.28 PSF
- Parking: Ample surface parking
- Signage: Exterior of premises

## CO-TENANTS



## AREA TENANTS



## DEMOGRAPHICS

Drive Time	3 MIN	5 MIN	10 MIN
2025 Population	7,767	39,398	206,754
2025 Daytime Population	16,928	63,816	264,664
2025 Average HH Income	\$93,648	\$134,716	\$196,178
2025 Median Age	37.7	40.0	40.3

## CONTACT

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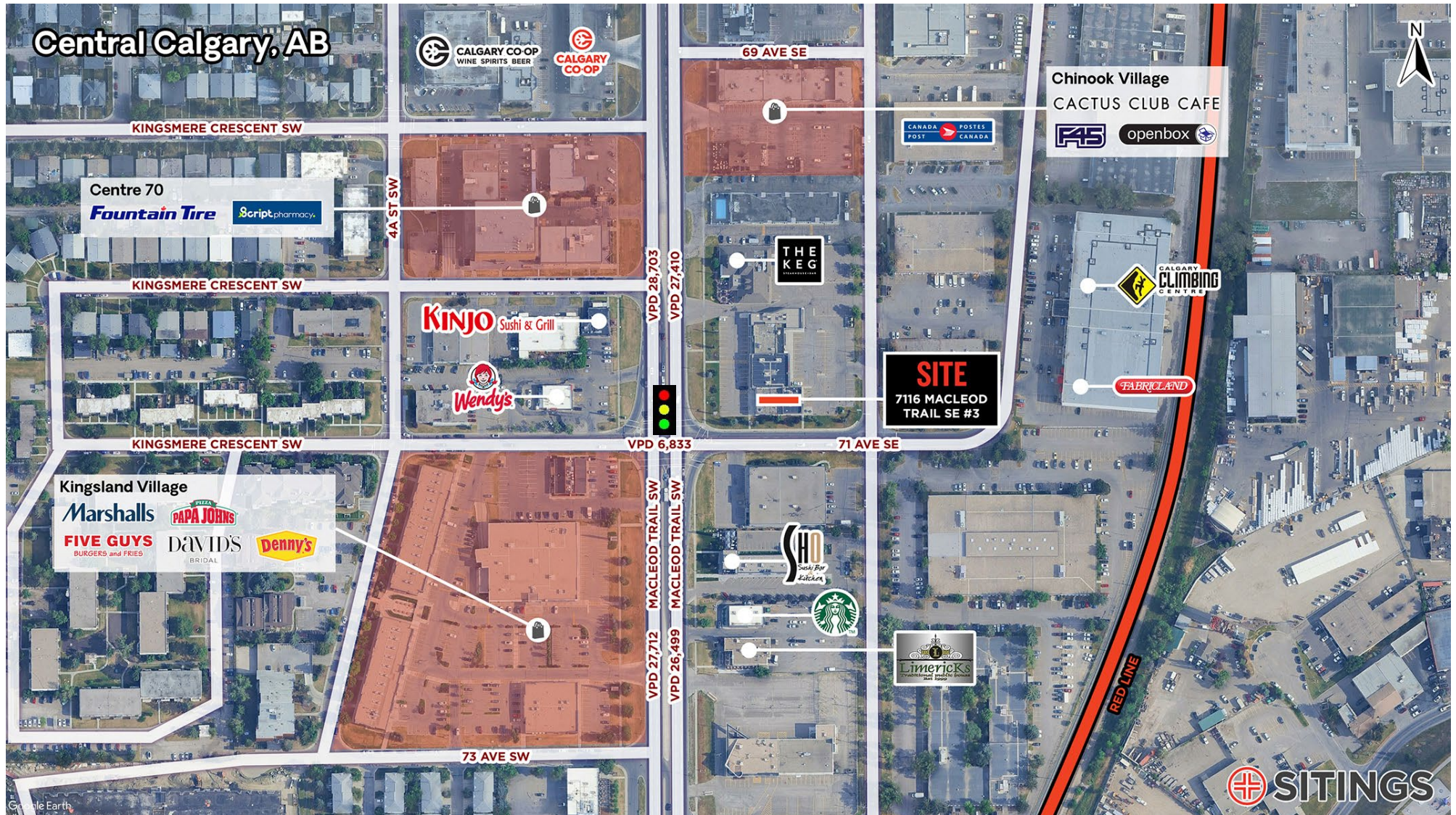
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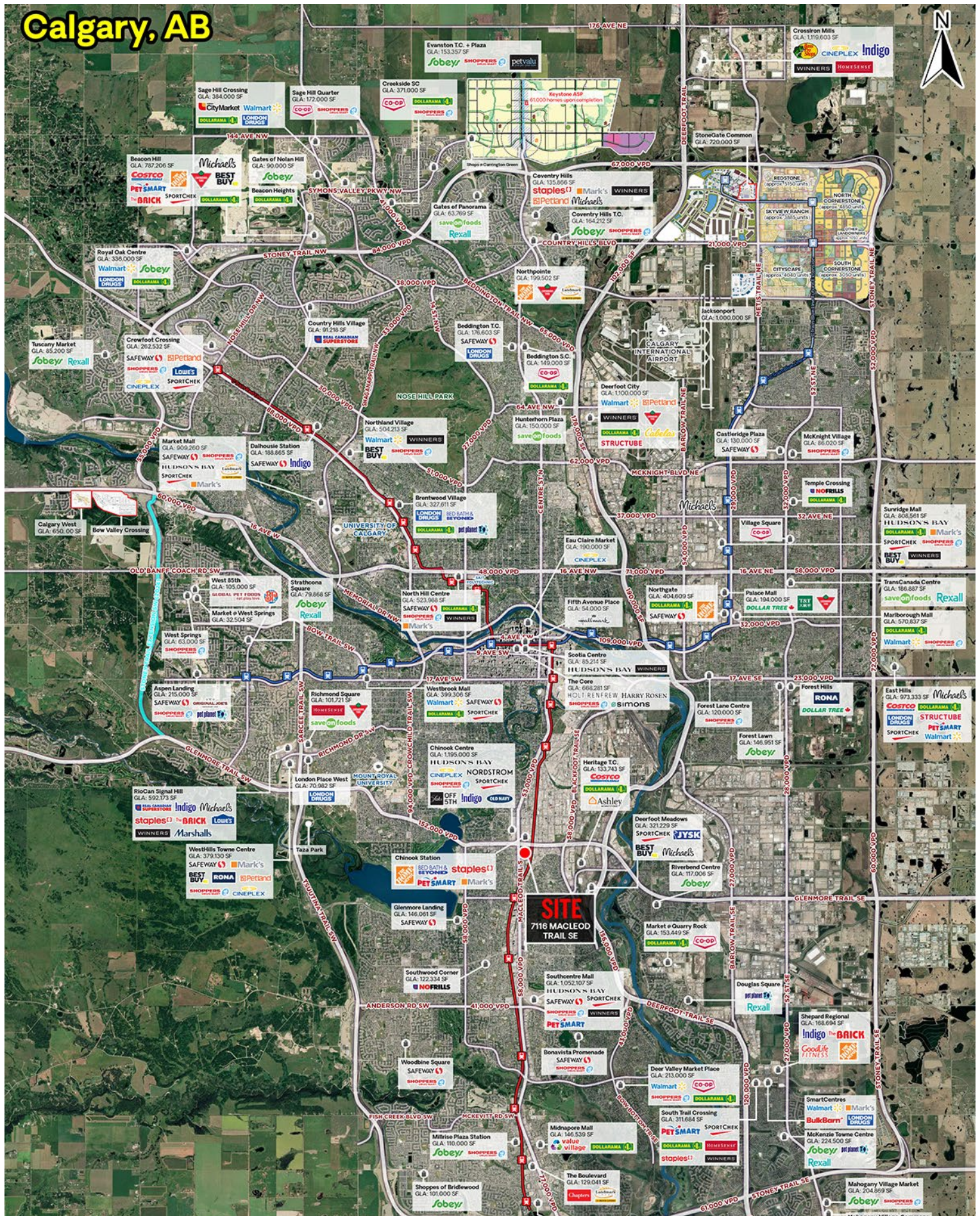


# AERIAL - ZOOMED





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# FLOOR PLAN



# PHOTOS - INTERIOR

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# PHOTOS - EXTERIOR

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