

3,200 sf

Unit 103/107 • Demisable

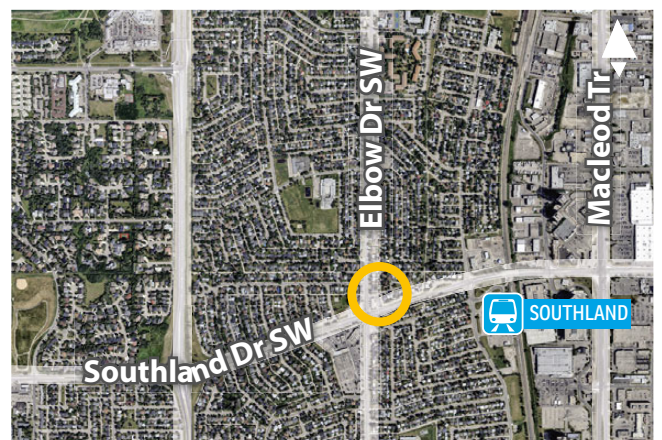
C/L



RETAIL SPACE FOR LEASE

13 Southland Cr. SW
Calgary

» Major intersection of Southland Drive and Elbow Drive SW



Andrew Sherbut, VICE PRESIDENT, PARTNER

C: 403-607-1819

O: 403-290-0178

asherbut@barclaystreet.com

Myles Scheske, SR. ASSOCIATE

C: 403-968-9859

O: 403-290-0178

mscheske@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

Area Demographics

(2 km radius)



Population
31,857



Median Age
42.1



Average Household Income **\$127,516**



Current Consumption / Household



\$14,366
FOOD



\$5,818
HEALTH CARE



\$4,691
RECREATION



\$2,021
PERSONAL CARE



\$3,892
LIQUOR/TOBACCO



\$3,489
CLOTHING

Source: Statistics Canada



- » Located within high-profile, densely populated area.
- » Excellent exposure to high traffic on Elbow Drive SW and Southland Drive SW.
- » In proximity to Southland LRT Station.

LEASE INFORMATION

ADDRESS:

13 Southland Cr. SW, Calgary

COMMUNITY: Haysboro

AVAILABLE FOR LEASE:

3,200 sq. ft. – Unit 103/107 **DEMISABLE** **C/L**

AVAILABILITY: June 2025

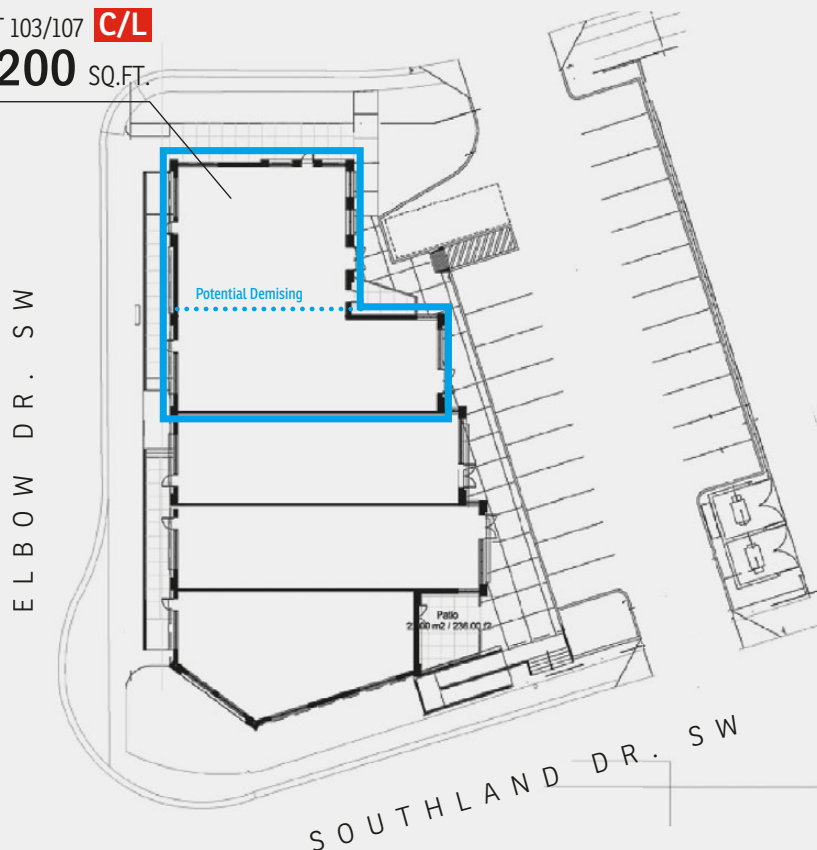
PARKING: 22 surface stalls

OP. COSTS AND TAXES: \$20.75 per sq. ft.

NET RENT: Market

UNIT 103/107 **C/L**

3,200 SQ.FT.



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