RYCO

open PROPERTY GROUP

MARLBOROUGH MALL



3800 Memorial Drive NE
Calgary, Alberta

Become Part of a 385,000+ SF Retail Destination in Calgary's Northeast!

SNAPSHOT

- Established enclosed regional shopping centre serving northeast Calgary and a broad surrounding trade area.
- Strategically located at the high-profile intersection of Memorial Drive and 36 Street NE, offering exceptional visibility and accessibility.
- Directly connected to the Marlborough CTrain Station, providing convenient access for customers, employees, and commuters throughout Calgary.
- Anchored by major national tenants and institutional users, generating consistent visitation throughout the day and evening.
- Serves one of Calgary's most densely populated and culturally diverse trade areas, supporting a wide range of retail, service, food and beverage, and community-oriented uses.
- Significant on-site parking and excellent transit connectivity support both destination and convenience-based shopping.
- Opportunity to join a long-established retail destination that continues to serve as a key commercial and community hub in northeast Calgary.

CONNECTIVITY

- Immediate access to Memorial Drive, 36 Street NE and Trans-Canada Highway (16 Avenue N)
- Minutes from Sunridge Mall and Calgary's northeast commercial district
- 10 minutes to Downtown Calgary
- 10 minutes to Calgary International Airport

179,867
Daytime Population

25,000+
Vehicles Per Day

$76,921
Median Household $

522,000+
Avg. Monthly Visits

THE DETAILS

Area	*338 sf - 94,198 sf **Spaces can be made contiguous to accommodate a variety of tenant size requirements.*
Rate	Market
Op Costs	$22.58 psf
Property Tax	$3.98 psf
Utilities	$3.48 psf
Term	10 Years
Availability	Interior Mall: 30 days' notice Pad Opportunity: Variable

LOCATION



SITE PLAN

Can be combined for a total up to ~94,198 sf!

Leased
Available
Under Offer

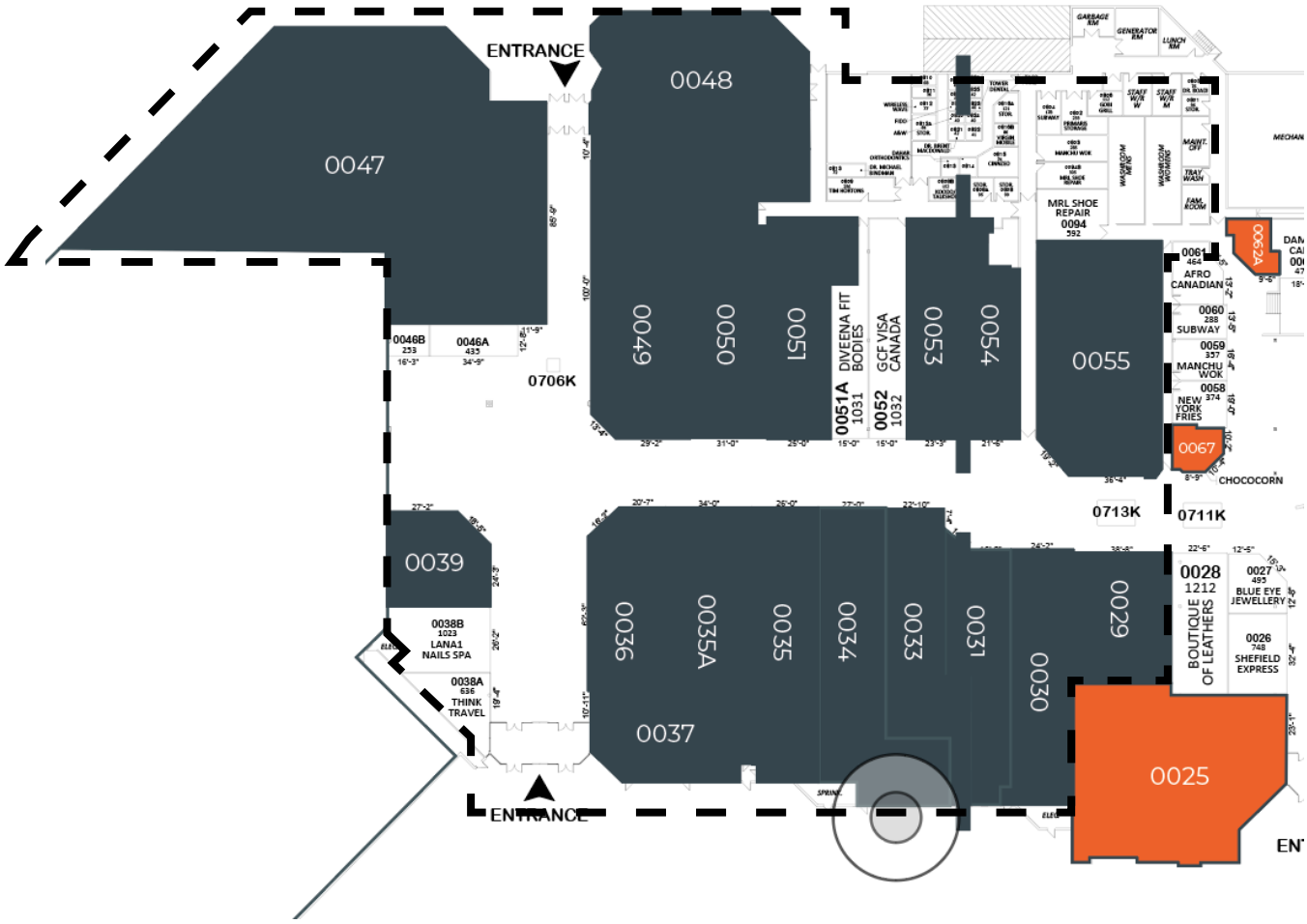


JOIN THE MIX!

0001: Walmart
0002A: Available - 1,670 sf
0002B: Marlborough Dental
0003: Dollarama
0006: Case Mogul
0008: Hakim Optical
0010: Anthony's Jewellers
0011: Available - 6,793 sf
0016: Fastfoto
0017: Tim Horton's
0017A: Oishii Sushi & Bento
0018: Shoppers Drug Mart
0019: Bell
0019A: Selis Men
0019B: Best Buy Mobile
0020: International Clothers
0021: Mandeez
0022: Available - 3,933 sf
0023: Shoes & More
0024: Designer Depot
0024A: Dairy Queen
0025: Available - 5,348 sf
0026: Sheffiled Express
0027: Blue Eye Jewellery
0028: Boutique of Leathers
0029: U/O - 2,008 sf
0030: U/O - 2,432 sf
0031: U/O - 2,104 sf
0033: U/O - 2,542 sf
0034: U/O - 3,689 sf
0035: U/O- 2,862 sf
0035A: U/O - 2,563 sf
0036: U/O - 2,144 sf
0037: U/O - 2,061 sf
0038A: Think Travel
0038B: Lana Nails Spa
0039: U/O - 1,601 sf
0040: Makami College
0046A: Leased
0046B: Leased
0047: U/O - 14,155 sf
0048: U/O - 4,602 sf
0049: U/O - 5,203 sf
0050: U/O - 2,825 sf
0051: U/O - 2,402 sf
0051A: Diveena Fit Bodies
0052: GCF Visa Canada
0053: U/O - 1,988 sf
0054: U/O - 1,832 sf
0055: U/O - 4,588 sf
0057: Available - 338 sf
0058: New York Fries
0059: Manchu Wok
0060: Subway
0061: Afro Canada
0062: Damas Cafe
0062A: Available - 320 sf
0063: Taco Time
0064: A&W
0065: Cristy's Chicken
0066: Jamacia Grill
0066A: Leased
0066B: Gobi Grill
0067: Marlborough Stitch & Clean
0069: Tower Dental
0070A: Panther Sports
0070B: Canadian Dianogstic Centre
0070C: Sunrisde Medical
0071: Security Office
0072: H&R Block
0073: Available - 1,547 sf
0074: Leased
0075A: Michael Hill
0075B: Selis Beauty
0076: Value Mobile
0077C: Telus Mobile
0078A: Sunrise Records
0078B: Urban Kids
0078C: Fairweather
0078D: Available - 4,081 sf
0078E: Available - 3,081 sf
0079: Showcase
0080: Mdx Footwear
0081: Best Buy Express
0082: Studio 2000
0083: Specsavers
0084: MadHatter's Super Store
0085: Pearle Vision
0087A: Available - 769 sf
0087: Available - 959 sf
0089: Available - 644 sf
0090: MRL Barbershop
0092: Leased
0093: Zavier Jewllers
0095: Available - 1,320 sf
0096: Available - 732 sf
0099: Available - 732 sf
0100: Leased
0102: Mobilinq
0101: Mace Lottery
0103: Chatters
1000: BMO
1001: Edo Japan
1002: Mary Brown's
1003: Mucho Burrito
1004: Olympia Liquor
1005B: M&M Meat Shops
1005: The Dogwood Pub
1006: The Old Spaghetti Factory
1007: Vietnam Palace
1008: Pad Opportunity

LARGE FORMAT OPPORTUNITY

Up to ~94,198 sf
Under Offer



Unique opportunity to lease contiguous space suitable for large-format users

Examples:







VISUALS


save money
Live better
Walmart


SHOPPERS
DRUG MART
MARLBOROUGH MALL
WELCOME


MAKAMI


MARLBOROUGH MALL
WELCOME
Canpar


OLYMPIA LIQUOR

PERKS


PEGASUS
HORIZON
WHITEHORN
TEMPLE
MCCALL
NORTH AIRWAYS
Whitehorn Station
44 Ave NE
Temple Dr NE
52 St NE
68 St NE
Whitehorn Dr NE
32 Ave NE
NORTHEAST CALGARY
SUNRIDGE
26 Ave NE
Rundle Station
VISTA
Rundlehorn Dr
HWY 1
16 Avenue NE
CROSSROADS
Marlborough Station
MAYLAND HEIGHTS
FRANKLIN
MERIDIAN
PARK
Marlborough Dr NE
Memorial Dr E
FOREST HEIGHTS
8 Ave SE
PENBROOKE MEADOWS
9 Ave SE
MILLS ESTATE
FOREST LAWN - FOREST HEIGHTS
RED CARPET
36th Street
SOUTHVIEW
34 Ave SE
DOVER
ERIN WOODS
ALYTH/ BONNYBROOK
Barlow Trail NE
McKinnon Dr NE
44 St SE
52 St SE
68 St SE
11 St SE
10 St NE
12 St NE
Popeyes
petvalu
Real Canadian Liquorstore
Oasis Medical Centre
The Chopped Leaf
Real Canadian Superstore
barBURRITO
BMO
Tim Hortons
Best Buy
Mary Brown's Chicken
$1 plus
the old spaghetti factory
edo japan
Shoppers Drug Mart
Walmart
Safeway
The Home Depot
Swiss Chalet
Red Lobster
Golds Gym
servus credit union
Wendy's
CBH

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BUILT TO KEEP RETAIL OPEN AND EVOLVING.

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