

RYCO

open
PROPERTY
GROUP

MARLBOROUGH MALL

C-Train
Station



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 <i>*Spaces can be made contiguous to accommodate a variety of tenant size requirements.</i>
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





0001: Walmart	0019B: Best Buy Mobile	0033: Available - 2,542 sf	0049: Available - 5,203 sf	0062: Damas Cafe	0073: Available - 1,547 sf	0082: Studio 2000	0100: Leased
0002A: Available - 1,670 sf	0020: International Clothiers	0034: Available - 3,689 sf	0050: Available - 2,825 sf	0063: Taco Time	0074: Leased	0083: Specsavers	0102: Mobiling
0002B: Marlborough Dental	0021: Mandeex	0035: Available - 2,862 sf	0051: Available - 2,402 sf	0064: A&W	0075A: Michael Hill	0084: MadHatter's Super Store	0101: Mace Lottery
0003: Dollarama	0022: Available - 3,933 sf	0035A: Available - 2,563 sf	0051A: Diveena Fit Bodies	0065: Cristy's Chicken	0075B: Selis Beauty	0085: Pearle Vision	0103: Chatters
0006: Case Mogul	0023: Shoes & More	0036: Available - 2,144 sf	0052: GCF Visa Canada	0066: Jamacia Grill	0076: Value Mobile	0087A: Available - 769 sf	1000: BMO
0008: Hakim Optical	0024: Designer Depot	0037: Available - 2,061 sf	0053: Available - 1,988 sf	0066A: Leased	0077C: Telus Mobile	0087: Available - 959 sf	1001: Edo Japan
0010: Anthony's Jewellers	0024A: Dairy Queen	0038A: Think Travel	0054: Available - 1,832 sf	0066B: Gobi Grill	0078A: Sunrise Records	0089: Available - 644 sf	1002: Mary Brown's
0011: Available - 6,793 sf	0025: Available - 5,348 sf	0038B: Lana Nails Spa	0055: Available - 4,588 sf	0067: Marlborough Stitch & Clean	0078C: Fairweather	0090: MRL Barbershop	1003: Mucho Burrito
0016: Fastfoto	0026: Sheffiled Express	0039: Available - 1,601 sf	0057: Available - 338 sf	0069: Tower Dental	0078B: Urban Kids	0092: Leased	1004: Olypmia Liquor
0017: Tim Horton's	0027: Blue Eye Jewellery	0040: Makami College	0058: New York Fries	0070A: Panther Sports	0078D: Available - 4,081 sf	0093: Xavier Jewllers	1005B: M&M Meat Shops
0017A: Oishii Sushi & Bento	0028: Boutique of Leathers	0046A: Leased	0059: Manchu Wok	0070B: Canadian Dianogstic Centre	0078E: Available - 3,081 sf	0097: Urban Planet	1005: The Dogwood Pub
0018: Shoppers Drug Mart	0029: Available - 2,008 sf	0046B: Leased	0060: Subway	0070C: Sunrisde Medical	0079: Showcase	0095: Available - 1,320 sf	1006: The Old Spaghetti Factory
0019: Bell	0030: Available - 2,432 sf	0047: Available - 14,155 sf	0061: Afro Canada	0071: Security Office	0080: Mdx Footwear	0096: Available - 732 sf	1007: Vietnam Palace
0019A: Selis Men	0031: Available - 2,104 sf	0048: Available - 4,602 sf	0062A: Available - 320 sf	0072: H&R Block	0081: Best Buy Express	0099: Available - 732 sf	1008: Pad Opportunity

LARGE FORMAT OPPORTUNITY



Up to ~94,198 sf
Exclusive Loading



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

Examples:



VISUALS



PERKS





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BUILT TO KEEP RETAIL OPEN AND EVOLVING.

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CANADA

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