Admiral Court

6130 - 1A Street S.W. | Calgary, Alberta

Retail Leasing Opportunity

Ronmor Developers Inc.
Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

Kalen Morton
Senior Leasing Manager
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ronmor.ca

PROPERTY OVERVIEW

- Located two blocks east of CF Chinook Centre and Chinook Professional Tower
- Ample on-site parking
- Good mix of professional, retail, and personal services within the centre
- Exposure to abundant pedestrian and vehicular traffic
- Adjacent to Chinook LRT Station and public transportation routes
- High daytime population within surrounding employment areas

Vacancy Information

Landlord's Legal Name:	404305 Alberta Ltd.
Rentable Area:	Unit 56 | 2,338 SF
Lease Rate:	Market
Annual Operating Costs & Taxes:	±$24.87 PSF (2026)
Availability:	Immediate
Term:	5-10 years
Zoning:	Direct Control (DC)

Neighbouring Tenant

LOCATION

6130 - 1A Street S.W. | Calgary, Alberta

Area Businesses

1. Marks
2. Dollarama
3. Home Depot
4. Chinook Centre / Prof. Tower
5. CIBC
6. PetSmart / Staples
7. Scotiabank
8. Cadillac Fairview Multi-Family

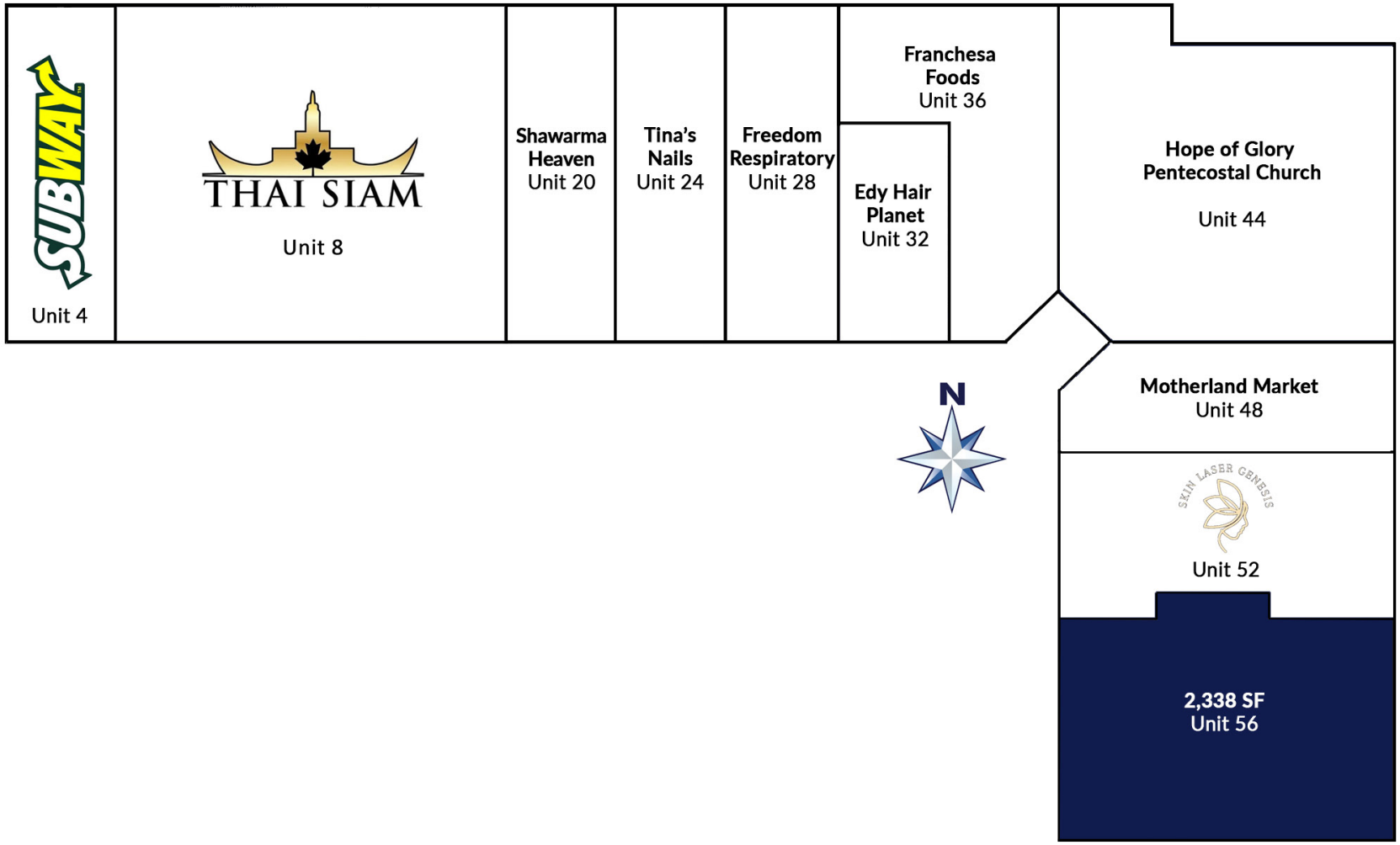
Also in the Area

Cineplex Theatres

Nordstrom

Chinook Medical Clinic

SITE PLAN


SUBWAY
Unit 4
THAI SIAM
Unit 8
Shawarma Heaven
Unit 20
Tina's Nails
Unit 24
Freedom Respiratory
Unit 28
Franchesa Foods
Unit 36
Edy Hair Planet
Unit 32
Hope of Glory Pentecostal Church
Unit 44
N
Motherland Market
Unit 48
SKIN LASER GENESIS
Unit 52
2,338 SF
Unit 56

UNIT 56 | IMAGES

Physiotherapy - Conceptual Rendering

Specialty Grocer - Conceptual Rendering

Pilates Studio - Conceptual Rendering

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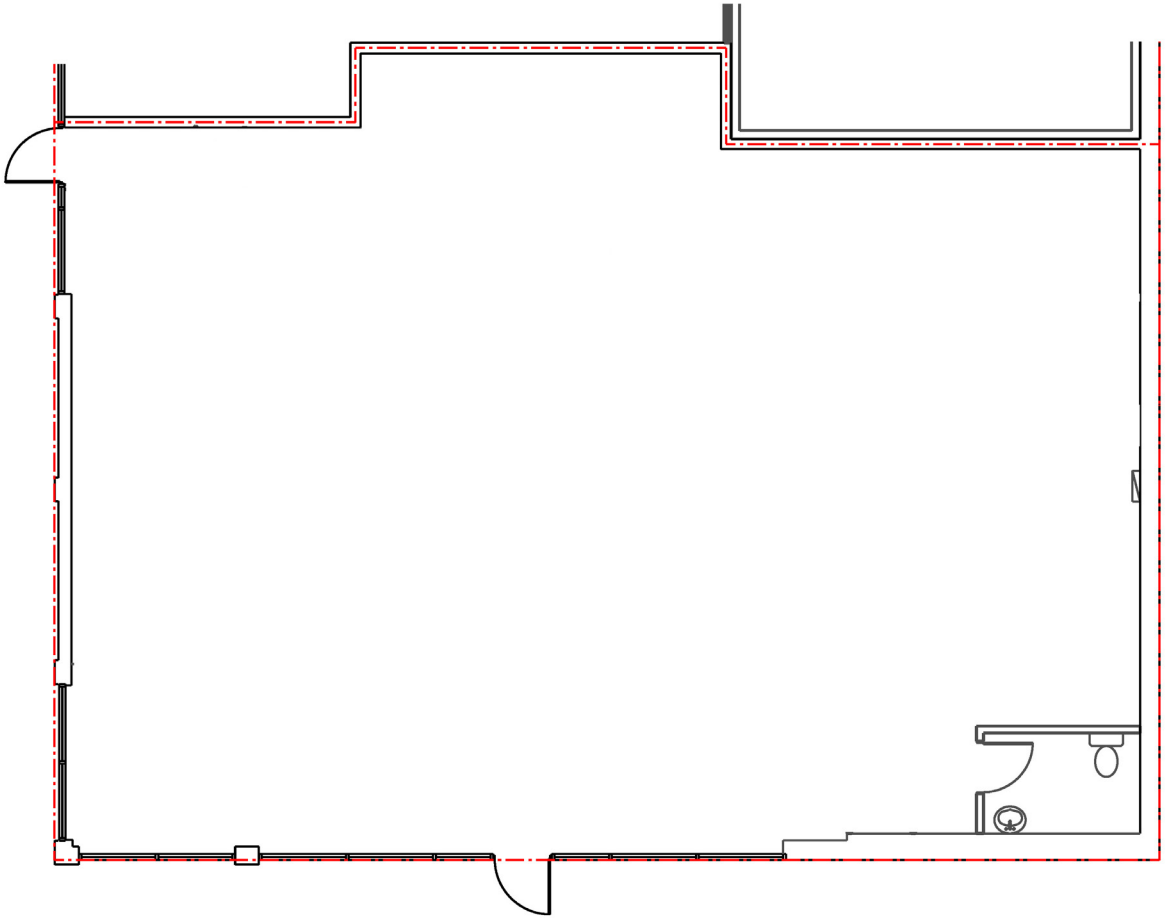
FLOOR PLAN | UNIT 56

2,338 SF



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IDEAL USES

Butcher / Specialty Food

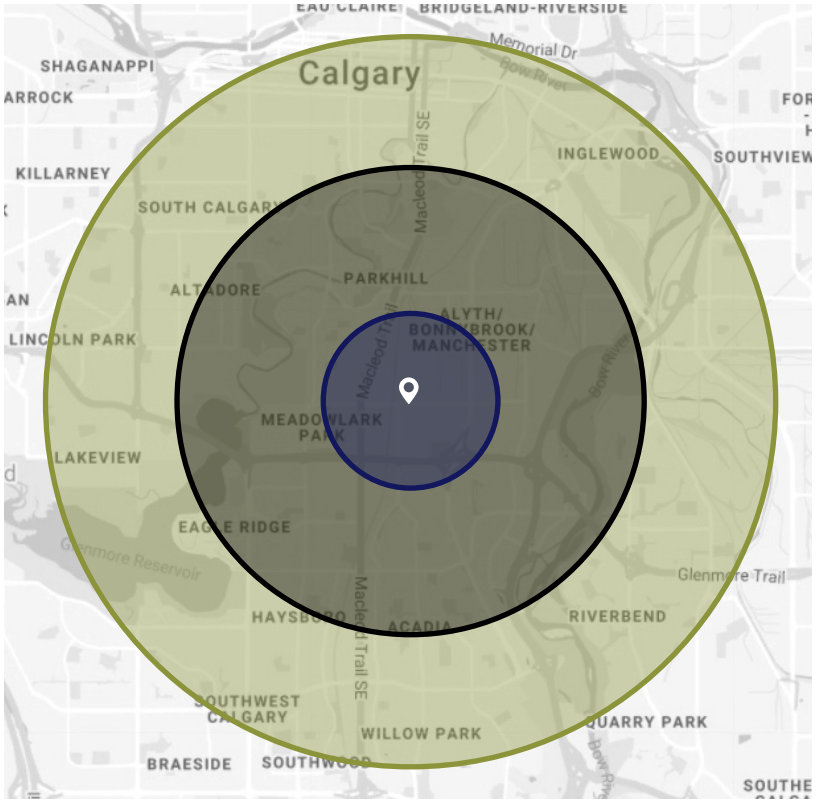
Training Facility

Medical Clinic

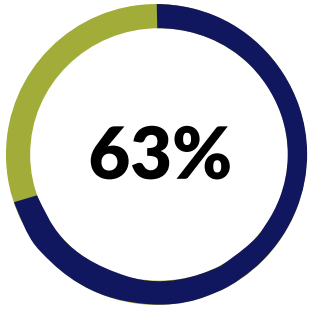
Tattoo Studio

DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	5,200	36,341	144,088
Daytime Population	Sum	20,446	84,798	215,265
Total Households	Sum	2,727	16,384	70,694



Daytime Trade
The property is located within a **STRONG** daytime trade area



Employment Rate
within 1 km radius

Average Household Income
within 1 km radius
$76,581

Primary age group
22-37 year olds

A **MAJORITY** of the population is **UNIVERSITY EDUCATED**