

RETAIL OPPORTUNITY  
FOR LEASE



HIGH-EXPOSURE RETAIL ALONG 4TH STREET SW  
**ROXBORO RIVER SHOPPES**

2500 4TH STREET SW

**Gordon Woodman**  
President, Retail  
(403) 471-3832  
gordon.woodman@kpliglobal.com

**Andreana Sebua**  
Senior Associate, Leasing & Sales  
(403) 608-7514  
andreana.sebua@kpliglobal.com

**Anthony Au**  
Senior Associate, Leasing & Sales  
(403) 903-6123  
anthony.au@kpliglobal.com



# AVAILABLE UNITS

2500 4TH STREET SW

**UNIT 16**  
(FORMER GYM)

**3,966 SF**  
Large Open format, fitness-ready

**UNIT 24**

**3,473 SF**  
Multiple rooms, flexible configuration

**UNIT 28**

**1,357 SF**  
Former denturist with venting

Availability Immediately

\*Asking rent \$32.00 psf gross  
(includes op costs)

## PROPERTY HIGHLIGHTS



### Prime Inner - City Location

High-income inner-city trade area (**Mission/Roxboro**)



### High Exposure

**Exposure** along 4<sup>th</sup> Street SW



### Diverse Tenant Potential

Suitable for **boutique fitness, medial, wellnes, and retail**



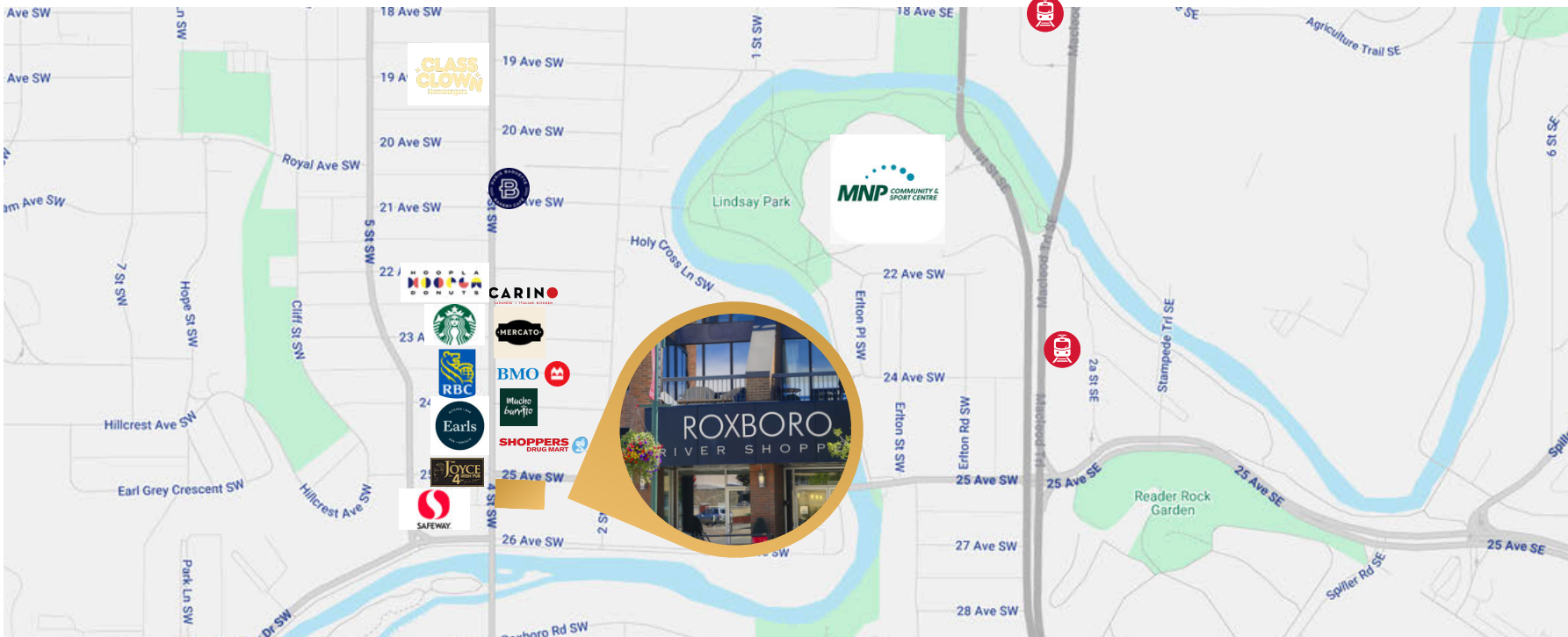
### Flexible Layout Options

Unique layout options with **demising** flexibility




# ROXBORO RIVER SHOPPES

2500 4TH STREET SW















## Amenity-Rich Location

Located in the heart of Roxboro, Roxboro River Shoppes is surrounded by a strong mix of established retail, cafés, and daily essentials including Mercato, Carino, Starbucks, Safeway, and Shoppers Drug Mart.

 Roxboro River Shoppes | 2500 4<sup>th</sup> Street SW

## Transit/Subway

SB ERLTON / STAMPEDE STATION	 	12 MIN WALK	1.0 KM
SB VICTORIA PARK / STAMPEDE CTRAIN STATION	 	20 MIN WALK	1.8 KM
SB 39 AVENUE CTRAIN STATION	 	3 MIN DRIVE	1.9 KM
WB 4 STREET SW STATION (TD FREE FARE ZONE)	  	3 MIN DRIVE	2.0 KM
EB 3 STREET SW STATION (TD FREE FARE ZONE)	  	5 MIN DRIVE	2.4 KM

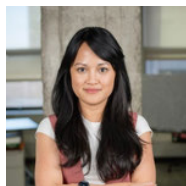


# ROXBORO RIVER SHOPPES

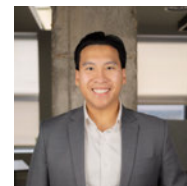
9919 FAIRMOUNT DRIVE SOUTH EAST



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