



WESTMAN  
VILLAGE

in MAHOAGANY

Discover  
the most *exclusive*  
retail opportunity  
in Calgary

RETAIL  
OPPORTUNITIES IN  
WESTMAN VILLAGE

Westman Village  
Sales Centre  
587.350.0237

Jeff Robson  
jeff@jrmercantile.com  
403.770.3071 ext.200





## VISION & HIGHLIGHTS OF WESTMAN VILLAGE

Westman Village is the first-of-its-kind, never seen before community concept, located in the lake community of Mahogany in southeast Calgary. Westman Village embodies the values of Jayman BUILT's Founder, AC Westman by thoughtfully weaving convenience, diversity and accessibility into an all-inclusive suburban community, Westman Village is the only community of its kind.



### VISION & HIGHLIGHTS OF WESTMAN VILLAGE

- Over 26,500 Sq. Ft. of retail space
- Shallow bays with generous frontage
- 14' ceilings
- 200 customer parking stalls

experience-rich

diverse + welcoming

lively + vibrant

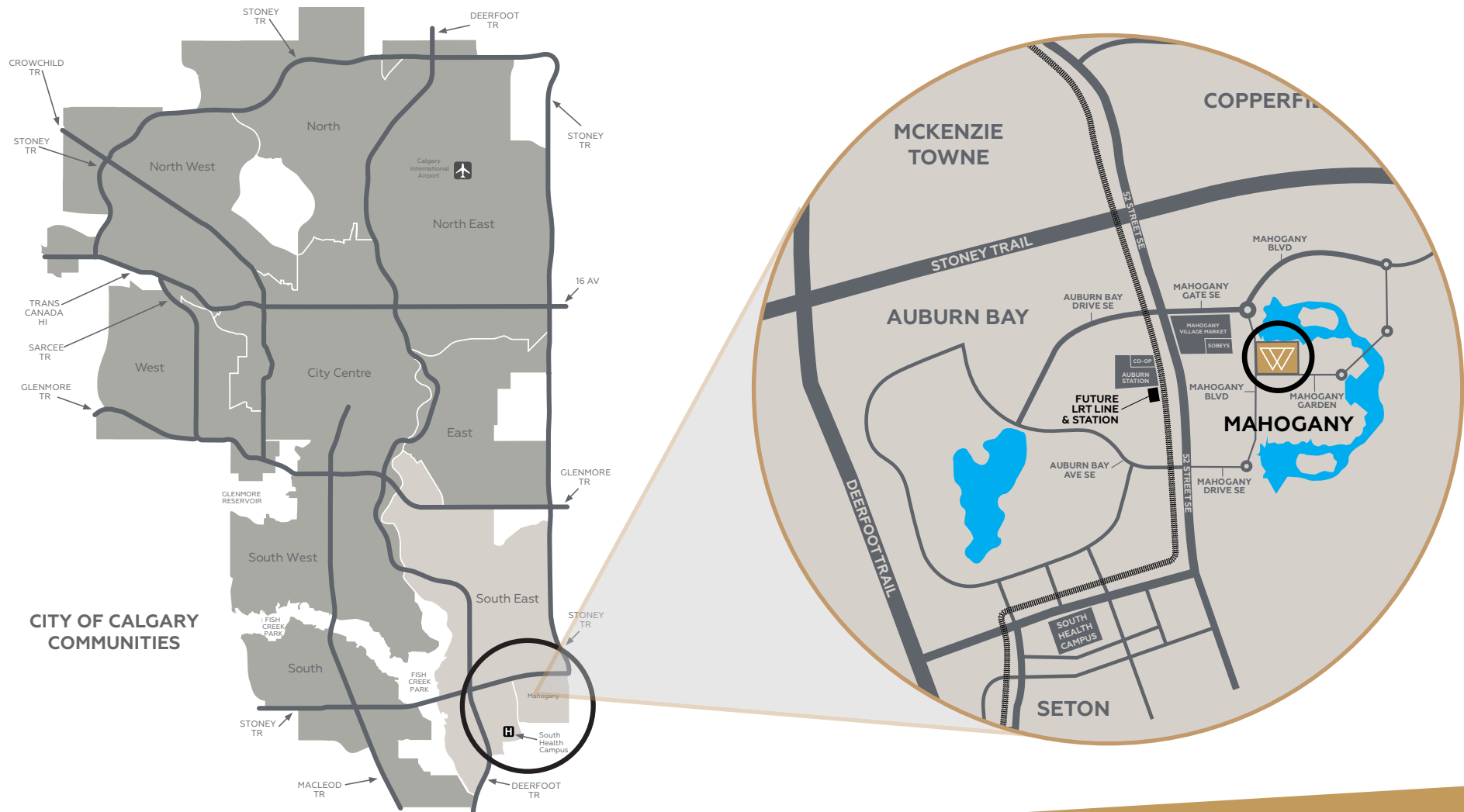
integrated + inclusive



Jayman  
BUILT

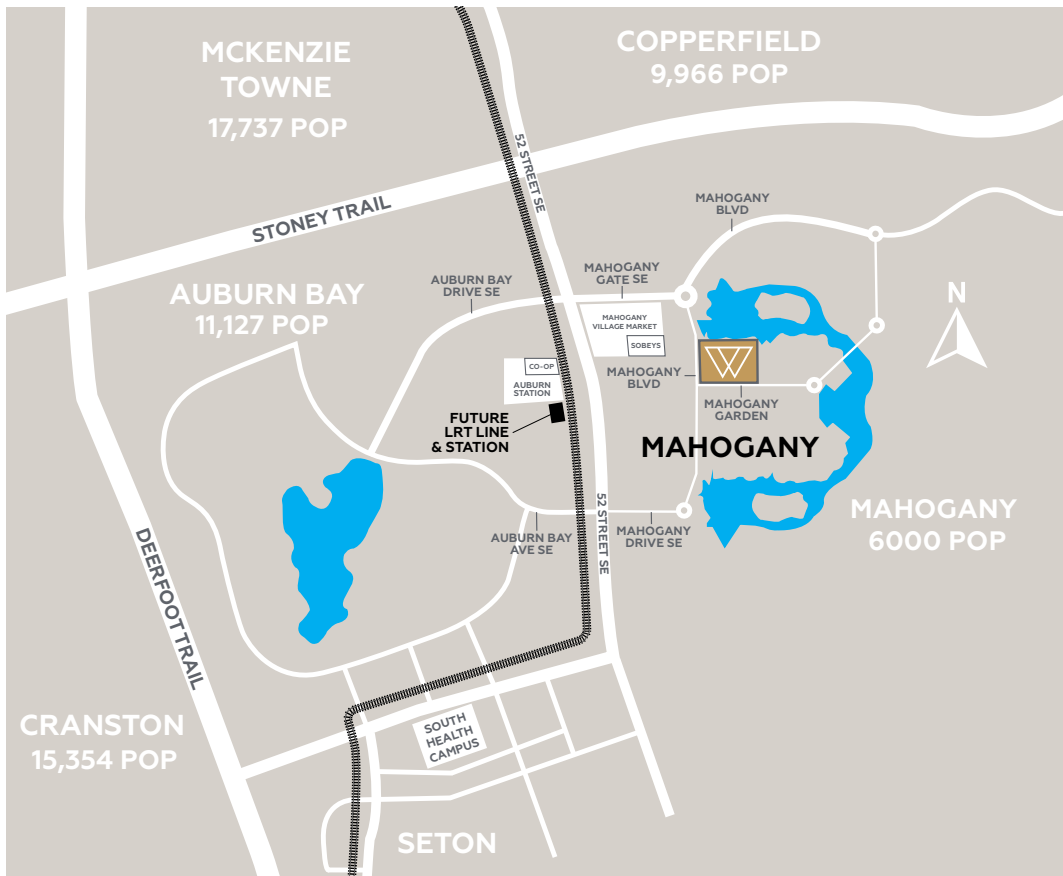
# LOCATION OF THE COMMUNITY OF MAHOGANY

Mahogany is located in southeast Calgary, close to Stoney Trail and 52nd Ave. Only a couple of blocks from the proposed Green Line LRT station and adjacent to the communities of Auburn Bay, New Brighton and Cranston. With the retail developments of Mahogany Village Market and Auburn Station, residents have access to a range of retailers including Sobeys, multiple financial institutions and quick service food such as Cobbs, Pizza 73 and much more.



Mahogany has been named Calgary's Community of the Year 3 years running, as well as Alberta and Canada Community of the Year. Mahogany is rich with abundant amenities, including Calgary's largest swimmable lake, over 40 km of pathways and 74 acres of natural wetlands. Located in Calgary's fastest growing quadrant, Mahogany is designed for a population of 27,000. There are home styles for all buyers, from condos up to lakefront estate homes.

**EXPLORE** [MahoganyLiving.com](http://MahoganyLiving.com)



## POPULATION

	1 KM	3 KM	5 KM
2016 Population:	1,417	34,104	85,088
2021 Population:	1,741	38,431	95,384
Pop Growth 2016:	22.87%	12.69%	12.10%
Median Age:	30.60	31.20	32.10

## HOUSEHOLDS

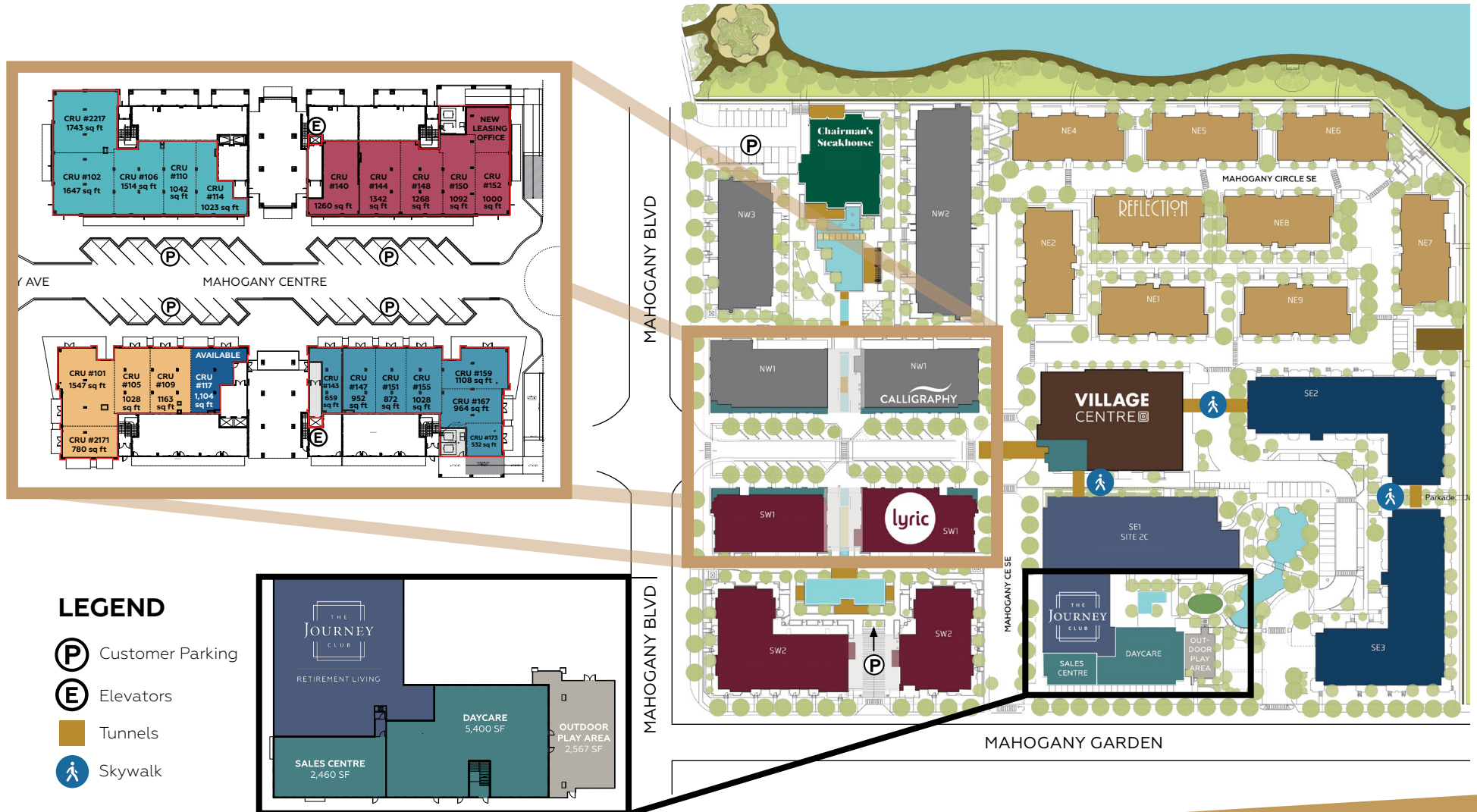
2016 Households:	483	12,307	30,349
2021 Households:	602	14,027	34,423
HH Growth 2016 - 2021:	24.64%	13.98%	13.42%
2016 Median HH:	\$132,237	\$111,342	\$116,617
2016 Per Capita :	\$52,065	\$49,292	\$51,283
2016 Avg Household:	3.00	2.80	2.80

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# WESTMAN VILLAGE SITE MAP

Westman Village will include 900 residential apartments, both rental and owner held, retirees, assisted living, as well as waterfront estate condominiums.



Westman Village is within Mahogany; **Calgary's Community of the Year** three years running and Canada's Community of the Year. The community is amenity rich with a unique boutique main street, vast amount of landscaping, bike and walking paths throughout, daycare onsite (accommodating over 100 children per day) and a gym within Village Centre.

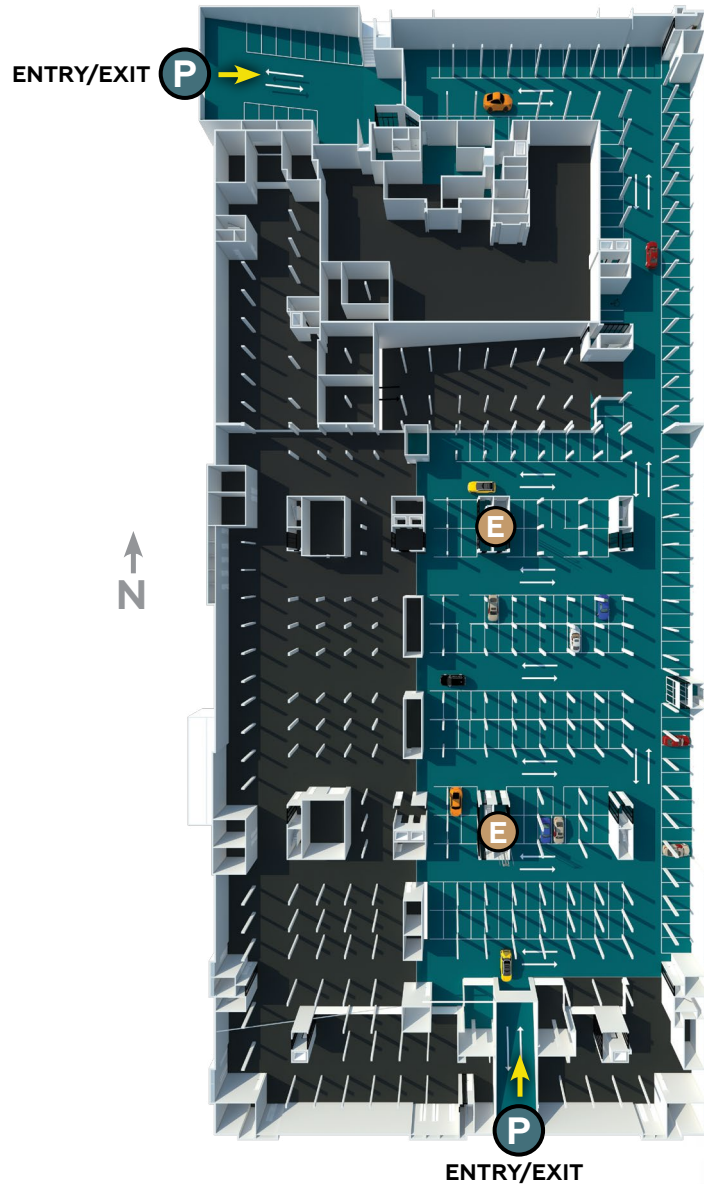


# WESTMAN VILLAGE PARKING





WESTMAN  
VILLAGE

in MAHOGANY



- 150 heated stalls
- 50 surface stalls
- High parking ratio  
(over 7 stalls per 1000 sq. ft)
- Monitored 24 / 7 with over  
400 cameras throughout  
the site

-  Customer Parking
-  Elevator Access

Tunnel to  
Village  
Centre





# WESTMAN VILLAGE RETAIL SPECIFICATIONS



Appealingly situated within Canada's community of the year – Mahogany – this flagship community thoughtfully weaves convenience, diversity and accessibility into an all-inclusive suburban village concept in a premier lakeside location in southeast Calgary.

Westman Village will feature hand-selected, boutique-style retail, designed with lifestyle in mind, creating a unique destination place within both the community and the city of Calgary.

What can you expect as a tenant of Westman Village? A high quality space, with attractive rental rates and support from our team on merchandising and marketing.

## AVAILABILITY

Immediate

## OPERATING COSTS & TAXES

\$16.99 (2019)

## OVERALL SPECIFICATIONS

**Ceilings:** Concrete 14' to underside

**Floors:** Troweled concrete

**Demising walls:** Fire rated drywall on steel studs or bare concrete (see plans)

**Exterior walls:** combination of windows, drywall on steel stud and masonry

**Washroom:** roughed in plumbing

### Electrical:

- 120/208 volts, 3 phase
- 20 watts per square foot
- A minimum 42 circuit, 100 amp panel per bay (subject to detailed design)
- Standard commercial grade fire alarm
- Exterior sign band electrical circuit controlled by house panel and meter
- Fixtures and distribution by tenant

### Mechanical:

- Individual HVAC unit per bay
- Fire sprinklers based on open ceiling design
- Washroom exhaust to current code standards
- Kitchen exhaust in specified areas



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