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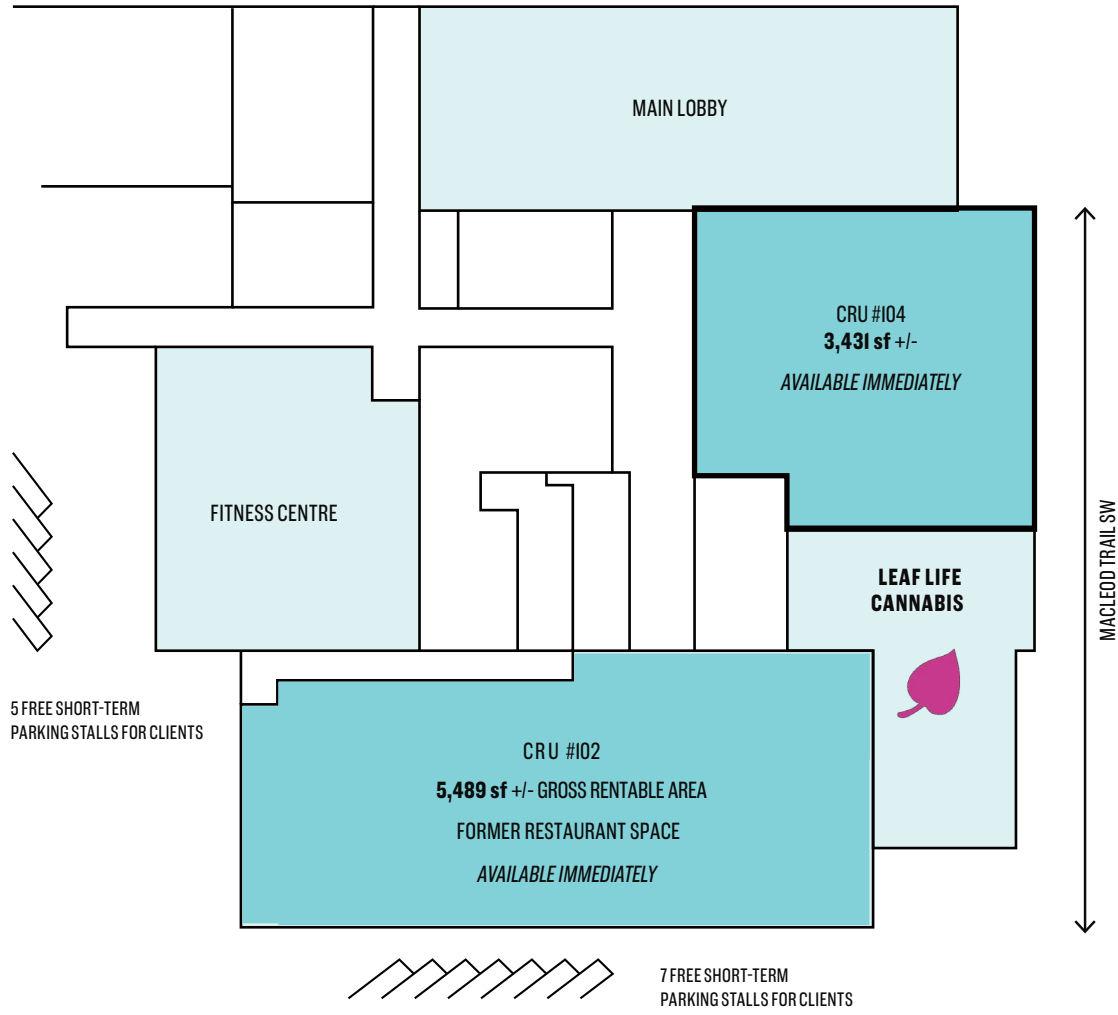
· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

STAMPEDE STATION — 1331 MACLEOD TRAIL SE
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

FLOOR PLAN



PROPERTY INFORMATION

| | | | |
|--|--|----------------------------|--|
| LOCATION 1331 MACLEOD TRAIL SE | TERM 5 - 10 YEARS | ZONING CC-X | PARKING 1.9 : 1,000 SQ. FT. |
| AVAILABLE CRU #104: IMMEDIATELY CRU #102: IMMEDIATELY | TAXES \$7.29 / SQ. FT. | WALK SCORE 91 | \$300 / MONTH UNRESERVED |
| | OPERATING COSTS EST. \$11.82 / SQ. FT. | TRANSIT SCORE 82 | \$350 / MONTH RESERVED |
| | LEASE RATE MARKET | | 12 FREE SHORT-TERM STALLS FOR CLIENTS |

DEMOGRAPHICS

| | 1KM | 3KM | 5KM |
|---------------------------|----------|-----------|-----------|
| POPULATION | | | |
| 2023 | 17,171 | 109,115 | 208,544 |
| 2028 | 19,198 | 122,570 | 236,689 |
| GROWTH | | | |
| 2023 - 2028 | 19.57% | 22.90% | 25.92% |
| AVERAGE INCOME | | | |
| 2020 | \$96,077 | \$133,135 | \$143,177 |
| MEDIAN AGE OF POP. | | | |
| 2020 | 37.80 | 38.50 | 39.60 |

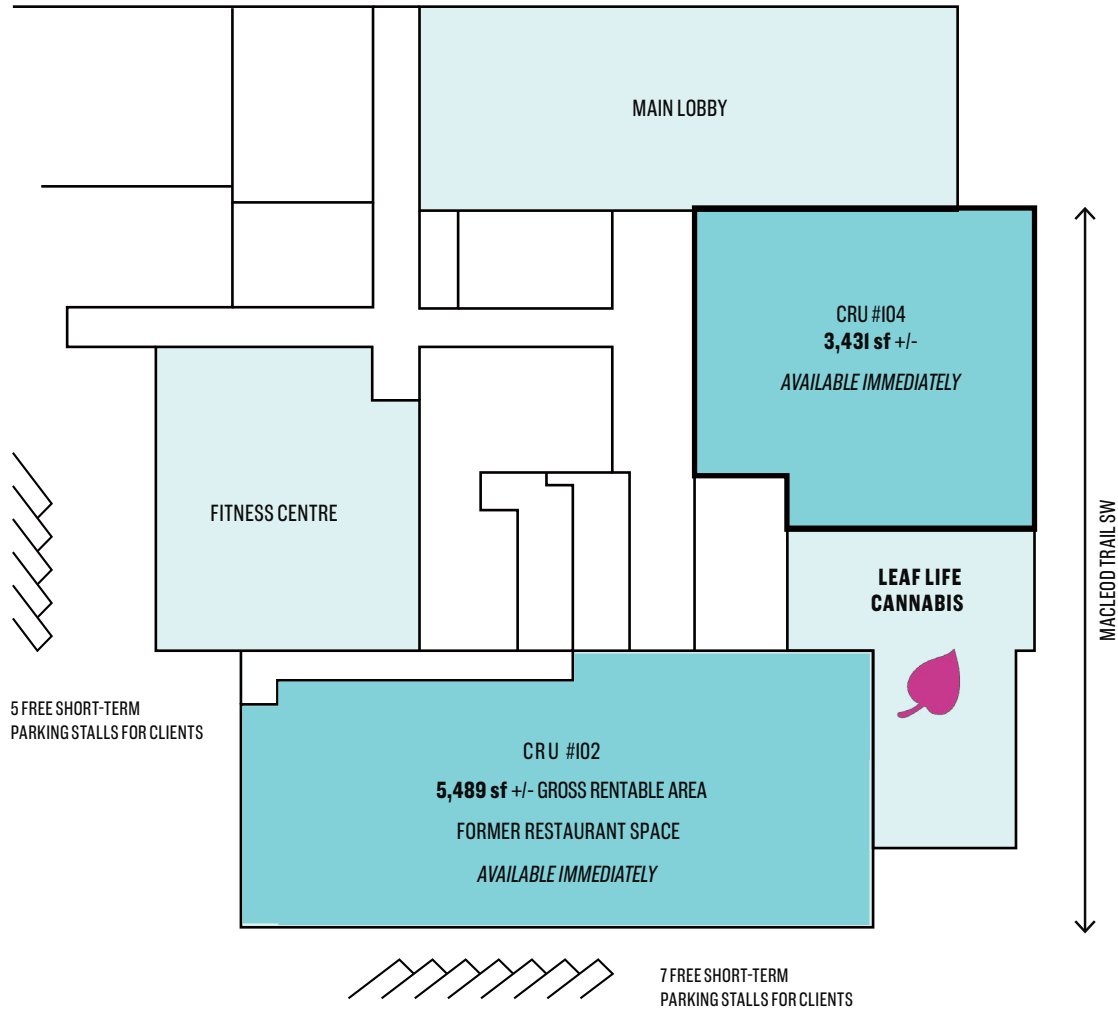
VISIT US
300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

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403.770.3071 ext 200

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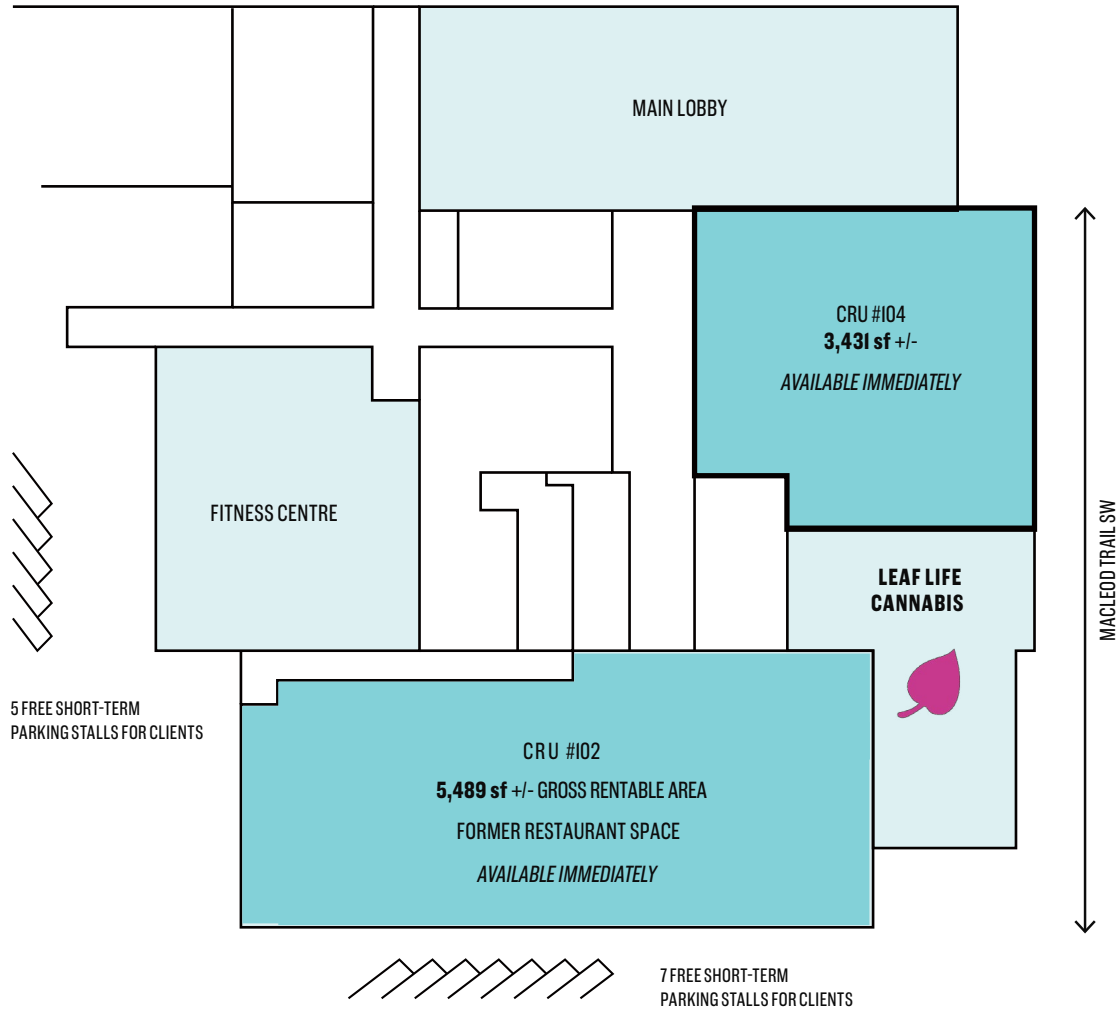
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SURROUNDING AMENITIES

1. **KEYNOTE CONDOS**
TOWER 1: 179 SUITES
TOWER 2: 250 SUITES
2. **ONE PROPERTIES**
1,029 SUITES & 18,000 SQ. FT. MAIN FLOOR RETAIL
3. **NUERA & ALURA**
NEURA: 231 SUITES
ALURA: 277 SUITES
4. **SASSO & VETRO**
SASSO: 192 SUITES
VETRO: 198 SUITES
5. **ELBOW RIVER CASINO**
6. **VICTORIA PARK / STAMPEDE C-TRAIN STATION**
7. **BMO CENTRE**
8. **COWBOYS CASINO**
9. **THE GUARDIAN**
N. TOWER: 312 SUITES
S. TOWER: 308 SUITES
10. **ARRIVA**
164 SUITES
11. **NEW ENTERTAINMENT CENTRE / ARENA**
12. **BMO CENTRE EXPANSION — FROM 288,000 SQ.FT. TO 848,000 SQ. FT.***
13. **STAMPEDE CORRAL ARENA**
14. **SCOTIABANK SADDLEDOME**
15. **NEW VEHICLE AND PEDESTRIAN ACCESS DIRECTLY INTO STAMPEDE GROUND**

GENERAL INFORMATION

- 10 STOREY BUILDING CENTRED IN EAST VICTORIA PARK — CALGARY'S VISION OF A HIGH-DENSITY, VIBRANT CULTURE AND ENTERTAINMENT DISTRICT
- SURROUNDING AMENITIES INCLUDE; COWBOYS CASINO, STAMPEDE LRT TRAIN STATION, AND EXPANDING BMO CENTRE
- CC X-ZONING — SUITABLE FOR RETAIL AND CONSUMER SERVICES

TRAFFIC COUNTS

MACLEOD TRAIL SE: 25,000 VEHICLES / DAY
1ST STREET SE: 25,000 VEHICLES / DAY
12TH AVENUE SE: 10,000 VEHICLES / DAY

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