

PROPERTY INFORMATION

1331 MACLEOD TRAIL SE

AVAILABLE

LOCATION

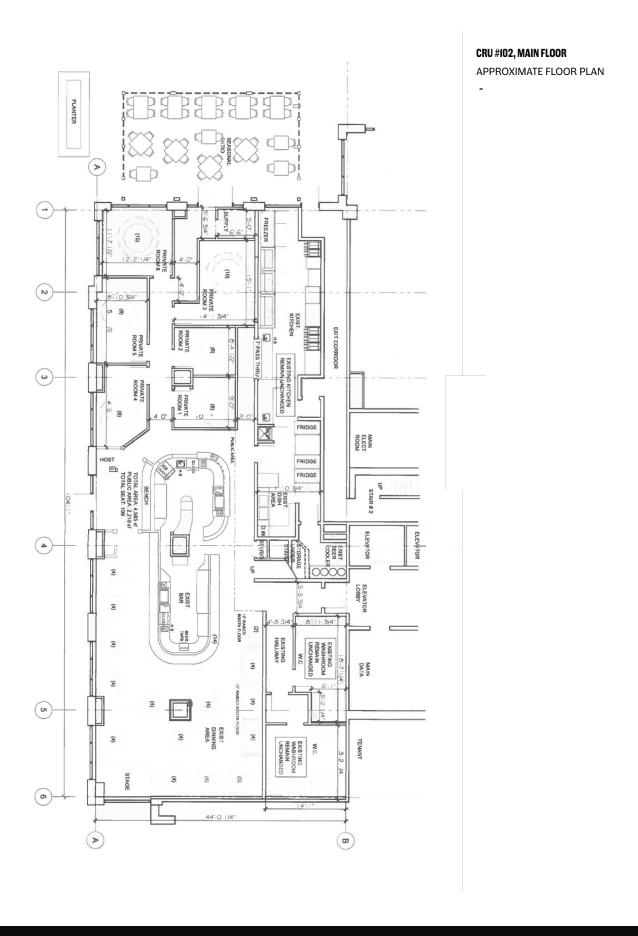
CRU #104: IMMEDIATELY CRU #102: IMMEDIATELY

TERM	ZONING	PARKING	POPULATION	IKM	ЗКМ	5KM
5 - 10 YEARS	CC-X	1.9:1,000 SQ. FT.	2023	17,171	109,115	208,544
TAXES	WALK SCORE	\$300 / MONTH	2028	19,198	122,570	236,689
		UNRESERVED	CROWTH			
\$5.07 / SQ. FT.	91	#250 / MONTH	GROWTH			
OPERATING COSTS	TRANSIT SCORE	\$350 / MONTH RESERVED	2023 - 2028	19.57%	22.90%	25.92%
EST. \$14.99 / SQ. FT.	82	12 FREE	AVERAGE INCOME			
		SHORT-TERM	2020	\$96.077	\$133.135	\$143,177
LEASE RATE	MANAGEMENT FEE	STALLS FOR	2020	φοσίοιι	φισσ,ισσ	φιισμιτ
MARKET	4% OF GROSS RENT	CLIENTS	MEDIAN AGE OF POP.			
	5. 5. 655 11211		2020	37.80	38 50	39.60

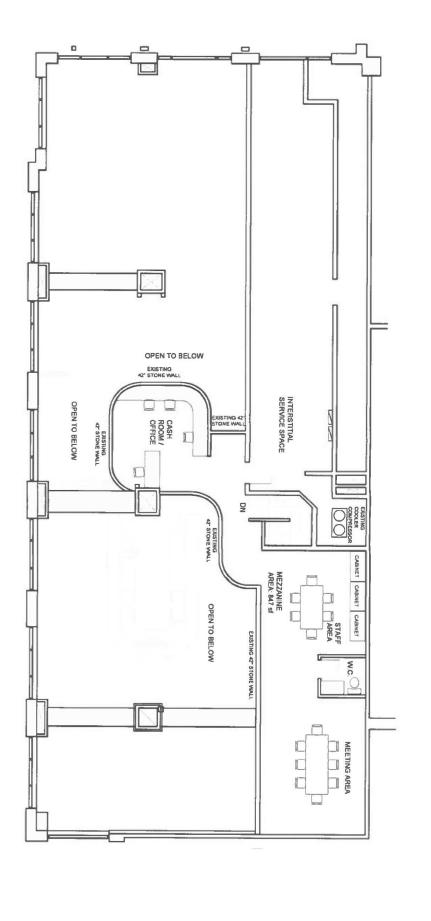
VISIT US 202, 7710 5th STREET SE CALGARY, ALBERTA T2H 2L9 JEFF ROBSON PRESIDENT & BROKER jeff@jrmercantile.com 403.770.307l ext 200

DEMOGRAPHICS

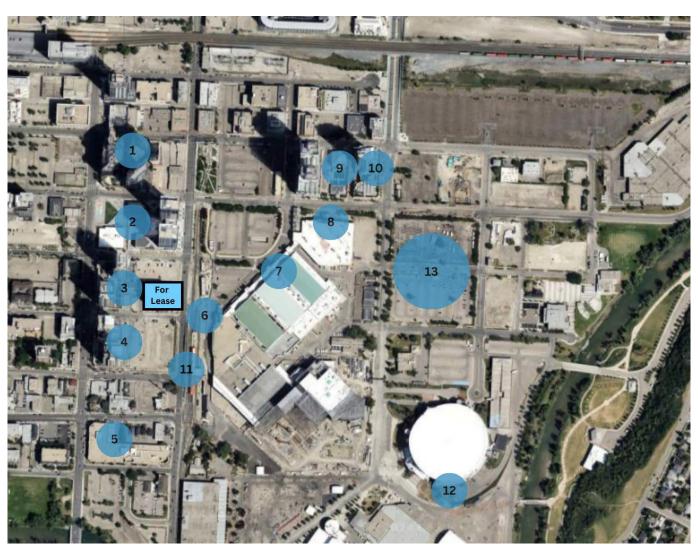
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SURROUNDING AMENITIES

- I. KEYNOTE CONDOS TOWER I: 179 SUITES TOWER 2: 250 SUITES
- 2. BLVD I,029 SUITES & 18,000 SQ. FT. MAIN FLOOR RETAIL
- 3. NUERA & ALURA NEURA: 23I 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
 CENTREEXPANSION —
 FROM 288,000 SQ.FT.
 TO 848,000 SQ. FT.
- 8. COWBOYS CASINO
- 9. THE GUARDIAN N. TOWER: 312 SUITES S. TOWER: 308 SUITES
- IO. ARRIVA 164 SUITES

- II. NEW VEHICLE AND
 PEDESTRIAN ACCESS
 DIRECTLY INTO
 STAMPEDE GROUND
- I2. SCOTIABANK SADDLEDOME
- I3. NEW ENTERTAINMENT CENTRE / ARENA *

GENERAL INFORMATION

- 10 STOREY BUILDING CENTRED IN EAST VICTORIA PARK
- CC X-ZONING SUITABLE FOR RETAIL AND CONSUMER SERVICES

TRAFFIC COUNTS

MACLEOD TRAIL SE: 25,000 VEHICLES / DAY Is STREET SE: 25,000 VEHICLES / DAY I2 TH AVENUE SE: I0,000 VEHICLES / DAY

CALGARY CULTURE & ENTERTAINMENT DISTRICT

WITH THE BMO CONVENTION CENTER 565,000 SQ FT EXPANSION AND I7TH AVENUE EXTENSION COMPLETE, STAMPEDE STATION IS STEPS AWAY FROM CALGARY'S NEW CULTURE & ENTERTAINMENT DISTRICT. CONSTRUCTION OF A NEW DOWNTOWN ARENA WILL CEMENT THIS AREA AS THE MAIN DESTINATION IN CALGARY FOR ARTS AND ENTERTAINMENT. THE AREA WILL BOAST 8,000 NEW RESIDENTS, 500+ EVENTS/YEAR AND 3 MILLION+ VISITORS ANNUALLY. DON'T MISS YOUR CHANCE TO BE IN THE HEART OF THIS FLOURISHING DISTRICT.

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