



JR

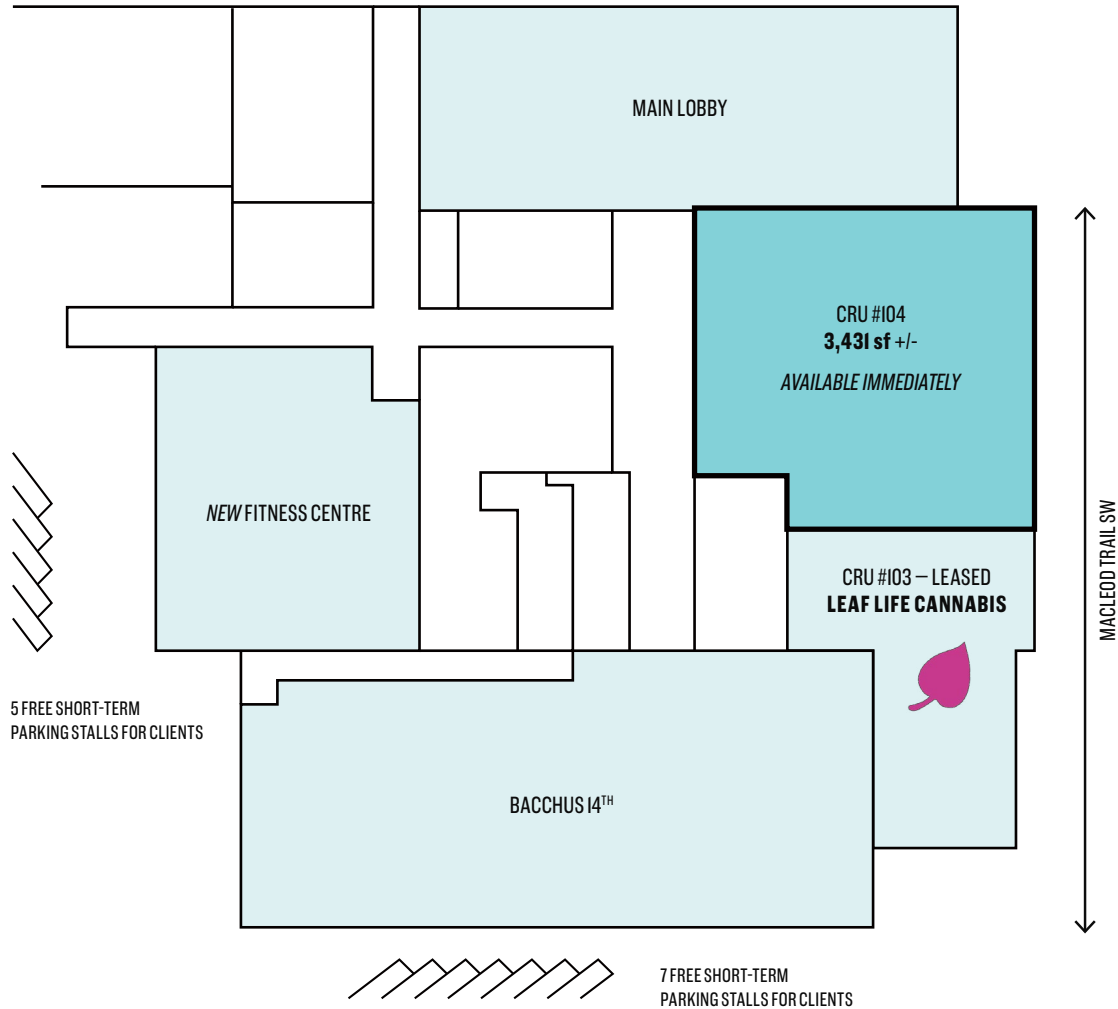
· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC

RETAIL SPACE  
**FOR LEASE**

STAMPEDE STATION — 1331 MACLEOD TRAIL SE  
CALGARY, ALBERTA

[jrmercantile.com](http://jrmercantile.com) · 403.770.3071

**FLOOR PLAN**



**PROPERTY INFORMATION**

<b>LOCATION</b> 1331 MACLEOD TRAIL SE	<b>TERM</b> 5 - 10 YEARS	<b>ZONING</b> CC-X	<b>PARKING</b> 1.9 : 1,000 SQ. FT.
<b>AVAILABLE FOR LEASE</b> CRU #103: 1,884 SQ. FT. +/- LEASED TO LEAF LIFE CANNABIS	<b>TAXES</b> \$7.29 / SQ. FT.	<b>WALK SCORE</b> 91	\$300 / MONTH UNRESERVED
CRU #104: 3,431 SQ.FT. +/-	<b>OPERATING COSTS</b> EST. \$11.82 / SQ. FT.	<b>TRANSIT SCORE</b> 82	\$350 / MONTH RESERVED
<b>AVAILABLE</b> CRU #104: IMMEDIATELY	<b>LEASE RATE</b> MARKET		12 FREE SHORT-TERM STALLS FOR CLIENTS

**DEMOGRAPHICS**

POPULATION	2KM	3KM	5KM
2020	61,278	108,293	207,542
2025	68,590	121,804	234,737
<b>GROWTH</b>			
2020 - 2025	11.93%	12.48%	13.10%
<b>AVERAGE INCOME</b>			
2020	\$131,979	\$142,389	\$153,125
<b>MEDIAN AGE OF POP.</b>			
2020	34.30	34.60	35.70

VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

[jrmercantile.com](http://jrmercantile.com)

**JEFF ROBSON** PRESIDENT & BROKER

jeff@jrmercantile.com  
403.770.3071 ext 200



**SURROUNDING AMENITIES**

- |  |  |  |
|--|--|--|
| 1. <b>KEYNOTE CONDOS</b><br>TOWER 1: 179 SUITES<br>TOWER 2: 250 SUITES                   | 6. <b>VICTORIA PARK / STAMPEDE C-TRAIN STATION</b>                     | 12. <b>BMO CENTRE EXPANSION — FROM 288,000 SQ.FT. TO 848,000 SQ. FT.*</b>                            |
| 2. <b>ONE PROPERTIES</b><br>WINTER 2021: 1,029 SUITES & 18,000 SQ. FT. MAIN FLOOR RETAIL | 7. <b>BMO CENTRE</b>   | 13. <b>STAMPEDE CORRAL ARENA</b>   |
| 3. <b>NUERA &amp; ALURA</b><br>NEURA: 231 SUITES<br>ALURA: 277 SUITES                    | 8. <b>COWBOYS CASINO</b>   | 14. <b>SCOTIABANK SADDLEDOME</b>   |
| 4. <b>SASSO &amp; VETRO</b><br>SASSO: 192 SUITES<br>VETRO: 198 SUITES                    | 9. <b>THE GUARDIAN</b><br>N. TOWER: 312 SUITES<br>S. TOWER: 308 SUITES | 15. <b>NEW VEHICLE AND PEDESTRIAN ACCESS DIRECTLY INTO STAMPEDE GROUND EXPECTED COMPLETION: 2024</b> |
| 5. <b>ELBOW RIVER CASINO</b>   | 10. <b>ARRIVA</b><br>164 SUITES  |  |
|  | 11. <b>NEW ENTERTAINMENT CENTRE / ARENA</b>                            |  |

**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
- IDEAL USES ARE A CAFÉ OR MEDICAL CLINIC
- HIGHLY VISIBLE FROM MACLEOD TRAIL SE

**TRAFFIC COUNTS**

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

*\*12. EXPANSION WILL MAKE THE BMO CENTRE WESTERN CANADA'S LARGEST CONFERENCE FACILITY — COMPLETION: 2024*

VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

[jrmercantile.com](http://jrmercantile.com)

**JEFF ROBSON** PRESIDENT & BROKER

jeff@jrmercantile.com  
403.770.3071 ext 200