



• **MERCANTILE** •

REAL ESTATE ADVISORS INC.

RETAIL SPACE
FOR LEASE

WESTMAN VILLAGE — 148 MAHOGANY CENTRE SE
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



FLOOR PLAN



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 148 MAHOGANY CENTRE SE	LEASE RATE MARKET	TRAFFIC COUNTS STONEY TRAIL SE & 22X: 47,000 DAILY AVERAGE
AVAILABLE FOR LEASE CRU #148: 1,268 SQ. FT. +/-	OPERATING COSTS & TAXES \$17.00 / SQ. FT.	MAHOGANY BLVD. SE & MAHOGANY TERR. SE: 13,000 DAILY AVERAGE
TOTAL SITE AVAILABILITY OVER 26,500 SQ. FT. OF RETAIL SPACE	PARKING 150 HEATED STALLS 50 SURFACE STALLS	
AVAILABLE ON 30 DAYS NOTICE	HIGH PARKING RATIO (OVER 7 STALLS PER 1,000 SQ. FT.)	

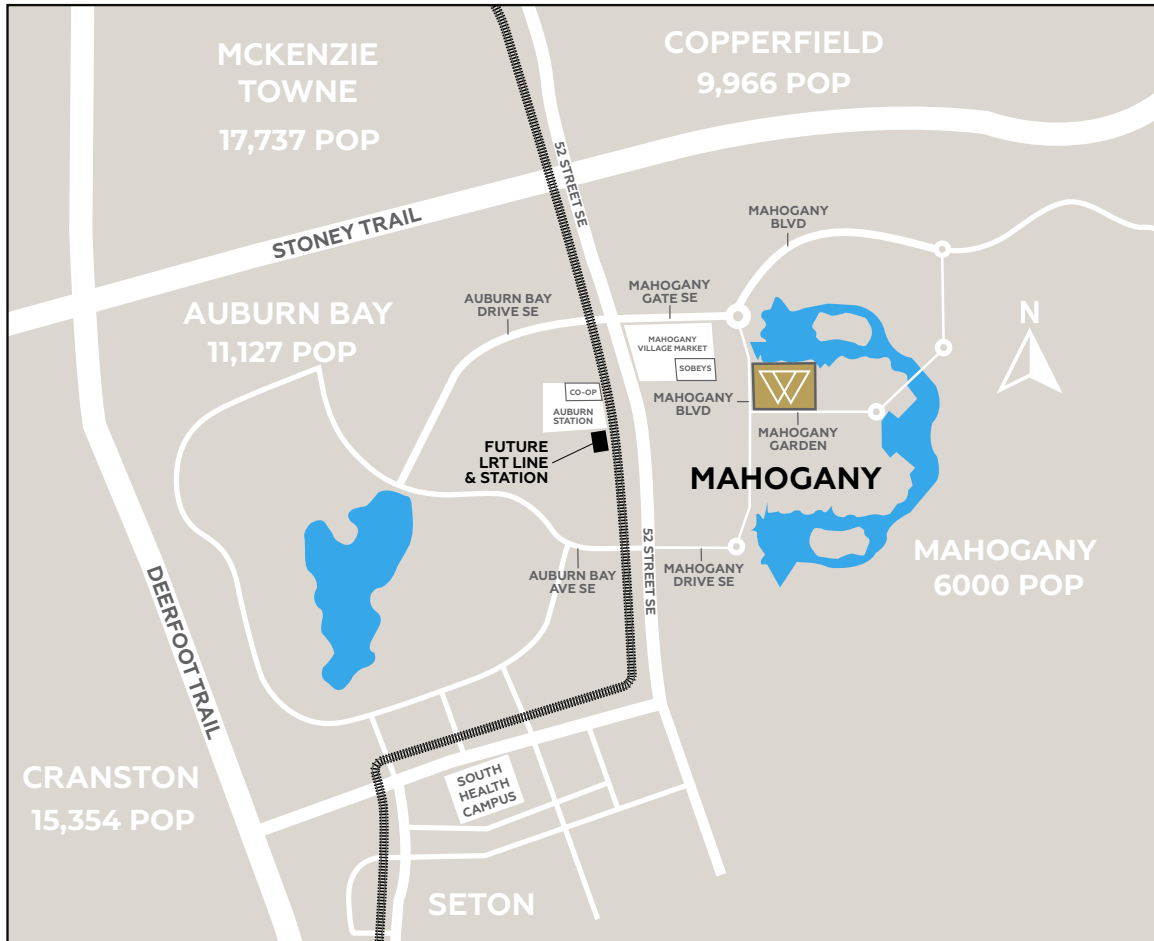
DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2020	19,688	48,723	107,540
2025	23,309	56,754	124,135
GROWTH 2020 - 2025	18.39%	16.48%	15.43%
AVERAGE INCOME 2020	\$146,052	\$142,485	\$154,468
MEDIAN AGE OF POP. 2020	31.90	32.20	32.90

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

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GENERAL INFORMATION

- 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.
- MAHOGANY HAS BEEN NAMED CALGARY'S "COMMUNITY OF THE YEAR" 3 YEARS RUNNING, AS WELL AS ALBERTA AND CANADA COMMUNITY OF THE YEAR. THE COMMUNITY IS AMENITY RICH WITH A UNIQUE BOUTIQUE MAIN STREET, VAST AMOUNT OF LANDSCAPING THAT THOUGHTFULLY BLENDS CONVENIENCE, DIVERSITY AND ACCESSIBILITY INTO AN ALL-INCLUSIVE SUBURBAN VILLAGE CONCEPT IN A PREMIER LAKESIDE LOCATION IN SOUTHEAST CALGARY.
- FEATURING 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.

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