

PRIME RETAIL OPPORTUNITIES IN MARDA LOOP



JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC.

RETAIL SPACE
FOR LEASE

THE HARRISON — 1841 33RD AVENUE SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION

LOCATION 1841 33RD AVENUE SW	TERM 5 - 10 YEARS	PARKING 1 STALL RESERVED FOR STAFF AT \$200 / MONTH ABUNDANT STREET PARKING FOR CUSTOMERS / CLIENTS
AVAILABLE FOR LEASE UNIT 113 — 784 SQ. FT. +/-	LEASE RATE MARKET	ZONING MU-1
AVAILABLE IMMEDIATELY	TAXES & OPERATING COSTS \$21.96 / SQ. FT. 2023 ESTIMATE	

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2020	44,426	103,722	219,502
2025	50,672	117,728	247,887
GROWTH 2020 - 2025	14.06%	13.50%	12.93%
AVERAGE INCOME 2020	\$205,063	\$172,199	\$160,868
MEDIAN AGE OF POP. 2020	35.90	35.00	36.20

TRAFFIC COUNTS

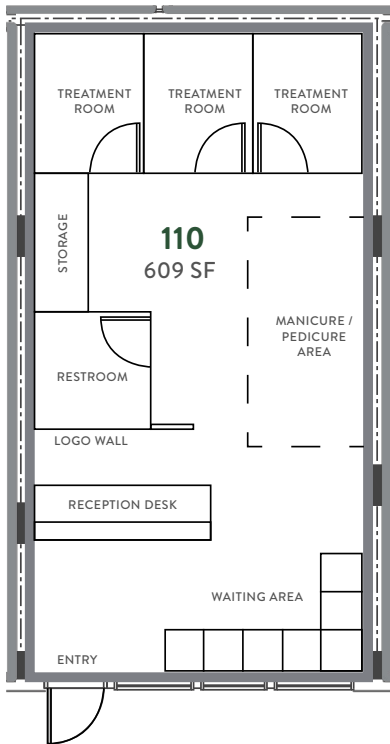
- 33RD AVENUE SW:
21,000 VEHICLES / DAY
- 33RD AVENUE SW & 18TH STREET SW: 13,000 VEHICLES / DAY

VISIT US 202, 7710 5TH STREET
SE CALGARY, ALBERTA T2H
2L9

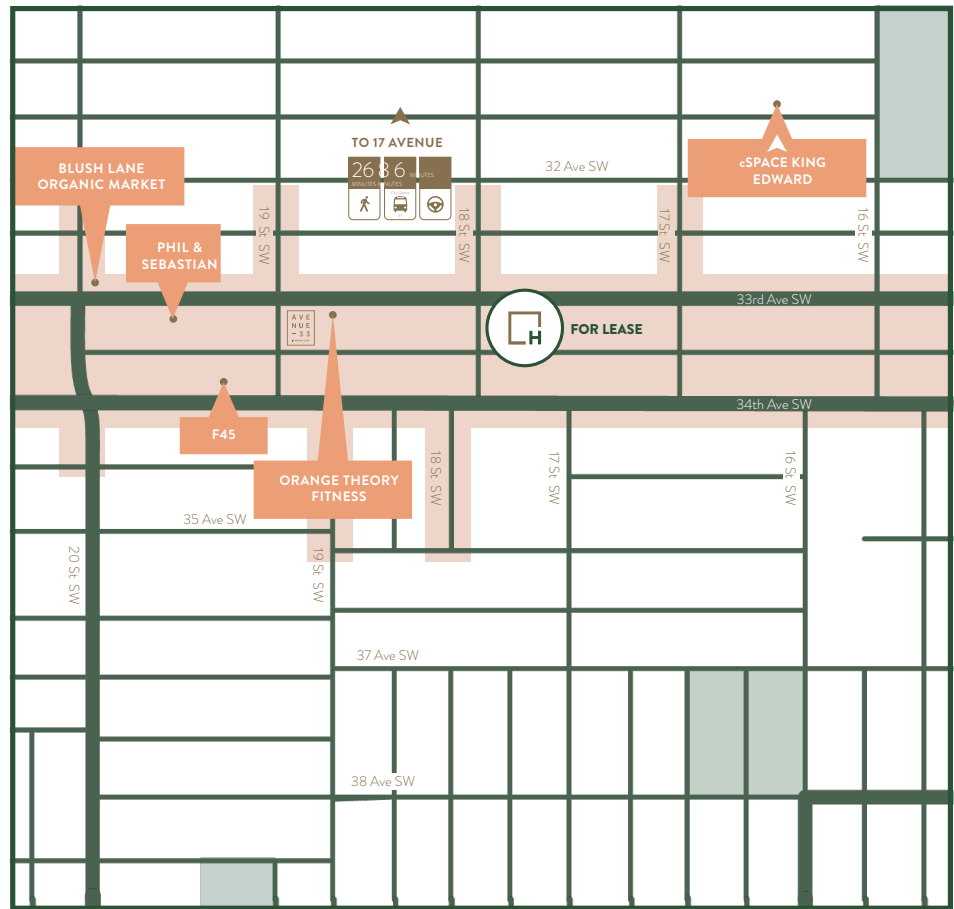
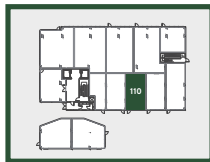
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**PROPOSED
FLOOR PLAN (*110)**



BOUTIQUE MARDIA LOOP SPACES FOR LEASE

PROPOSED WORK SPACE USES: HAIR STYLIST • BARBER • LIFE COACH • NAIL TECHNICIAN • MASSAGE THERAPIST • AESTHETICIAN • COSMETIC CLINIC • COUNSELLOR • PSYCHOLOGIST • PHYSIOTHERAPIST • CHIROPRACTOR • MEDICAL OFFICE • ACCOUNTANT • WEALTH MANAGEMENT GROUPS • TAX SPECIALIST • MORTGAGE BROKER • DOG GROOMER

ABOUT THE COMMUNITY: MARDIA LOOP IS KNOWN FOR ITS MAIN STREET CULTURE THAT ATTRACTS CREATIVES, DIVERSITY AND A LUST FOR LIVING.

THE WALKABLE COMMUNITY IS TEAMING WITH 150+ BUSINESSES, ARTISAN CAFÉS AND RESTAURANTS. AND, WITH THE NEIGHBOURHOOD SET TO BENEFIT FROM THE CITY'S \$31M INVESTMENT AS PART OF THE MAIN STREETS REDEVELOPMENT PROGRAM, IT'S BUSINESS AND RETAIL DISTRICT WILL CONTINUE TO GROW AND EVOLVE.

ABOUT THE DEVELOPER: PORTE HAS BEEN SERIOUS ABOUT REAL ESTATE SINCE 1968. AND IN THOSE 50+ YEARS, WE'VE LEARNED WE AREN'T JUST DEVELOPING OR MANAGING PROPERTIES, WE'RE HELPING BUILD COMMUNITIES. IT'S A LABOUR OF LOVE THAT CARRIES A GREAT AMOUNT OF RESPONSIBILITY—ONE WE TAKE VERY SERIOUSLY.

PORTE DEVELOPS, OWNS AND MANAGES PROPERTY IN ALBERTA AND BRITISH COLUMBIA, SO YOU COULD CALL US A COMPREHENSIVE REAL ESTATE ENTERPRISE. BUT THAT DOESN'T TELL THE WHOLE STORY. THE COMPANY WAS FOUNDED BY HERSHEY PORTE. BY PUTTING HIS OWN NAME ON IT, HERSHEY WAS SIGNALLING THAT HE INTENDED TO BUILD THE COMPANY WITH HARD WORK AND INTEGRITY. IN THE DECADES THAT FOLLOWED, PORTE DID JUST THAT BY GROWING THE COMPANY CONSIDERABLY TO INCLUDE RESIDENTIAL AND COMMERCIAL PROPERTY MANAGEMENT AND REAL ESTATE DEVELOPMENT. IT'S THIS MULTIFACETED EXPERIENCE IN SO MANY AREAS OF THE REAL ESTATE INDUSTRY THAT HAS ALLOWED US TO THRIVE THROUGH COUNTLESS MARKET CYCLES, TRENDS AND BUSINESS ENVIRONMENTS.

OVER THE YEARS, WE'VE ALSO DISCOVERED THAT WE'RE REALLY IN THE BUSINESS OF DEVELOPING COMMUNITIES AND ENRICHING LIVES. YOU'LL FIND THAT SPIRIT IN OUR AWARD-WINNING DEVELOPMENTS, OUR 850 RENTAL APARTMENTS, OUR 1.35 MIL SQUARE FOOT REAL ESTATE PORTFOLIO, OUR EXTRAORDINARY CHARITABLE WORK AND IN EVERY EMPLOYEE WHO PROUDLY CALLS PORTE THEIR PLACE OF WORK.

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EXAMPLE POTENTIAL BUILDOUTS



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