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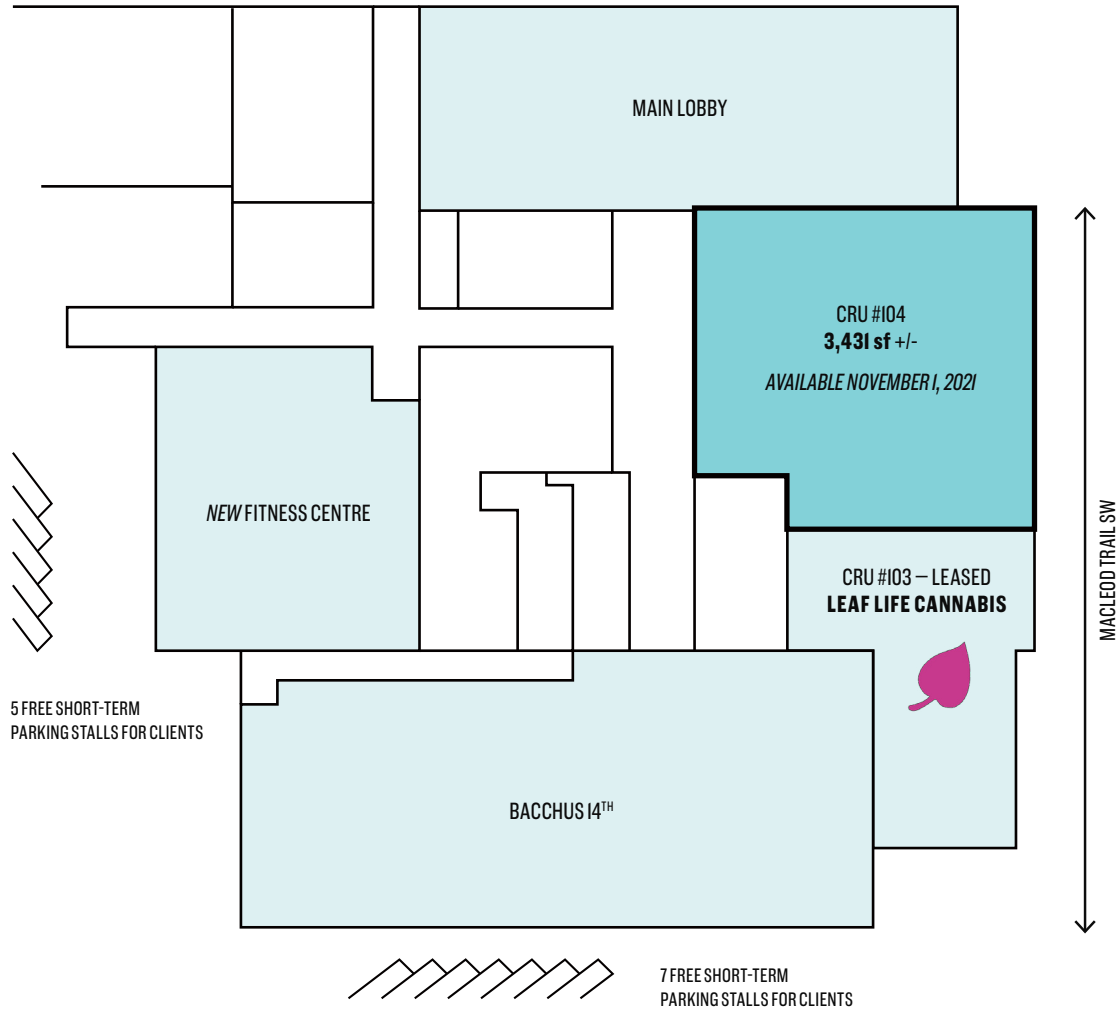
· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

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 FOR LEASE CRU #103: 1,884 SQ. FT. +/- LEASED TO LEAF LIFE CANNABIS	TAXES \$7.29 / SQ. FT.	WALK SCORE 91	\$300 / MONTH UNRESERVED
AVAILABLE CRU #104: 3,431 SQ.FT. +/-	OPERATING COSTS EST. \$11.82 / SQ. FT.	TRANSIT SCORE 82	\$350 / MONTH RESERVED
	LEASE RATE 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
GROWTH 2020 - 2025	11.93%	12.48%	13.10%
AVERAGE INCOME 2020	\$131,979	\$142,389	\$153,125
MEDIAN AGE OF POP. 2020	34.30	34.60	35.70

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

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SURROUNDING AMENITIES

- | | | |
|--|--|---|
| 1. KEYNOTE CONDOS
TOWER 1: 179 SUITES
TOWER 2: 250 SUITES | 5. ELBOW RIVER CASINO | 11. NEW ENTERTAINMENT CENTRE / ARENA |
| 2. ONE PROPERTIES
WINTER 2021: 1,029 SUITES & 18,000 SQ. FT. MAIN FLOOR RETAIL | 6. VICTORIA PARK / STAMPEDE C-TRAIN STATION | 12. BMO CENTRE EXPANSION |
| 3. NUERA & ALURA
NEURA: 231 SUITES
ALURA: 277 SUITES | 7. BMO CENTRE | 13. STAMPEDE CORRAL ARENA |
| 4. SASSO & VETRO
SASSO: 192 SUITES
VETRO: 198 SUITES | 8. COWBOYS CASINO | 14. SCOTIABANK SADDLEDOME |
| | 9. THE GUARDIAN
N. TOWER: 312 SUITES
S. TOWER: 308 SUITES | |
| | 10. ARRIVA
164 SUITES | |

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

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