

◆ FOR LEASE ◆

The Shoppes @ Beacon Hill • 11877 Sarcee Trail NW, Calgary, Alberta



**READY FOR
IMMEDIATE POSSESSION**

PROPERTY INFORMATION

LOCATION 11877 SARCEE TRAIL NW	OPERATING COSTS & TAXES \$14.00 / SQ. FT. (2022 ESTIMATE)
COMMERCIAL SPACE RETAIL: UP TO 41,910 SQ. FT. +/- STORAGE (BASEMENT): UP TO 7,745 SQ. FT. +/-	SIGNAGE TWO PYLONS AVAILABLE FRONT & REAR FACIA SIGNS
AVAILABLE IMMEDIATELY	PARKING RATIO 1:298 SQ. FT. +/-
TERM 5 - 10 YEARS	LEASE RATE MARKET

DEMOGRAPHICS*

POPULATION	3KM RING	5KM RING
2022	57,492	143,992
2027	64,551	161,882
Growth 2022 - 2027	2.5%	2.5%
AVERAGE HOUSEHOLD INCOME	3KM RING	5KM RING
2022	\$142,057	\$141,535
MEDIAN AGE OF POPULATION	3KM RING	5KM RING
2022	36.6	37.7

*Copyrighted report licensed to JR Mercantile Real Estate Advisors, Inc. - 734900

GENERAL INFORMATION

- Shoppes @ Beacon Hill are a destination designed for professional, recreational, and consumer services among the fast-growing NW communities of Sherwood, Kincora, Nolan Hill, and Citadel.
- Approx. 42,946 square feet
- Neighboured by strong tenants such as Canadian Tire, Costco, Good Life Fitness, Spa Lady, Dollarama, Sport Chek and many more
- Island designed with exceptional access from Sarcee Trail and 112th Avenue SW
- Not suitable for restaurants

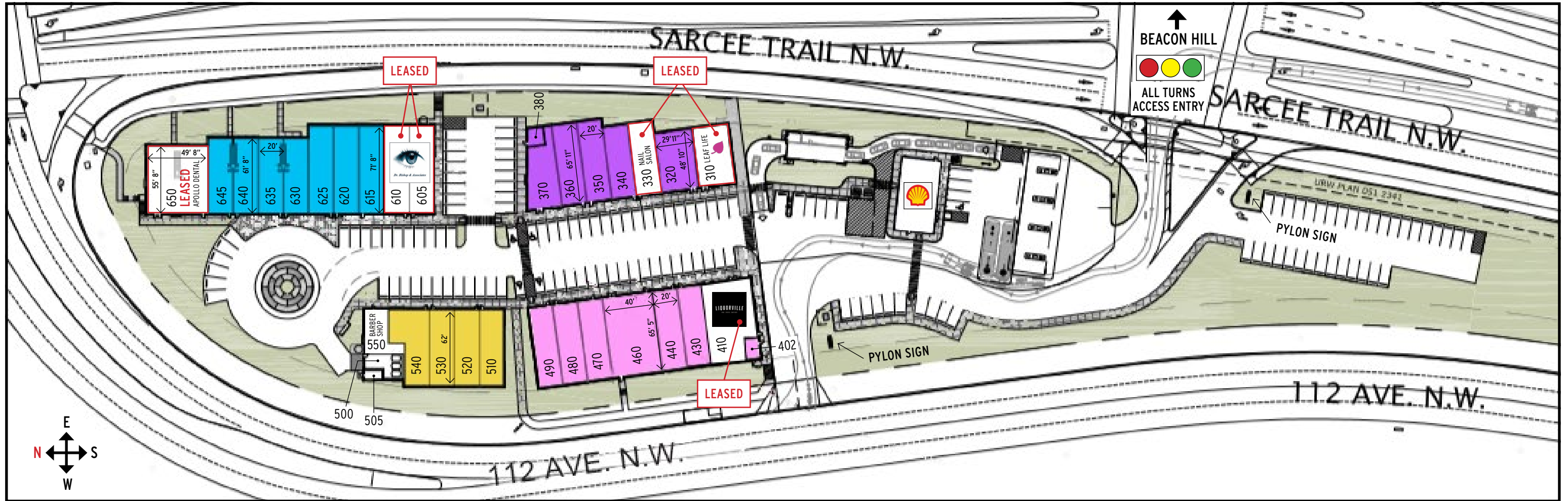
Traffic Counts

Sarcee Trail NW: 35,000 vehicles per day on average
112 Avenue NW: 6,000 vehicles per day on average

300, 525 11th Ave SW Calgary
Alberta, Canada T2R 0C9



jrmercantile.com



BUILDING 06 sq. ft.

MAIN FLOOR	
TENANT 650	2,657 [LEASED]
TENANT 645	1,113
TENANT 640	1,113
TENANT 635	1,234
TENANT 630	1,234
TENANT 625	1,435
TENANT 620	1,435
TENANT 615	1,435
TENANT 610	1,435 [LEASED]
TENANT 605	1,423 [LEASED]
STAIR 1 001	112
STAIR 2 002	121
STAIR 3 003	121
SUBTOTAL	12,211

BASEMENT FLOOR

STORAGE 0-650	2,633
STORAGE 0-645	1,140
STORAGE 6-640	1,168
STORAGE 6-635	1,140
STORAGE 6-630	912
STAIR 1 001	141
STAIR 2 002	159
STAIR 3 003	173
M & E 004	260
SUBTOTAL	7,726
TOTAL	19,937

BUILDING 03 sq. ft.

TENANT 370	1,376
TENANT 360	1,322
TENANT 350	1,322
TENANT 340	1,154
TENANT 330	1,154 [LEASED]
TENANT 320	1,463
TENANT 310	1,463 [LEASED]
M & E 380	222
TOTAL	8,322

BUILDING 05 sq. ft.

TENANT 510	1,230
TENANT 520	1,240
TENANT 530	1,240
TENANT 540	1,598
TENANT 550	807 [LEASED]
M & E 505	125
W & R 500	597
TOTAL	6,837

BUILDING 04 sq. ft.

TENANT 410	2,406 [LEASED]
TENANT 430	1,316
TENANT 440	1,310
TENANT 460	2,620
TENANT 470	1,310
TENANT 480	1,310
M & E 402	233
TOTAL	10,505





• MERCANTILE •

REAL ESTATE ADVISORS INC

ABOUT JR MERCANTILE

We're a boutique commercial real estate brokerage firm in Calgary, known for our Calgary inner-city and mixed-use expertise.

We advise tenants, building owners and land developers on how to bring commercial properties to life and maximize asset value. Restaurants and retail are our specialty, and we also have significant experience in office and industrial properties.

You choose JR Mercantile, when you want the advice, creativity and attention you and your properties deserve. To learn more about our unique service model and track record for success, call or email us to discuss your goals.

JEFF ROBSON

jeff@jrmercantile.com
403 770 3071 ext 200

ANDREW KAY

andrew@jrmercantile.com
403 770 3071 ext 201

300, 525 11th Ave SW Calgary
Alberta, Canada T2R 0C9

jrmercantile.com

