

PRIME RETAIL OPPORTUNITIES IN MARDA LOOP

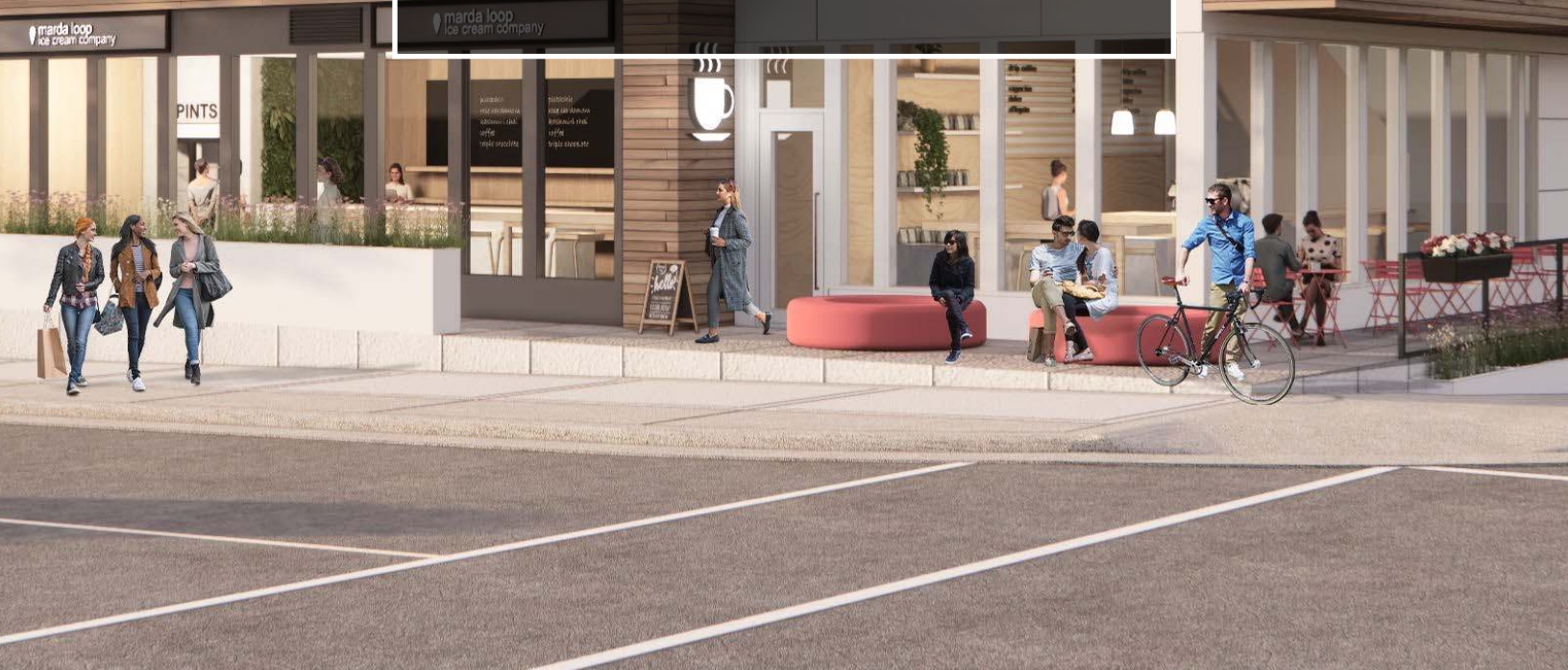
JR

· **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

AVAILABLE FOR LEASE

101 – 1,194 SQ. FT. +/-
AVAILABLE FOR CAFÉ

101A, 111, 112 – LEASED

102 – 1,054 SQ. FT. +/-

103 – LEASED

104 – LEASED

108 – 801 SQ. FT. +/-

109 – 609 SQ. FT. +/-

110 – LEASED

114 – 739 SQ. FT. +/-

115 – LEASED

AVAILABLE

SPRING 2022

TERM

5 - 10 YEARS

LEASE RATE

MARKET

TAXES & OPERATING COSTS

\$17.07 / SQ. FT.
2022 ESTIMATE

PARKING

1 STALL RESERVED FOR
STAFF AT \$200 / MONTH
ABUNDANT STREET
PARKING FOR
CUSTOMERS / CLIENTS

ZONING

MU-1

DEMOGRAPHICS

POPULATION

2020	44,426	103,722	219,502
2025	50,672	117,728	247,887

GROWTH

2020 - 2025	14.06%	13.50%	12.93%
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AVERAGE INCOME

2020	\$205,063	\$172,199	\$160,868
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MEDIAN AGE OF POP.

2020	35.90	35.00	36.20
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TRAFFIC COUNTS

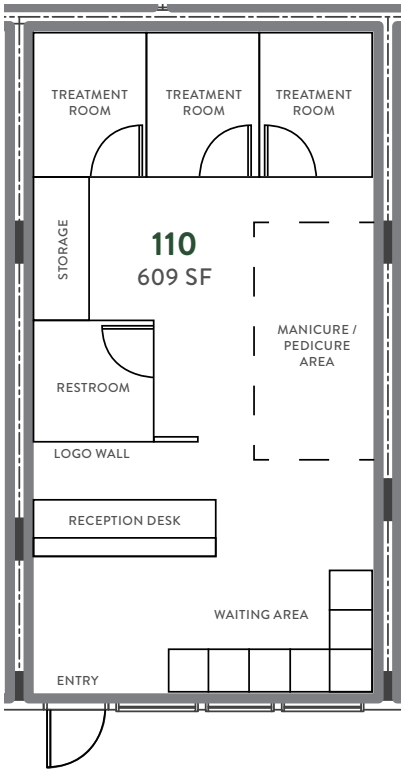
- 33rd AVENUE SW:
21,000 VEHICLES / DAY
- 33rd AVENUE SW
& 18th STREET SW:
13,000 VEHICLES / DAY

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

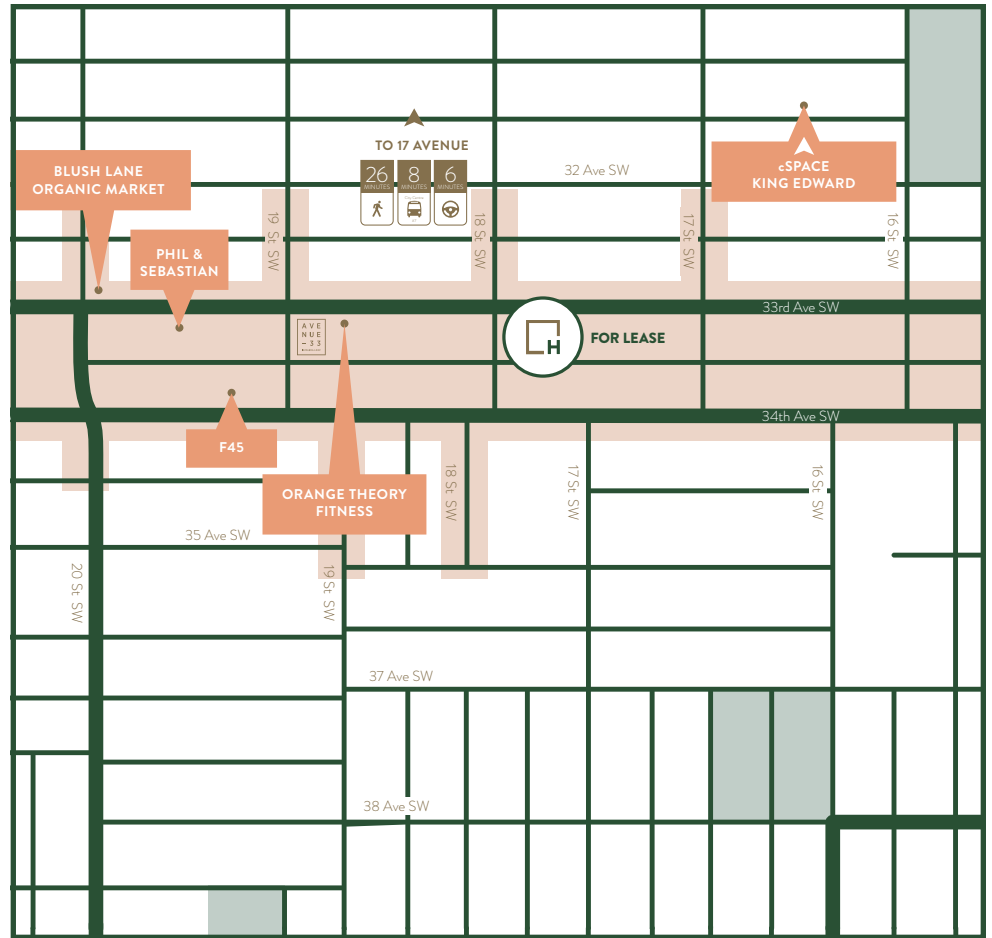
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PROPOSED FLOOR PLAN (*110)



BOUTIQUE MARDA 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: MARDA 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: FOR MORE THAN 15 YEARS FUELLED BY A PASSION FOR PEOPLE AND COMMUNITY, SARINA HOMES HAS BEEN CONTRIBUTING TO OUR CITY'S URBAN LANDSCAPE. WE DESIGN AND BUILD MODERN, INSPIRED, CONNECTED SPACES TO SUPPORT OUR INNER-CITY NEIGHBOURHOODS TO THRIVE AS DESTINATIONS FOR ALL CALGARIANS TO LIVE, WORK AND PLAY IN.

WE'RE EXCITED TO HARNESS OUR ENERGY TO SUPPORT LOCAL BUSINESSES, INNOVATORS AND ENTREPRENEURS TO THRIVE AT HARRISON BY SARINA.

HARRISON RE-IMAGINES LIVING AND WORKING IN MARDA LOOP WITH A BOUTIQUE COLLECTION OF 51 RESIDENTIAL 1 & 2 BEDROOM APARTMENTS AND 12 URBAN WORKSPACES. RUN YOUR BUSINESS IN AN AMENITY RICH COMMUNITY AND LIVELY NEIGHBOURHOOD FILLED WITH SPIRITED & CREATIVE PEOPLE.

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EXAMPLE POTENTIAL BUILDOUTS



COURTYARD



BOARDROOM



SOCIAL SPACE

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