



RETAIL PODIUM
FOR SALE
IN MARDA LOOP

AVENUE 33 — 1931 33RD AVENUE SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071





PROPERTY INFORMATION & DEMOGRAPHICS

AVAILABLE

IMMEDIATELY

ASKING PRICE

\$6,200,000.00

PARKING

8 SURFACE STALLS

CURRENT TENANTS

FRIDA BEAUTY BAR
ORANGE THEORY FITNESS
FRILLY LILLY
VIVID PSYCHOLOGY
LEN T WONG & ASSOCIATES
KJSM VENTURES CANADA LTD.

TRAFFIC COUNTS

33RD AVENUE SW AND 18TH STREET SW: 13,000 VEHICLES / DAY

33RD AVENUE S AND 17TH STREET SW: 12,000 VEHICLES / DAY

34TH AVENUE SW: 21,000 VEHICLES / DAY

POPULATION

POPULATION	1KM	5KM	10KM
2022	14,514	222,625	586,577

ANNUAL POPULATION GROWTH

2022 - 2027	2.1%	2.0%	2.1%
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AVERAGE INCOME

2022	\$168,197	\$148,774	\$138,254
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MEDIAN AGE OF POP.

2022	38.1	38.0	39.0
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ABOUT MARDA LOOP

The community of Marda Loop is located in the southwest quadrant of Calgary and consists of the neighbourhoods of Marda Loop, Garrison Woods, Altadore, Riverpark, and South Calgary. The South Calgary area was annexed by the city in 1907 but remained undeveloped until the early 1950s. The area offers picturesque views of both the city and the mountains. The South Calgary area also contains a variety of styles of housing, reflective of its 50 year development. In addition, the Marda Loop area has served as a business revitalization area, enhancing the commercial areas of the community. South Calgary contains both a public school, which offers Mandarin/English bilingual education.

The Marda Loop Business Revitalization Zone is located within the community, along 33 and 34 Avenues SW. The neighbourhood is experiencing a gentrification process with many high-end, luxury semi-detached homes built in the last ten years, favoured by trendy, young professionals and families.

With over 150 trendy shops, boutiques and restaurants, Marda Loop is a walkable shopping & dining district in the heart of Southwest Calgary.

VISIT US

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

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JEFF ROBSON PRESIDENT & BROKER

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ASKING PRICE

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AVENUE 33 — 1931 33RD AVENUE SW

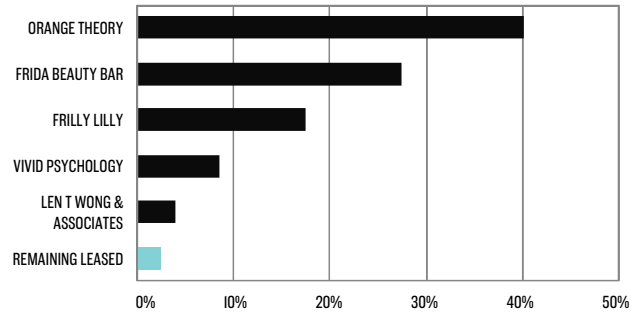
8,759 SQ. FT. +/- / 6.62% CAP RATE

CAP RATES AND INCOME BREAKDOWN

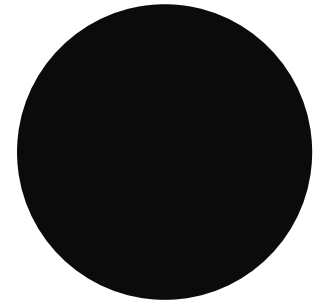
THE ASSET FEATURES A GOING IN 2023 NOI OF \$410,431.00 (+/-) EQUATING TO A 6.62% (+/-) CAPITALIZATION RATE ON THE \$6,200,000.00 OFFERING PRICE. COMBINED WITH THE STRONG, SYNERGISTIC TENANT MIX, HIGH DEMAND LOCATION, BALANCE OF TENANT EXPIRIES, AND STEADY ECONOMIC GROWTH, THE ASSET IS COMPOSED TO OFFER CONSISTENT ECONOMIC PERFORMANCE. THE VENDOR INDICATES CLEAR TITLE CAN BE PROVIDED, AFFORDING THE PURCHASER THE OPPORTUNITY TO PLACE ATTRACTIVE FINANCING ON THE PROPERTY.

VALUATION SUMMARY

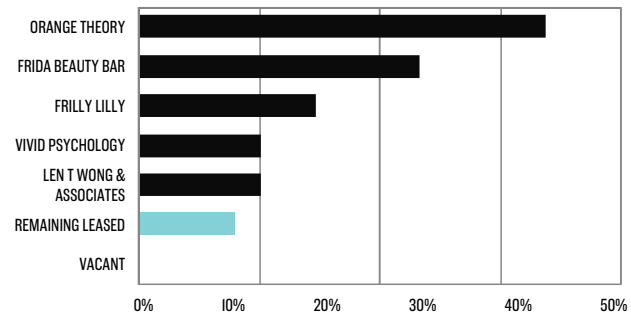
TENANT PROFILE GROSS REVENUE BREAKDOWN



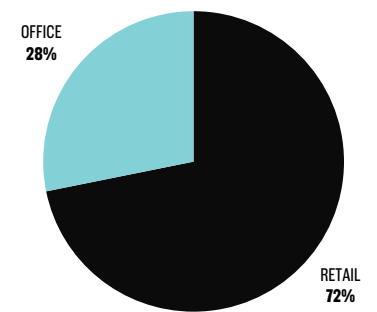
OCCUPANCY



TENANT PROFILE AREA BREAKDOWN



RENTAL AREA

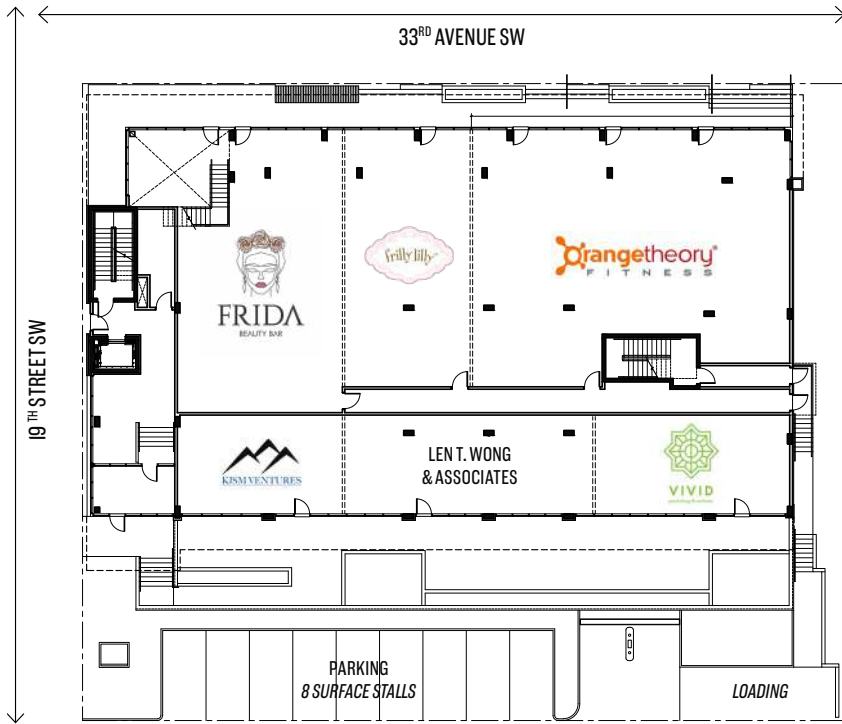


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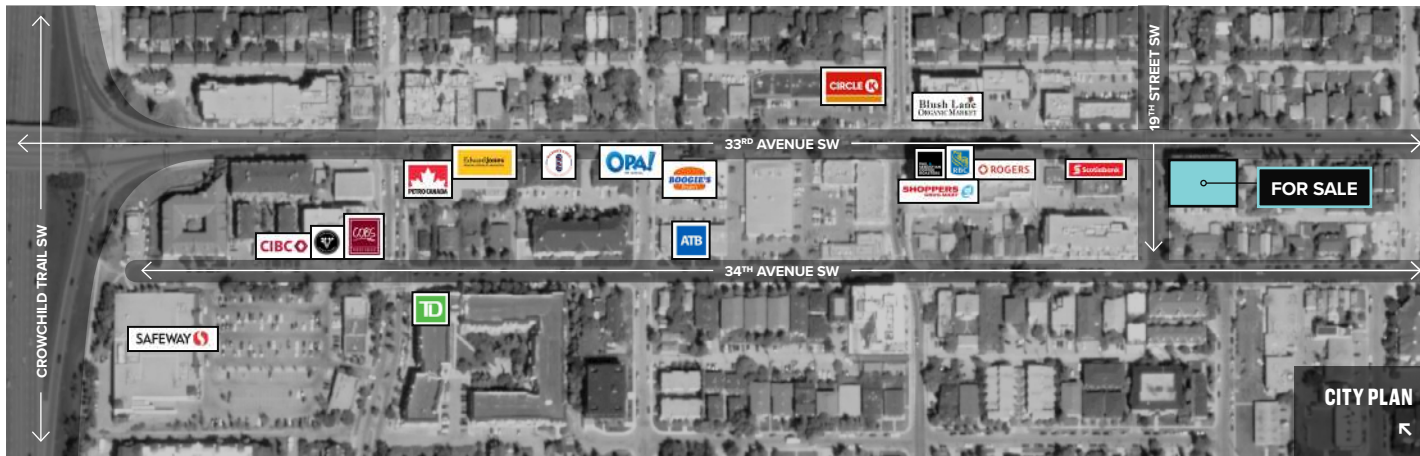
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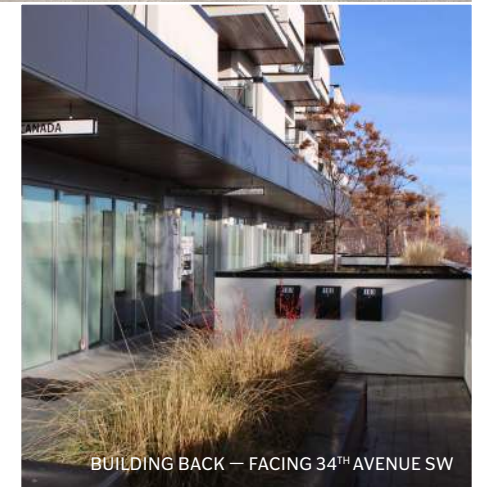
SITE PLAN



BUILDING FRONT — FACING 33RD AVENUE SW



CITY PLAN



BUILDING BACK — FACING 34TH AVENUE SW

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