



JR

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

CHILD CARE SPACE
FOR LEASE

THE ARNICA LODGE AT SPRING CREEK
CANMORE, ALBERTA

jrmercantile.com · 403.770.3071

Spring Creek
The  of Canmore

STRIKE A BALANCE AND FIND YOUR BLISS IN SPRING CREEK.

MOUNTAIN TOWN LIVING IS ELEVATED TO NEW HEIGHTS AT THIS LUXURY CONDOMINIUM PROJECT IN SPRING CREEK.

The Arnica Lodge overlooking Spring Creek features vast natural green spaces and scenic views of the nearby Three Sisters and Ha Ling Peak. Here you can find the right balance of modern living outside the big city.

Upon completion, there will be nearly 1,000 residential units with 300 designated as short-term vacation rentals. Additionally, Canmore's premiere luxury Malcolm Hotel features 124 guest rooms, Stirling Lounge and Grill, Creekside Patio, conference space, and meeting rooms. Future development will also include the Alexander Hotel & Spa and the Kernick Place Hotel.

This spectacular Spring Creek location provides convenient access to Canmore's charming shops, art galleries, restaurants, and most importantly the captivating mountain attractions.



Spring Creek™

The  of Canmore



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

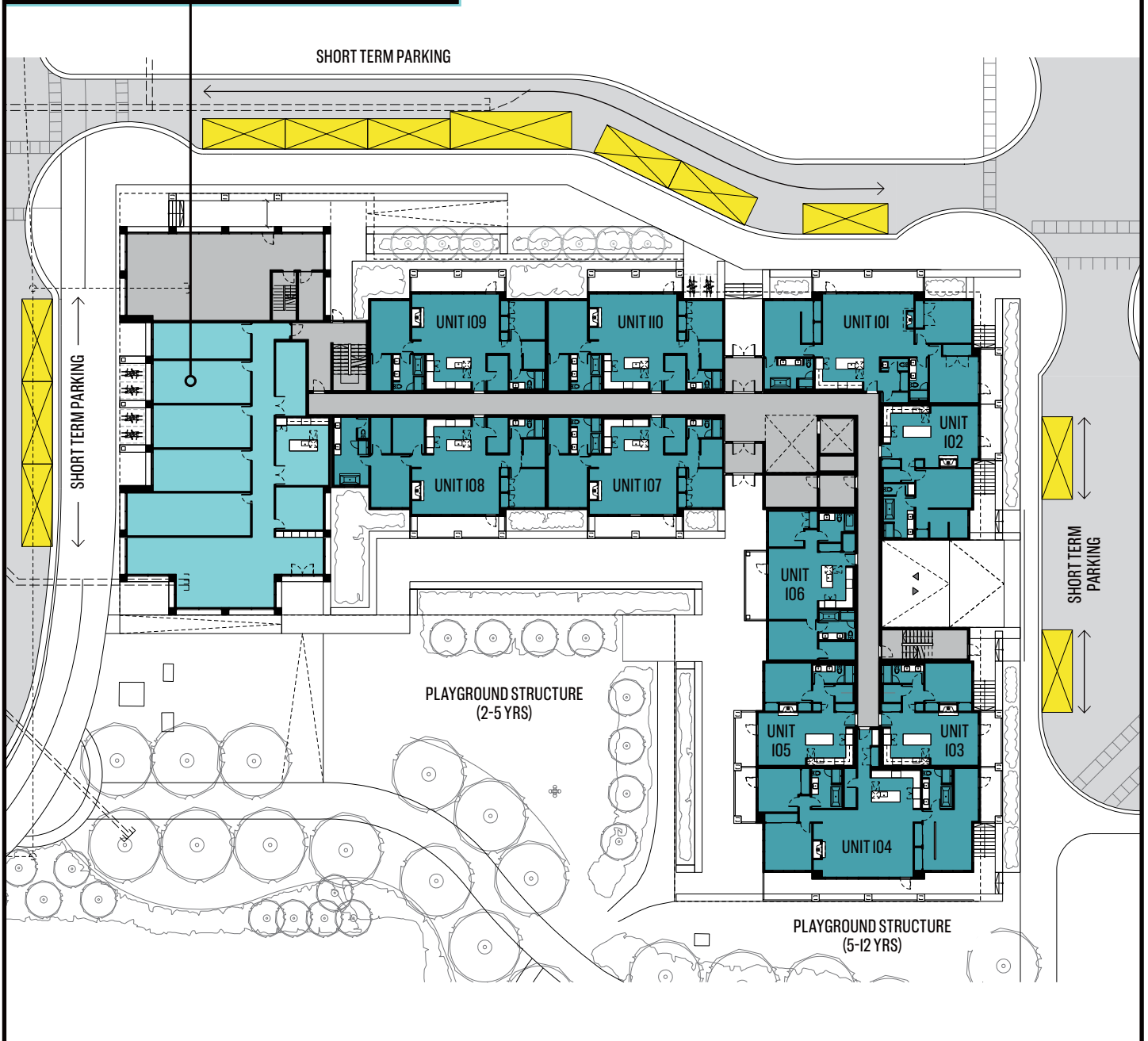
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JEFF ROBSON PRESIDENT & BROKER

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CHILD CARE OPPORTUNITY 3,546 SQ.FT. +/-



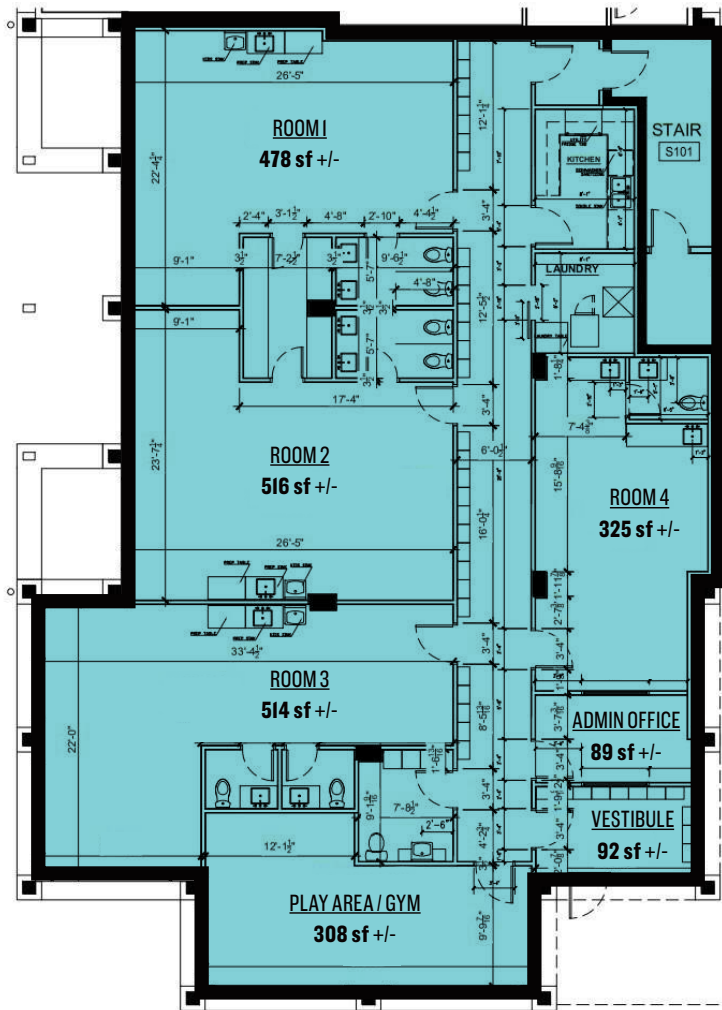
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3,546 SQ. FT. CHILDCARE SPACE



LAYOUT AS PARTIALLY COMPLETED WITH A CAPACITY OF APPROXIMATELY 56 CHILDREN

THE ARNICA LODGE AT SPRING CREEK

SCAN FOR 3D RENDERING OF THE SITE



PROPERTY INFORMATION

LOCATION

1301 SPRING CREEK DRIVE, CANMORE, AB

AVAILABLE FOR LEASE

3,546 SQ.FT. PARTIALLY CONSTRUCTED CHILDCARE SPACE (FRAMED, ELECTRICAL, PLUMBING, AND HVAC ROUGHED-IN)

AVAILABLE

JANUARY 2023

TERM

10 YEARS

EST. OPERATING COSTS

\$7.15 / SQ. FT.

TAXES

INCLUDED IN OPERATING COSTS

UTILITIES

SEPARATELY METERED

LEASE RATE

MARKET

PARKING SPACES

ABUNDANT STREET DROP-OFF AND PICK-UP STALLS AVAILABLE IN FRONT OF SPACE

ZONING

DC-SCMV-CR (SPRING CREEK MOUNTAIN VILLAGE COMPREHENSIVE RESIDENTIAL DC DISTRICT)

DEMOGRAPHICS

AVERAGE INCOME	2KM	3KM	5KM
2022	\$145,971	\$143,147	\$138,516
MEDIAN AGE OF POP.			
2022	42.90	42.40	42.3
POPULATION			
SEE NEXT PAGE			

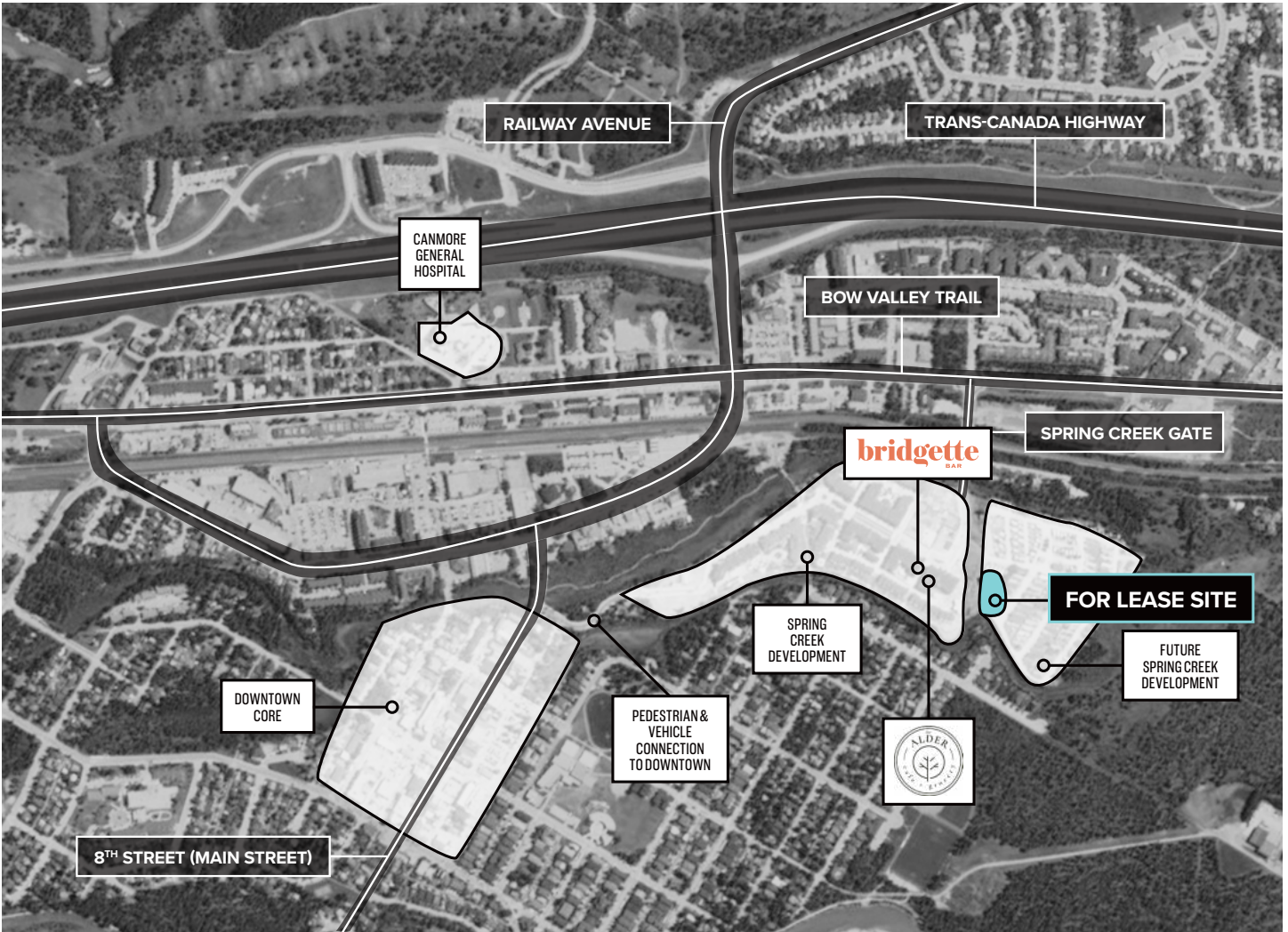
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GENERAL INFORMATION – CHILDCARE SPACE

THE ARNICA LODGE IS A PREMIER LUXURY DEVELOPMENT IN THE HEART OF SPRING CREEK. THE SITE OFFERS THE LARGEST DEN SELECTIONS IN THE COMMUNITY SO YOU CAN ENJOY UNPARALLELED MOUNTAIN TOWN LIVING WITHOUT ANY COMPROMISE.

THE SITE WAS INSPIRED BY EUROPEAN-STYLE PEDESTRIAN MARKETS PROVIDING EASY ACCESS TO COMMERCIAL USES AND GREEN SPACES FOR YOUR LEISURE. TAKE A STROLL DOWN THE NEARBY TRAILS CONNECTING TO CANMORE'S LEGENDARY DOWNTOWN WHERE YOU WILL FIND THE TRENDIEST RESTAURANTS AND SHOPS.

THIS UNIQUE SPACE IS POSITIONED IN ONE OF CANMORE'S HIGH-DENSITY AREAS, A PRIME LOCATION FOR LOCALS AND VISITORS LOOKING FOR CHILDCARE SERVICES IN ONE OF CANMORE'S MOST VIBRANT COMMUNITIES. THE AREA HAS A BUSY, EASY-TRAFFIC STREET FLOW FOR VEHICLE ACCESS.

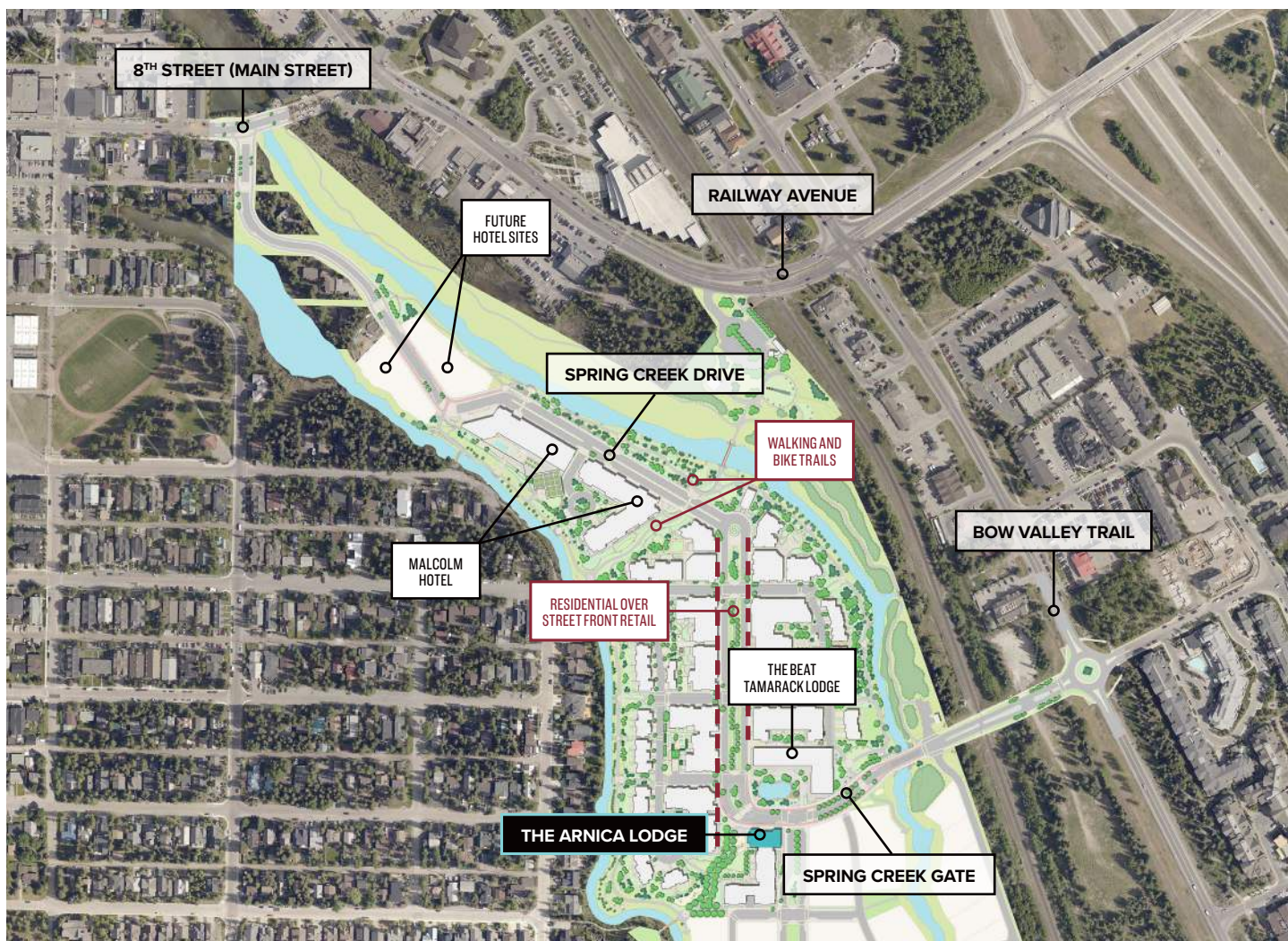
POPULATION

- COMBINED PERMANENT FROM LAKE LOUISE TO MORLEY WEST EDGE: 2021 – 26,355
- AS PER THE 2021 FEDERAL CENSUS PERMANENT POPULATION IS: 15,990
- ESTIMATED 2024 POPULATION: 16,760 PER A 2.38% INCREASE PER YEAR
- NON-PERMANENT (CANMORE): 2021 – 4,151

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GENERAL INFORMATION – CANMORE & DEMOGRAPHICS

WITH SEVERAL WALKING/BIKING TRAILS NEARBY, THE ARNICA LODGE PROVIDES EASY ACCESS TO DOWNTOWN CANMORE'S POPULAR SHOPS/RESTAURANTS. IN 2021, 3.6 MILLION VISITORS TRAVELLED TO THE BANFF NATIONAL PARK TOURISM REGION. THIS INCLUDES ALBERTA RESIDENTS, OTHER CANADIAN RESIDENTS, AND INTERNATIONAL VISITORS FROM EVERY PART OF THE WORLD. A SUBSTANTIAL INCREASE OF ALMOST 20% FROM THE ONSET OF THE PANDEMIC IN 2020. THIS ACCOUNTED FOR 25% OF ALL VISITS TO THE PROVINCE; IN WHICH ACCOMMODATION, AS WELL AS FOOD AND BEVERAGE WERE AMONG THE TOP SPENDING CATEGORIES.

BOASTING A STRONG DAYTIME POPULATION OF NEARLY 14,000 RESIDENTS IN A 5 KM RADIUS, THIS SITE IS PERFECT TO SUPPORT THE NEEDS OF FAMILIES IN THE LOCAL AREA. THIS OPPORTUNITY OFFERS AN EXTENSIVE OUTDOOR SPACE WITH SEVERAL PLAYGROUND AREAS THAT CATER TO DIFFERENT AGE GROUPS. THE SPACE ALSO PROVIDES A UNIQUE ENVIRONMENT IN ITS INDOOR SPACE TO SUPPORT THE VARIOUS NEEDS OF DIVERSE COHORTS. THE SITE OFFERS A BEST-IN-CLASS FACILITY THAT IS UNRIVALLED FOR THE COMMUNITY.

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JR MERCANTILE BRINGS COMMERCIAL PROPERTIES TO LIFE.

**WE'RE A BOUTIQUE COMMERCIAL REAL ESTATE
BROKERAGE AND ADVISORY FIRM IN ALBERTA.**

People know us as inner-city and mixed-use experts. We advise tenants, building owners and land developers on maximizing asset value by bringing properties to life.

While restaurants and retail are our specialty, we have significant experience in office, health care and industrial properties. You choose JR Mercantile when you want advice, creative solutions, and the dedicated attention you and your properties deserve.



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