



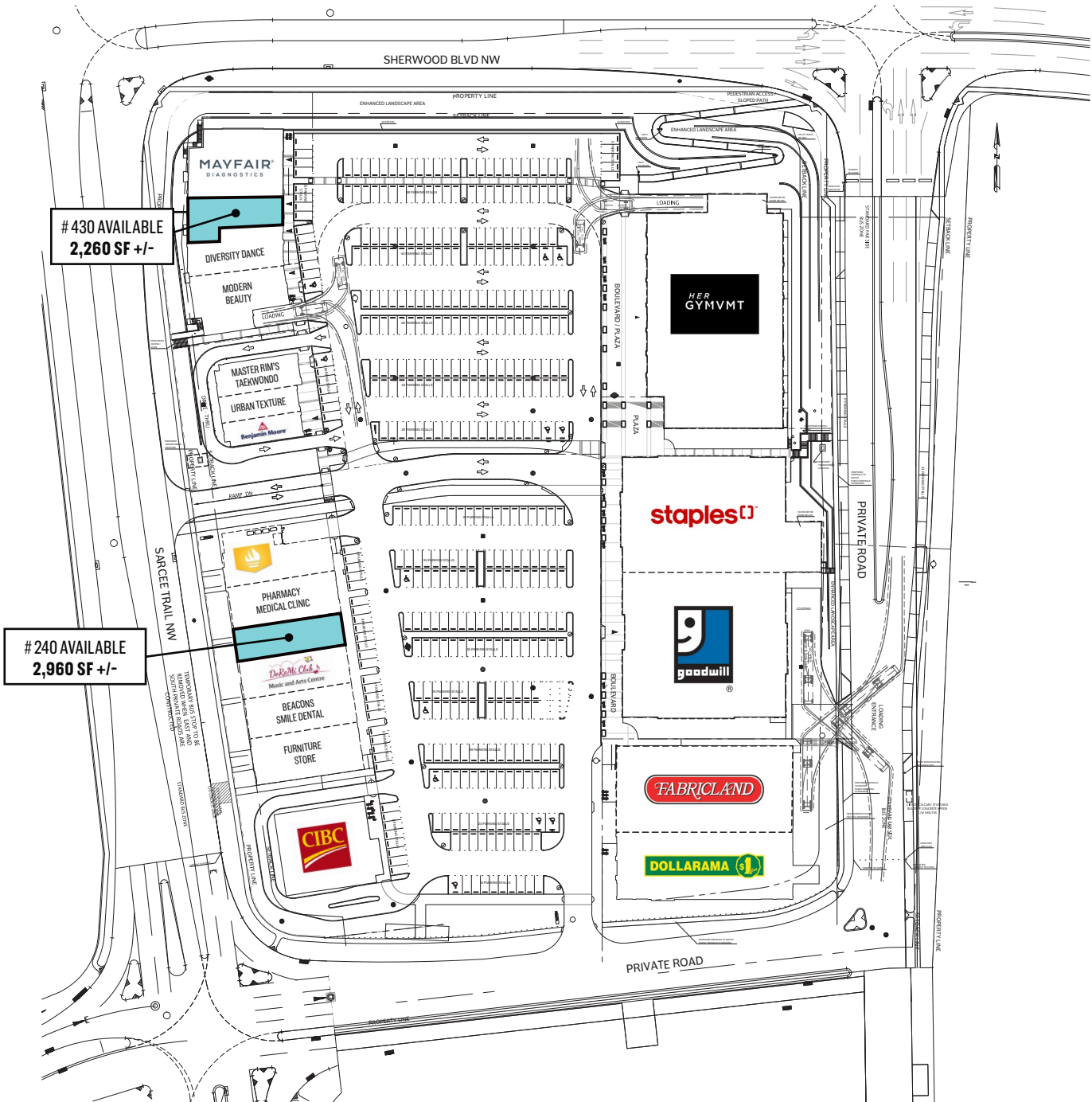
JR
MERCANTILE
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

BEACON HEIGHTS
12024 SARCEE TRAIL NW CALGARY, ALBERTA

jrmercantile.com · 403.770.3071





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

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER

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 403.770.3071 ext 200



PROPERTY INFORMATION

LOCATION 12024 SARCEE TRAIL NW	TERM 5 - 10 YEARS
AVAILABLE FOR LEASE #430: 2,260 SQ. FT. +/- #240: 2,960 SQ. FT. +/-	OPERATING COSTS ESTIMATED \$13.75 / SQ. FT.
AVAILABLE #430: IMMEDIATELY #240: IMMEDIATELY	LEASE RATE MARKET
	PARKING ABUNDANT

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2023	21,446	54,118	138,105
2028	24,186	61,914	158,505
GROWTH			
2023 - 2028	12.78%	14.41%	14.77%
AVERAGE INCOME	\$141,588	\$142,608	\$144,629
MEDIAN AGE OF POP.	35.50	36.80	38.10

GENERAL INFORMATION

10 ACRE RETAIL SITE TENANTED BY FABRICLAND, STAPLES, HER GYM VMT, CIBC, AND DOLLARAMA. SHADOW ANCHORED BY RIOCAN BEACON HILL INCLUDING TENANTS: CANADIAN TIRE, COSTCO, HOME DEPOT AND SPORT CHEK, AMONG OTHERS. SITUATED IN A RAPIDLY GROWING PART OF CALGARY.

TRAFFIC COUNTS

STONEY TRAIL NW: 35,000 VEHICLES / DAY
SARCEE TRAIL NW: 32,580 VEHICLES / DAY

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