

Q4 2024 - Quarterly Report

New Mixed Use Listings

630 - 1 Avenue NE



Description: New development in Bridgeland with 128 residential units, set for completion in 2026

Available: 9 CRU's ranging from 855 - 3,057 Sq Ft with demising options available

Ideal Uses: Restaurant, Fitness, Medical, Health and Wellness, Coffee and Retail

Developer: Westrich Management Ltd



DOWNLOAD

The Loft - 744 4th Avenue SW



Description: Prominent corner retail unit on the ground floor of 56 unit residential building with southwest facing patio

Available: 937 Sq Ft, available March 2025

Ideal Uses: Cafe, Retail, Juice Bar, Bubble Tea and Coffee

Developer: P3IMC Real Estate 4th Ave Ltd



DOWNLOAD

Madison - 1918 - 1940 33 Avenue SW



Description: 6 storey mixed use building including 129 residential units in the heart of Marda Loop, set for completion in Fall of 2025

Available: 7 CRU's ranging from 1,020 - 1,894 St Ft with patio available on CRU 1

Ideal Uses: Restaurant, Personal Services, Café and Fashion

Developer: Sarina Homes in partnership with Porte Communities



DOWNLOAD

Q4 2024 - Quarterly Report

New Project - Coming Soon Wolfberry - 2026 81 Street SW



Description:

540 Residential units and approximately 30,000 square feet of retail

Available:

First phase available Q4 2026 for signature restaurant in park fronting pavilion

Ideal Uses:

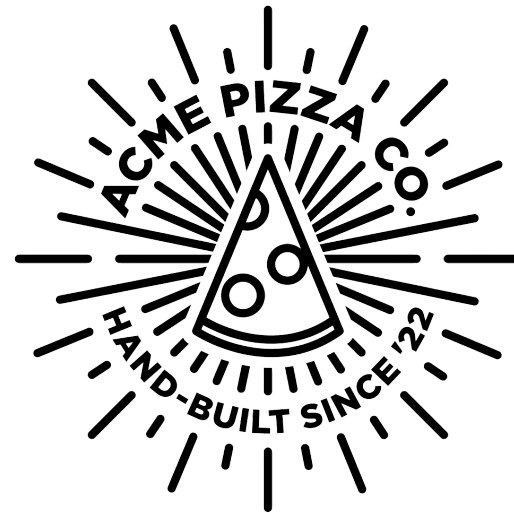
Signature restaurant, cafe, medical, health services and large format childcare

Developer: Slokker West

Q4 2024 - Quarterly Report

Openings & Completed Deals

JR Mercantile would like to thank the companies and individuals we've worked with to complete deals in Quarter 4 of 2024. Including but not limited to:



Acme Pizza Co is opening a third location in 2025 offering their classic and contemporary pizzas to the neighbourhood of Kensington, in the former Vendome Cafe space.

Location: 940 2 Ave NW



Calgary's go-to spot for lash extensions, Lola Lash Bar opened their sixth location in the Hudson building in Marda Loop.

Location: #103 3360 16 St SW

Landlord: 1600 West by Sarina GP Inc



Leopold's Tavern is opening it's seventh location in Alberta, bringing their beloved "Friendly Neighbourhood Bar" concept to the town of Okotoks.

Location: 10 D'Arcy Ranch Drive

Landlord: Anthem Properties

Q4 2024 - Quarterly Report

Openings & Completed Deals



Clear Nordic Spa opened its doors to relaxation in Westhills on December 7. Bringing the nordic spa experience to the city, patrons can enjoy cold and hot pools, saunas and many more amenities in this semi private wellness space.

Location: #5629 Signal Hill Centre SW

Landlord: Riocan Management Inc



Pizza Pizza Ltd will be the latest tenant to open in Mountain Ridge Plaza in the city of Cochrane early in 2025. Retail spaces from 983 - 5,550 Sq Ft are still available.

Location: #3105, 100 Horse Creek Road, Cochrane

Landlord: Trilium Mountain Ridge Inc



Calvin Butts Bespoke has taken possession of its first flagship store, specializing in men's tailoring in the heart of Marda Loop opening Q1 2025.

Location: #105, 4370 18 Street SW, The Harrison

Landlord: Harrison Multifamily GP

Q4 2024 - Quarterly Report

Openings & Completed Deals



The newest offering and second location for Masterblade Barber Shop has opened in Marda Loop in the Harrison building, where skilled barbers combine artistry and precision.

Location: 1837 33 Ave SW, The Harrison

Landlord: Harrison Multifamily GP



Shibuya Izakaya is re-opening its doors in McKnight Towne Square, a long time Calgary favourite serving traditional Japanese fare. Projected opening during Q1 of 2025.

Location: 5020 4 Street NE

Landlord: Solid Gem Properties LTD



Tiny Einsteins Early Learning and Childcare Centre is now open in the Beltline, offering their safe and nurturing environment where children can thrive and develop to their full potential.

Location: 622 - 11 Avenue SW

Landlord: Anchor Mountain Developments Ltd.

Q4 2024 - Quarterly Report

Most Active Tenant Mandates



Lake City Cannabis
In search of 1,000 - 1,200 Sq Ft



Leopold's Tavern
In search of 3,200 - 3,800 Sq Ft



Peak Health & Performance
In search of 2,500 - 4,000 Sq Ft



Acme Pizza Co
In search of 1,000 - 3,000 Sq Ft

Q4 2024 - Quarterly Report

Meet Our Team



Jeff Robson
President & Broker
jeff@jrmercantile.com



Alex Morrison
Associate
alex@jrmercantile.com



Andrée Roberts
Associate
andree@jrmercantile.com



Grace Robson
Associate
grace@jrmercantile.com

202 - 7710 5 Street SE
Calgary, Alberta T2H 2L9
403 770 3071
www.jrmercantile.com