

# Q4 2024 - Quarterly Report



JR Mercantile Real Estate Advisors Inc is a boutique commercial real estate brokerage and advisory firm in Calgary.

Known as Calgary's premier 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 medical, health services and representation. You choose JR Mercantile when you want advice, creative solutions and the dedicated attention you deserve.

Please follow the link below for a detailed update on our portfolio and transactions we were pleased to complete in Q4 of 2024.



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## 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



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### 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

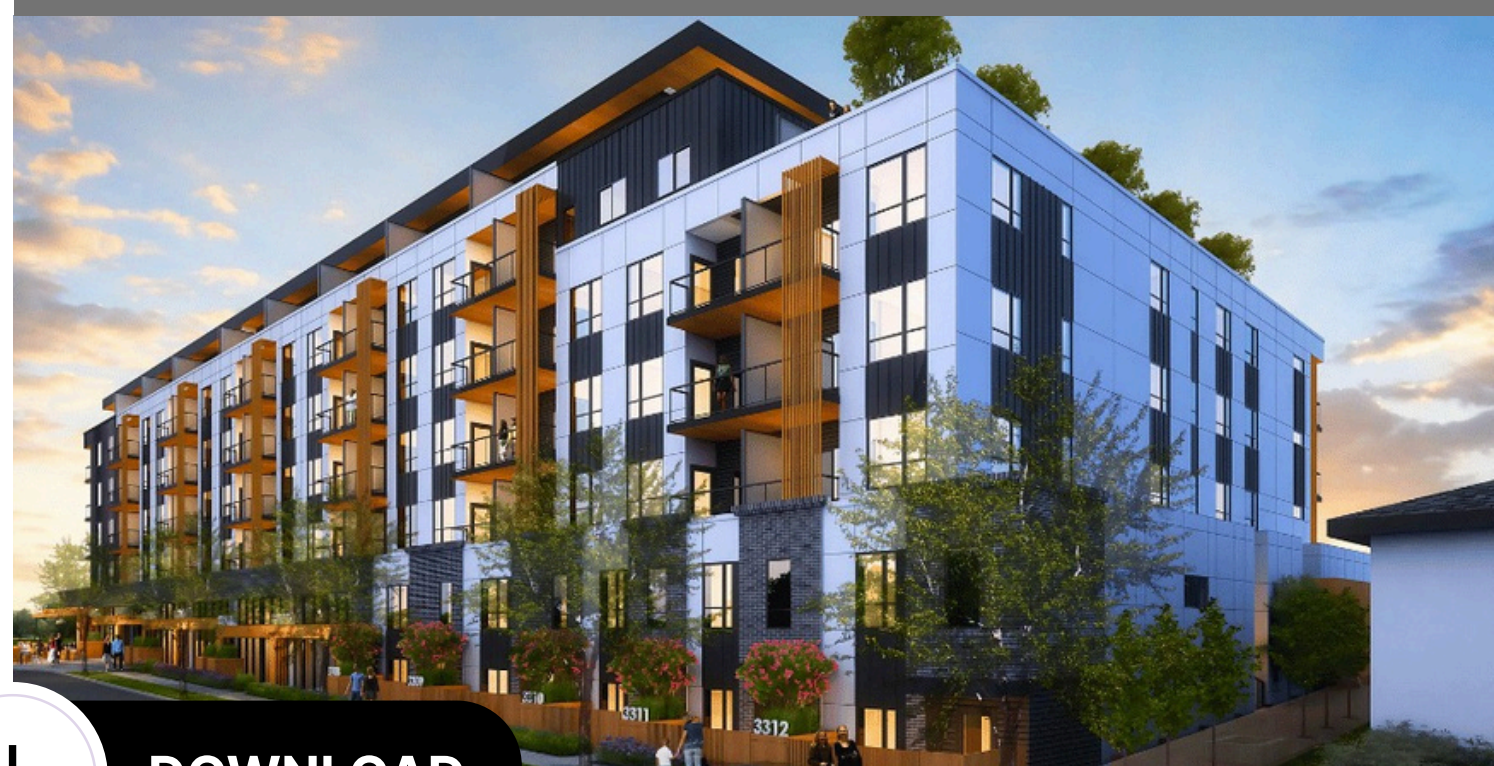
**Ideal Uses:** Cafe, Retail, Juice Bar, Bubble Tea and Coffee

**Developer:** P3IMC Real Estate 4th Ave Ltd



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### 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



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## 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



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## 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

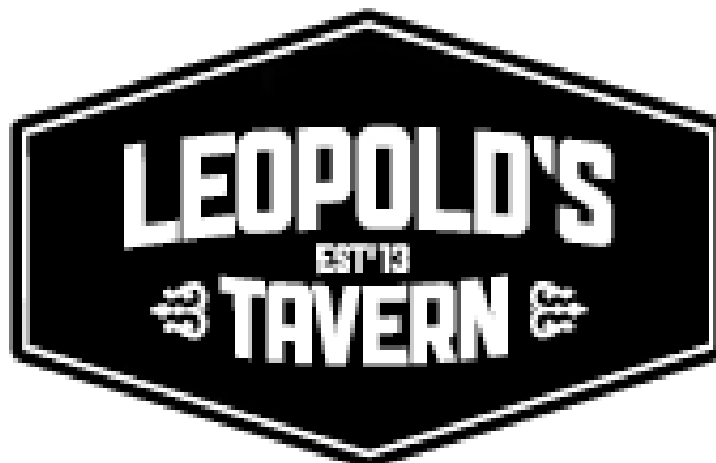
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Calgary's go-to spot for lash extensions, Lola Lash Bar opened their sixth location in the Hudson building in Marda Loop.

**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

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Clear Nordic Spa opened it's 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

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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

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Calvin Butts Bespoke has taken possession of it's 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

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## Openings & Completed Deals

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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

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Shibuya Izakaya is re-opening it's 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

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Tiny Einstein's 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.

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## 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

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



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



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## Meet Our Team



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