



FOR LEASE

RESTAURANT & CAFÉ SPACE

3420 SARCEE ROAD SW
CALGARY, ALBERTA

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PROPERTY INFORMATION

LOCATION 3420 SARCEE ROAD SW CALGARY	TERM 5-10 YEARS	OPERATING COSTS & TAXES TBD	ZONING MU-1 (ALLOWS FOR A WIDE VARIETY OF USES INCLUDING RETAIL, RESTAURANT AND CAFÉ)
AVAILABLE FOR LEASE	LEASE RATE MARKET	PARKING 27 DEDICATED COMMERCIAL PARKING STALLS	
CRU 1 - 1,327 SQ.FT. +/-			
CRU 2 - 1,597 SQ.FT. +/-	TIMING Q4 2026		
CRU 3 - 1,172 SQ.FT. +/-			

DEMOGRAPHICS

POPULATION	2KM	5KM	10KM
2023	42,251	214,515	540,902
2028	48,512	242,630	613,226
GROWTH			
2023 - 2028	3.0%	2.6%	2.7%
AVERAGE INCOME	\$142,120	\$160,237	\$144,641
2023			
MEDIAN AGE OF POP.	39	39	39.7
2023			

TRAFFIC COUNTS (2018)

INTERSECTION BETWEEN RICHMOND ROAD & 33RD STREET SW: 17,000 VEHICLES / DAY

INTERSECTION BETWEEN 33RD & 32ND AVENUE SW: 34,000 VEHICLES / DAY

SARCEE ROAD SW (ESTIMATED): 7,000 VEHICLES / DAY

17,000 VEHICLES / DAY

34,000 VEHICLES / DAY

~7,000 VEHICLES / DAY

GENERAL INFORMATION

RICHMOND GREEN IS AN EXCITING NEW COMMERCIAL REAL ESTATE DEVELOPMENT OFFERING THREE PRIME RETAIL UNITS FOR LEASE, DESIGNED TO ANCHOR A VIBRANT, EXPERIENCE-FOCUSED DESTINATION IN THE HEART OF THE COMMUNITY. WITH A STRONG EMPHASIS ON PLACEMAKING, THE DEVELOPERS AIM TO CREATE MORE THAN JUST A RETAIL HUB—RICHMOND GREEN IS ENVISIONED AS A DYNAMIC GATHERING SPACE WHERE BUSINESS, LEISURE, AND COMMUNITY INTERSECT. FUTURE PLANS FOR THE SURROUNDING GREEN SPACE—CURRENTLY UNDER DISCUSSION—INCLUDE THE POTENTIAL REDEVELOPMENT INTO A BASEBALL DIAMOND, PARKS, AND EVEN A TOBOGGAN HILL, FURTHER ENHANCING THE AREA'S APPEAL AS A YEAR-ROUND DESTINATION (SUBJECT TO CHANGE). THIS IS A UNIQUE OPPORTUNITY TO BE PART OF A THOUGHTFULLY CURATED ENVIRONMENT POISED TO ATTRACT BOTH RESIDENTS AND VISITORS ALIKE.

VISIT US

202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9

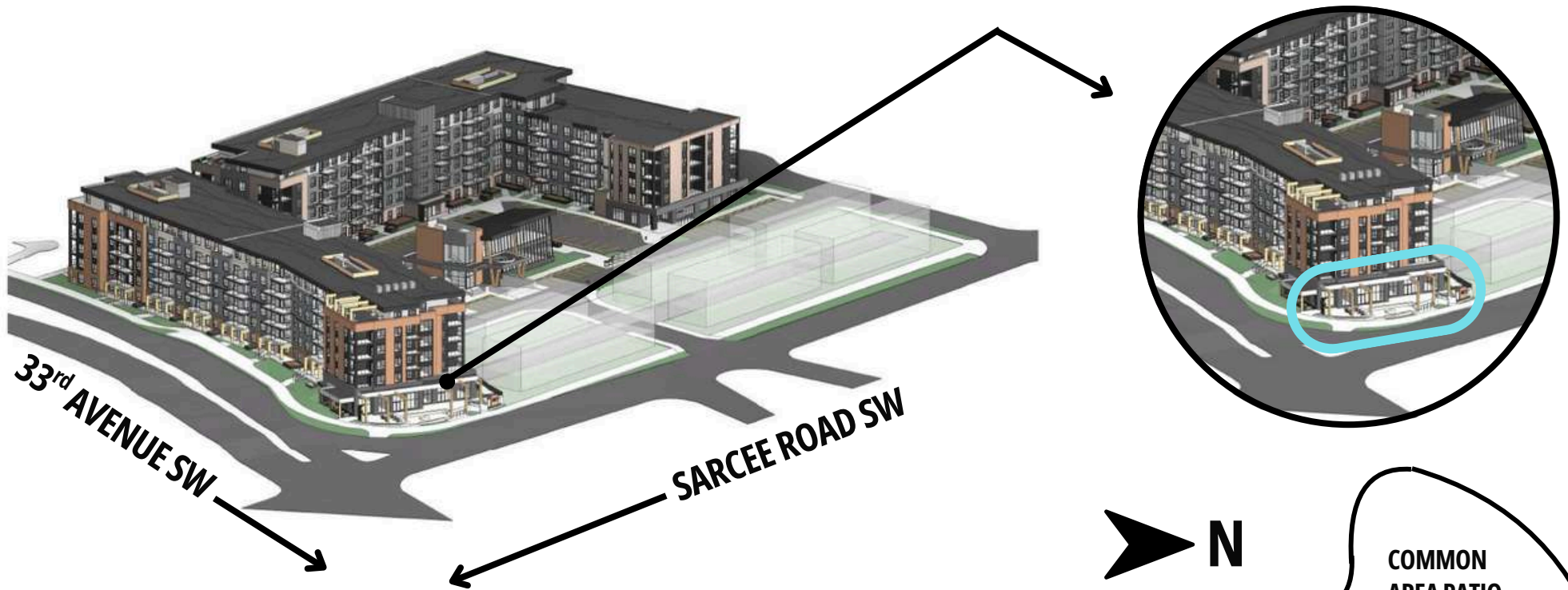
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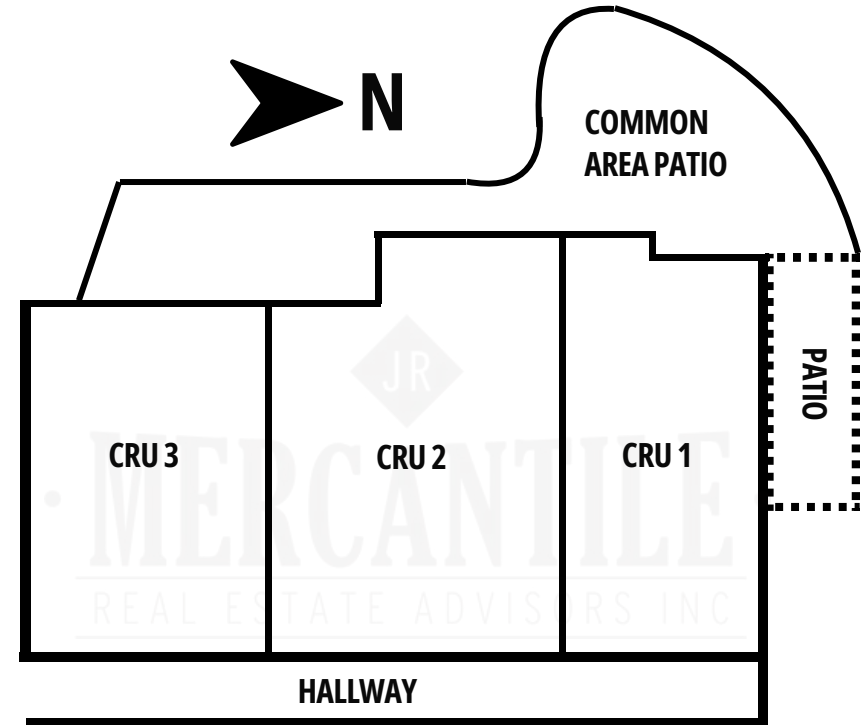


IDEAL USES

IDEAL USES INCLUDE ICE CREAM SHOPS, CAFES, RESTAURANTS, BAKERIES, JUICE BARS, SMOOTHIE SHOPS, DONUT SHOPS, SPECIALTY DESSERT SHOPS, GELATO BARS, FROZEN YOGURT SHOPS, SANDWICH SHOPS, BRUNCH SPOTS, SMALL PLATE RESTAURANTS, TEA ROOMS, WINE BARS, PATISSERIES, CANDY STORES, CUPCAKE SHOPS, CAKE SHOPS, OR TAPROOMS WITH FOOD.

ABOUT THE BUILDING

THE RICHMOND GREEN DEVELOPMENT ENVISIONS THREE GROUND-FLOOR COMMERCIAL RETAIL UNITS INTEGRATED INTO A MIXED-USE BUILDING FEATURING 400 RESIDENTIAL UNITS. DESIGNED WITH A STRONG FOCUS ON COMMUNITY AND FAMILY LIVING, THE PROJECT AIMS TO BECOME A VIBRANT DESTINATION WHERE RETAIL AND RECREATION SEAMLESSLY COME TOGETHER IN A DYNAMIC, NEIGHBORHOOD-ORIENTED SETTING.



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Legend

CRU 1	1	REFUSE	6
CRU 2	2	AMMENTIES BUILDING	7
CRU 3	3	DEDICATED LOADING	8
PATIO	4	DEDICATED COMMERCIAL PARKING	9
LOADING HALLWAY	5	VISITOR PARKING	10



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COMMON
AREA PATIO

33RD AVENUE SW

CRU'S FLOOR
PLANS

SARCEE ROAD



COMMON
AREA PATIO

PATIO
335 SQ.FT. +/-

CRU 1
1,191 SQ.FT. +/-

CRU 2
1,431 SQ.FT. +/-

CRU 3
1,052 SQ.FT. +/-

SERVICE CORRIDOR

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REDEVELOPMENT PROJECT

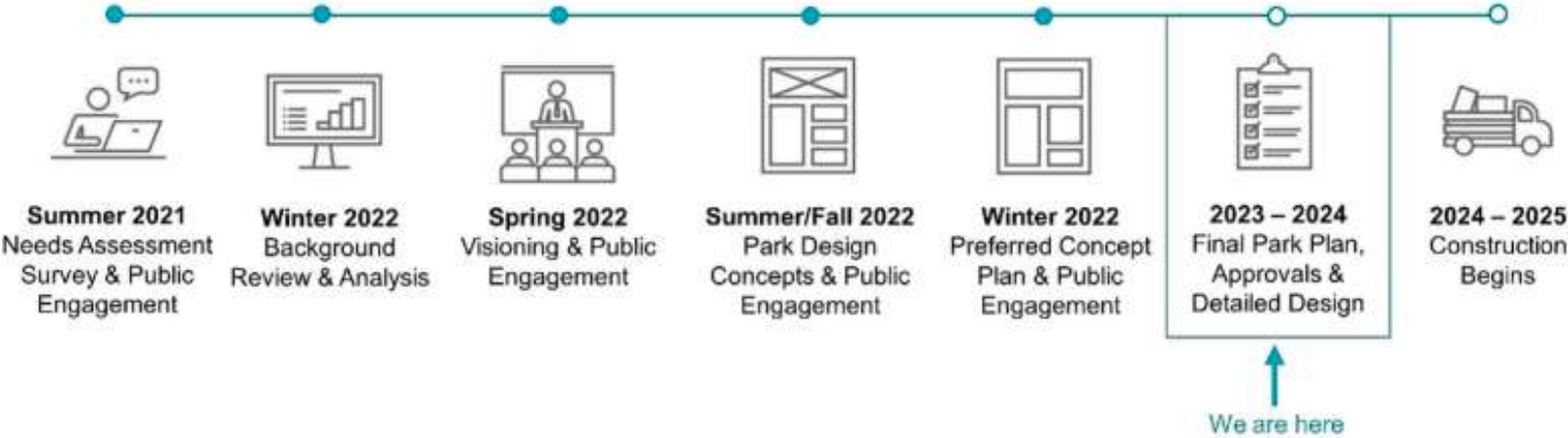
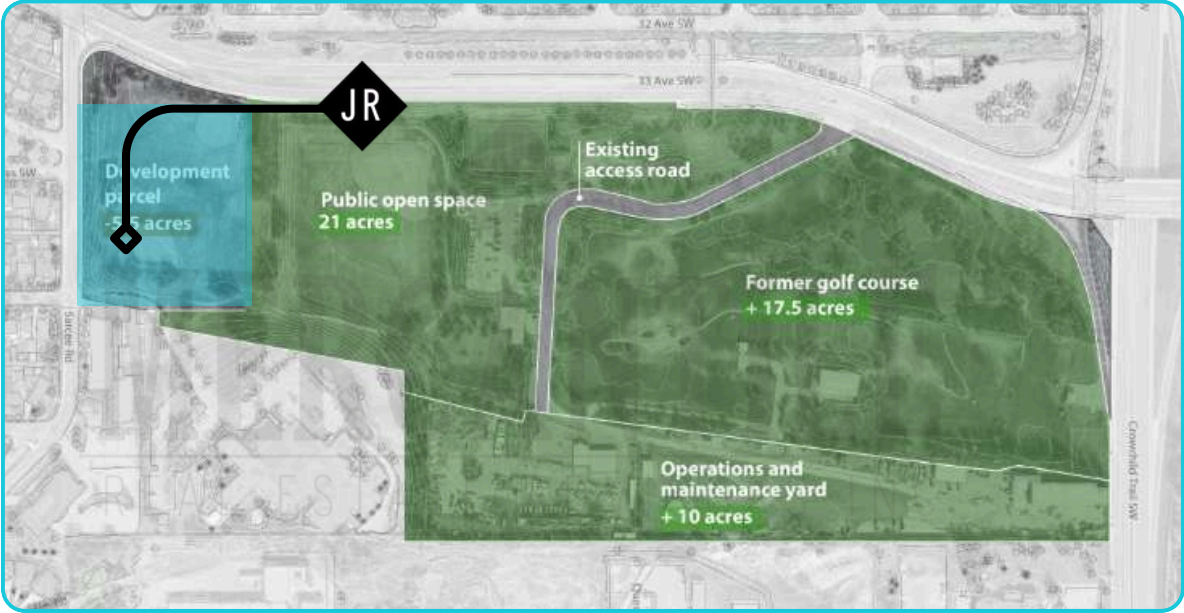
PROJECT MILESTONES AND TIMELINE

- **WINTER 2024/2025** - DETAILED DESIGN COMPLETE
- **WINTER 2024/2025** - OPERATIONS WORKPLACE CENTRE (OWC) DEMOLITION BEGINS
- **JANUARY 2025** – DRAFT CONSTRUCTION PHASING PLAN
- **2025** – PHASE 1 CONSTRUCTION TO BEGIN

PROPOSED AMMENITIES

- CHILDREN'S PARKS
- TENNIS + PICKLEBALL COURTS
- TOBOGAN HILL
- VARIOUS SIZED BASEBALL DIAMONDS

All Subject to Change

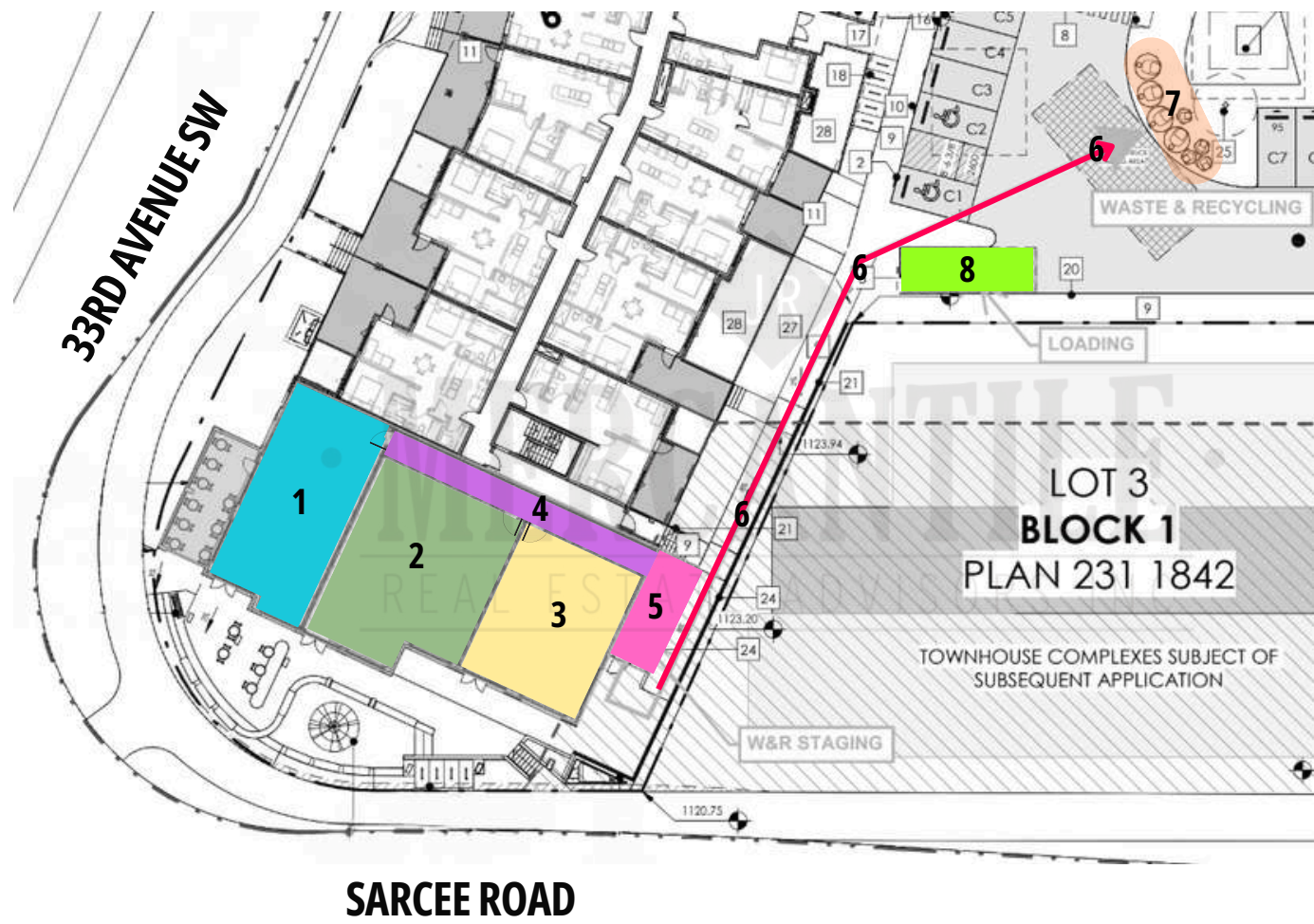


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FLOOR PLANS / LOADING / WASTE



CRU 1	1
CRU 2	2
CRU 3	3
SERVICE HALLWAY	4
W&R STAGING	5
PATH TO WASTE	6
WASTE AREA	7
LOADING STALL	8

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ABOUT THE SARINA HOMES

Sarina Homes is a boutique Calgary developer renowned for creative, inner-city multi-family projects that blend modern design, energy efficiency, and community engagement. Their portfolio spans townhomes, condos, and mixed-use spaces in sought-after Calgary neighbourhoods, reflecting their commitment to smarter, sustainable urban growth.

sarinahomes

ABOUT THE JR MERCANTILE REAL ESTATE ADVISORS INC.

JR Mercantile is a Calgary-based boutique advisory firm specializing in commercial real estate—with a strong focus on inner-city retail and mixed-use properties. We provide full-service support to tenants, landlords, and developers, offering expertise in lease negotiation, market research, site acquisition, and business planning. Our approach is collaborative and creative, backed by deep local market knowledge and a reputation built on trust, integrity, and results.



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