

RETAIL LEASING OPPORTUNITIES



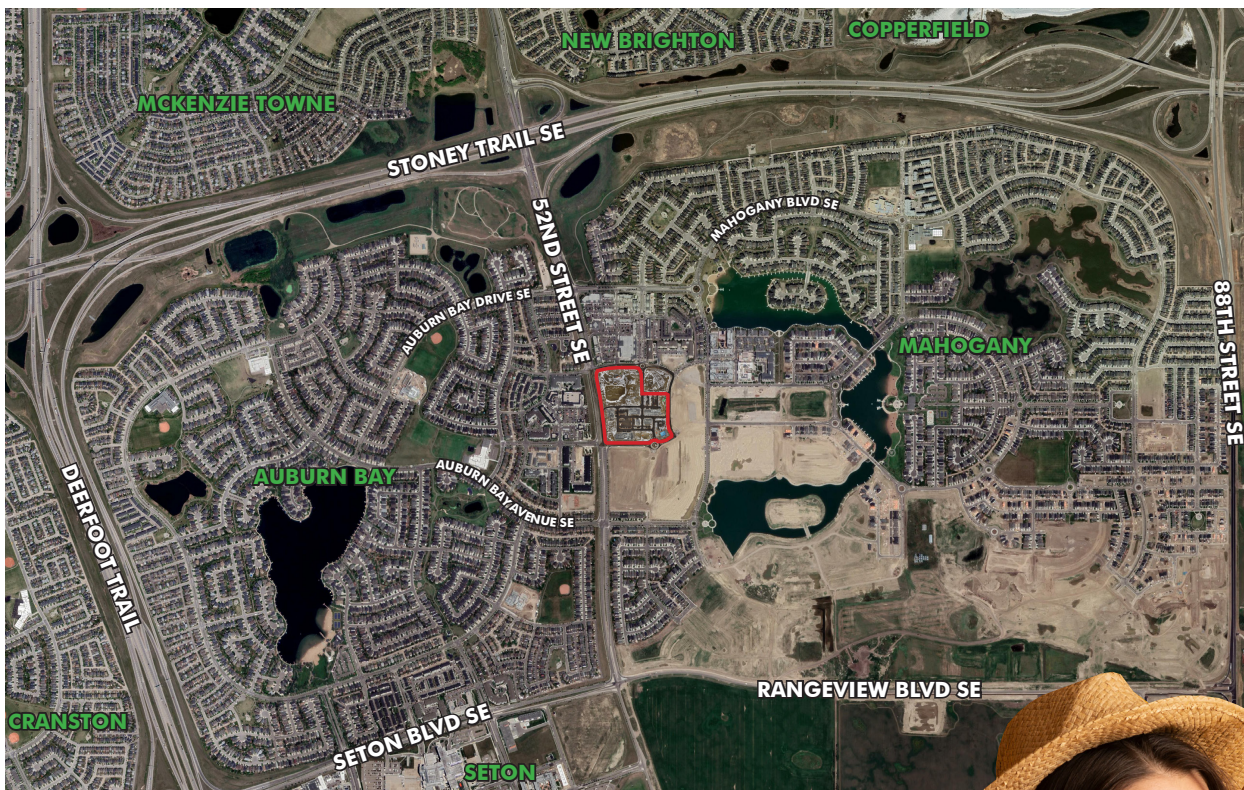
MAHOGANY
EST. (M) 2019
VILLAGE
COMMONS

80 MAHOGANY RD SE
Calgary, AB

1,000 sq. ft. to 70,000 sq. ft.

Hopewell

CBRE



- » Final phase of the 35 acre retail development with the first phase anchored by Sobeys, Shoppers Drug Mart and a variety of high producing tenants.
- » 210,000 +/- sq ft of planned retail space located at the SE corner of Mahogany Street and 52nd Street SE
- » Major multi-community commercial node servicing the desirable communities of Mahogany, Auburn Bay, McKenzie Towne, Copperfield, New Brighton, Seton and Cranston.
- » Close connectivity to Stoney Trail
- » Close proximity to the new South Calgary Health Campus and positioned along the future SE LRT line.
- » On buildout the trade area will be home to almost 200,000 people
- » The SE sector obtained a 24% share of total new units of suburban population growth between 2016 - 2021. Forecast to be 24% for the next 5 years
- » 2021 estimated population for Mahogany is 15,890 based on 5,479 units. Auburn Bay is fully developed with approximately 18,000 residents.



SPACE AVAILABLE:	Now Preleasing 1,000 sq. ft. - 70,000 sq. ft.
BASIC RENT:	Market
OP COSTS & TAXES:	\$21.40
SIGNAGE:	Fascia and Pylon
COMMENCEMENT:	2023
TERM:	5 - 10 Years

Demographics



5,884

Population Within 1 KM



\$143,686

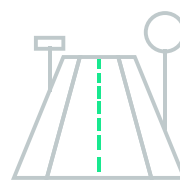
Average Household
Income within 3 KM



Demographics within 3 KM

33 Years

Dominant Age



22,000

VPD Along
52nd Street SE

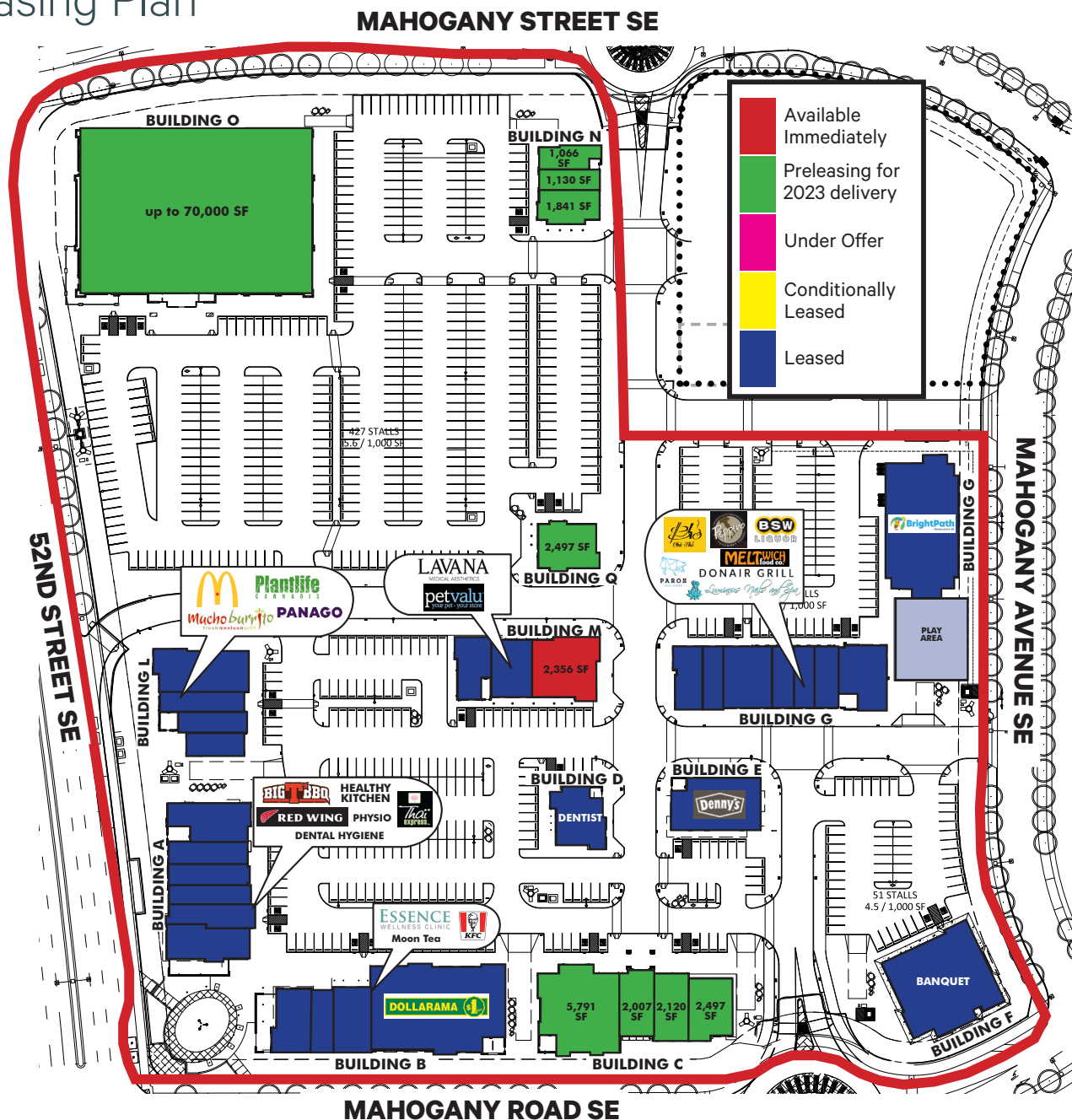
111,481

Population Within 5 KM

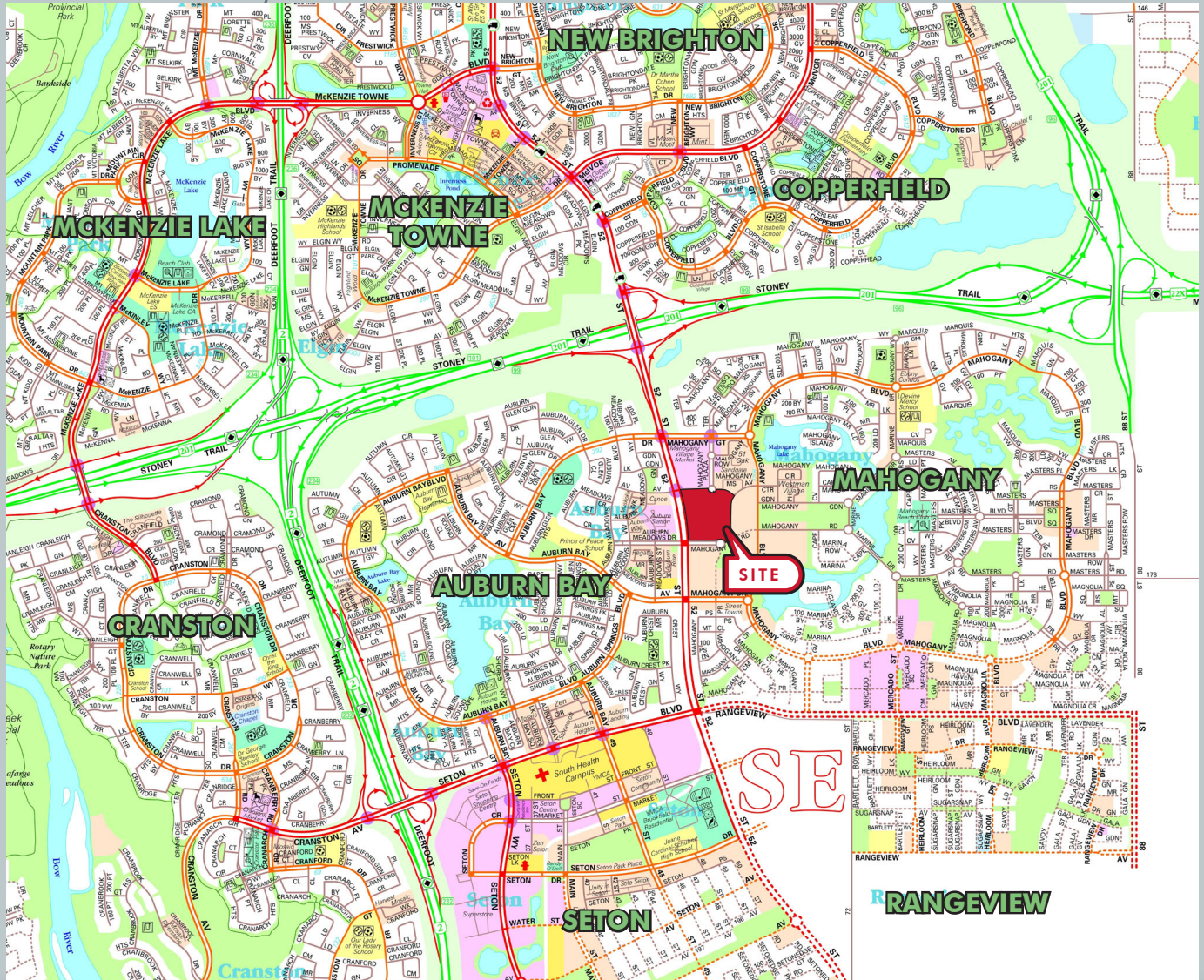
40,683

Daytime Population

Leasing Plan



Area & Nearby



For More Information Please Contact

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