



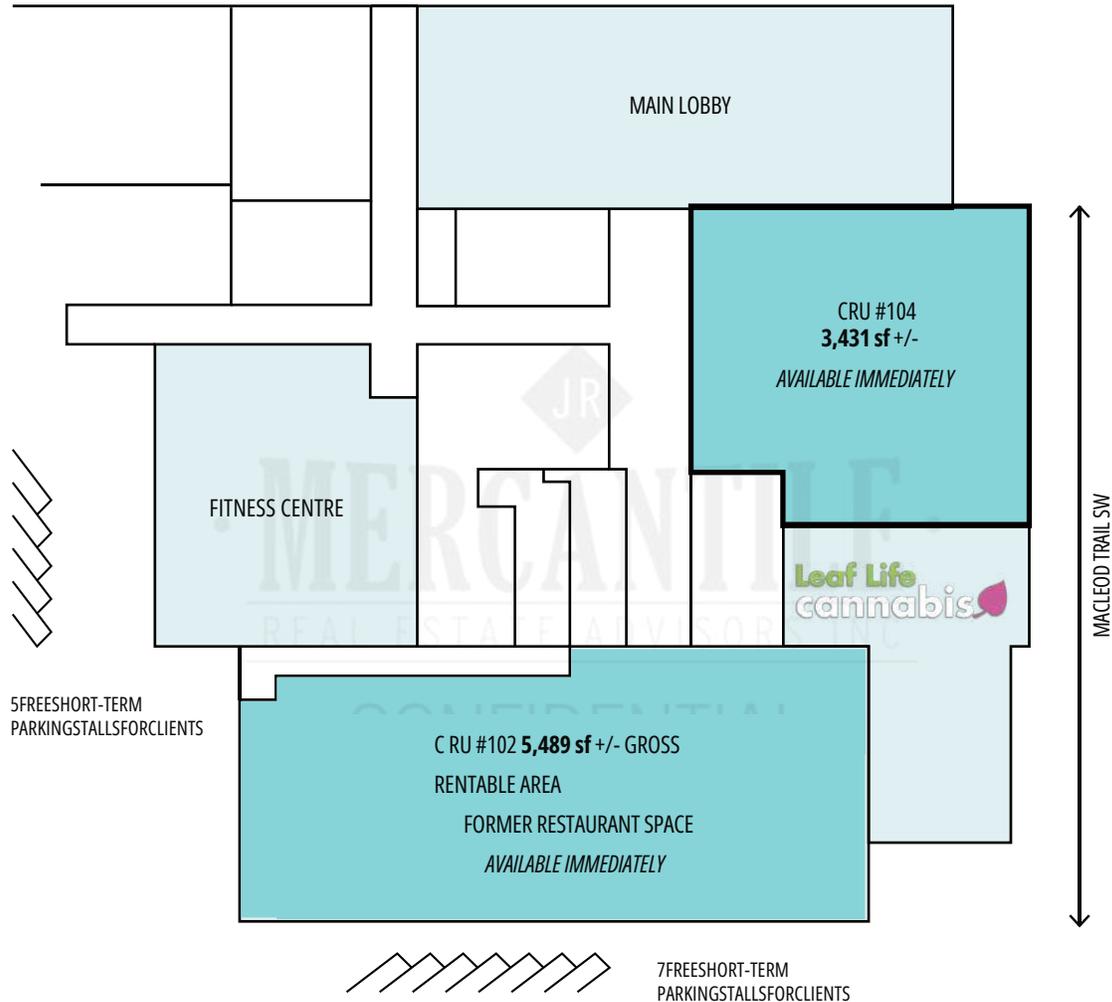
· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC.

RETAIL SPACE  
**FOR LEASE**

STAMPEDE STATION — 1331 MACLEOD TRAIL SE  
CALGARY, ALBERTA

[jrmercantile.com](http://jrmercantile.com) · 403.770.3071

FLOOR PLAN



PROPERTY INFORMATION

<b>LOCATION</b> 1331 MACLEOD TRAIL SE	<b>TERM</b> 5 - 10 YEARS
<b>AVAILABLE</b> CRU #104: IMMEDIATELY CRU #102: IMMEDIATELY	<b>TAXES</b> \$5.07 / SQ. FT.
	<b>OPERATING COSTS</b> EST. \$14.99 / SQ. FT.
	<b>LEASE RATE</b> MARKET

<b>ZONING</b> CC-X
<b>WALK SCORE</b> 91
<b>TRANSIT SCORE</b> 82
<b>MANAGEMENT FEE</b> 4% OF GROSS RENT

<b>PARKING</b> 1.9 : 1,000 SQ. FT.
<b>\$300 / MONTH</b> UNRESERVED
<b>\$350 / MONTH</b> RESERVED
12 FREE SHORT-TERM STALLS FOR CLIENTS

DEMOGRAPHICS

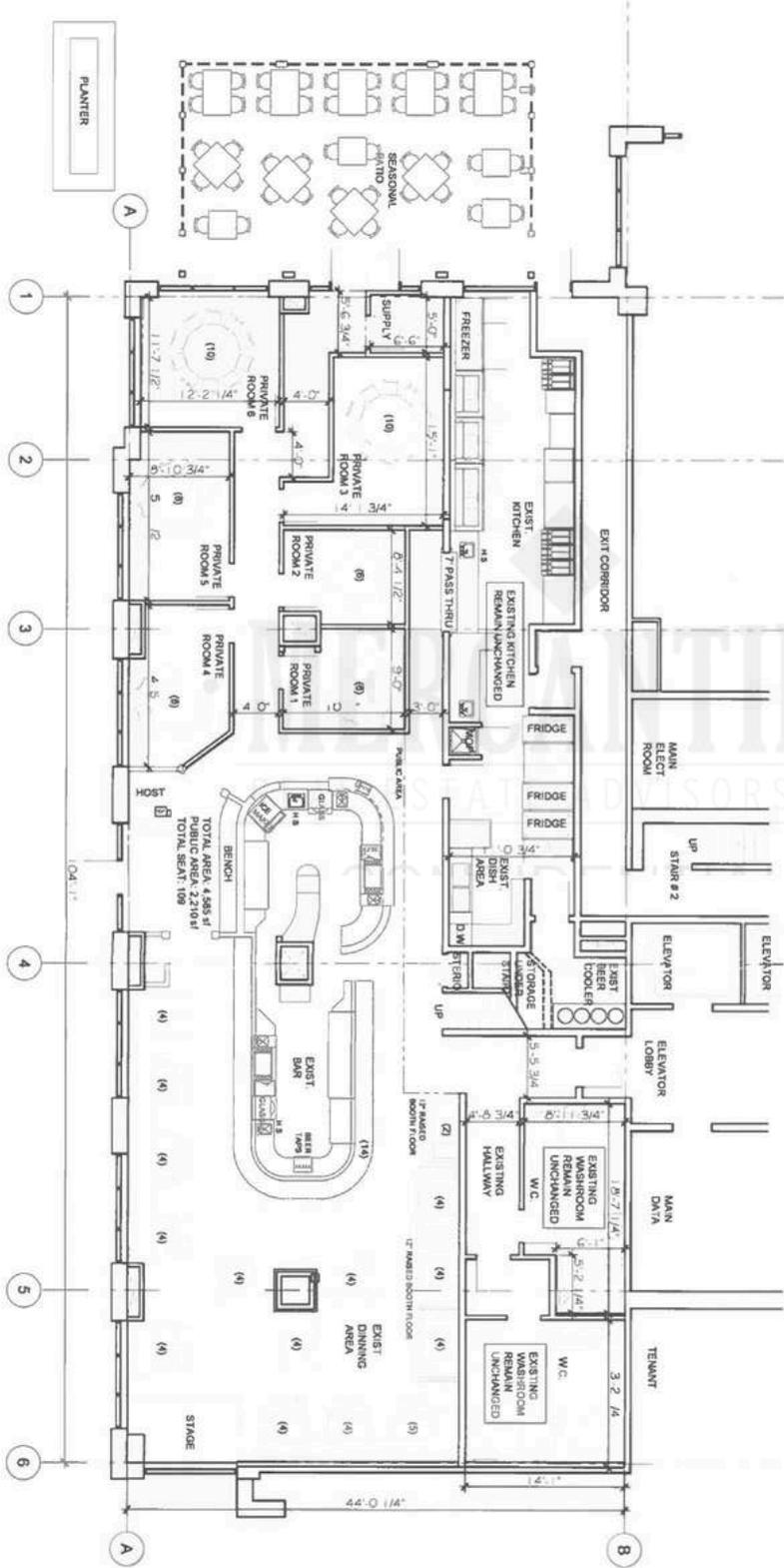
<b>POPULATION</b> 2023 2028	<b>1KM</b> 17,171 19,198	<b>3KM</b> 109,115 122,570	<b>5KM</b> 208,544 236,689
<b>GROWTH</b> 2023 - 2028	19.57%	22.90%	25.92%
<b>AVERAGE INCOME</b> 2020	\$96,077	\$133,135	\$143,177
<b>MEDIAN AGE OF POP.</b> 2020	37.80	38.50	39.60

VISIT US  
202, 7710 5<sup>TH</sup> STREET SE  
CALGARY, ALBERTA T2H 2L9  
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**CRU #102, MAIN FLOOR**  
**APPROXIMATE FLOOR PLAN**



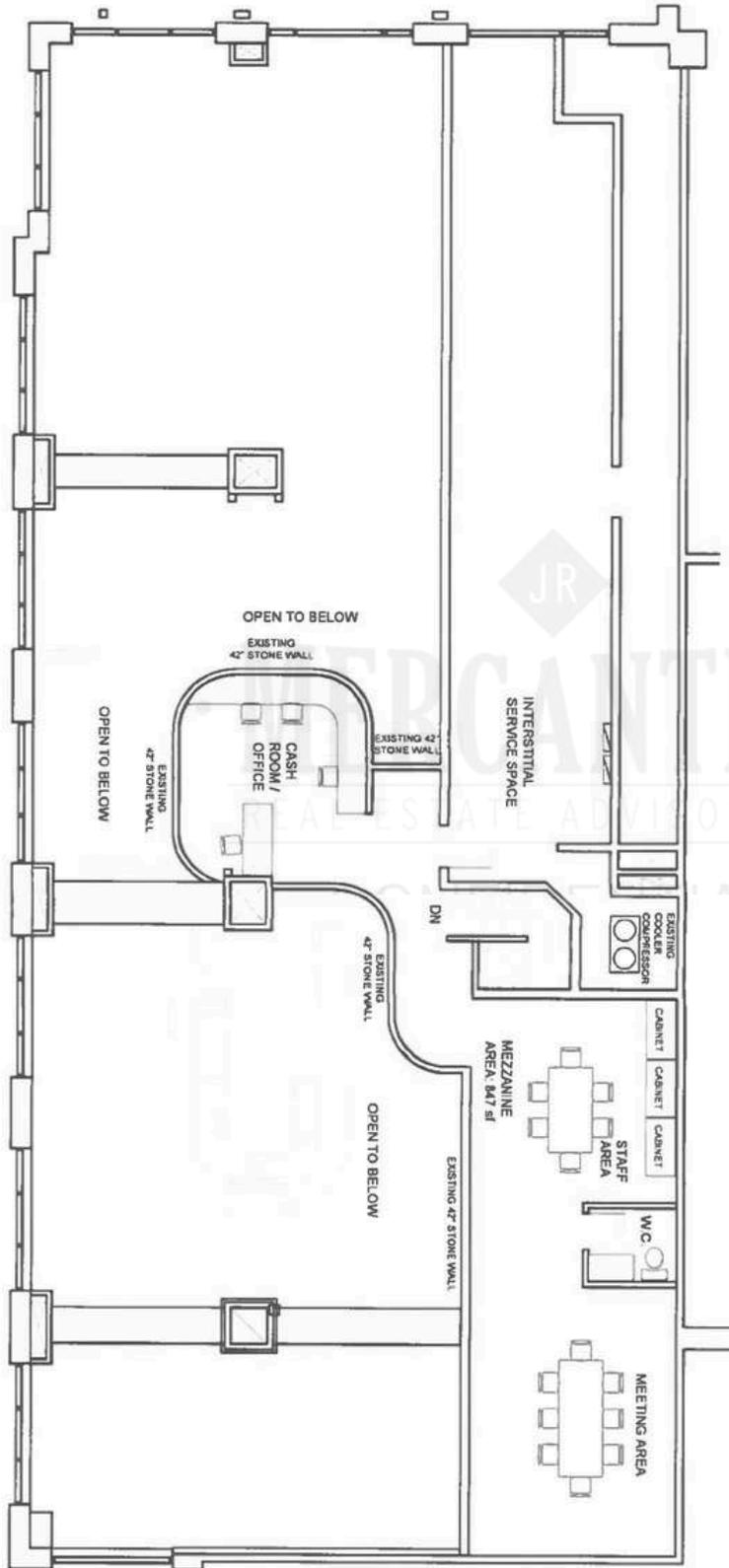
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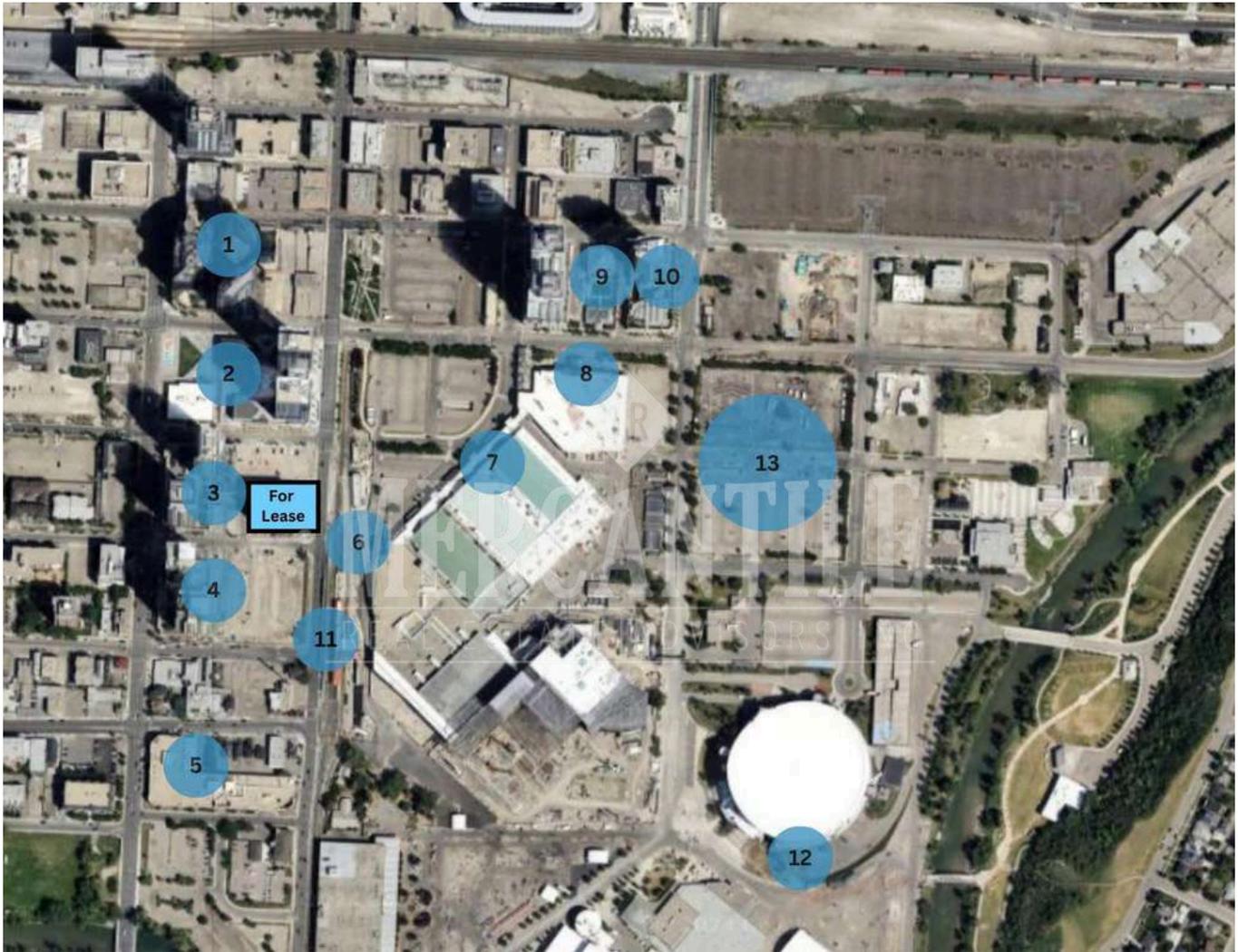
CRU #102, MEZZANINE



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**SURROUNDING AMENITIES**

- 1. KEYNOTE CONDOS**  
TOWER 1: 179 SUITES  
TOWER 2: 250 SUITES
- 2. BLVD**  
1,029 SUITES &  
18,000 SQ. FT. MAIN  
FLOOR RETAIL
- 3. NUERA & ALURA**  
NEURA: 231 SUITES  
ALURA: 277 SUITES
- 4. SASSO & VETRO**  
SASSO: 192 SUITES  
VETRO: 198 SUITES
- 5. ELBOW RIVER CASINO**
- 6. VICTORIA PARK /STAMPEDE C-TRAIN STATION**
- 7. BMO**  
CENTRE EXPANSION –  
FROM 288,000 SQ.FT.  
TO 848,000 SQ. FT.
- 8. COWBOYS CASINO**
- 9. THE GUARDIAN N.**  
TOWER: 312 SUITES S.  
TOWER: 308 SUITES
- 10. ARRIVA**  
164 SUITES
- 11. NEW VEHICLE AND PEDESTRIAN ACCESS DIRECTLY INTO STAMPEDE GROUND**
- 12. SCOTIABANK SADDLEDOME**
- 13. NEW ENTERTAINMENT CENTRE / ARENA \***

**GENERAL INFORMATION**

- 10 STOREY BUILDING CENTRED IN EAST VICTORIA PARK
- CC X-ZONING – SUITABLE FOR RETAIL AND CONSUMER SERVICES

**TRAFFIC COUNTS**

MACLEOD TRAIL SE: 25,000 VEHICLES / DAY  
1<sup>st</sup> STREET SE: 25,000 VEHICLES / DAY  
12<sup>TH</sup> AVENUE SE: 10,000 VEHICLES / DAY

**CALGARY CULTURE & ENTERTAINMENT DISTRICT**

WITH THE BMO CONVENTION CENTER 565,000 SQ FT EXPANSION AND 17TH AVENUE EXTENSION COMPLETE, STAMPEDE STATION IS STEPS AWAY FROM CALGARY'S NEW CULTURE & ENTERTAINMENT DISTRICT. CONSTRUCTION OF A NEW DOWNTOWN ARENA WILL CEMENT THIS AREA AS THE MAIN DESTINATION IN CALGARY FOR ARTS AND ENTERTAINMENT. THE AREA WILL BOAST **8,000 NEW RESIDENTS, 500+ EVENTS/YEAR AND 3 MILLION+ VISITORS ANNUALLY**. DON'T MISS YOUR CHANCE TO BE IN THE HEART OF THIS FLOURISHING DISTRICT.

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