

PRELEASING RETAIL OPPORTUNITIES

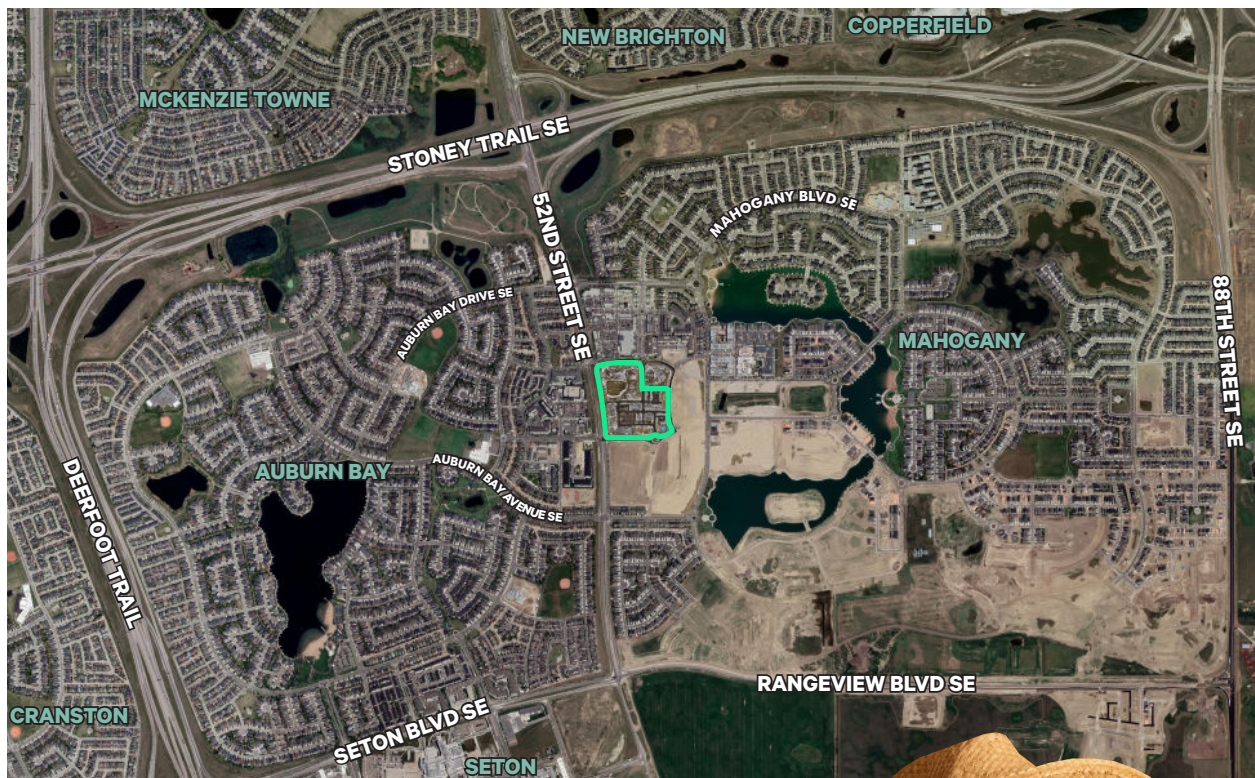


MAHOGANY
EST. (M) 2019
VILLAGE
COMMONS

80 MAHOGANY RD SE
Calgary, AB

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:	\$16.44 (2024) est
SIGNAGE:	Fascia and Pylon
COMMENCEMENT:	Bldg C - Preleasing for 2024 Bldg N & O - Preleasing for 2025
TERM:	5 - 10 Years

Demographics



5,884

Population Within 1 KM

111,481

Population Within 5 KM



\$143,686

Average Household Income within 3 KM



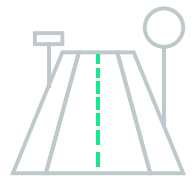
Demographics within 3 KM

33 Years

Dominant Age

40,683

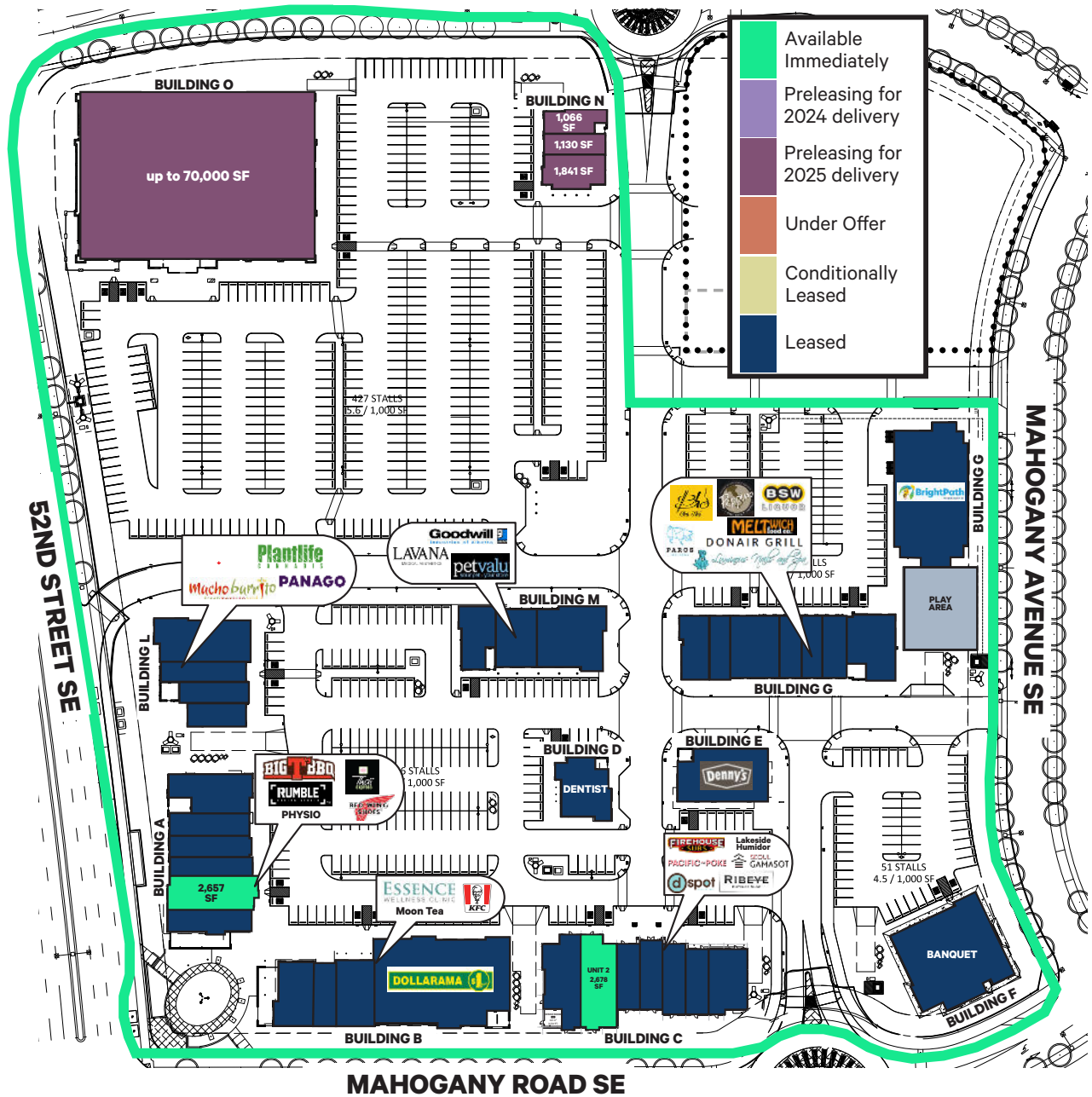
Daytime Population



22,000

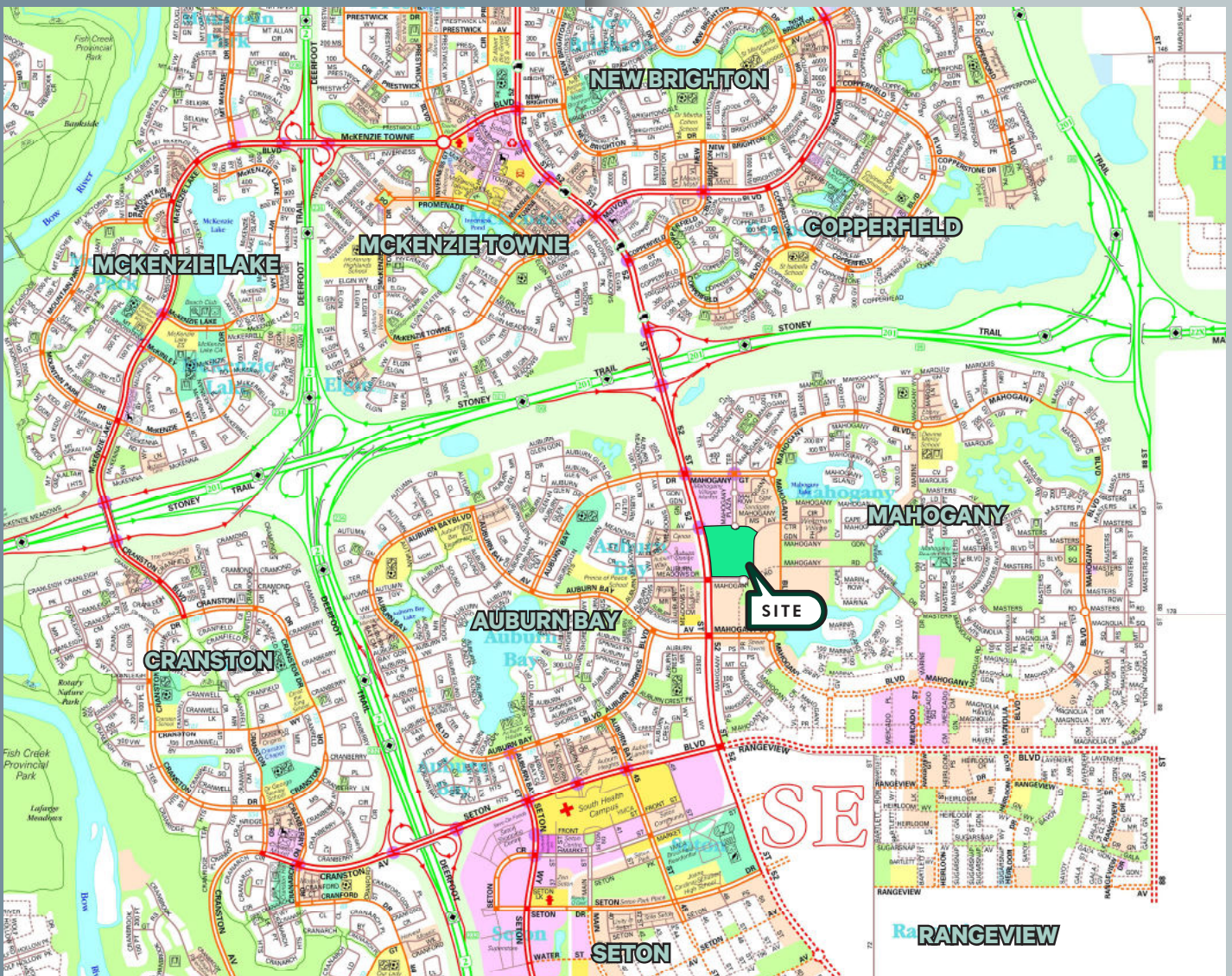
VPD Along
52nbd Street SE

Leasing Plan

MAHOGANY STREET SE**MAHOGANY ROAD SE**

Property Photos





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