

## BUILDING C RETAIL LEASING OPPORTUNITIES



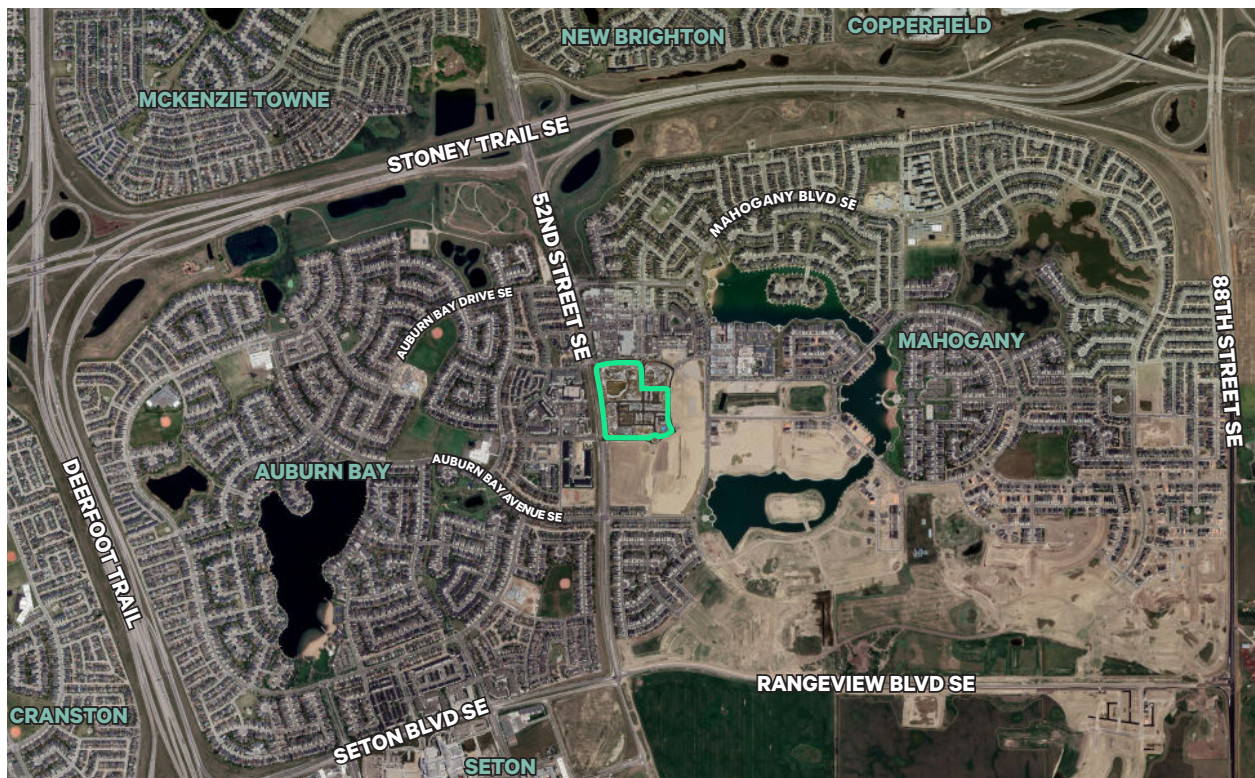
MAHOGANY  
EST. (M) 2019  
VILLAGE  
COMMONS

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.

## NOW PRELEASING:

Unit 2  
2,678 sq. ft.

<b>BASIC RENT:</b>	Market
<b>OP COSTS &amp; TAXES:</b>	\$16.44 (2024)
<b>SIGNAGE:</b>	Fascia and Pylon
<b>COMMENCEMENT:</b>	Q1 2024
<b>TERM:</b>	5 - 10 Years



# Demographics



**5,884**

Population Within 1 KM

**111,481**

Population Within 5 KM



**\$143,686**

Average Household  
Income within 3 KM



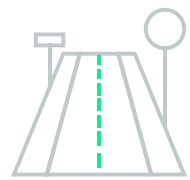
Demographics within 3 KM

**33 Years**

Dominant Age

**40,683**

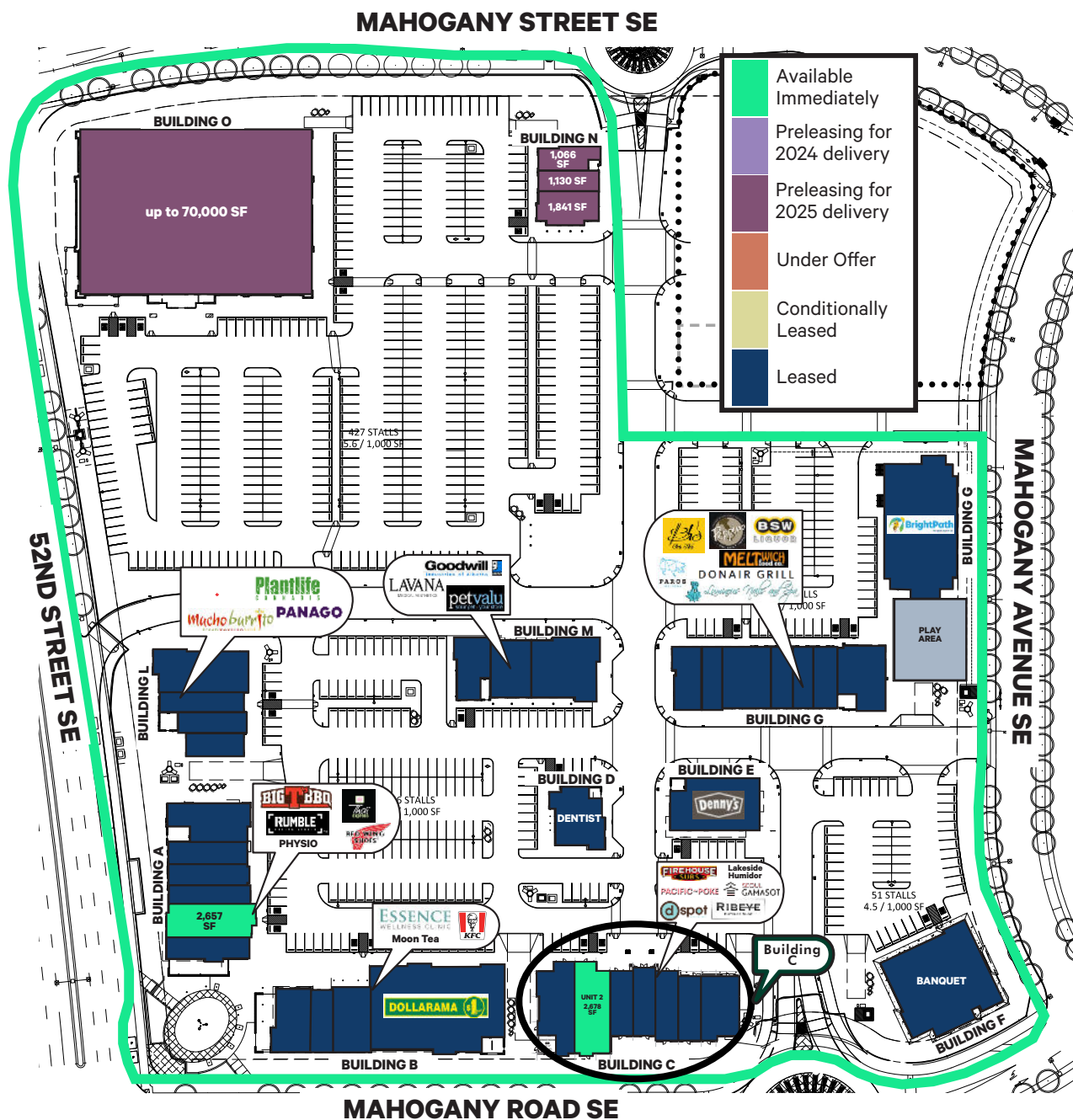
Daytime Population



**22,000**

VPD Along  
52nd Street SE

## Leasing Plan





# Building C Plan & Photos

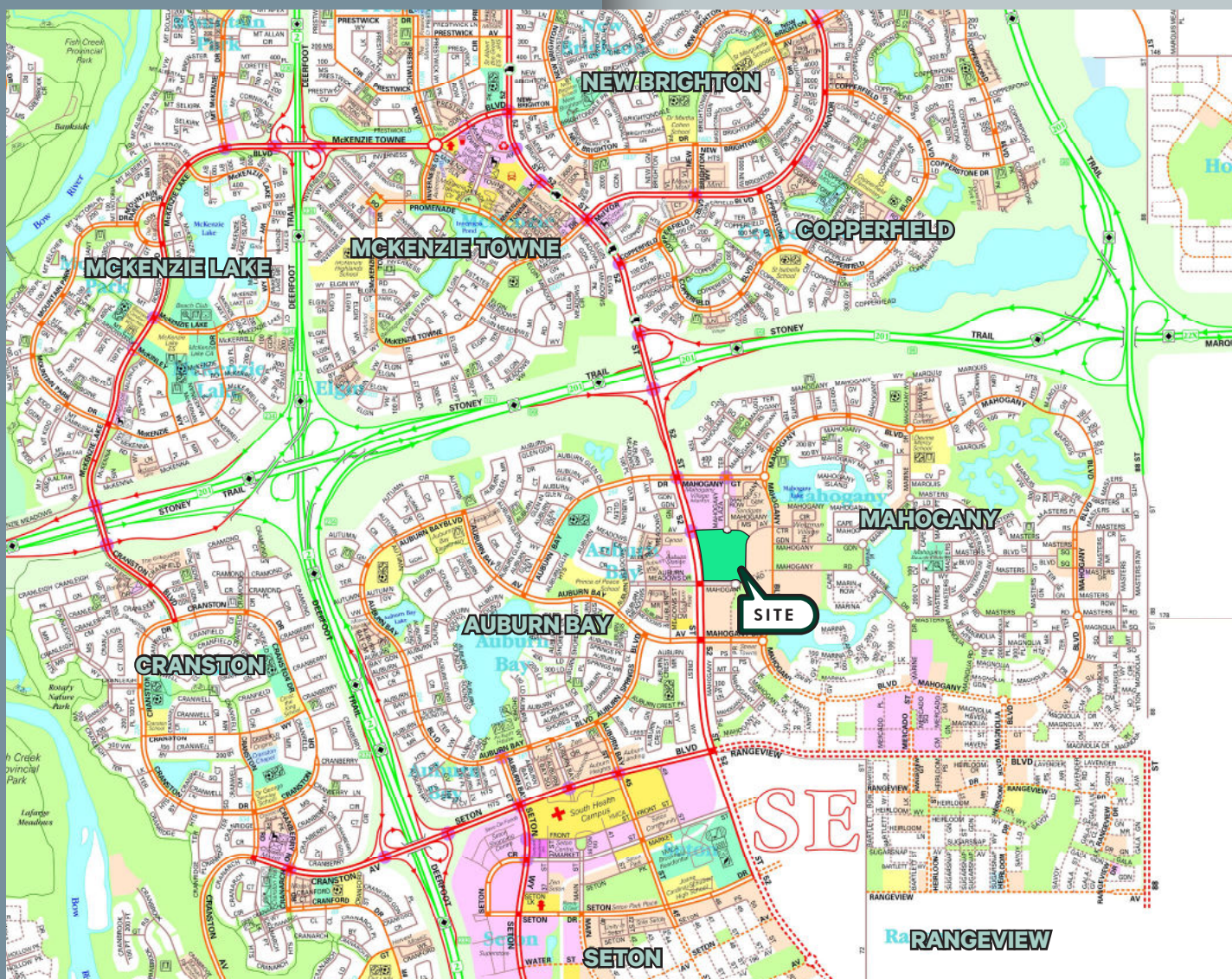




# Property Photos







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