

FOR LEASE

MAHOGANY VILLAGE MARKET

7 MAHOGANY PLAZA SE, CALGARY, ALBERTA

RETAIL



SPACE AVAILABLE:	866 sq. ft., 1337 sq. ft., 1485 sq. ft. and 3160 sq. ft.
BASIC RENT:	Dependent on size, location and use
OPERATING COSTS:	\$16.52
SIGNAGE:	Fascia and Pylon
TERM:	5 - 10 years

Hopewell

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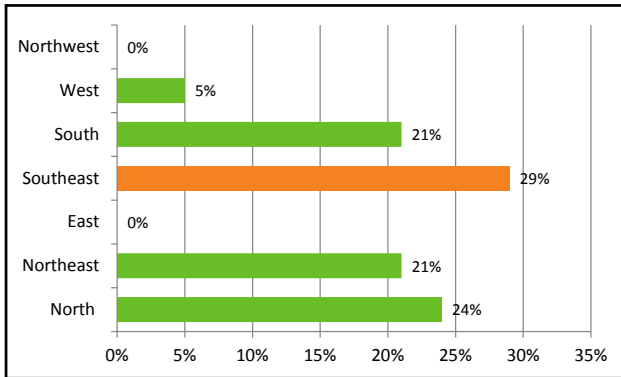
HIGHLIGHTS:

- 35 acre retail development with the first phase anchored by grocery, pharmacy and numerous financial institutions.
- 200,000 +/- sq ft of planned retail space located on the SE corner of Mahogany Gate and 52nd Street SE at the main entrance to the communities of Mahogany and Auburn Bay.
- Close proximity to the new South Calgary Health Campus and positioned along the future south east LRT station.
- Surrounding communities include Mahogany, Auburn Bay, McKenzie Towne, Copperfield, New Brighton, Seton and Cranston
- The SE sector is forecast to obtain a 29% share of total new units of the suburban population between 2016 - 2021.
- Mahogany leads the way in growth with a population increase of 2,040 residents.

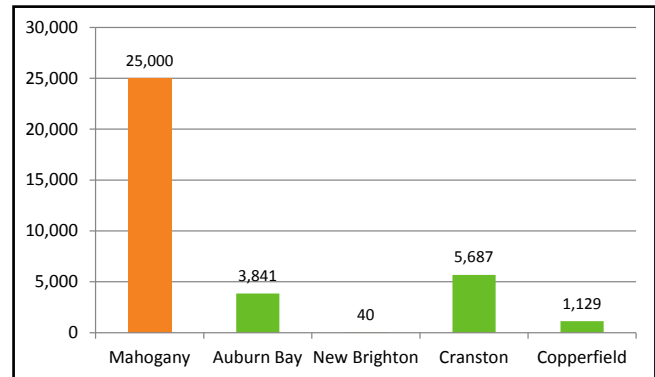
COMMUNITY DEMOGRAPHICS:

Community	2017 Population	Total Population Upon Build Out	Number of Dwellings (2017)
Mahogany	8,444	32,000	3,106
Auburn Bay	16,429	18,400	5,932
New Brighton	12,548	12,100	4,311
Cranston	18,559	23,700	6,750
Copperfield	13,017	13,700	4,930

FORECAST ABSORPTION OF UNITS GROWTH 2016 - 2020:



REMAINING POPULATION CAPACITY:



RENDERING OF BUILDING B:



MAHOGANY VILLAGE MARKET BUILDING B

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LOCATION MAP:



PHOTO OF BUILDING K:



PHOTO OF PYLON SIGN:



PHOTO OF BUILDING O:



