

FOR LEASE

LEGACY VILLAGE

47 LEGACY VIEW SE, CALGARY, ALBERTA

RETAIL



HIGHLIGHTS:

- 3.5 acre site with 58,000 sq. ft. of retail planned.
- First retail site for the community, two years ahead of the west site.
- Will service the communities of Legacy, Walden and Wolf Willow.
- South Calgary sector is projected to obtain 21% of new suburban population between 2016 and 2020.
- Direct access off 210th Avenue.
- There will be 4 new schools in the community the first of which being the high school set to open Fall 2018 and will have the capacity for 1,500 students. One k-9 through CCSD and an Elementary and Junior High School through CBE

SPACE AVAILABLE:	Second Floor - up to 7,557 sq. ft.
BASIC RENT:	Market
OPERATING COSTS:	TBD
SIGNAGE:	Fascia and Pylon
COMMENCEMENT DATE:	2018
TERM:	5 - 10 years



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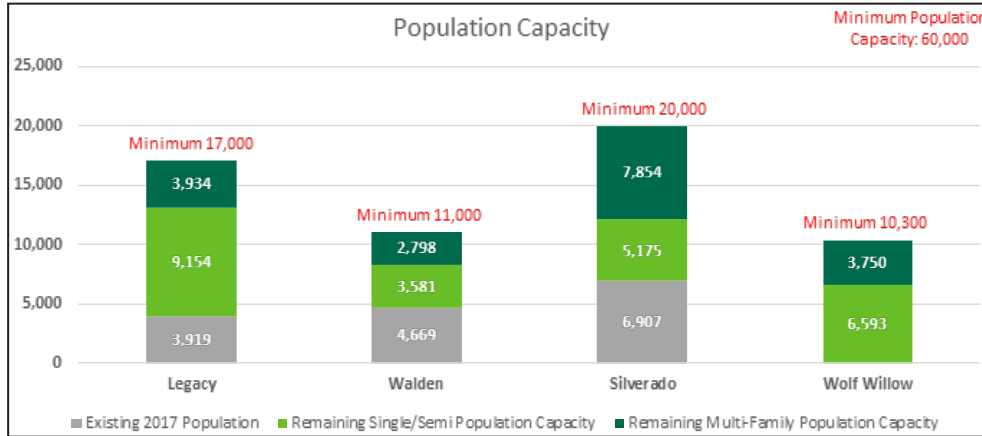
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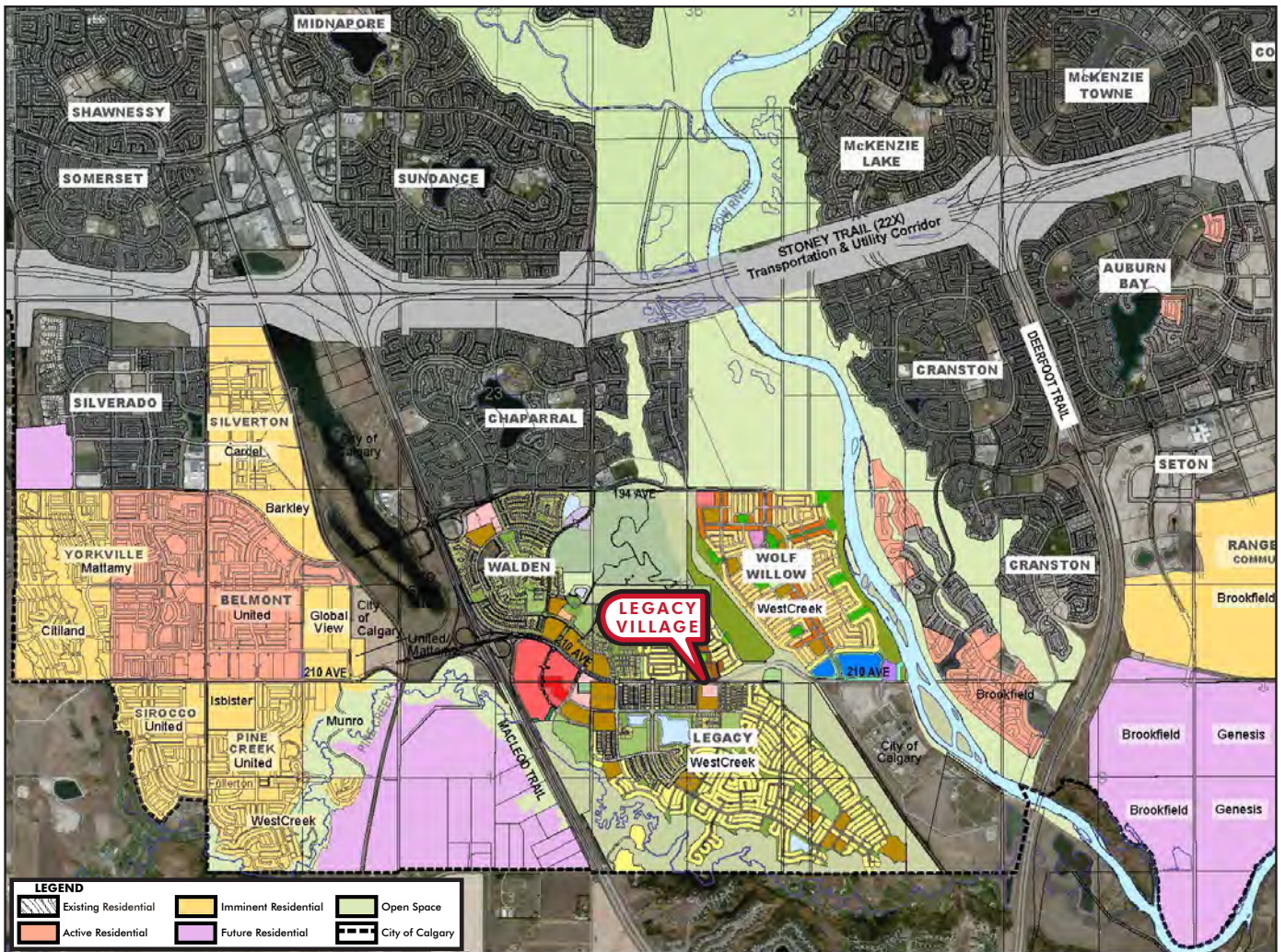
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DEMOGRAPHICS:

	Existing 2017		Remaining Single/Semi		Remaining Multi-Family	
	Population	Units	Population Capacity	Unit Capacity	Population Capacity	Unit Capacity
Legacy	3,919	2,114	9,154	2,774	3,934	1,788
Walden	4,669	1,925	3,581	1,085	2,798	1,272
Silverado	6,907	2,512	5,175	1,568	7,854	3,570
Wolf Willow	0	0	6,593	2,000	3,750	1,500



SOUTH CALGARY CONTEXT MAP:



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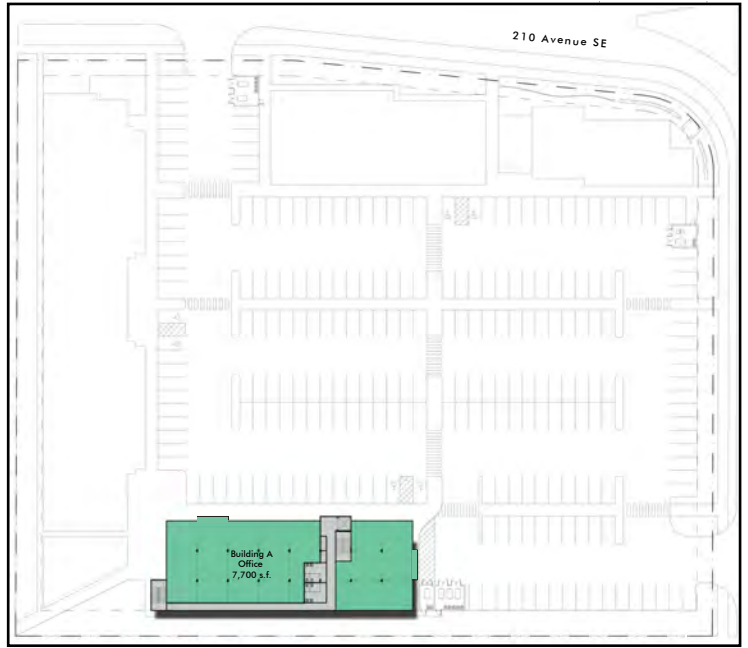
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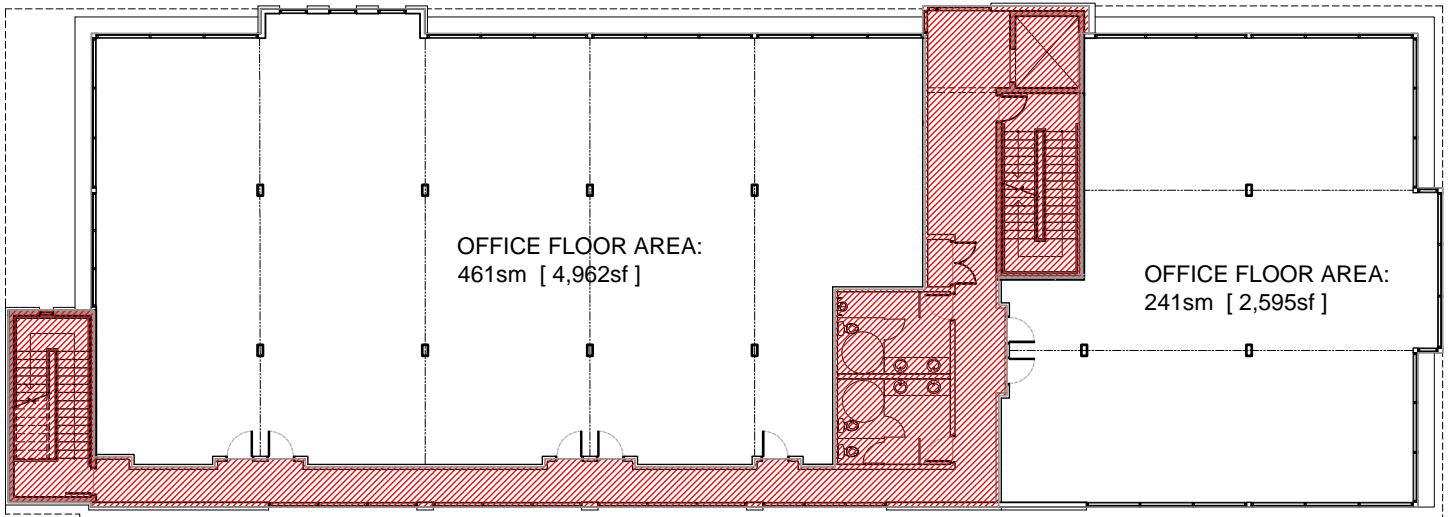
MAIN FLOOR LEASING PLAN:



SECOND FLOOR LEASING PLAN:



SECOND FLOOR PLAN:



RENDERINGS:



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