

FOR LEASE
JR MERCANTILE
REAL ESTATE ADVISORS
403.770.3071


MERCANTILE
REAL ESTATE ADVISORS INC
BEACON HEIGHTS 12024 SARCEE TRAIL NW
CALGARY, ALBERTA
jrmercantile.com • 403.770.3071



VISIT US 202, 7710 5TH STREET
SE CALGARY, ALBERTA T2H
2L9

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PROPERTY INFORMATION

LOCATION

12024 SARCEE TRAIL NW

TERM

5 - 10 YEARS

AVAILABLE FOR LEASE

#430: 2,260 SQ. FT. +/-
 #330: 2,157 SQ. FT. +/-
 #210: 6,588 SQ. FT. +/-

OPERATING COSTS

ESTIMATED
 \$13.75 / SQ. FT.

LEASE RATE

MARKET

PARKING

ABUNDANT

AVAILABLE

#430: IMMEDIATELY
 #330: AVAILABLE JUNE 1st, 2025
 #210: IMMEDIATELY

DEMOGRAPHICS

POPULATION

	2KM	3KM	5KM
2023	21,446	54,118	138,105
2028	24,186	61,914	158,505

GROWTH

2023 - 2028	12.78%	14.41%	14.77%
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AVERAGE INCOME

	\$141,588	\$142,608	\$144,629
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MEDIAN AGE OF POP.

	35.50	36.80	38.10
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GENERAL INFORMATION

10 ACRE RETAIL SITE TENANTED BY FABRICLAND, STAPLES, HER GYM VMT, CIBC, AND DOLLARAMA.

SHADOW ANCHORED BY RIOCAN BEACON HILL INCLUDING TENANTS: CANADIAN TIRE, COSTCO, HOME DEPOT AND SPORT CHEK, AMONG OTHERS.

SITUATED IN A RAPIDLY GROWING PART OF CALGARY.

TRAFFIC COUNTS

STONEY TRAIL NW: 35,000 VEHICLES / DAY
 SARCEE TRAIL NW: 32,580 VEHICLES / DAY

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