

**PRIME RETAIL OPPORTUNITY IN CALGARY'S NEWEST
GROCERY AND PHARMACY ANCHORED DEVELOPMENT**



Mercado Village

62 and 63 Mercado Street SE
Calgary, AB

Developed By:



Leased By:



Demographics



110,899

Population
Within 5 KM

75,174

Daytime Population
Within 5 KM



\$158,253

Average Household Income
Within 3 KM

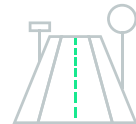
15,101

Households
Within 3 KM



35 Years

Median Age Within 5 KM



9,165

VPD along 52nd Street

78,067

VPD along Stoney Trail

Prime retail opportunity in Calgary's newest grocery and pharmacy anchored development

- Exceptional retail space available in a new, grocery-anchored centre in Southeast Calgary. Strategically positioned along 196th Avenue SE (Rangeview Boulevard), this site offers unmatched visibility, quick and easy access from both Stoney Trail and 52nd Street SE
- Located at the heart of one of Calgary's fastest-growing communities, this centre is poised to serve a high-demand trade area including the established and expanding communities of Mahogany, Rangeview, Seton, Ricardo Ranch, and Auburn Bay
- With strong daily traffic, ample surface parking, and national brand anchors driving traffic, this is an ideal location for retailers looking to capture a loyal and growing customer base in a high-traffic, high-growth market



Space Available

Building 1: 1,203 sq. ft.

Building 2: 1,050 - 3,150 sq. ft.

Building 3: 1,250 - 2,750 sq. ft.

Building 4: 1,200 - 5,600 sq. ft.

Building 5: 1,505 - 4,305 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - TBD

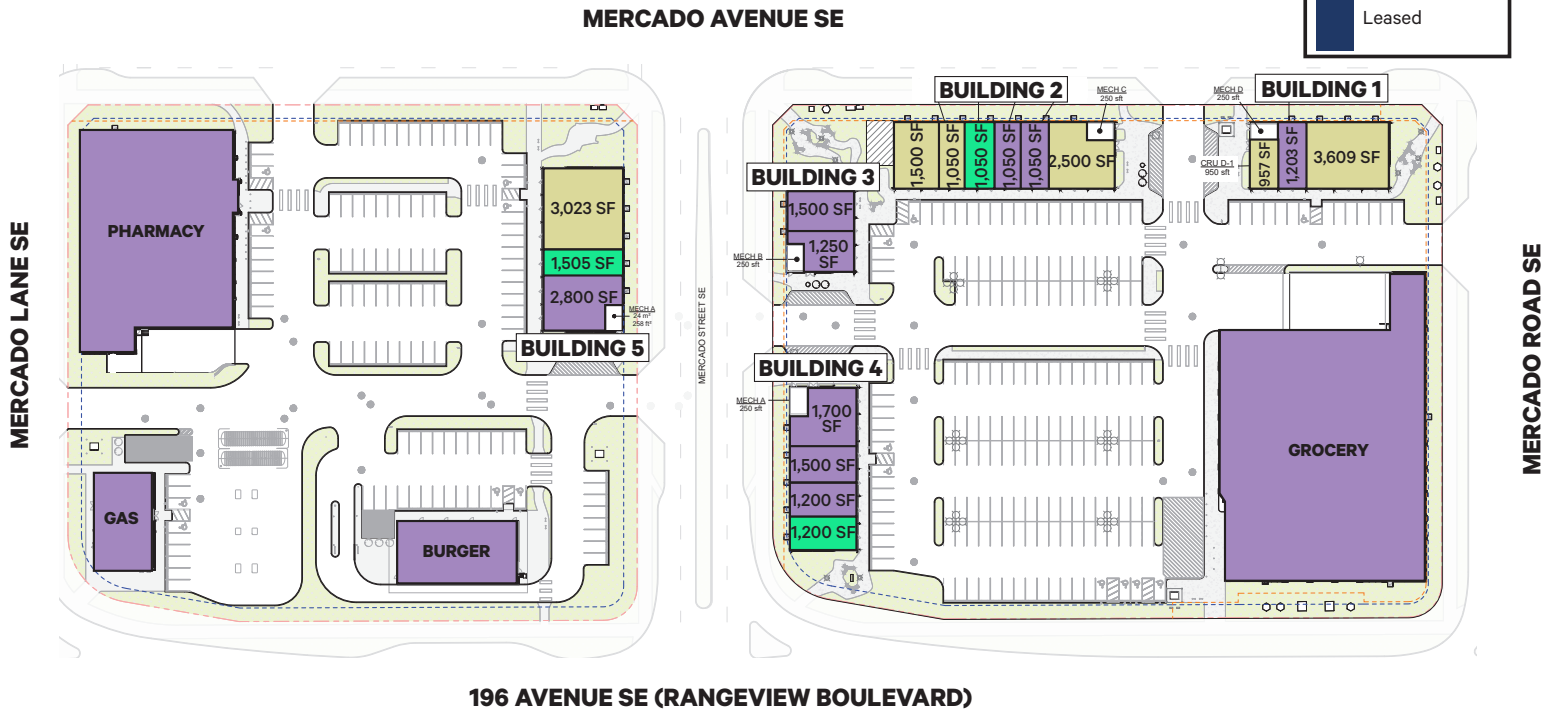
SIGNAGE - Pylon & Fascia

AVAILABLE - September 2027

TERM - 10 Years

GLA - 81,750 sq. ft.

Leasing Plan



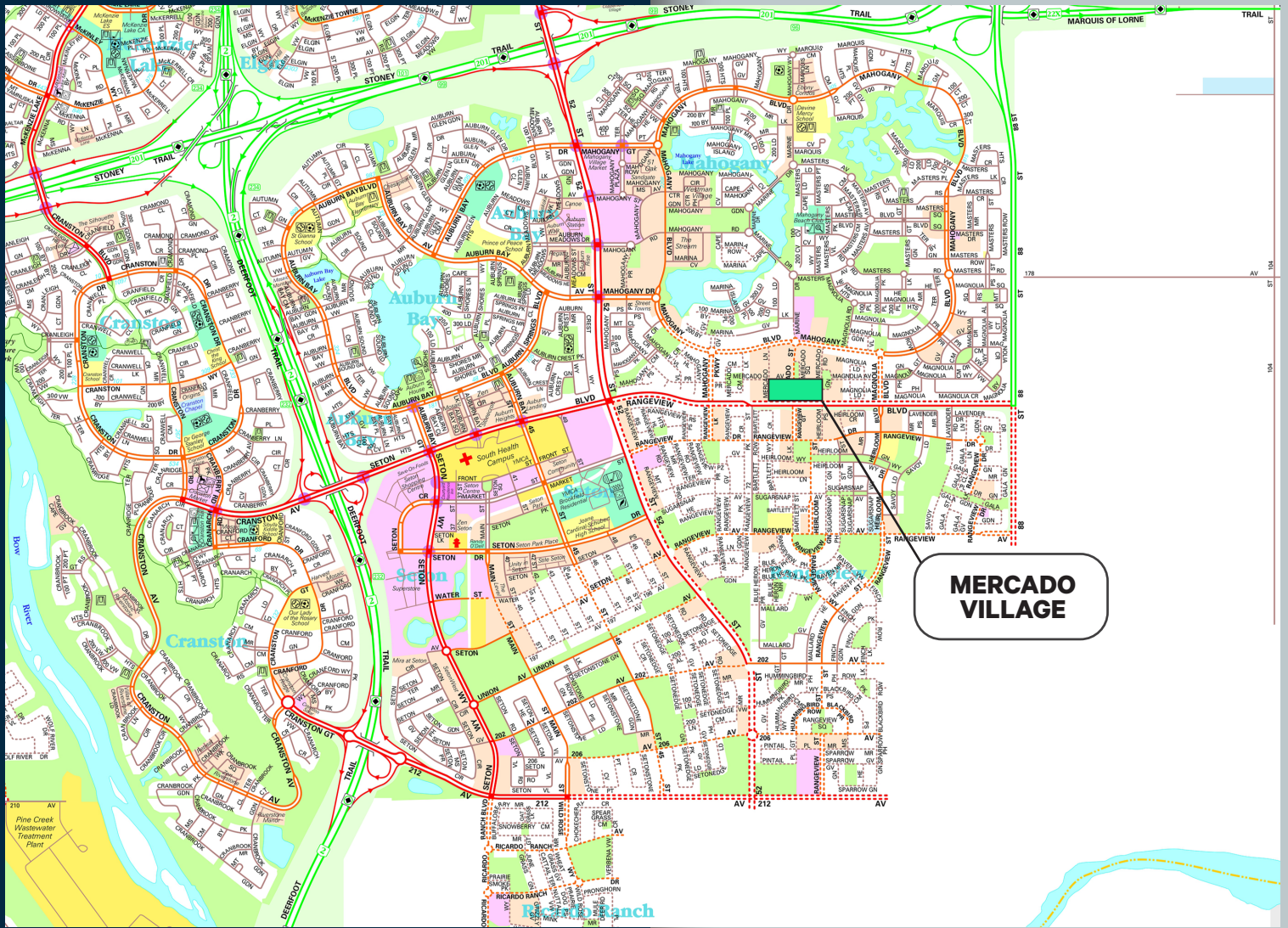
Site Aerial



Elevations



Area & Nearby



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